

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

October 2, 2025

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 2nd 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