

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

June 4, 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. ZONE CHANGE – Mathew & Stacy Cook; RA-20 to R-5 - PUBLIC HEARING

Consider a request for a zone change from Rural Agriculture 20 Acre (RA-20) to Residential 5 Acre (R-5) on approximately 20.27 acres. The property is generally located in Section 18, T35S, R11W, SLB&M, Cedar City, Iron County, UT.

APN: D-0515-0007-0000

Applicant: Mathew Cook

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

3. ZONE CHANGE – Vilma Hernandez; R-2 to C - PUBLIC HEARING

Consider a request for a zone change from Residential 2 Acre (R-2) to Commercial (C) on a 1 acre parcel. The property is generally located in Section 4, T36S, R16W, SLB&M; Lots 103, Escalante Valley Ranchos, Unit 6, Beryl (on Highway 18, north of 800 south) APNs: E-1406-0168-0000

Applicant: Vilma Hernandez

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

4. ZONE CHANGE – Cody Roberts; RA-20 to C - PUBLIC HEARING

Consider a request for a zone change from Rural Agriculture 20 Acre (RA-20) to Commercial (C) on a 20 acre parcel. The property is generally located in Section 2, T37S, R12W, SLB&M; 5566 W 3600 S, Cedar City APNs: E-0259-0008-0000

Applicant: Cody Roberts

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

5. CONDITIONAL USE PERMIT – Pronghorn Development, LLC; Antelope Data Center (640 Acre Property)

Consider a request for a Conditional Use Permit for a master planned “Data Center” campus consisting of five buildings, each building totaling approximately 1.35 million square feet, and an on-site “Data Center Power Plant” (scalable natural-gas generation up to 1.5 gigawatts at full buildout), generally located along Antelope Springs Road, approximately 8 miles west of Iron Springs Road, Cedar City, UT; APN: E-0825-0000-0000 (All of SEC 36, T34S, R14W, SLB&M)

Applicant: Pronghorn Development, LLC

Planning Commission Action: Approve, Approve with Modifications, Deny, continue the item

6. PUBLIC COMMENTS – Non-Agenda Items

7. MINUTES... consider approval of minutes for the May 7, 2026 meeting.

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

9. ADJOURN