

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

February 5, 2026

Notice is hereby given that the Iron County Planning Commission will hold a Planning Commission meeting **at Cedar City Visitors Center, located at 581 N Main St**, Cedar City, Utah, commencing at 5:30 p.m.

AGENDA

1. WELCOME AND PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENTS – Non-Agenda Items

3. ZONE CHANGE – VTRE Development, LLC - PUBLIC HEARING

Consider a request for a zone change from Agriculture 20 Acre (A-20) to Industrial (I) on approximately 82.04 acres and from A-20 to Light Industrial (LI) on approximately 41.24 acres. The properties are generally located east and west of Iron Springs Road, north of Silver Hills Parkway, Cedar City, UT; E-0167-0000-0000 & E-0168-0000-0000

Applicant: VTRE Development, LLC

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

4. DEVELOPMENT AGREEMENT; Equestrian Trails Ranch LLC – PUBLIC HEARING

Consider a request for a development agreement between Equestrian Trails Ranch, LLC and Iron County for the development of a project consisting of a mix of residential lot sizes ranging from approximately 10,000 square feet to lots exceeding one (1) acre as a maximum density subdivision, together with private amenities, trails, open space areas, and infrastructure, all set in a Project development to be known as "Equestrian Trails Ranch Subdivision. The project area totals approximately 264 acres and is generally located north of 4000 N, east of 4400 W, west of 3700 W, and south of 4600 N (within Sections 18, Township 35 South, Range 11 West within Iron County, Utah).

Applicant: Equestrian Trails Ranch, LLC c/o Sam Williams

Representative: Dallas Buckner, GoCivil Engineering

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

5. PRELIMINARY SUBDIVISION; Equestrian Trails Ranch Phase 1 (48 lots)

Consider a request for a preliminary subdivision for 48 lots, all being ½ acre or greater, generally located at 4000 N and 4100 W, Cedar City, UT – APN: E-0601-0001-0000, E-0601-0003-0000

Applicant: Equestrian Trails Ranch, LLC c/o Sam Williams

Representative: Dallas Buckner, GoCivil Engineering

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

6. REVOKE A CONDITIONAL USE PERMIT; Energy Recycling Technologies, LLC for a recycling processing facility – PUBLIC HEARING

Consider a request to revoke a conditional use permit for a “recycling processing facility” due to one or more of the conditions of the permit not being met. The property is generally located at 11145 N 700 E, Cedar City, UT APN: D-0404-0005-0000

Applicant: Iron County

Planning Commission Action: Approve, Deny, or Continue

7. PRELIMINARY SUBDIVISION; Adams Farm Subdivision Phase 1 (19 lots)

Consider a request for a preliminary subdivision for 19 lots, all being 1 acre or greater, generally located at 2300 W & 3550 N, Cedar City, UT – APN: D-0618-0000-0000

Applicant: DDJ Development LLC

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

8. Planning Commission meeting schedule for the remainder of 2026

9. MINUTES... consider approval of minutes for the January 8, 2026 meeting.

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

11. ADJOURN