

IRON COUNTY, UTAH
IRON COUNTY PLANNING COMMISSION
MINUTES
February 5, 2026

The Iron County Planning Commission held its regularly scheduled meeting, February 5, 2026 at 5:30 p.m., at Cedar City Visitors Center – located at 581 North Main Street, Cedar City, Utah.

Members Present

Erick Cox, Chair
Jared Christensen
Michelle Tullis
Mark Halterman
Dennis Gray
Roger Thomas
Mike Platt

Staff Present

Brett Hamilton, Iron County Planner
Sam Woodall, Iron County Deputy Attorney
Terry Palmer, Iron County Building Official/Zoning Administrator
Merilee Wilson, Iron County Engineering Dept.
Lisa Woolsey, Iron County Building/Zoning Dept.
Richard Wilson, Iron County Engineer

Others Present

Frank Nichols
Rand Bettridge
Melissa Harlan
Roger & Marty Ming
Brad & Holly Kahn
Matthew Korazwinski
Tyler Melling
Hunter Hulet
Joshua Darger
Debra Stillman
Bruce McDonald

Representing

Self
Self
Self
Selves
Selves
Self
Self
Velocity Development
Gemini Core Construction
Self
Self

Others Present

Nan Sherrett
George Tucker
Drake Howell
Dallas Buckner
Carlos Marino
Paul Cozzens
Jason Dodds
Brianna Darger
Seth Walter
Mari Eddy
Ken Robinson

Representing

Self
Self
BZI
GoCivil Engineering
Self
Self
Self
Self
CS AM Dev.
Iron County Realtor Assoc.
Self

1. WELCOME AND PLEDGE OF ALLEGIANCE

Chair Cox opened the public meeting.
Mark Halterman led the pledge of allegiance.

2. PUBLIC COMMENTS – Non-Agenda Items

Chair Cox opened the public comments.
No comments were made.
Chair Cox closed the public comments.

Declaration:

Brett Hamilton shared that the CUP for Karman Space & Defense, Chemical and explosives manufacture and storage, was removed from the Agenda at the request of the applicant. The agenda item for revocation of a CUP for a recycling processing facility will not have any action taken tonight, but will have a short discussion.

3. ZONE CHANGE – VTRE Development, LLC - PUBLIC HEARING

Consider a request for a zone change from Agriculture 20 Acre (A-20) to Industrial (I) on approximately 82.04 acres and from A-20 to Light Industrial (LI) on approximately 41.24 acres. The properties are generally located east and west of Iron Springs Road, north of Silver Hills Parkway, Cedar City, UT; E-0167-0000-0000 & E-0168-0000-0000

Applicant: VTRE Development, LLC

Introduction:

Brett Hamilton shared the following regarding the zone change:

- The proposed zone change is 82.04 acres from A-20 to Industrial (I) and 41.24 acres from A-20 to Light Industrial.
- The property adjacent to the residential zone is planned as Light Industrial.
- The property is located along Iron Springs Rd, north of Silver Hills Parkway.
- Surrounding properties include DeMille Turf to the east, Utah Steel to the west, and Hive Plastics directly to the south.
- Utilities include existing water line along Iron Springs Rd and the developer is willing to contribute to expansion of the sewer line.
- Primary access is from Hwy 56 to Iron Springs Rd and eventually will tie into the future belt route with a nearby planned roundabout.
- The staff reviewed the zone change evaluation criteria, and the checklist is in the planning commission packet.

- The planning commission's role is to determine whether or not the zone change could promote the general welfare of the county and to make a recommendation to the county commission.
- One written comment from an adjacent property owner was received in support of the proposed rezone.

Tyler Williams, with Van Trust Real Estate shared the following regarding the project:

- Van Trust is a national real estate development company with a vision for this site that will bring jobs and tax revenue to the county.
- Van Trust is a family owned company with the motto "do right by the dirt." The money is invested by the family so they want to protect their investment.
- The project does lie within the Utah Inland Port Authority's designated area and fits in with other projects in the area, but is slightly different.
- They have hired a marketing group and a local brokerage to bring different users.
- The Van Trust team has over 85 people on their staff to provide opportunities for business to grow in Iron County.

Public Hearing:

Chair Cox read the public hearing considerations and opened the public hearing. The following comments were made:

- George Tucker asked about the truck flow through the roundabout, traffic flow, and the belt route.
- Rich Wilson shared the County currently has federal funding for a three lane road on Iron Springs Road. The 250-foot roundabout is in the future plans and designed for semi-trucks to handle the curve, but does not directly relate to this project.
- Brett shared the Cedar Valley Belt Route map with detailed information of the belt route plan.
- Brad Kahn shared that he purchased a home nearby in the Bridle Path area and has noticed in the last two years a lot of movement. He asked how much industrial is enough, and would like the county to mandate some down facing lights, and consider that the residential neighborhood existed prior to the industrial.
- Drake Howell, BZI supports the zone change and requests that the roundabout in this area not be under sized.
- At the request of Rich Wilson and with approval from Chair Cox, Brett referred everyone to the last attachment of the packet that was available, which shows:
 - A-20 (current zone) allows several agricultural uses, but also other uses allowed such as data centers, oil and gas drilling, production facilities, recycling collection facilities, and outside storage of flammable and hazardous materials. All of these may be considered more intense uses.
 - Light Industrial is proposed adjacent to the residential because it limits uses or requires additional discretionary review (when compared to the industrial zone) via a CUP that is presented to the Planning Commission.
- Chair Cox shared that the County is working on the lighting ordinance and limiting the amount of light allowed.
- Rich noted the County is also looking into how to limit lighting from extending beyond the property border.
- Brad Kahn stated that BZI lighting is intense.
- Terry Palmer agreed to talk to BZI and see if they would consider reducing their lighting for the benefit of the nearby residents. He also explained that the Light Industrial zone does require 90% of the business to be inside the building and the area outside must be screened if product is stored outside.

Close Public Hearing:

Chair Cox closed the public hearing.

Planning Commission & Staff Discussion:

No comments were made.

Declaration: Mike Platt explained he is not voting due to working directly with the applicant on the project.

Motion: Roger Thomas made a motion to recommend to the Iron County Commission that the zone change from A-20 to Industrial on 82.04 acres and from A-20 to Light Industrial on 41.24 acres, identified in agenda item # 3, be approved.

Second: Seconded by Jared Christensen.

Motion passed: (Voting: Erick Cox, aye; Jared Christensen, aye; Roger Thomas, aye; Michelle Tullis, aye; Mark Halterman, aye, Dennis Gray, aye; Mike Platt, abstained)

4. DEVELOPMENT AGREEMENT; Equestrian Trails Ranch LLC – PUBLIC HEARING

Consider a request for a development agreement between Equestrian Trails Ranch, LLC and Iron County for the development of a project consisting of a mix of residential lot sizes ranging from approximately 10,000 square feet to lots exceeding one (1) acre, as a maximum density subdivision, together with private amenities, trails, open space areas, and infrastructure, all set in a Project development to be known as "Equestrian Trails Ranch Subdivision". The project area totals approximately 264 acres and is generally located north of 4000 N, east of 4400 W, west of 3700 W, and south of 4600 N (within Sections 18, Township 35 South, Range 11 West within Iron County, Utah).

Applicant: Equestrian Trails Ranch, LLC c/o Sam Williams

Representative: Dallas Buckner, GoCivil Engineering

Introduction:

Brett Hamilton shared the following:

- The 264-acre property is located near Lund Highway and Midvalley Road at approximately 4000 N and 4100 W.
- Equestrian Trails Ranch, LLC applied for the northwestern properties to be rezoned in December of 2025. The remaining properties that are part of the total 264 acres, have been zoned R-1/2 for about 20 years.
- The criteria reviewed by the staff for this agreement are:

- The development agreement has been reviewed and considered by the county in accordance with the requirements of this chapter.
- The proposed development agreement advances policies, implements goals, or achieves other desired results not generally available under the other implementation strategies of the county.
- The proposed development to which the development agreement pertains is in conformity with the Iron County general plan, zoning ordinance, public improvement requirements, construction standards and all other applicable requirements.
- The proposed development contains outstanding features, which advance the goals and policies of the Iron County general plan.
- The development proposed under the terms of the development agreement provides amenities and features, which add to the quality of the area in which the development is proposed, or the property owner agrees to contribute facilities and improvements which exceed the requirements of the county and which advance the provision of desired facilities and improvements within the county.
- This Development Agreement includes:
 - The maximum number of dwelling units is two per acre. Lot sizes ranging from 10,000 square feet to 1 acre.
 - Non-standard roadway section in parts of the development; two lanes of travel with a center landscaped median and a drainage ditch with walking trails. Nonstandard section is the main reason the development agreement is needed.
 - Horse trails throughout the community.
 - Open space.
 - Animal rights.
 - Sewer and water lines.
- A Development Agreement has two sides to it, what is received and what is returned. The benefits of this agreement are more contained within the community itself. It is up to the Planning Commissioners to weigh both sides.
- Dallas Buckner stated the applicant would like to codify allowing for animals within the R-1/2 designation so that if future animal rights were to change, it would not impact the development within the 264 acres. He asked that it be added to the Development Agreement before it goes to the County Commission.
- Rich Wilson stated that if the non-standard road changes were approved, the County would not be responsible for the landscaped median curbing and that plows would not get within a foot of the curb.
- Brett read from page 13, letter D of the agreement which states the HOA will be responsible for maintenance of all non-paved elements within the 100' ROW including but not limited to landscaped medians, curbing, borrow ditches landscaping, trails, etc.

Public Hearing:

Chair Cox opened the public hearing. The following comments were made:

- Marty Ming shared her concerns about streetlights and losing our night sky.
- Rich explained that the County's street lighting is for safety not for over lighting. The County is working with Rocky Mountain Power regarding the costs and payment of street lighting at a reduced rate.
- Marty asked where the water for the development would come from.
- Rich stated that the applicants water will not affect her well. They are connecting into the CICWCD water system. Additionally, if they were required to purchase water rights they would have to be from someone else, not new water rights.
- Marty asked and Rich replied that the developer will upgrading the road to a chip seal all the way to the end of the development.

Close Public Hearing:

Chair Cox closed the public hearing.

Planning Commission & Staff Discussion:

- Roger Thomas clarified with Terry Palmer that the Development Agreement is just the first step of the process and the preliminary plat will be the next step. The building and planning department will require more specific plans throughout the process. The slide shown of the development is not a final plan.

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

Motion: Mike Platt made a motion to approve agenda item #4 for the Equestrian Trails Development Ranch, LLC agreement

Second: Seconded by Michelle Tullis.

Motion passed: (Voting: Erick Cox, aye; Jared Christensen, aye; Roger Thomas, aye; Michelle Tullis, aye; Mark Halterman, aye, Dennis Gray, aye; Mike Platt, aye)

5. PRELIMINARY SUBDIVISION; Equestrian Trails Ranch Phase 1 (48 lots)

Consider a request for a preliminary subdivision for 48 lots, all being ½ acre or greater, generally located at 4000 N and 4100 W, Cedar City, UT, APN: E-0601-0001-0000, E-0601-0003-0000

Applicant: Equestrian Trails Ranch, LLC c/o Sam Williams

Representative: Dallas Buckner, GoCivil Engineering

Introduction:

Brett shared the following:

- The Planning Commission will either approve or deny the preliminary subdivision. This will not go to County Commission.
- There will not be a public hearing at this meeting, but adjacent property owners were sent notification letters. No comment letters were received regarding the preliminary subdivision.

- The location of Phase 1 of the Equestrian Trails Development is off of 4000 north and 4100 W with a total of 35 acres and 48 lots zoned R-1/2. The lots will exceed the 1/2-acre minimum.
- The current preliminary plat shows a 100-foot ROW running north and south, but it is a non-standard roadway and must be approved. Currently 4000 N is a 75-foot ROW master planned road.
- Water will be provided by the CICWCD and the sewer by Cedar City, which includes a lift station.
- In addition to the items listed in the Development Agreement, the staff looked at fencing and cattle guards to prevent livestock coming into the community because 4000 N is a dedicated livestock trail.
- As discussed previously, the staff reviews streetlights and preservation of the night sky.
- Water rights have to be good for at least 50 years, so the water rights have to be prior to 1934. The State has determined that if water rights are ever suspended, the newest dated water rights will be suspended first and the soonest that would happen is in 2035, based on the Cedar City Valley Groundwater Management Plan. The rights are for new subdivisions, not existing ones.
- There is no public hearing for this agenda item.

Roger Thomas asked the Deputy County Attorney, Sam Woodall if the issue regarding animal rights was sufficiently covered in the Development Agreement in agenda item #4.

Sam confirmed that it is covered when the motion for this item is approved contingent upon the Development Agreement being approved by the County Commission.

Motion: Dennis Gray made a motion to approve the Equestrian Trails Ranch Subdivision, Phase 1, which includes 48 lots on the preliminary plat contingent upon the Development Agreement (referenced in Agenda item #4) being approved by the County Commission.

Second: Seconded by Mark Halterman

Motion passed: (Voting: Erick Cox, aye; Jared Christensen, aye; Roger Thomas, aye; Michelle Tullis, aye; Mark Halterman, aye; Dennis Gray, aye; Mike Platt, aye)

6. **REVOKE A CONDITIONAL USE PERMIT; Energy Recycling Technologies, LLC for a recycling processing facility – (public hearing not conducted)**

Consider a request to revoke a conditional use permit for a “recycling processing facility” due to one or more of the conditions of the permit not being met. The property is generally located at 11145 N 700 E, Cedar City, UT APN: D-0404-0005-0000

Applicant: Iron County

Introduction and Discussion:

Brett Hamilton shared the following:

- The Planning Commission approved the CUP for this recycling processing facility on March 7, 2024, approximately 2 years ago.
- The County has been made aware of some complaints and issues at the site.
- Initially, as the staff discussed the concerns, the plan was to recommend the Planning Commission revoke the CUP because the applicant was not meeting some of the conditions of approval.
- Today, after another discussion with the deputy attorney, staff will be looking at other alternatives to bring the site into compliance.
- If the other avenues do not pan out, the agenda item could come back to the Planning Commission, but the staff is recommending no action at this time.

Sam Woodall added that the staff is aware of the issues and will be addressing them with the owner.

Dennis Gray asked and Brett explained that the facility is located on Minersville Hwy and was approved for recycling of tires. Currently, there is a lot of tire storage being done, but no recycling.

Chair Cox asked and Brett shared that the applicant has not been actively pursuing the recycling due to other priorities. Brett met with the applicant yesterday and the applicant is aware of the issues and this agenda item tonight. Staff will stay in contact with the applicant to discuss options.

Public Hearing:

No public hearing held due to staff’s recommendation to work with the applicant for an interim time period.

Planning Commission Action: Approve, Deny, or Continue:

No action at this time.

7. **PRELIMINARY SUBDIVISION; Adams Farm Subdivision Phase 1 (19 lots)**

Consider a request for a preliminary subdivision for 19 lots, all being 1 acre or greater, generally located at 2300 W & 3550 N, Cedar City, UT – APN: D-0618-0000-0000

Applicant: DDJ Development LLC

Introduction:

Brett Hamilton shared the following:

- The Development Agreement for the Adams Farm Subdivision was approved two months ago. It covered all the properties for the entire subdivision including the property within Cedar City boundaries.
- Phase 1 is at the very northern end of the project site along 2300 W and includes 19 lots.
- The access point is at approximately 3500 N and will have a u-shaped road going up and around with a temporary turn around for emergency services.
- The lots for Phase 1 are all 1-acre or more. They will back up to Monarch Meadows and will not have townhomes which was a concern of the Monarch Meadows residents.

- The property is zoned R-1/2. The property to the east is R-5 and the properties to the north and west are R-1/2, with property to the south as R4K.
- Transportation includes access off 2300 W, which is a minor arterial roadway and the primary access.
- The applicant is DDJ Development, LLC.
- Phase 1 is 25 acres within the Tier II boundary and is outside of both Cedar City's and Enoch's annexation boundaries.
- Public services are available with water, sewer, etc.
- The Planning Commission will make a determination and there will not be a public hearing.

Staff Discussion:

- Chair Cox asked and Hunter Hulet from Velocity Development explained:
 - The storm water for the large acres at the north end must be detained onsite as much as possible.
 - Since there are not a lot of hard surfaces, there will not be a whole water system.
 - The drainage basin to the south is going to be oversized to intercept a lot of the water that is coming from Flying L and the lower part of this development. The excess water will be managed so it does not flow north. The water will go east into Stevensville Ditch.
 - The access at 3500 N will have a culvert.
- Rich Wilson added that improvements were made at the Monarch Meadows access on 2300 W to keep water from flowing into the subdivision.
- Roger Thomas asked and Hunter clarified the roads within the subdivision are compliant with the County road standards.
- Terry Palmer confirmed the eastern road will have a roundabout for the fire trucks to turn around.

Motion: Jared Christensen made a motion to accept the preliminary subdivision of the Adams Farm, Phase 1, for agenda item #7 located at 2300 W.

Second: Seconded by Mark Halterman.

Motion passed: (Voting: Erick Cox, aye; Jared Christensen, aye; Roger Thomas, aye; Michelle Tullis, aye; Mark Halterman, aye; Dennis Gray, aye; Mike Platt, aye)

8. Planning Commission meeting schedule for the remainder of 2026

Brett Hamilton reviewed the 2026 meeting schedule:

- This meeting is being held at the visitors center tonight due to a convention at Festival Hall.
- Two additional conflicts were found, so 2 meetings will be moved to the second Thursday of the month as follows:
 - August 13, 2026
 - October 8, 2026
- Both will be held at Festival Hall since that is the location the public is used to going to.
- Any agenda items that need to go to the County Commission during those months will be on the fourth Monday.

9. MINUTES... consider approval of minutes for the January 8, 2026 meeting.

Motion: Dennis Gray made a motion to approve the minutes for January 8, 2026.

Second: Seconded by Jared Christensen.

Motion passed: (Voting: Erick Cox, aye; Jared Christensen, aye; Roger Thomas, aye; Michelle Tullis, aye; Mark Halterman, aye; Dennis Gray, aye; Mike Platt, aye)

10. STAFF REPORTS...

A. Building Department

- Terry Palmer reported the building department continues to stay very busy.

B. County Attorney

- No report given.

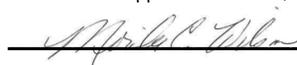
C. Planner & Services Coordinator

- Brett Hamilton reported:
- He attended Enoch City Council meeting yesterday to share information regarding the proposed county zoning and tiering changes.
- He met with Enoch's Planning commission the previous week to update them as well. Most of their zoning questions were about changes from A-20 to RA-20.
- Future meetings will be held to discuss zoning and tiering.

11. ADJOURN

Chair Cox adjourned the meeting at 6:50 pm.

Minutes Approved March 5, 2026 by the Iron County Planning Commission



3/6/2026