

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

October 2, 2025

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The Iron County Planning Commission has scheduled public hearings and anticipates taking action at a regularly scheduled meeting Thursday, October 2, 2025 at 5:30 pm, Cedar City Festival Hall – located at 105 North 100 East, Cedar City, Utah (Access room by entering the 2<sup>nd</sup> level of the parking structure and use the connecting skyway located at the northwest corner).

**AGENDA**

**1. WELCOME AND PLEDGE OF ALLEGIANCE**

**2. PUBLIC COMMENTS – Non-Agenda Items**

**3. ZONE CHANGE APPLICATION – RA-20 to R-1/2 (141.25 Acres)**

Located near 4400 N & 4400 W, Cedar City, UT (D-0515-0006-0000, D-0515-0014-0000, D-0602-0001-0006)  
WITHIN SECTION 18, T35S, R11W

*Applicant: Equestrian Trails Ranch LLC*

*Representative: Go Civil Engineering, Dallas Buckner*

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission

**4. GENERAL PLAN AMENDMENT – Tier III to Tier IV, Tier IV to Tier II, Tier II to Tier IV; Brian Head Area**

*Applicant: Iron County*

Staff Introduction

Public Hearing

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission

**5. ZONE CHANGE APPLICATION – A-20, R-1, & R-½ to R-5; A-20, C & SPA to RA-20; C to A-20; Brian Head Area**

*Applicant: Iron County*

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**6. PROPOSED AGRICULTURE PROTECTION AREA – Approximately 105.51 acres on five parcels.**

Located at about 4100 W & 4000 N and 4100 W and 3200 N, Cedar City, UT

*Applicant: Clark & Ruth Webster*

Staff Introduction

Planning Commission & Staff Discussion

Planning Commission Action – Recommendation to County Commission

**7. GENERAL PLAN AMENDMENT – Water Use and Conservation Element**

Staff Introduction and Discussion – No Action

**8. PLANNING COMMISSION TRAINING – Conditional Use Permits**

Staff Introduction and Discussion – No Action

**9. MINUTES...** consider approval of minutes for the September 4, 2025 meeting.

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

**11. ADJOURN**