

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

April 2, 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 – The Kenneth H. Adams Living Trust - PUBLIC HEARING

Consider a request for a zone change from Residential 5 Acre (R-5) to Commercial (C) on approximately 15.58 acres. The property is generally located at the southwest corner of 200 S and 2200 W, Parowan, UT; C-1069-0000-0000

Applicant: Ray Adams

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

4. ZONE CHANGE – Escalante Farms, LLC - PUBLIC HEARING

Consider a request for a zone change from Agriculture 20 Acre (A-20) to Intensive Agriculture (I-A) on approximately 1,106 acres. The property is generally located west of 1600 W (Bar-V Road) and north of 2400 S, Newcastle, UT; E-1399-0001-0000 (160 acres), E-1399-1430-0001 (388 acres), E-1427-0030-1431 (478 acres), and E-1427-0002-0000 (80 acres).

Applicant: Jared Holt

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

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 Lot) to expound on hard surface requirements and lighting standards.

Applicant: Iron County

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

6. CONDITIONAL USE PERMIT; Antelope Data Center – Discussion Item

Planning staff will review questions related to the proposed project. Staff will review the Planning Commission's responsibility to determine whether the proposed use complies with County ordinance standards and whether identified impacts can be reasonably mitigated through conditions of approval.

For discussion purposes only, staff will present draft example conditions to demonstrate potential mitigation measures that could be considered if the Planning Commission finds the project capable of meeting ordinance requirements. Presentation of draft conditions does not imply a recommendation for approval and is intended solely to assist the Commission in understanding the scope of possible conditions.

No action will be taken, and no public hearing or public comment will occur at this meeting.

7. COUNTY CODE AMENDMENT; Data Centers & Solar Power Plants – Discussion Item

Review possible code revisions and receive feedback from the Planning Commission regarding whether amendments to Chapter 17.33 and 17.37 should be prepared for future consideration. This item is for discussion only. No formal action will be taken at this meeting.

8. MINUTES... consider approval of minutes for the March 5, 2026 meeting.

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

10. ADJOURN