

IRON COUNTY, UTAH
IRON COUNTY PLANNING COMMISSION
Public Hearings & Regular Meeting

March 5, 2026

Notice is hereby given that the Iron County Planning Commission will hold a Planning Commission meeting at Cedar City Festival Hall, located at 105 North 100 East, Cedar City, Utah, commencing at 5:30 p.m.

AGENDA

1. WELCOME AND PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENTS – Non-Agenda Items

3. ZONE CHANGE – Cedar Green Holdings, LLC - PUBLIC HEARING

Consider a request for a zone change from Residential 5 Acre (R-5) to Residential ½ Acre (R-½) on approximately 73.6 acres. The property is generally located on Midvalley Rd near 2700 W and 2800 W, Cedar City, UT; D-0597-0005-0000

Applicant: Casey Anderson

Planning Commission Action: Recommendation to the County Commission or continue the item

4. CONDITIONAL USE PERMIT; Antelope Data Center – PUBLIC HEARING (No Action)

Receive a presentation, hold a public hearing to receive public input, ask questions, and request additional information regarding a proposed master-planned data center campus consisting of five buildings totaling approximately 1.35 million square feet each, and an on-site data center power plant (scalable natural gas generation up to 1.5 gigawatts at full buildout), located on approximately 640 acres along Antelope Springs Road, approximately 7.8 miles west of Iron Springs Road, Cedar City, Utah (APN: E-0825-0000-0000; all of Section 36, T34S, R14W, SLM).

Applicant: Pronghorn Development, LLC

No action to be taken by the Planning Commission at this meeting.

5. COUNTY CODE AMENDMENT; R4K and Vehicle Storage Lot – PUBLIC HEARING

Consider a request to amend Section 17.36.320 (R4K General Requirements) to modify standards for lots 10,000 square feet or greater, and to amend Section 17.36.700 (Vehicle Storage Lots) to clarify hard surface requirements and lighting standards.

Applicant: Iron County

Planning Commission Action: Recommendation to the Commission or continue the item

6. MINUTES... consider approval of minutes for the February 5, 2026 meeting.

7. STAFF REPORTS... A. Building Department B. County Attorney C. Planner & Services Coordinator

8. ADJOURN