

**IRON COUNTY, UTAH**  
**IRON COUNTY PLANNING COMMISSION & COUNTY COMMISSION**

**PUBLIC HEARINGS**  
**Proposed Zone Change**

The Iron County Planning Commission and Iron County Commission will hold a public hearing and consider action at their regularly scheduled meetings:

Planning Commission (recommendation on the zone change):

**Thursday, November 6, 2025 at 5:30 PM**

Festival Hall (105 North 100 East, Cedar City, Utah).

County Commission meeting:

**Monday, November 10, 2025 at 10:00 AM**

Iron County Courthouse (68 S 100 E, Parowan, Utah).

The hearings are to receive public comment on an application for a **zone change from Residential ½ Acre (R-½) to Residential 4000 square feet (R4K)** – Located on 4000 N 2600 W, Cedar City, UT.

*Applicant: Brady and Marci Webster c/o Platt & Platt Engineering*

Approximately 16.66 acres, – within Section 21, T35S, R11W, SLB&M, Iron County, UT  
APN: (D-0612-0002-0000)

All interested persons are invited to attend. Persons having questions or comments concerning this item may contact the Iron County Building/Zoning and Planning Department at (435) 865-5350. Written comments may also be sent to: Iron County Building and Zoning Department, 82 N 100 E, Suite 102, Cedar City, UT 84720 – bhamilton@ironcountyut.gov.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Iron County Building and Zoning Department, 82 N 100 E, Suite 102, Cedar City, UT 84720 (Phone: 435-865-5350), at least three days prior to the meeting to be attended.

Individuals with speech and/or hearing impairments may call the Relay Utah by dialing 711. Spanish Relay Utah; (888) 346-3162.

NW CORNER  
SECTION 21, T.35S., R.11W., S.86AM  
IC BY 2007  
N: 133690.179  
E: 102383.864

DERBY RANCHETTES  
MINOR LOT SUBDIVISION  
EXISTING ZONE: R-1/2

~D-0593-0003-0000~  
MARK I HOLDINGS L L C UND 1/4 INT  
EXISTING ZONE: R-1/2

~D-0612-0003-0000~  
RYDER ANDERSON  
EXISTING ZONE: R-1/2

~D-0616-0001-0000~  
MARK AND ALISA ROLLO  
EXISTING ZONE: R-1

ZONE CHANGE  
R-1/2 TO R-4K  
AREA: 16.66 ACRES

~D-0612-0002-0000~  
BRADY AND MARCI WEBSTER  
EXISTING ZONE: R-1/2

~D-0616-0617-0001~  
GEORGE ROLLO  
EXISTING ZONE: R-1

**ZONE CHANGE: (R-1/2 TO R4K)**

BEGINNING N.89°03'29"W. ALONG THE SECTION LINE 89.54 FEET AND S.0°56'31"W. 17.69 FEET FROM THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLSM, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 4000 NORTH, THENCE S.89°08'16"W. 137.71 FEET, THENCE N.89°08'16"W. 164.45 FEET, THENCE S.0°08'05"E. 33.00 FEET, THENCE N89°08'16"W 393.35 FEET, THENCE N.0°08'05"W 1311.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 4000 NORTH, THENCE ALONG SAID RIGHT-OF-WAY LINE S88°57'25"E 557.84 FEET TO THE POINT OF BEGINNING.

CONTAINS 16.66 ACRES OF LAND.



**LEGEND:**

 PROPOSED ZONE  
 EXISTING ZONE

**ZONE CHANGE MAP FOR  
BRADY AND MARCI WEBSTER**  
WITHIN THE NW1/4 OF SEC. 20, T. 35 S., R. 11 W., SUBM.  
IRON COUNTY, UTAH

DRAWN BY:  
S.J. CHRISTENSEN

CHECKED BY:  
R.B. PLATT

DATE: Sep 25, 2012

SCALE: 1" = 100'

**PLATT & PLATT, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

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