

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

September 3, 2026

.....

The Iron County Planning Commission will hold its regularly scheduled meeting September 3, 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. MINUTES... consider approval of minutes for the August 13, 2026 meeting.

3. CONDITIONAL USE PERMIT – Charles Johnson; Light Industrial – PUBLIC HEARING

Consider a request for a Conditional Use Permit to allow the use of “Light Industrial” for steel fabrication within a building on approximately 20 acres. The project includes cutting, fitting, welding, assembling, and finishing structural and miscellaneous steel products. The project is generally located on 12700 W, south of Antelope Springs Road, approximately 5 miles west of Iron Springs Road, Cedar City, UT. APN: E-0619-0020-0023-011 (SEC 8, T35S, R13W, SLB&M)

Applicant: Charles Johnson

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

4. ZONE CHANGE – Plascencia-Lopez & Plascencia Fuentes; C to R-5 - PUBLIC HEARING

Consider a request for a zone change from Commercial (C) to Residential 5 Acre (R-5) on approximately 5.11 acres. The property is generally located on Highway 56, west of 6900 W, Beryl, UT (Lot 4, Escalante Valley Ranchos, Unit 15) and located in Section 12, T35S, R18W, SLB&M. APN: E-1733-0036-0000

Applicant: Agustin J. Plascencia-Lopez & Isabel Plascencia Fuentes

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

5. ZONE CHANGE – PJT Harker, LLC; RA-20 to R-1/2 - PUBLIC HEARING

Consider a request for a zone change from Rural Agriculture 20 acre (RA-20) to Residential ½ Acre (R-1/2) on approximately 20.33 acres. The property is generally located 0.25 miles south of Midvalley Road, and approximately 4100 W, Cedar City, UT (Section 18, T35S, R11W, SLB&M). APN: D-0515-0000-0000

Applicant: PJT Harker, LLC, represented by GoCivil Engineering, Dallas Buckner

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

6. ZONE CHANGE – Jones Land & Livestock; A-20 to I - PUBLIC HEARING

Consider a request for a zone change from Agriculture 20 acre (A-20) to Industrial (I) on approximately 92.76 acres. The property is generally located near 6800 W & 200 S, Cedar City, UT (Section 15, T35S, R12W, SLB&M). APN: E-0213-0219-0000

Applicant: Jones Land & Livestock, represented by Platt & Platt, Inc

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

7. PRELIMINARY SUBDIVISION; Adams Farm Subdivision Phase 2 (14 lots)

Consider a request for a preliminary subdivision for 14 lots, ranging in size from 0.42 to 0.52 acres, generally located at the southeast corner of 2300 W & 3550 N, Cedar City, UT – APN: D-0618 & D-0620-0000-0000

Applicant: DDJ Development LLC

Planning Commission Action: Approve, Approve with Modifications, Deny, or Continue

8. OFF-PREMISES ADVERTISING SIGNS

Consider a request for 2 off-premise advertising sign at 357 N Center St, Summit, UT (APN: D-0094-0007-0000)

Applicant: Edward Kelly Blackburn

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

9. **Discussion and review of a proposed ordinance establishing the Strategic Development Zone (SDZ) Overlay District within the Iron County Land Use Code.** The proposed ordinance establishes a legislative framework for the planning, review, and regulation of large-scale or complex development projects that, due to their scale, infrastructure demands, resource requirements, or regional significance, warrant additional project-specific review and development standards. Staff will present the draft ordinance and seek Planning Commission comments regarding the proposed provisions. There will be no action taken at this meeting.

10. **PUBLIC COMMENTS...** Non-Agenda Items

11. **STAFF REPORTS...**

Building Department
County Attorney
County Engineer
Planner & Services Coordinator

12. **ADJOURN**