

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 – Ordinance 2025-9;** Propose a zone change from RA-20 to R-1/2 on approximately 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 – Ordinance 2025-10;** Propose a change from Tier III to Tier IV, Tier IV to Tier II, Tier II to Tier IV in the 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 – Ordinance 2025-11;** Propose a zone change from A-20, R-1, & R-½ to R-5; A-20, C & SPA to RA-20; C to A-20 in the Brian Head Area.  
*Applicant: Iron County*  
Staff Introduction  
Public Hearing  
Planning Commission & Staff Discussion  
Planning Commission Action – Recommendation to County Commission

- 6. PROPOSED AGRICULTURE PROTECTION AREA on 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. MINUTES...** consider approval of minutes for the September 4, 2025 meeting.

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

**10. ADJOURN**