

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

May 7, 2026

Notice is hereby given that the Iron County Planning Commission will hold a Planning Commission meeting at Cedar City Festival Hall, located at 105 North 100 East, 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 – H2 Family Limited Partnership; A-20 to RR-20 - PUBLIC HEARING

Consider a request for a zone change from Agriculture 20 Acre (A-20) to Residential Recreation (RR-20) on approximately 278.91 acres. The property is generally located in Section 17, T37S, R10W, SLB&M, Cedar City, Iron County, UT. APN: D-0330-0000-0000

Applicant: Brent Hunter, represented by Mike Stewart with Red Sands Geomatics

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

4. ZONE CHANGE – Linford K Nelson Trust - PUBLIC HEARING

Consider a request for a zone change from Rural Agriculture 20 Acre (RA-20) to Agriculture 20 Acre (A-20) on 17 properties, totaling approximately 346.74 acres. The properties are generally located northwest of Kanarrville, near Bumblebee Springs Road.

E-0288-0005-0000, E-0288-0005-0001, E-0288-0005-0002, E-0288-0005-0003, E-0288-0005-0004, E-0288-0005-0005, E-0288-0005-0006, E-0288-0005-0007, E-0288-0005-0008, E-0288-0005-0009, E-0288-0005-0010, E-0288-0005-0011, E-0288-0005-0012, E-0288-0005-0013, E-0288-0005-0014, E-0288-0005-0015, E-0323-0001-0000

Applicant: Linford Nelson, represented by Dallas Buckner with GoCivil Engineering

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

5. PRELIMINARY SUBDIVISION – Equestrian Trails Ranch Phase 2 (5.39 Acres – 15 lots)

Consider a request for a preliminary subdivision for 15 lots on 5.39 acres, generally located at the northeast corner of 4400 W and 4200 N. APN: D-0602-0001-0006

Applicant: Equestrian Trails Ranch LLC, represented by Dallas Buckner, GoCivil Engineering

Planning Commission Action: Approve, Deny, continue the item

6. MINUTES... consider approval of minutes for the April 2, 2026 meeting.

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

8. ADJOURN