

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

August 13, 2026

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The Iron County Planning Commission will hold its regularly scheduled meeting August 13, 2026 at 5:30 p.m., at Cedar Festival Hall, located at 105 North 100 East, Cedar City, Utah.

1. WELCOME AND PLEDGE OF ALLEGIANCE

2. ZONE CHANGE – Scott Day; RA-20 to R-1 - PUBLIC HEARING

Consider a request for a zone change from Rural Agriculture 20 Acre (RA-20) to Residential 1 Acre (R-1) on approximately 20 acres. The property is addressed as 3831 W 4000 N, Cedar City, UT and located in Section 19, T35S, R11W, SLB&M. APN: D-0605-0002-0000

Applicant: Scott Day, represented by Daryl Brown with Watson Engineering

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

3. CONDITIONAL USE PERMIT – Fleet Mining Services, LLC; – PUBLIC HEARING

Consider a request for a Conditional Use Permit to allow sand and gravel extraction on an approximately 97.4-acres, with active mining proposed on roughly 60 acres. The project includes no blasting, wash plants, or permanent structures, with extracted materials intended for UDOT projects. The project is generally located 1.15 miles south of the Kanarraville rest area on the west side of Interstate 15. APN: E-0401-0013-0000 & E-0413-0004-0000 (SEC 8 & 17, T38S, R12W, SLB&M)

Applicant: Fleet Mining Services, LLC

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

4. Discussion Item – Draft Land Use Ordinance Revisions & Moratorium Status Update

Discussion of proposed amendments to the Iron County Land Use Code in response to the County's temporary land use moratorium. The proposed amendments are being drafted with a performance-based, legislative framework for the planning, review, and regulation of projects that, due to their scale, complexity, infrastructure demands, resource requirements, or regional significance, require a more comprehensive and project-specific zoning review. Staff is seeking Planning Commission feedback on the proposed amendments and overall direction.

5. PUBLIC COMMENTS... Non-Agenda Items

6. MINUTES... consider approval of minutes for the July 2, 2026 meeting.

7. STAFF REPORTS...

Building Department

County Attorney

County Engineer

Planner & Services Coordinator

8. ADJOURN