

IRON COUNTY COMMISSION MEETING
SEPTEMBER 14, 2026

Minutes of the Iron County Commission meeting convened at 9:00 a.m. September 14, 2026, in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Kenneth Robinson	Commission Chair
Michael Bleak	Commissioner
Paul Cozzens	Commissioner
Jonathan T. Whittaker	County Clerk

Also present:

Lucas Little	County Auditor
Carri Jeffries	County Recorder
Ken Carpenter	County Sheriff
Terry Palmer	Building & Zoning
Shalon Shaver	Corrections
Sam Woodall	Deputy Attorney
George Colson	Emergency Management
Richard Wilson	Engineer
Wade Adams	Fleet
Jennifer Bradbury	H.R.
Brett Hamilton	Planner
Bryce Williams	Parks & Recreation
Maria Twitchell	Tourism

Other present:

Sean Amodt	Rand Bettridge	Carson Brown
Rob Dotson	Quintin Karr	Marcus Keller
Jeff Richards	Danny Stewart	Kyle Verzello
Bruce Washburn	Brennon Wood	

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INVOCATION

An invocation was offered by Carson Brown.

PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Shalon Shaver.

APPROVAL OF MINUTES

Paul Cozzens made a motion to approve the minutes of the Iron County Commission meeting held on August 25, 2025. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT

Michael Bleak made a motion to approve Claims for Payment from August 25, 2025, to September 7, 2025. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

ODEPARTMENTAL REPORTS

Lucas Little, Iron County Auditor, reported the external Audit was completed in July. There was only one finding having to do with bond reporting compliance. Lucas reported that valuation appeals were down from 2025. He sent out budget worksheets to the department heads that were due on October 1st. The budget meetings would begin the week of October 12th. Lucas then mentioned a request for his office that would be during personnel. He would be asking to move Taylor Lorange from part-time to full-time. This move would greatly improve cross-training and coverage in the Auditor’s Office. Taylor has been learning Payroll in an effort to relieve pressure off Carrie Christensen. McKayla would be sitting on for the Board of Equalization (BOE) hearings to train.

Shalon Shaver, Iron County Corrections Lieutenant Commander, reported on statistics for the 2nd and 3rd quarters. Shalon noted that the Budget at 56%. There were three unexpected expenses: East Sallyport (safety buffer) door \$19,253, Heat exchanger \$17,239, freezer \$4,603, and 2 van accident repairs. Culinary costs were staying consistent at \$1.17. Shalon reported that the average daily population was 126 in the 2nd quarter, and 157 in the 3rd quarter. She explained that the increase was the result of beginning a Pre-Substance Use Treatment Program (SUTP) for state-contracted inmates. Only honor inmates were allowed to come down and participate in the program. Shalon reported that the Jail Work Crew worked hours for the Sheriff’s Office, Jail, Emergency Services, Building Department, Road Department, Parks & Recreation, Cedar City, and the Iron County Fair for a total of 1,457 hours. She noted that Corrections had 4 vacancies; 11 deputies (9 deputies, 2 medical) were hired; 3

deputies, 2 medical) were hired; 3 promotions; 1 deputy on extended Military leave, and 10 on FMLA leave. Shalon reported that the Sheriff's Complex continued to progress, and they had begun billing for ICE holds under the US Marshal Contract (\$87 per day).

Bryce Williams, Iron County Parks & Recreation Maintenance Supervisor, noted that the Parks & Recreation budget was at 72% utilized and had generated \$16K in revenue. A new vault restroom was purchased for the 5 Mile Recreation Area with an estimated savings of approximately \$50K. Bryce expressed his appreciation to the Iron County Engineering Department for their assistance in completing the south access roads, which allowed the Historic Pavilion to open this season, and to Western Rock for installing approximately 25 tons of asphalt adjacent to the restroom and approach to the pond area at Wood Ranch for allowing them temporary use of the parking lot for equipment staging during the completion of their Highway 14 project. Bryce reported that the Parks & Rec Department had been informed by the Assistant Road Department Supervisor that access to Road Department trucks and equipment would no longer be available. As a result, he had to rely more heavily on outside contractors for material hauling and equipment rentals. This had resulted in unanticipated expenses and increased pressure on the department's operating budget. He noted that the last scheduled event was the Utah Cycling League Region 3 Race to be held on October 10th, with approximately 1,200 participants and 2,000-plus spectators. The Cedar Half Marathon was held on September 12th with approximately 900 participants. Plans continued for improvement to the northwest fence line at Wood Ranch; routine maintenance and landscape improvements continue at the 5 Mile Recreation Area; Splash piles remain in place at the Three Peaks Recreation Area and would be burned when weather conditions permit during the winter; a new 8'x 40' concrete pad had been installed in the group area of the Shooting Range, and construction would begin on a sunshade to cover the new pad. Bryce reported that he and Peyton McCabe, Outdoor Technician, attended the Outdoor Recreation Summit that was held in Iron County this year.

Kenneth Carpenter, Iron County Sheriff, reported on current Law Enforcement (LE) Issues: Metro SWAT had 25 call-outs for Search/Arrest warrants and other high-risk calls) to date. They were using four-man teams for Task Force (TF) arrests. The SWAT team competed in a SWAT competition for the first time and finished 2nd overall for their tactics. Drug Force Task: very active with multiple drug arrests and weapons seized. Ken reported that the Iron County Sheriff's Office (ICSO) was now a member of the Washington County Task Force Bomb Squad, with one Explosive Detection K9, and a second Explosive Detection K9 was up and running in Iron County. Under Total incident reports, there were 5,811 incidents compared to 4,082 in November of 2025. Incidents that had increased in numbers were: abandoned vehicles, aggravated assaults on Law Enforcement (LE), assault simple, burglaries, child abuse/neglect, domestics, felony offenses, fires, misdemeanor offenses, public relations, other sex crimes, welfare checks, drug cases, DUIs, alcohol offences, and animal problems. Sheriff Carpenter stressed that citizens needed to continue to be aware of fraud calls by someone saying they were representing the Sheriff's Department. The Sheriff's Department never handles work over the phone, and just hang up if anyone gets a call. He noted that the Budget was at 37% remaining for the rest of the year. They were exploring the possibility of purchasing an Electronic Detection K9 with money from ICAC. In Future Ops and Concerns: Cedar City approved a 5% raise for Officers and was already 3% ahead of Iron County. The color of the patrol vehicles was changing the graphics and repainted to gray for resale purposes. Sheriff Carpenter reported that a projected completion for the Sheriff's Complex was August of 2027. Workers were currently painting inside the first pod, pouring the concrete floor on the second floor in the Administration Building, and working on the parking lot.

Brennan Wood, Southwest Technical College (STEC), noted that the STEC mission was, "Empowering individuals through innovative, hands-on technical education to build careers and strengthen communities." There was a 93% Graduation rate, which was 25 points above comparison groups. STEC's service region included Beaver, Garfield, Kane, and Iron (70% of students) Counties. Because of the dual enrollment with SUU, students come from across Utah, representing 23 out of 29 counties. The Council on Occupational Education (COE) had a 70% placement rate benchmark for all accredited programs, and STEC was above the threshold of

70% in all of the programs. He noted that 85% of the STEC operating budget came from the State of Utah. Utah supported Technical Colleges extremely well. Brennon reported that STEC had 4 main objectives: 1. Enrollment: Increase by developing new program opportunities, strengthen marketing and recruitment, and maximize existing program capacity; 2. High Demand Awards: Expansion of high-demand programs, increase access through flexible program delivery, launch a High-Yield program enrollment initiative, and expand mobile lab opportunities to high-demand programs; 3. Institutional Efficiency: Expand short-term and stackable credentials, strengthen retention and completion pathways, and develop College and Industry-supported completion incentives; 4. Job Placement: Expand career readiness and job placement support, deepen employer engagement and program credibility, and strengthen placement accountability and tracking; 5. College Focus: Advance Innovation and Technology, strengthen employee engagement and culture, and strengthen Institutional sustainability.

Maria Twitchell, Iron County Executive Director of the Cedar City/Brian Head Tourism Bureau, noted that the Tourism budget was 61% used, and the Restaurant Tax budget was 65%. The Transient Room Tax (TRT) collections were up 8% year to date compared to the same period in 2025. Occupancy was slightly down at 63%; however, the Average Daily Rate was up nearly 3%. Restaurant Tax had a 6% increase, and overall visitation was slightly down at -1.4%. Maria reported that Iron County hosted the Utah Outdoor Summit on September 8th and 9th, and a dinner was held at Wood Ranch. There were over 200 registered participants representing public land agencies and destinations from around the state. Fall advertising was in full swing, with ads being placed in digital, social media, connected TV and streaming, and digital audio. She noted that there was a center spread about Iron County featured in Via Magazine.

Michael Bleak, Iron County Commissioner, reported that the 2026 Iron County Fair was once again a success. He expressed his appreciation to and high praise for Jami Evans, Iron County Fair Director, and her staff for all the hours and hard work they put in to make the fair a success. There were many compliments received regarding all aspects of the fair. Mike expressed his appreciation to the Iron County Sheriff's Department Volunteer Posse members for their help during the fair and the Parowan High School Homecoming parade last week.

Paul Cozzens, Iron County Commissioner, reported that he attended the Iron County Planning Commission meeting on the 3rd and toured the new Sheriff's Complex and complimented the quality work being done. Paul noted that he attended the UAC Board meeting via Zoom. Brandy Grace, UAC Director, was assisting with the Centrally Assessed tax issue and Data Center advice. He participated in a Zoom call with the Silver Rock Cooperative and Participating Agency about a new 330-mile transmission line beginning in Delta and ending in Las Vegas, Nevada. Paul reported that it was important to begin the process of selling the existing jail. He noted that there were 2" and 3" water meters at the current jail. The 3" water meter would be used for the new Sheriff's Complex, and the 2" would remain for irrigation.

Kenneth Robinson, Iron County Commissioner, reported that he attended the Iron County Fair and expressed his appreciation to Jami Evans and her staff. All the events and activities were well attended. There was a ceremony for the last flag flown over the USS Iron County. That flag would be displayed at the Iron County Courthouse. Ken noted that he attended the Sheriff's Complex meeting, the Iron County Council of Government (ICCOG) meeting, and the meeting with Silver Rock to discuss the new transmission line. He reported that he attended a meeting with the Forest Service regarding the Ashdown Creek area for a possible purchase. He was asked for a Letter of Support for the expansion of Brian Head.

Commissioner Bleak noted that, regarding the Flag Ceremony, he expressed his appreciation to the Parowan VFW, Jim Shurtleff, Cleve Matheson, Sheriff Carpenter, Jon Whittaker for his speech, Sergeant Jason Slack, Maria Twitchell, and Sydney Rasmussen, Miss Iron County, for singing the National Anthem. Despite the best efforts to get the sound system to work, Sydney projected well and sounded wonderful.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE (ORDINANCE 2026-20), TO THE IRON COUNTY ZONING MAP – ZONE CHANGE FROM COMMERCIAL (C) TO RESIDENTIAL 5 (R-5) ACRES ON APPROXIMATELY 5.11 ACRES, GENERALLY LOCATED ON HIGHWAY 56, WEST OF 6900 W, BERYL, UTAH (APN: E-1733-36) Applicant: Agustin Plascencia-Lopez

Brett Hamilton, Iron County Planner, explained that Ordinance 2026-20 was a Zone change from Commercial (C) to Residential 5 (R-5) Acres requested by Agustin Plascencia-Lopez for the purpose of matching the surrounding zone that was within the Escalante Valley Ranchos Subdivision. Brett reported that the Iron County Planning Commission (ICPC) held a duly advertised and noticed public hearing on the proposed zoning map amendment, and had carefully and thoroughly reviewed and considered the comments received, and had voted to forward the proposed zoning map amendment to the Iron County Commission with a recommendation for approval.

Kenneth Robinson, Iron County Commission Chair, declared a Public Hearing open regarding Ordinance 2026-20.

No Public Comments were offered.

Kenneth Robinson, Iron County Commission Chair, declared the Public Hearing closed.

Paul Cozzens made a motion to approve the proposed Iron County Code Amendment Ordinance 2026-20 as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2026-20

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING THE IRON COUNTY ZONING MAP – CHANGING ONE PARCEL TOTALING 5.11 ACRES (APN: E-1733-0036-0000), FROM COMMERCIAL (C) TO RESIDENTIAL 5 ACRE (R-5), AND PROVIDING AN EFFECTIVE DATE.

Whereas, Iron County has determined in accordance with the desire to update the Iron County Zoning Map, various provisions and map changes are to be amended or modified; and

Whereas, the County Commission finds that it is in the best interest of the County after taking into consideration the applicant's request, public comments, health, safety and welfare, to amend the county zoning map; and

Whereas, the Planning Commission of Iron County has held a duly advertised and noticed public hearing on the proposed zoning map amendment, and has carefully and thoroughly reviewed and considered the comments received, and has voted to forward the proposed zoning map amendment to the Iron County Commission with a recommendation for approval; and,

Whereas, the Iron County Commission has held a duly advertised and noticed public hearing on the proposed zoning map amendment and after considering the public comments and the proposed zoning change, the County Commission concludes that the proposed zone change appropriately considers and balances all interests in accordance with the purposes and goals of the County Land Use, Development, and Management Act; and the Iron County General Plan.

NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF IRON COUNTY, UTAH AS FOLLOWS:

SECTION 1. Within the Iron County Zoning Map, the property identified as APN: E-1733-36, consisting of approximately 5.11 acres, shall be, and hereby is, identified and amended to be zoned from Commercial (C) to Residential 5 Acre (R-5), and shown on the official zoning map and website of Iron County (IronCountyut.gov) – and as shown on Exhibit A, hereto attached.

SECTION 2. Severability.

Should any portion of this ordinance be found for any reason to be unconstitutional, unlawful, or otherwise void or unenforceable, the balance of the ordinance shall be severable therefrom, and shall survive such declaration, remaining in full force and effect.

SECTION 3. Effective Date.

This ordinance shall become effective immediately after the required publication thereof, as set forth in Utah Code §17-53-208.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF IRON COUNTY, UTAH this 14th day of September, 2026.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: 
Kenneth Robinson, Chair

ATTEST:


Jonathan T. Whittaker,
County Clerk



**PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED
ZONE CHANGE (ORDINANCE 2026-21) TO THE IRON COUNTY ZONING PMA-
ZONE CHANGE FROM RURAL AGRICULTURE 20 (RA-20) ACRES TO
RESIDENTIAL ½ (R½) ON APPROXIAMTELY 20.33 ACRES, GENERALLY
LOCATED 0.25 MILES SOUTH OF MIDVALLEY ROAD, AND 4100 W CEDAR CITY,
UTAH (APN: D-515) Applicant: PJT Harker, LLC**

Brett Hamilton, Iron County Planner, explained that the Equestrian Trails Ranch project was directly adjacent to this site, surrounding it to the south and west with R½ zones and some RA- 20. Cedar Valley Acres was to the north of Midvalley Road. The applicant was proposing to match this 20.33 acres to the zoning of adjacent properties. Brett reported that there was no direct access point off Midvalley Road. The owners were in contact with the owners of Equestrian Trails Ranch for an access point and other utilities. He explained that water would come from Central Iron Water District (CICWD), but there were a limited number of sewer connections on the 3700 West line, which would not guarantee the owners that there would be sewer connections when development begins. There was a discussion regarding the sewer line. Brett reported that the Iron County Planning Commission (ICPC) held a duly advertised and noticed public hearing on the proposed zoning map amendment, and had carefully and thoroughly reviewed and considered the comments received, and had voted to forward the proposed zoning map amendment to the Iron County Commission with a recommendation for approval.

Kenneth Robinson, Iron County Commission Chair, declared a Public Hearing open regarding Ordinance 2026-21.

No Public Comments were offered.

Kenneth Robinson, Iron County Commission Chair, declared the Public Hearing closed.

Michael Bleak made a motion to approve the updated Ordinance 2026-21 as presented. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2026-21

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING THE IRON COUNTY ZONING MAP – CHANGING ONE PARCEL TOTALING 20.33 ACRES (APN: D-0515-0000-0000), FROM RURAL AGRICULTURE 20 ACRE (RA-20) TO RESIDENTIAL 1/2 ACRE (R-1/2), AND PROVIDING AN EFFECTIVE DATE.

Whereas, Iron County has determined in accordance with the desire to update the Iron County Zoning Map, various provisions and map changes are to be amended or modified; and

Whereas, the County Commission finds that it is in the best interest of the County after taking into consideration the applicant's request, public comments, health, safety and welfare, to amend the county zoning map; and

Whereas, the Planning Commission of Iron County has held a duly advertised and noticed public hearing on the proposed zoning map amendment, and has carefully and thoroughly reviewed and considered the comments received, and has voted to forward the proposed zoning map amendment to the Iron County Commission with a recommendation for approval; and,

Whereas, the Iron County Commission has held a duly advertised and noticed public hearing on the proposed zoning map amendment and after considering the public comments and the proposed zoning change, the County Commission concludes that the proposed zone change appropriately considers and balances all interests in accordance with the purposes and goals of the County Land Use, Development, and Management Act; and the Iron County General Plan.

NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF IRON COUNTY, UTAH AS FOLLOWS:

SECTION 1. Within the Iron County Zoning Map, the property identified as APN: D-0515-0000-0000, consisting of approximately 20.33 acres, shall be, and hereby is, identified and amended to be zoned from Rural Agriculture 20 Acre (RA-20) to Residential 1/2 Acre (R-1/2), and shown on the official zoning map and website of Iron County (IronCountyut.gov) – and as shown on Exhibit A, hereto attached.

SECTION 2. Severability.

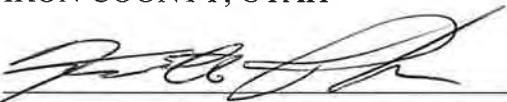
Should any portion of this ordinance be found for any reason to be unconstitutional, unlawful, or otherwise void or unenforceable, the balance of the ordinance shall be severable therefrom, and shall survive such declaration, remaining in full force and effect.

SECTION 3. Effective Date.

This ordinance shall become effective immediately after the required publication thereof, as set forth in Utah Code §17-53-208.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF IRON COUNTY, UTAH this 14th day of September, 2026.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: 
Kenneth Robinson, Chair

ATTEST:


Jonathan T. Whittaker,
County Clerk



PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE (ORDINANCE 2026-22) TO THE IRON COUNTY ZONING MAP- ZONE CHANGE FROM AGRICULTURE 20 (A-20) ACRES TO INDUSTRIAL (I) ON APPROXIMATELY 92.76 ACRES, GENERALLY LOCATED AT 6800 W 200 S, CEDAR CITY, UTAH (APN: E-213-219) Applicant: Jones Land & Livestock Co.

Brett Hamilton, Iron County Planner, explained that the property was approximately 2,487.77 acres, with the majority of the property being located on the north side of Hwy 56, and bisected by other pieces on the south with 2 wells. Brett reported that the piece of property that was proposed to be rezoned on the northeast corner of the property was a good distance from well protection zones. He noted that within the proposed rezone, there was an existing current application for a minor subdivision that was in process, and that there was a formal legal description for the property that they were seeking to rezone. Brett reported that the Iron County Planning Commission (ICPC) had held a duly advertised and noticed public hearing on the proposed zoning map amendment, had carefully and thoroughly reviewed and considered the comments received, and had voted to forward the proposed zoning map amendment to the Iron County Commission with a recommendation for approval.

Kenneth Robinson, Iron County Commission Chair, declared a Public Hearing open regarding Ordinance 2026-22.

Richard Wilson, Iron County Engineer, clarified that the access would be off 200 S. Richard was currently in conversation with UDOT regarding the intersection at Hwy 56 and 200 south. The first agreement with UDOT was that they would improve the road when there was a sufficient traffic count. That count had been met that would require a deceleration and a turnout lane.

Kenneth Robinson, Iron County Commission Chair, declared the Public Hearing closed.

Paul Cozzens made a motion to approve the updated Ordinance 2026-22 as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2026-22

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING THE IRON COUNTY ZONING MAP – CHANGING A PORTION OF ONE PARCEL TOTALING 92.77 ACRES (APN: E-0213-0219-0000), FROM AGRICULTURE 20 ACRE (A-20) TO INDUSTRIAL (I), AND PROVIDING AN EFFECTIVE DATE.

Whereas, Iron County has determined in accordance with the desire to update the Iron County Zoning Map, various provisions and map changes are to be amended or modified; and

Whereas, the County Commission finds that it is in the best interest of the County after taking into consideration the applicant's request, public comments, health, safety and welfare, to amend the county zoning map; and

Whereas, the Planning Commission of Iron County has held a duly advertised and noticed public hearing on the proposed zoning map amendment, and has carefully and thoroughly reviewed and considered the comments received, and has voted to forward the proposed zoning map amendment to the Iron County Commission with a recommendation for approval; and,

Whereas, the Iron County Commission has held a duly advertised and noticed public hearing on the proposed zoning map amendment and after considering the public comments and the proposed zoning change, the County Commission concludes that the proposed zone change appropriately considers and balances all interests in accordance with the purposes and goals of the County Land Use, Development, and Management Act; and the Iron County General Plan.

NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF IRON COUNTY, UTAH AS FOLLOWS:

SECTION 1. Within the Iron County Zoning Map, a portion of the property identified as APN: E-0213-0219-0000, consisting of approximately 92.77 acres, shall be, and hereby is, identified and amended to be zoned from Agriculture 20 Acre (A-20) to Industrial (I), and shown on the official zoning map and website of Iron County (IronCountyut.gov) – and as shown on Exhibit A, hereto attached.

SECTION 2. Severability.

Should any portion of this ordinance be found for any reason to be unconstitutional, unlawful, or otherwise void or unenforceable, the balance of the ordinance shall be severable therefrom, and shall survive such declaration, remaining in full force and effect.

SECTION 3. Effective Date.

This ordinance shall become effective immediately after the required publication thereof, as set forth in Utah Code §17-53-208.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF IRON COUNTY, UTAH this 14th day of September, 2026.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: _____

Kenneth Robinson, Chair

ATTEST:

Jonathan T. Whittaker, Clerk



September 14, 2026

PUBLIC COMMENTS

No Public Comments were offered.

DISCUSSION AND POSSIBLE APPROVAL OF TWO PROPOSED OFF-PREMISES ADVERTISING SIGNS LOCATED AT 357 N CENTER ST, SUMMIT, UTAH ON APPROXIMATELY 5.28 ACRES (APN: D-94-7) Applicant: Edward Kelly Blackburn

Brett Hamilton, Iron County Planner, explained that under Iron County Code Section 17.52.020 (H)-Signs, the sign shall not exceed 700 square feet, may be illuminated but not be positioned to directly shine to highway traffic, not exceed a freestanding sign of 35 feet (the proposed sign was 40 feet), may not be closer than 500 feet from any other off-premises sign, shall be located only on already developed and improved commercial property with a permanent building, no set back requirement, and be recommended by the Iron County Planning Commission, which was recommended for approval. The Utah Department of Transportation (UDOT) also requires no setback. Brett explained the comments and considerations brought up at the ICPC meeting.

Michael Bleak made a motion to approve the Off-Premises Advertising Signs as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF AN ANNUAL CONTRACT WITH THE STATE OF UTAH FOR MONUMENT REPLACEMENT AND RESTORATION COMMITTEE (MRRC) FUNDING OF UP TO \$24,836.80

Carri Jeffries, Iron County Recorder, explained that this was an annual grant for funding to identify monuments. She reported that in 2015, the Utah Geospatial Resource Center (UGRC) went to the Legislature and asked for money to help counties maintain Section corners. The Bureau of Land Management (BLM) maintained any section corner that was on federal land, and any location on state land was maintained by the State Institutional Trust Lands Administration (SITLA). The legislature created the Monument Replacement and Restoration County Grant program to help fund the project. Carri reported that Iron County had been awarded \$24,836.80 for 2026, and she was presenting said grant for approval.

Paul Cozzens made a motion to approve a Monument Replacement and Restoration Committee Grant of \$24,836.80 as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION 2026-4, AMENDMENT OF PROPERTY INTO THE IRON SPRINGS INLAND PORT PROJECT AREA. INCLUDING APN: E-577-578, E-592-595

Danny Stewart, Inland Port Authority Associate Vice-President, reported that the Inland Port Authority was asking approval of this resolution to amend 830 acres of property northwest of WECCO into the Iron Springs project area. As in previous discussions, this resolution does not specify any of the actual agreements related to tax sharing, development agreements, or PID expenses. This just opens the process for steps to be able to happen specifically as they relate to Project Juniper. He listed the Inland Port scheduled conditions: 1. Tax agreement, 2. Development, 3. Cost, and 4. Expenses by PID. Danny noted that Inland Port Authority would not move forward without explicit involvement with Iron County.

Marcus Keller, Iron County Municipal Advisor, expressed his appreciation to Iron County and staff for including him in this review. Marcus noted that it was always the intent of the Utah Inland Port Authority to abide by their contract. He expressed his appreciation to Sam Woodall, Iron County Deputy Attorney, for his help and putting things in legal order to be able to move forward.

Michael Bleak made a motion to approve Resolution 2026-4, contingent to the addition on the adoption of the Schedule of Conditions. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY RESOLUTION 2026-4

A RESOLUTION SUPPORTING THE AMENDMENT OF PROPERTY INTO THE IRON SPRINGS INLAND PORT PROJECT AREA IN IRON COUNTY, SUBJECT TO CONDITIONS.

Whereas Iron County (the "County") is a political subdivision of the State of Utah, and the Board of Iron County Commissioners (the "Board") is a public entity with authority to make resolutions with respect to the County; and

Whereas The County has, by resolution 2023-4, requested that the Utah Inland Port Authority (the "Port Authority" or "UIPA") Board create the Iron Springs Inland Port Project Area ("Project Area") in Iron County to help fund the development of a regional economic development opportunity; and

Whereas The Iron Springs Inland Port Project Area was created by the Board on April 4, 2023; and

Whereas The County desires to include additional property in the Project Area, which fits the County's economic development vision by encouraging the retention and expansion of existing companies and the recruitment of new companies to create employment opportunities for our residents; and

Whereas The general public will benefit from the amendment of additional property into the Project Area through the creation of new primary employment opportunities and investment in the county; and

Whereas The development proposed within the additional property is known to the County and to the Port Authority as "Project Juniper," and the developer of Project Juniper is E3 Platforms, Inc. (the "Developer"); and

Whereas The County's consent to the amendment of additional property into the Project Area is given in reliance upon, and is expressly conditioned upon, the satisfaction of certain conditions relating to the structure, governance, duration, and administration of the public financing contemplated for Project Juniper, which conditions the County has set forth on the Schedule of Conditions attached hereto; and

Whereas The Board finds that the conditions set forth on the attached Schedule of Conditions are necessary and appropriate to protect the interests of the County, its residents, and the traditional taxing entities,

NOW THEREFORE, BE IT RESOLVED by the Board of Iron County Commissioners as follows:

1. The Board hereby consents to the amendment of additional property into the Iron Springs Inland Port Project Area in Iron County in accordance with Utah Code Annotated § 11-58-501 et seq.
2. The consent granted in Paragraph 1 is expressly subject to, and conditioned upon, the satisfaction of each of the conditions set forth on the **Schedule of Conditions** attached hereto and incorporated herein by this reference (the "Conditions").
3. The Conditions are continuing in nature and shall survive the adoption of this Resolution and the amendment of the additional property into the Project Area. Nothing in this Resolution shall be construed as a waiver of any Condition, and no waiver of any Condition shall be effective unless made in writing and approved by the Board.
4. County staff are directed to transmit a certified copy of this Resolution, together with the attached Schedule of Conditions, to the Utah Inland Port Authority and to the Developer.
5. This Resolution shall take effect immediately upon adoption.

RESOLVED, ADOPTED, AND ORDERED this 24th day of August, 2026.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: 
Kenneth Robinson - Chair

ATTEST:


Jonathan T. Whittaker - Iron County Clerk



DISCUSSION AND POSSIBLE APPROVAL OF AN AGREEMENT AND OPTION TO PURCHASE EASEMENT (APN: E-1523-1-2 AND E-1253-1-2-1) BETWEEN IRON COUNTY AND SILVER ROCK TRANSMISSION, LLC FOR A PROPOSED HIGH-VOLTAGE ELECTRICAL TRANSMISSION AND COMMUNICATION LINE PROJECT Applicant: Shina Merritt with Pattern Energy

Quentin Carr, from Pattern Energy, explained that the proposed transmission line follows the existing Transwest corridor. This was a very large project, passing through many counties and covering 330 miles. Pattern Energy would be paying the equivalent of Fee Simple value plus a little more for the easement. Iron County was a partial owner of APN’s: E-1253-1-2 and E-1253-1-2-1. Jon Whittaker noted that he would report back regarding the final purchase amount.

Paul Cozzens made a motion to approve the Agreement and Option to purchase Easement between Iron County and Silver Rock Transmission, LLC as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF AN UPDATED IRON COUNTY PRECINCT MAP DUE TO THE PROPOSED INCORPORATION OF “COAL CREEK TOWN”

Jon Whittaker, Iron County Clerk, noted that Casey Anderson had been working toward an incorporation question for some time. First, the proposed town was to be called Riddermark, now it would be Coal Creek Town. The effort had passed a feasibility test after many tries, provided there was no government building, which would have been unfeasible. In order to place the incorporation question on the ballot, a new precinct needed to be created for the residents of the proposed town. This was submitted to the Iron County Clerk’s Office on the second to last day, and the proposed town boundary was full of islands and peninsulas. Mike Bleak expressed disappointment in the process. Paul Cozzens expressed that Coal Creek Town would be taking on a huge liability with the maintenance of the Stevensville ditch and flooding hazards. During a flooding event, even a small weakness will be carved out by the tremendous power of water. Jon Whittaker explained that a unique ballot style had been created to provide the residents of the proposed town the opportunity to vote on its incorporation. Sheriff Ken Carpenter expressed concern that Casey Anderson had not had a conversation with him regarding the proposed town in 2 years. Ken wondered about policing in the proposed town.

Michael Bleak made a motion to approve the updated Iron County Precinct Map due to the proposed Incorporation of “Coal Creek Town.” Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

**DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION 2026-6, A
RESOLUTION SETTING AN UPDATED DEADLINE FOR FILING ABATEMENT
APPLICATIONS**

Sam Woodall, Iron County Deputy Attorney, explained that on May 22, 2023, the Iron County Commissioners voted and approved Resolution 2026-6, setting specific deadlines, including dates and times by which valuation appeals, abatements, and redeterminations may be received. The deadline requested for abatement application would now be November 15th of each year and must be postmarked by 5:00 p.m. Mountain Time.

Paul Cozzens made a motion to approve Resolution 2026-6, setting an updated deadline for filing abatement applications as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY RESOLUTION 2026-6

A RESOLUTION SETTING UPDATED DEADLINE FOR FILING ABATEMENT APPLICATIONS

Whereas, each year, the Iron County Board of Equalization aids the public in hearing and reviewing valuation appeals, abatements, and redeterminations of valuation appeals; and

Whereas, on May 22, 2023, the Iron County Commissioners voted and approved Resolution 2023-6, setting specific deadlines, including dates and times for valuation appeals, abatements, and redeterminations may be received; and

Whereas, consistent with recent updates to State statutes and rulemaking authority, Iron County now seeks to administer changes to deadlines for receiving abatement applications; and

Now Therefore, be it resolved by the Board of Iron County Commissioners that the following deadline will be used for abatement applications:

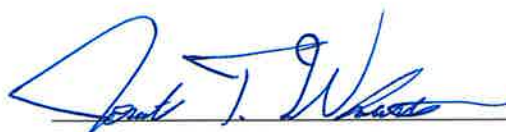
1. The deadline for tax abatement applications will be November 15th of each year, and must be received or postmarked by 5:00 pm Mountain Time.

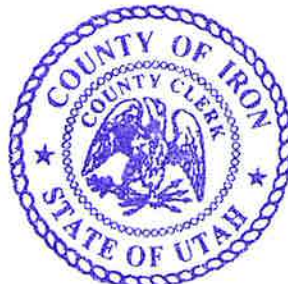
RESOLVED, ADOPTED, AND ORDERED this 14th day of September, 2026.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: 
Kenneth Robinson - Chairman

ATTEST:


Jonathan T. Whittaker – Iron County Clerk



DISCUSSION AND POSSIBLE APPROVAL TO ADD CHANGES TO THE IRON COUNTY MASTER TRANSPORTATION PLAN

Richard Wilson, explained that Iron County sought to align their master transportation plan with the cities and towns in Iron County. In Kanarraville, Richard worked with Mayor Allred to define some master plan roads and collectors. In particular 1200 North. In the area of Midvalley Road and Cedar Valley Acres, 4500 West would be a North South through road. In Parowan, the frontage along the south of I-15 was defined and would now be planned all the way to 600 West. Also in Parowan, 1600 West would be a planned North South connection all the way from the I-15 frontage road on the north to Old Highway 91 on the south. 1200 East in Parowan would be a planned North South Collector to allow for planned development. Further, there would be a planned business loop at the airport in Parowan.

Michael Bleak made a motion to approve the changes to the Iron County Master Transportation Plan. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

CONVENE AS THE IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (ICCD&RA)

Kenneth Robinson, Iron County Commission Chair, declared the convening of the ICCD&RA.

DISCUSSION AND POSSIBLE APPROVAL OF THE ZION SOLAR TAX STUDY PROPOSAL TO ANALYZE SOLAR DEVELOPMENT IN IRON COUNTY, INCLUDING STATEWIDE SOLAR ACTIVITY, EXISTING IRON COUNTY SOLAR PROJECTS, PERSONAL PROPERTY IMPACTS, AND POTENTIAL INCENTIVE STRUCTURES

Jon Whittaker explained that he had reached out to Zion Public Finance Inc, and they created a proposal, Solar Tax Increment Financing Analysis June 2026. The idea was to quantify the impact of solar in Iron County. Also, to analyze what, if any positive incentive structures might be offered that would benefit Iron County. Michael Bleak expressed this would be important to help the ICCD&RA decide on future requests for tax increment. The Project Price & Schedule was discussed. David Johnson, Iron County/Cedar City Economic Director, asked to be able to review the proposal. Paul Cozzens asked the cost be verified before moving forward.

Paul Cozzens made a motion to table the Zion Solar Tax Study to have time to look into the study. Second by Michael Bleak, Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

RECONVENE AS THE IRON COUNTY COMMISSION

Kenneth Robinson, Iron County Commission Chair, declared the reconvening of the Iron County Commission.

PRESENTATION AND DISCUSSION REGARDING IRON COUNTY'S MOSQUITO ABATEMENT PROGRAM, INCREASING SERVICE DEMANDS, WEST NILE VIRUS CONCERNS, CURRENT ASSISTANCE FROM SOUTHWEST MOSQUITO ABATEMENT, AND OPTIONS FOR ADDRESSING THE IRON COUNTY MOSQUITO ABATEMENT NEEDS GOING FORWARD

Sean Amodt, Southwest Mosquito Abatement District, explained that the district covers all of Iron County and can treat outside the area if it affects the district. The Mosquito Abatement was an intensive and ongoing responsibility, and the current Iron County program was struggling to keep pace with the increasing demand for service. Requests for mosquito abatement were occurring daily, while mosquito activity and cases of West Nile Virus had increased. The program had been assisting the Noxious Weed Department with abatement efforts. However, the current level of resources and program capacity was not meeting the needs of Iron County and its residents. Sean reported that an invasive mosquito had been found in Iron County. Control Crews would be inspecting, trapping, and treating the area. The service was paid for with property

taxes. The West Nile Virus was found in the Aedes Aegypti mosquito, which was not native to Utah. He explained the characteristics and behaviors, and treatments to remove the mosquito. The Aedes Aegypti mosquito was now established in Iron County and there were over 20 service requests just today. Amber had received over 80 calls in the Enoch area. He noted that Amber Hatch was becoming overwhelmed with the mosquito issue. She felt Iron County needed to begin discussing options for addressing the mosquito abatement going forward. Sean reported that anyone could go to their website: www.swmosquito.org if they had any questions or issues with mosquitos. The Southwest Mosquito Abatement & Control District (SWACD) was working to protect the public from mosquito nuisance and disease. Ken Robinson expressed appreciation for helping ease Amber Hatch's load.

PERSONNEL

Jennifer Bradbury presented the rehire of Trenton Price as Part-Time Reserve Deputy in the Sheriff's Office - Corrections, effective September 13th; the new hires of Hutchinson Miller and Jacob Woods as Full-Time Deputy 1 in the Sheriff's Office - Corrections, effective September 8th. These are backfills of vacant positions; the promotion of Ethan Busse from Full-Time Deputy 1 to Full-time Deputy 2 in the Sheriff's Office - Patrol, effective September 13th; the transfer of from to Full-Time Evidence Technician in the Sheriff's Office-Patrol, effective September 13th; the new hire of Franco Pachas Mogrovejo as a Full-Time Technician in the I.T. Department, effective September 28th; the new hire of Hunter Reber as a Full-Time Appraiser Apprentice in the Assessor's Office, effective September 28th. This was a backfill of a vacant position, and the promotion of Taylor Lorange from Part-Time Deputy to Full-Time Accountant 1 in the Auditor's Office, effective September 13th.

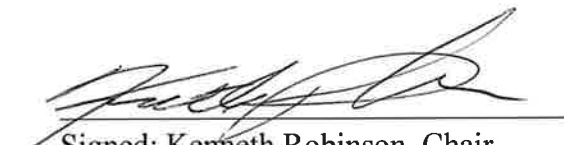
Michael Bleak made a motion to approve the personnel changes as presented. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

NON-DELEGATED ITEMS

No Non-Delegated items were discussed.

ADJOURNMENT

Kenneth Robinson, Iron County Commission Chair, declared adjournment.


Signed: Kenneth Robinson, Chair


Attest: Jonathan T. Whittaker, County Clerk

