

IRON COUNTY COMMISSION MEETING
JANUARY 13, 2025

Minutes of the Iron County Commission meeting convened at 9:00 a.m. January 13, 2025
in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Lucas Little	County Auditor
Thayne Hainesworth	County Building & Grounds
Richard Wilson	County Chief Engineer
Sam Woodall	County Deputy Attorney
Jennifer Bradbury	County HR Director
Reed Erickson	County Planner
Kenneth Carpenter	County Sheriff
Josh Martin	USU Extension
Amber Hatch	County Weed Control

Others in attendance:

Eric Atkin	Mary Gardner	Susanne Garfield
Mark Halterman	Eric Hasemeyer	James Harris
James T Helsper, Jr	Rachel Hunt	Rebecca Iverson
Byron Jenkins	Dan Jessen	Bill Johnson
Stepheni Langford	Austin Leavitt	Matthew LeFevre
Howard Maize	Kevin McClellan	Paul Nelson
Ed Nunes	Terry O’Leary	Jeff Richards
Chad Schmaker	Teresa Sehuck	Sierra Stokes
Mike Tapocik		

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PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Jon Whittaker.

INVOCATION

An invocation was offered by Michael Bleak.

APPOINTMENT OF THE IRON COUNTY COMMISSION CHAIR FOR 2024

Michael Bleak made a motion to appoint Commissioner Paul Cozzens as the Iron County Commission Chair for 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF MINUTES

Kenneth Robinson made a motion to approve the minutes of the Iron County Commission meeting held on December 9, 2024. 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 December 9, 2024 to January 12, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

OPEN MEETING LAW TRAINING

Samuel Woodall, Deputy Iron County Attorney, gave the annual Open Meeting Law Training, reviewing the requirements of UCA § 52-4.

COMMISSIONER REPORTS

Kenneth Robinson, Iron County Commissioner, reported that he had attend several meetings throughout the week. He attended the Iron County Planning Commission (ICPC) meeting on January 9th.and available grants. There was great feedback from many concerned residents. Ken reported that he was able to attend a meeting with BZI discussing their plans for the future and their accomplishments in the past.

Michael Bleak, Iron County Commissioner, reported that commissioners participated in the Iron County Council of Government (ICOG) with discussions on county wide issues last week. Mike noted that he was a member of the Iron County Economic Development Advisory Board (ICEAB). The board was beginning the process of going through applications for the Small Business Grants. He also attended the Governor and Lieutenant Governor's Inauguration ceremony.

Paul Cozzens, Iron County Commissioner, shared financial statements regarding Southwest Utah Public Health. Paul noted that he continued to work with Horrocks Engineers regarding facilitating a utility railroad crossing easement for sewer regarding the new jail. Cedar City owned the spur and guidelines needed to be followed from Union Pacific. Commissioner Cozzens reported that he attended the Farm Bureau meeting held in Richfield.

PUBLIC HEARING, DISCUSSION POSSIBLE APPROVAL OF A REQUEST FOR A "PARTIAL OR ENTIRE VACATION OF ANY ROADS, EASEMENT, OR RIGHT-OF-WAY" LOCATED ON A 1.80 ACRE PARCEL ADDRESSED AS 487 E CITY VIEW DRIVE, PAROWAN, UT WITHIN THE SW¼ SE¼ SE¼ SECTION 13, T34S, R9W, SLB&M, IRON COUNTY, UT (APN: C-933-1) Applicants: Eric & Jacqueline Hasemeyer

Reed Erickson, Iron County Planner, explained the property location for the easement, and after research, he collected all of the deeds and records of what had been previously recorded on the property. An easement ran along the north side of the property that the original owner granted. None of the easements had been changed, abandoned, or vacated. Reed reported that the Iron County Planning Commission (ICPC) recommended that Iron County vacate its interest in City View Drive across from LeFevre's property, as the easement was no longer needed. Reed explained the statutes that were used when vacating Iron County's interest in a public Right-of-Way (ROW), 72-3-108 County Roads-Vacation and Narrowing- Notice requirements states that the notice of the Public Hearing would be published for at least four weeks before the day of the hearing. This was followed to ensure everything complied, and 17-27a-609.5 (4) – Petition to vacate a public street.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding APN: C-0933-1.

Matthew LeFevre, applicant for the road vacation, expressed his appreciation for allowing him the opportunity to speak. He noted that, in Reed Erickson's interests, they were all affected by the vacated easement of City View Drive. He agreed and supported the vacated easement.

Dan Jessen, Parowan City Manager, reported that Parowan City had no official position regarding the vacation of this easement. Mr. Jessen noted that area was located just outside of the Parowan City boundary. It was, however, a part of a proposed annexation into Parowan City. City View Drive was listed as a Master Transportation planned road and would stay on the plan regardless of whether the easement was removed or vacated. Dan explained further about the Master Transportation Plan's function. He requested that the commissioners consider the implications of City View Drive being a master-planned road. If it were to be abandoned, it would either need to be re-established or established to the property to the north upon development. Further discussion and explanation continued regarding ingress and egress with a possible subdivision being developed.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson explained that, based on Dan Jessen's comments, the ICPC has had discussions regarding City View Drive as it goes out to Hwy 143. Iron County had the ability to work with the developer so that a new alignment could be established. He noted that the ICPC was aware of this and committed that if this was vacated a new ROW would need to be established. Reed explained road vacation and establishing a ROW. He listed five options that the commission could consider if they had an intent to take action on this item. 1- The applicants' request; 2-Vacate City View Drive on Hasemeyer property and any county ROW/easement; 3- Vacate only City View Drive on Hasemeyer property (recommended); 4- No action-Vacate nothing (retain all interest in and ROW/easement) 5- Other - as determined by the

Iron County Commission. Reed noted that the ICPC would be willing to prepare an Ordinance for the next commission meeting that would vacate that portion. He reported that they had been working with Hasemeyers to remove a fence and other items on the Iron County portion of the property. Discussion continued regarding the easement and alignment.

Sam Woodall, Iron County Deputy Attorney, explained that when this issue was previously addressed, the boundary was discovered and there as a need for a fence to be moved. Sam explained that at the time, the question came up whether the county would be willing to dispose of the property that was currently covered by the Hasemeyer's. He and Jon Whittaker researched the issue and found that it would be inappropriate for Iron County to give away the easement and there would have to be some kind of compensation or sale associated with it. They priced that out and it was not feasible for the Hasemeyer's at that time. It had now been presented to the commission as a request to remove the easement, which takes the issue back to the original decision that was made that it would be inappropriate for Iron County to remove their interest without considering the disposal of the land. Sam had spoken with Reed and other staff members and discovered that there was this petition to vacate a public road, which was separate from a request to remove the easement on the east side.

Eric Hasemeyer, owner of 487 E City View Drive, reported that in his most recent conversations with Richard Wilson, Iron County Engineer, on December 18, 2024 and January 3rd, where it was stated that there was no easement to the west or to the north of his property that Iron County was involved in. Eric explained that during a search by his attorney it was found that an easement had never been established, or that Iron County ever held an easement to the west. In response to the question of the feasibility of purchasing the property, he had never been approached with the opportunity to purchase the other property. If approached, at that time, to purchase the property they would have been able to facilitate that purchase.

Richard Wilson, explained that the discussion was internal between himself, Sam Woodall and Jon Whittaker about the purchase of a triangle of property. This was never presented to the Hasemeyer's, but they simply recognized it as being a complication due to the fact that it was in the City's limits and chose not go forward. Rich noted that he did have a discussion with Eric Hasemeyer and Rich clarified that Iron County had no interest in the roadway, but there was in the utility easement. There was a recorded easement of 15-feet along the north and west sides. Sam Woodall reported that he located the letter that was sent to the Hasemeyer's dated January 3, 2022. He then proceeded to read the notice.

Michael Bleak made a motion to vacate only City View Drive and to direct the ICPC to prepare an ordinance to be considered at the next commission meeting as presented by Reed Erickson. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE FROM RESIDENTIAL ONE ACRE (R-1) TO RESIDENTIAL ONE-HALF ACRE (R½) AND RESIDENTIAL 4000 SQUARE FEET (R4K) FOR APPROXIMATELY 19.22 ACRES WITHIN THE SE¼ SW¼ SECTION 9, T35S R 11W, SLB&M, IRON COUNTY, UT (APN: D-531-2) – LOCATED NEAR 4800 N TO 4950 N & 2700 W, CEDAR CITY, UT Applicant: BCN Real Estate, LLC, represented by Platt & Platt Engineering

Reed Erickson, Iron County Planner, explained that the Iron County Planning Commission (ICPC) did not recommend this zone change because there were several challenges with the rezone. The zone change would be placed on the February ICPC meeting for more discussion. A Public hearing had been advertised for today's meeting and it would be good to receive comment, but he clarified that there was no intended action today. Reed noted that it was the applicant's request to continue with ICPC staff for some other options. Reed apologized and reported that he mistakenly advertised the Public Hearing to be held at the Iron County Commission meeting on the 14th rather than the 13th. There would be another opportunity to comment during next month's ICPC meeting. Reed read Iron County Code 17.36.320 (1) R4K General Requirements and Iron County Code 17.16.035 – Table of Townhouse (TH) Standards.

Reed reported on the Project Overview: the property was 19.22 acres, adjacent to R-5, R-1 & R½; located on the North side of Midvalley Road east of Lund Hwy and west of 2300 at approximately 2700 W; it was within Tier II – outside of Cedar City and Enoch Annexation Plan; Proposed use was a zone change to R½ and R4K to allow residential use with Town Houses. Services available: Water-CICWCD, Sewer-Cedar City Central Sewer, Other utility services in the area (Power, Gas, Communications, etc.), and Drainage/Flood provisions with retention basins and burb/gutter.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding a zone change.

Rachel Hunt, a citizen of Iron County, expressed her concerns about putting townhomes in Unincorporated Iron County, residents want to enjoy their own property, light pollution, transient moving into townhomes, air pollution, increased traffic, tax burden on residents, water table and usage, and electrical increase.

Stephanie Langford, a citizen of Iron County, agreed to all of Rachel's concerns. Townhomes should not be allowed in rural areas, there would be too many issues, and there would be no public services available.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson reported that the Iron County Planning Commission (ICPC) recommend suspending action and to move forward with discussions at an ICPC meeting to be held on February 6th, ICPC and to be brought before the Iron County Commission at the February 10th meeting.

Kenneth Robinson made a motion to table this item regarding APN: D-531-2 as presented by Reed Erickson. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVE OF A PROPOSED GENERAL PLAN AMENDMENT – TIER CHANGE (TIER II TO TIER IV AND TIER IV TO TIER II) FOR PROPERTIES CURRENTLY IN THE PAROWAN AND PARAGONAH TIER II URBAN EXPANSION AREAS, PROPERTIES LOCATED WITHIN SECTIONS 7, 18, 30, & 31, T34S, R8W; SECTIONS 8-17, 20-25 & 36, T34S, R9W; SECTION 1, T35S, R9W; SECTIONS 32 & 33, T33S, R8W: & SECTIONS 4 & 5, T34S, R8W, SLB&M Applicant: Iron County

Reed Erickson, Iron County Planner, reported on the historical overview of the Tier II General Plan Amendment, the Hydraulic Gradient, Flow direction, Aquifer test data, and the Septic Tank Density Analysis for Paragonah. There would be a proposed expansion around Paragonah and a reduction around Parowan. Discussions continued regarding the Paragonah and Parowan Tier II areas. Reed noted that most development could occur in Parowan town which would provide water, sewer, etc. He explained that a Public Hearing would be held, but as was done in item #3, the ICPC recommended tabling this item to continue discussions with no action being taken. The Public Hearing was posted on the State Notice website and the Iron County website, but because of the holiday, the signs were not posted. The Public Hearing had been posted on the ICPC meeting to be held on February 6th, and a Public Hearing/Discussion/Recommendation, and possible action, on the February 10th Iron County Commission meeting.

Reed Erickson recommended that the item be tabled at this time. He noted that a Public Hearing could be held together with agenda item #4.

Michael Bleak made a motion to table agenda item #3 regarding the General Plan Amendment Tier Change for a future date. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC HEARING, AND DISCUSSION OF A PROPOSED ZONE CHANGE, PAROWAN: R½, A-20; C & LI TO R-5; R½ & A-20 TO RA 20; PARAGONAH: A-20, R-1 & R½ TO R-5; A-20 TO RA-20 FOR PROPERTIES CURRENTLY IN AND AROUND THE PAROWAN AND PARAGONAH TIER II URBAN EXPANSION AREA LOCATED WITHIN SECTIONS 7, 18, 30 & 31, T34S, R8W; SECTIONS 8-17, 20-25, T34S, R9W; SECTION 1, T35S, R9W; SECTIONS 32 & 33, T33S, R8W: & SECTIONS 4 & 5, T34S, R8W, SLB&M Applicant: Iron County

Reed Erickson, Iron County Planner, reported that he currently had appointments to meet with Paragonah Town to be on their Planning Commission meeting, and would request to be on the Parowan City Planning Commission meeting for them to have a better understanding of the zone changes. There would be a Public Hearing/discussion/recommendation at the February 6th ICPC meeting and at the February 10th Iron County Commission meeting. Reed explained the purpose of the zone changes within the Tier II area in Paragonah Town and Parowan City to R-5 and RA-20. He noted that this zone change had been discussed during the last two ICPC meetings and recommended that this item be tabled until the February 10th commission meeting.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open on agenda items #3 and #4.

Austin Leavitt, a citizen of Iron County, asked Reed Erickson if the color-coded maps were accessible to the public. Reed replied after it was recommended by the ICPC, they would then be available online. He would email the current maps to Mr. Leavitt.

Mike Tapocik, a resident of Paragonah, expressed his concern about taking their properties from A-20 to RA-20 and that it was not fair to those in Tier IV which were 40 acre plus parcels area, cutting them off at the knees while they were trying to advance their businesses, and what was the plan in 5 years. Mike noted that he opposed any change from A-20 to RA-20. Reed replied that he would like to meet with Mike to better understand his concerns, and the area mentioned was not included in this zone change.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Kenneth Robinson made a motion to table agenda item #4 regarding the zone change for properties currently in and around the Parowan and Paragonah Tier II Urban Expansion Areas as presented by Reed Erickson. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED COUNTY CODE AMENDMENT (ORDINANCE 2025-1) AN ORDINANCE OF IRON COUNTY, UTAH, TO THE IRON COUNTY LAND USE CODE-ORDINANCE 2025-1 AMENDING CHAPTERS 17.16 & 17.20-PROVIDING FOR “SMALL CONTRACTOR SHOP/OFFICE” IN THE RA-20, R-5 & R-2 ZONES AND “CARETAKER DWELLING” IN THE COMMERCIAL (C) AND INDUSTRIAL (I) ZONE DISTRICTS Applicant: Iron County

Reed Erickson explained that the Amendment to Ordinance 2025-1 Chapter 17.16 - Table of Uses would open up more opportunities. Ordinance 2025-1, Contractor’s Shop/Office, Small “means a facility providing for limited employee staging of general building repair, service, and maintenance such as, and including: Installation of plumbing, roofing, electrical, heating & air conditioning, with limited employee staging, according to zoning districts.” Chapter 17.20.010 – Definitions, added under “Caretakers Dwelling” means a building, or portion of a building, used as a dwelling by a person having the care of the building, plant, equipment, or grounds associated with an industry, business, office, or recreation area carried on or existing on the same site.” Reed reported that the ICPC recommended approval of the County Code Amendment – Ordinance 2025-1 for Caretakers, Dwelling & Small Contractor Shop/Office. Read the Standards for operating a “small” contractor shop/office.

Richard Wilson, Iron County Engineer, explained that under “Standards for operating a “small” contractor shop/office” off-street parking must be provided for all business and employee vehicles. No business vehicles, trailers, or heavy equipment may be stored or parked in the required front yard.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding a proposed Iron County Code Amendment.

Howard Maize, a citizen of Iron County, expressed his concerns that there were too many changes in his area in the last 25 years, light pollution, increased traffic, large companies coming in and not taking care of the road, and Iron County not maintaining the roads they were responsible for. He asked the commission to table their decision.

Eric Atkin, a citizen of Iron County, noted that he had not seen the public notice regarding the ordinance change and wondered how he could look at it. Reed Erickson replied that it was presented at the ICPC meeting as a recommendation and he would gladly send him a copy. Eric owned a dump truck and skid steer that he used for personal use and was concerned that this amendment would constrain those for personal use and asked if could be clarified in the ordinance.

Ed Nunes, a citizen of Iron County, expressed his concerns that the area needed to be kept an agricultural area. There were too many construction businesses, construction still impacted the environment and roads, and residents had no say on the issue.

Howard Maize, a resident of Iron County, expressed his concerns with the small change being little nibbles, there was still a property that was a junkyard with trailers, portable pots, and empty vehicles that were supposed to be cleaned up, change requests had been bypassed and ignored and nothing was being done on Lund Road.

Paul Cozzens, Iron County Commission chair, declared the Public Hearing closed. Paul reported that Code Enforcement had been out to the mentioned area by Mr. Maize and they had begun cleaning up and letters had been sent. Howard Maize stated that he heard about the code enforcement and letters, but it had only gotten worse. Letters had been sent and still nothing had been done. Sam Woodall explained the process of the Code Enforcement notices that were sent out. Things were being done to try to effectuate the change.

Reed Erickson explained how the projects were reviewed and what kind of permit would be granted. Ken Robinson asked if passing this amendment would allow Reed Erickson and Sam Woodall to take action on those that were in violation of that. Sam replied that the ordinance to enforce the issues was still there and this would help further regulate ongoing issues associated with that. Reed clarified that this amendment change would not affect the Lund Highway area.

Michael Bleak made a motion to approve the Iron County Code Amendment – Ordinance 2025-1 as presented by Reed Erickson. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC COMMENTS

No Public Comments were offered.

DISCUSSION AND POSSIBLE APPROVAL OF AN ENGINEERING SERVICES AGREEMENT WITH HORROCKS ENGINEERS, LLC. THIS CONTRACT IS TO FACILITATE A UTILITY CROSSING EASEMENT ASSOCIATED WITH THE CONSTRUCTION OF A NEW IRON COUNTY JAIL

Paul Cozzens explained the process of obtaining an easement from Union Pacific Railroad (UPRR) had many regulations and a firm that understood the nuances was needed. Iron County sought to contract with Horrocks Engineers, LLC to facilitate a utility crossing easement. Horrocks had been excellent to work with, and their quote was reasonable. Horrocks would place a sewer line to be constructed under an existing railroad spur near the new jail. Platt and Platt were preparing the design and construction plans for the sewer line, but needed assistance from Horrocks to verify compliance with AREMA and UPRR standards. Jon Whittaker noted that this was critical for the success of the new jail. He explained that sometimes it was difficult to get easements with Union Pacific and Horrocks had a dedicated staff that was familiar with their processes. Paul reported that Horrocks had also looked into creating access for law enforcement only, an access that Cedar City had used for years to cross the railroad. For inmates flown into the airport, such access would be convenient to take them down Aviation Way and to the back

door without going all the way around to the jail. Jon Whittaker noted that Darren Ayer had sent a contract and had been very good to work with thus far.

Kenneth Robinson made a motion to approve the Engineering Services Agreement Contract with Horrocks Engineers, LLC associated with a utility crossing easement associated with the construction of the new Iron County Jail as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL FOR AN EXTENSION OF A PROFESSIONAL SERVICE CONTRACT FOR WILDLIFE MITIGATION TECHNOLOGIES FOR MICHAEL V. WORTHEN

Jon Whittaker, Iron County Clerk, explained that Michael Worthen was the Natural Resource Management Specialist and that this was the annual extension of his current contract for the 2025 year. Paul Cozzens expressed his appreciation for all Mike Worthen had done for Iron County.

Michael Bleak made a motion to approve the extension of the Professional Service Contract for Wildlife Mitigation Technologies as presented. Second by. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

2024 COOPERATIVE AGREEMENT BETWEEN UTAH STATE UNIVERSITY (USU) EXTENSION SERVICES AND IRON COUNTY

Rebekah Iverson, USU Extension Agriculture & Natural Resource Professor, explained that the annual Cooperative Agreement allowed USU to house an Extension Office in Iron County to provide services to the public for things related to agriculture. Rebekah reported on some of the highlights of their projects done this year. They held a Noxious Weed Camp where kids came out and learned to identify what was a good or bad plant. They also worked closely with IFA and the Enterprise and Iron (E&I) Conservation District. She noted that there had been some turnaround in their office, but they were settling in. Taryn Schroeder was the new 4-H Coordinator and worked with many children. Marla Hoyt was the 4-H Afterschool Program Coordinator. There was a huge afterschool presence and they hired two more employees to help at the Elementary Schools. Rebekah expressed appreciation for the support from the Iron County Commission.

Kenneth Robinson made a motion to approve the 2025 Cooperative Agreement between Utah State University (USU) Extension Services and Iron County. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF AN ADDITIONAL THREE INVASIVE PLANT SPECIES TO THE IRON COUNTY NOXIOUS WEED LIST: BURDOCK (ARCTIUMSPP), COCKLEBURS (XANTHIUM SPP), AND CURLY DOCK (RUMEX CRISPUS)

Amber Hatch, Iron County Weed Supervisor, presented a slide show on the three weeds deemed invasive, harmful, and difficult to control. Cocklebur: the spiny burs contaminate wool, hide, and hair, adhering to equipment and apparel, increasing labor and control costs. The annual plant dominates disturbed sites and displaces beneficial vegetation, further degrading rangelands and open spaces. Toxicity to livestock, particularly young animals, was another high concern. They seemed to be getting worse anywhere where there was flowing water, literally, anywhere there was water. Burdock: the burs from this biennial plant cling to livestock, damaging hides and wool and reducing market value. Its aggressive growth outcompetes native vegetation, reducing biodiversity and inhibits the natural recovery of disturbed areas. Curly Dock: this perennial weed reduced forage quality in pastures and hayfields. Its seeds persist in the soil for years, making control efforts incredibly challenging. It spreads aggressively, reducing the ability of native plants to regenerate and contributing to soil nutrient depletion. Last year there was not one alfalfa field in Summit that did not have the Curly Dock in them. Approving this now would prevent larger, costlier issues in the future.

Michael Bleak made a motion to approve the additional three Invasive Plan Species as presented by Amber Hatch. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

REVIEW AND POSSIBLE APPROVAL OF A FIRST AMENDMENT TO THE CEDAR CITY AND IRON COUNTY AGREEMENT RELATED TO CONSTRUCTION OF A NEW IRON COUNTY JAIL

Sam Woodall reported that on or about October 10, 2024, Cedar City and Iron County entered into an agreement related to the construction of a new Iron County Correctional Facility. This agreement regulated how the jail would interact with City infrastructure and allowed the jail to connect to the City's culinary water system. The amendment had verbiage changes in Section IV-I paragraph (g) with "Iron County shall be specifically required to install and maintain a grinder Best Available Treatment Technology (BATT)."

Kenneth Robinson made a motion to approve the First Amendment to the Cedar City and Iron County Agreement related to the construction of a new Iron County jail. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL TO UPDATE IRON COUNTY RESOLUTION 98-1 TO 2025-1, A RESOLUTION OF THE IRON COUNTY COMMISSION DEFINING POLICY FOR ACCEPTING ROADS FOR COUNTY MAINTENANCE

Richard Wilson, Iron County Engineer, explained that this was a cleanup of the methodology used to define the policy for accepting a road for Iron County maintenance. None of the requirements were changed just the application process. Rich explained some of the verbiage used in Resolution 98-1. He noted that the majority of Resolution 2025-1 was to update how the process worked. It was the process of community contribution or benefactors, contribution to upgrading a road to Iron County standards to be considered for the Iron County maintenance schedule. Richard expressed his appreciation to Merilee Wilson who organized and put together a Road Assessment package. He reported that there were nine steps needed to comply to meet the standards. 1) Pre-application, 2) Application submittal & Review, 3) Public Hearing notices, 4) Public Hearing, 5) Protest period, 6) Public meeting determination, 7) Bid Project & Award Contract, 8) Construction, and 9) Adopt Assessment Ordinance & finalize financing. Richard reported that these nine steps were in accordance with Utah State laws.

Kenneth Robinson made a motion to approve the updated Iron County Resolution 98-1 to Iron County Resolution 2025-1, a resolution of the Iron County Commission Defining Policy for accepting roads for Iron County maintenance, as presented by Richard Wilson. Second by Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY RESOLUTION 2025-1

A RESOLUTION OF THE IRON COUNTY COMMISSION DEFINING POLICY FOR ACCEPTING ROADS FOR COUNTY MAINTENANCE.

Whereas, Iron county has limited resources with which to maintain County roads; and

Whereas, in some cases it may be years before a sufficient number of residents desire to pay their roads to be improved to county standards.

Whereas, the County desire to follow written procedures in accepting roads for maintenance; now therefore

Be it resolved by the Board of Iron County Commissioners that the following criteria will be followed in accepting roads for maintenance by the Iron County Road Department.

1. Roads may be brought to an acceptable County standard. This may be accomplished by the formation of an Assessment Area.
2. Roads used as school bus routes will be given preference in winter maintenance.
3. Before a road is placed on the maintenance system, it must be accepted by a majority vote of the County Commission in a regular County Commission meeting.
4. Winter maintenance will not be performed on roads with a grade greater than ten percent (10%).
5. The county will assert an underground easement for public utilities when a road becomes a County maintained road.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS DATED THIS
13th day of _January_, 2025.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH



Paul Cozzens - Chairman

Attest:



Jonathan T. Whittaker - Iron County Clerk

Michael P. Bleak	_Aye_
Paul Cozzens	_Aye_
Kenneth Robinson	_Aye_



DISCUSSION AND POSSIBLE APPROVAL TO UPDATE RESOLUTION 2009-7 TO 2025-2, A RESOLUTION TO ESTABLISH AN APPLICATION PROCEDURE FOR ASSESSMENT AREA PROPOSALS

Richard Wilson, Iron County Chief Engineer, noted that this was a continuation of Agenda Item #3. Rich explained that once the applicant was approved to begin the process to be put on the maintenance schedule, they had to go through the Assessment Area Procedure. He reported that this item was simplifying or updating the policy and the proactive of how that Assessment Area was obtained or created.

Michael Bleak made a motion to approve updating Resolution 2009-7 to Iron County Resolution 2025-2, a resolution to establish an Application Procedure for Assessment Area Proposals, as presented by Richard Wilson. Second by: Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye, Kenneth Robinson, Aye.

IRON COUNTY RESOLUTION 2025-2

A RESOLUTION TO ESTABLISH AN APPLICATION PROCEDURE FOR ASSESSMENT AREA PROPOSALS

Whereas, the Utah State Legislature has established definitions, rules and regulations known as the “Assessment Area Act”, as set forth in Chapter 11-42, Utah Code Annotated, 1953, as amended; and,

Whereas, Iron county believes that the application and review process would allow the County and affected property owners to reach a determination as to whether an assessment area should be pursued, before significant resources and funds are expended through the assessment area process outlined in Chapter 11-42, UCA; and,

Whereas, the Board of County Commissioners of Iron County, Utah, finds that the following resolution is necessary for the efficient provision of services pertaining to the formation of assessment areas; and,

Whereas, the multiple ownership situation of these pre-existing lots, and the varying financial resources and/or values of those owners, creates a difficult logistical, political, and financial circumstance that is not comparable to installing and financing a new subdivision; and,

Whereas, the multiple ownership situation of these pre-existing lots, and the varying financial resources and/or values of those owners, creates a difficult logistical, political, and financial circumstance that is not comparable to installing and financing a subdivision; and,

Whereas, the board finds that an incremental approach to road improvements can be acceptable in some assessment area situations, as even incremental improvements will improve the safety of the neighborhood; and,

Whereas, notice of the following resolution has been provided as required by law.

Now therefore, be it hereby resolved by the Board of County Commissioners of Iron County, Utah, that the following assessment area application policy is established;

ASSESSMENT AREA APPLICATION POLICY:

Section 100 Purpose.

The assessment area application policy is enacted to provide an application and review process through which the County Commissioners make a preliminary determination as to whether the formation of an assessment area is in the interest of the county and should be pursued. The procedures outlined herein precede, and are in addition to, those of the “Assessment Area Act”, as set forth in Chapter 11-42, Utah Code Annotated, 1953, as amended.

Section 110 Improvement to meet County standards.

Improvements funded through assessment areas shall be constructed to an appropriate County standard, as determined by the County Commissioners. In the case of assessment area road improvements, the road(s) shall be constructed to the minimum County standard specified in the below table, or better. The specifications for each of the road types are available from the County Engineer.

ZONING	LOCATED WITHIN AN ANNEXATION DECLARATION AREA AND A TIER II AREA	LOCATED WITHIN A TIER II OR TIER III AREA AND OUTSIDE THE ANNEXATION DECLARATION AREA	LOCATED WITHIN A TIER IV AREA
A-20, RA-20, & RR-20	*GRAVEL	*GRAVEL	*GRAVEL
R-5	CHIP SEAL	*GRAVEL	*GRAVEL
R-2	CHIP SEAL	*GRAVEL	*GRAVEL
R-1	ASPHALT PAVEMENT	*GRAVEL	*GRAVEL
R-1/2	ASPHALT PAVEMENT	CHIP SEAL	CHIP SEAL
R4K	ASPHALT PAVEMENT	ASPHALT PAVEMENT	n/a
C	ASPHALT PAVEMENT	ASPHALT PAVEMENT	CHIP SEAL
LI	ASPHALT PAVEMENT	ASPHALT PAVEMENT	ASPHALT PAVEMENT
I	ASPHALT PAVEMENT	ASPHALT PAVEMENT	*CHIP SEAL
IA	n/a	n/a	*GRAVEL

*When required road improvements are adjacent to an approved/accepted road that is already Asphalt Pavement or Chip Seal, the improvement must be, at a minimum, a Chip Seal surfaced road. Future upgrades will require a new Road Assessment Application (i.e. gravel to asphalt pavement).

Considerations for road type include: Relation to Existing and Planned Roads, Distance from Improved Roads, Proximity to other Similar Lots and their Access, Proximity to Public Lands, Public Convenience & Safety, Drainage, Width, Grade (Topography), Existing Road Conditions, Number of Lots, and Mileage of Road (linear feet).

Construction of a road to less than the standard required for a new development shall not be sufficient to satisfy the subdivision road requirements applicable to any division of the property. In such cases, further improvement, in conformance with the road construction standards for new subdivisions, will be required upon division of the property.

Road improvements to a higher standard than indicated above may be required, when in the judgement of the County Commission the situation warrants an increased road standard.

Section 115 Pre-Application. *(Refer to ironcounty.net GIS maps for ownership information AND Road Improvement / Assessment Area packet, Attachments E-Signature Spreadsheet #1 & F-Sample Letter, Indication of Interest.)*

Any party or group of property owners interested in improving a road to county standard must submit an “Indication of Interest” to the County for review. The County will need the following information before reviewing the project and creating an estimated cost:

- A. Identification of the proposed road(s) and description of requested improvement.
- B. Identification of property owners within the proposed assessment area.
- C. Proof of interest of more than 50% of property owners within assessment area.

Section 120 Application. *(Refer to Road Improvement/Assessment Area packet, Attachment J-Application.)*

Any party or group of property owners wishing to form an Assessment Area must submit an application for the proposal to the County Commissioners for review. The application is to be accompanied by a statement, signed by property owners representing a majority of the properties within the proposed assessment area. The statement shall indicate that the property owners have reviewed the application documents and desire to participate in an assessment area to construct the improvements generally identified. The application must include the following information:

- A. A description and a map of the lots or parcels proposed to be included in the assessment area. Also, identify on the map the lots or parcels owned by those that signed the application. *(See ironcounty.net GIS maps for map and ownership details.)*
- B. A description of the improvements proposed to be financed through to assessment area process, including:
 - (i) the general nature of the improvements; and
 - (ii) the general location of the improvements.

- C. A rough cost estimate requested from and provided by the County Engineer. *(Refer to Road Improvement/Assessment Area packet, Attachment D-Rough Cost Estimate.)*
- D. Whether any parallel facilities (power, phone, gas line, etc.) would need to be relocated to complete the proposed improvements, as may occur with a road construction project.
- E. Whether adequate rights-of-way or easements exist, or if needed, the likelihood of obtaining necessary right-of-way.
- F. A desired schedule for construction.
- G. A description of any benefits that the County could expect to receive from the proposed improvements.
- H. A description of the benefits that the property owners could expect to receive from the proposed improvements.
- I. Whether the property owners have been able, or may be able, to create a voluntary assessment area (100% voluntary participation). If a voluntary assessment area is proposed, include the information outlined in Section 11-42-104, Utah Code Annotated, regarding the waiver of requirements. *(Refer to Road Improvement/Assessment Area packet, Attachment B1-Utah Code 11-42-104 AND Attachment J-Application, Line I.)*
- J. A proposal for how the assessment should be calculated and levied (whether by frontage, area, taxable value, fair market value, lot, number of connections, equivalent residential unit, or any combination of these methods), and the resulting cost per unit, based on the cost estimate provided. Note that assessments cannot be levied against federal land or public agencies, except as provided in Section 11-42-408, Utah Code Annotated. *(Refer to Road Improvement/Assessment Area packet, Attachment B2-Utah Code 11-42-411 Payments & B3-Utah Code 11-42-408 Assessments against government land prohibited.)*
- K. The property owners desired payment terms and the total length of installments (typically not more than fifteen years).
- L. In the case that 75% or more of the properties are undeveloped, the value of the undeveloped property after the proposed improvements are completed has to be at least three times the value of the assessment area liens placed on the undeveloped property. To help determine if this is a concern, provide figures for the number of undeveloped lots and the total number of lots in the proposed assessment area; and if the number of undeveloped lots exceed 75% of the total, provide figures for the total current assessed property tax valuation of all undeveloped properties within the proposed assessment area, and the total amount of the proposed assessment area lien for those properties. *(To calculate, refer to Road Improvement/Assessment Area packet, Attachment J-Application, Lines I, J, & K.)*

Section 130 Consideration of Request.

After receipt of a complete application, the County Commissioners shall consider whether formation of the proposed assessment area may be further pursued, and if it is further pursued, how the proposal will be defined for purposes of notice under Section 11-42-202, Utah Code Annotated *(Refer to Road Improvement/Assessment Area packet, Attachment B4).*

In making such a determination, the County is to consider:

- A. The public benefit received;
- B. Any savings in operation and maintenance costs to the County;
- C. Whether the scope of proposed improvements or size of the assessment area should be reduced or increased;
- D. Whether any water, gas, sewer, or underground electric and telecommunication connection/extension/relocation should occur prior to any proposed road improvements;
- E. Any impact to the budget, workload, or staffing levels necessary to form the assessment area, provide the improvements, and maintain the improvements on an ongoing basis;
- F. Any opportunity costs that may result, such as, other identified projects that may be hindered if resources are limited and can only be applied to this project at the cost of another;
- G. Whether the proposal addresses a significant health or safety issue, such as a failed water system, an area of failing septic systems, an inadequate/overburdened road system, etc.;
- H. Whether private financing could be utilized, instead of public funds;
- I. Whether the project would cause any significant environmental impacts that should be avoided or mitigated.

Section 140 County not bound.

The county is under no obligation to form an Assessment Area. The above application process shall not preclude the County Commissioners from rejecting a proposal to form an assessment area, with or without reason. The decision of the County Commissioners to not form an assessment area is not appealable.

Section 150 Application authorized to proceed.

An application that is authorized by the County Commissioners to proceed shall be further considered through the Assessment Area Act provisions of Chapter 11-42, Utah Code Annotated, 1953, as amended (*Refer to utah.gov Utah Code 11-42*). Provided, if an assessment area is not formed within two years of the authorization to proceed, the authorization shall expire.

The County may specify conditions (e.g. dedication of right-of-way, adequate appraisal) that are prerequisites to the formation of the assessment area. If 75% or more of the properties are undeveloped and an appraisal is required pursuant to 11-42-205, Utah Code Annotated, the appraisal shall be completed prior to giving notice under the provisions of the Assessment Area Act.

Section 160 Application Fee.

Assessment area requests that are authorized to proceed shall not be further processed until an application fee is submitted. The application fee shall be in the form of a deposit to cover the full anticipated costs or processing the request through the point of approval of the resolution/ordinance forming the assessment area, plus 20%. Any portion of the deposit that is not used shall be refunded or applied to the appropriate assessment area liens. Costs exceeding the initial deposit may be billed. If the assessment area is formed, the processing costs incurred by the County may be equalized among all participating property owners, such as through credits for those that paid the application fee.

Application Fee is based on length of road:

<u>Task</u>	<u>Cost</u>
Current Road Condition Testing (\$700 per test - every 500 feet)	\$ _____
Review of Application and Notification Requirements (including mailings). . .	\$ 250.00
20% Application Contingency.	\$ _____
TOTAL FEE.	\$ _____

EXAMPLE of Cost Breakdown for a 2,500 Foot Road:

<u>Task</u>	<u>Cost</u>
Current Road Condition Testing (\$700 per test - every 500 feet)	\$ 3,500.00
Review of Application and Notification Requirements (including mailings). . .	\$ 250.00
20% Application Contingency.	\$ 750.00
TOTAL FEE.	\$ 4,500.00

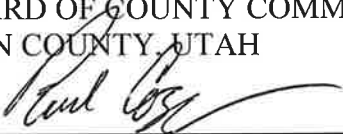
Section 170 Assessment Area to Expire Upon Full Payment of Improvements.

When an Assessment Area resolution is approved, the County shall establish the termination date and the method of disbursement of any “excess funds”. The authority to terminate the assessment area shall be established.

This resolution shall become effective upon its passage by the Iron County Board of County Commissioners. Nothing in the resolution shall preclude the Iron County Commission from modifying or amending this resolution at any time.

Passed and adopted by the Board of County Commissioners of Iron County, Utah, this 13th day of January 2025.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH



Paul Cozzens - Chair

Attest:



Jonathan T. Whittaker - Iron County Clerk

Michael P. Bleak Aye
Paul Cozzens Aye
Kenneth Robinson Aye



DISCUSSION AND POSSIBLE APPROVAL OF THE UDOT FEDERAL AID AGREEMENT FOR THE IRON SPRINGS ROAD RECONSTRUCTION CONTRACT

Richard Wilson, Iron County Chief Engineer, reported that this agreement was with the Utah Department of Transportation (UDOT) to move forward on the Iron Springs Road reconstruction. Iron County received \$7,508,313 from Congresswoman Maloy's office for this project. Commissioner Bleak noted that after the Iron County Council of Governments (ICCOG) meeting how does Iron County move forward for the new grant cycle. Commissioner Cozzens explained that when a grant was awarded, the applicant could move forward and apply for the balance to finish the project during the new grant cycle. He noted that there was a good chance of receiving another grant to finish the project if the applicant had previously been awarded a grant. Richard stated that he would reach out to Congresswoman Maloy's Office to get information on the new grant process.

Jon Whittaker, Iron County Clerk, explained that the agreement was previously signed and the motion would be to ratify the agreement.

Kenneth Robinson made a motion to ratify the UDOT Federal Aid Agreement for the Iron Springs Road Reconstruction Contract for \$7,508,313. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye, Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented for approval of the contracted Justice Court Attorney position of Mike Edwards to represent Iron County in Justice Court cases beginning January 16th. Sam Woodall, Iron County Deputy Attorney, explained that the commissioners were handed a drafted contract and that Mike Edwards would sign it at a later date. Sam noted the contract position would be specifically for Justice Court that would immediately give relief, and allow the Attorneys Office to focus on District Court cases. This position was a short-term fix.

Michael Bleak made a motion to approve the Contracted Justice Court position for G. Michael Edwards, effective January 16th. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye, Kenneth Robinson, Aye.

Jennifer Bradbury presented the new hire of Taylor Lorange as a Part-Time Accounts Payable Clerk, in the Auditor's Office, effective January 6th. This was a backfill of a vacant position; the new hire of Maliah Larsen as a Part-Time Assistant Cook, for the Council on Aging, effective December 30, 2024. This was a backfill of a vacant position; the new hire of Zachary Ford as a Full-Time Road Maintenance Worker, effective January 21st, and the new hire of Eli Bradshaw as a Full-Time Road Maintenance Worker, effective January 6th. These were backfills of vacant positions; the promotion of Dean Lain from a Road Maintenance Worker 2 to a Master Mechanic, effective January 5th; the new hire of Shawn Dunfee and Nicholas Stones as Full-Time Landfill Technicians 2, effective January 20th. These were backfills of vacant positions; the promotion of Greg Myers from a Landfill Technician 1 to a Landfill Technician 2, effective January 19th; and the promotion of Coty Christensen from a Landfill Technician 2 to a Landfill Technician 3, effective January 19th; the promotion of Ashley Ward from a Deputy 1 to a Deputy 2, effective 19th; the promotion of Christopher Caro from a Full-Time Corrections Deputy 2 to a Deputy 3, effective January 19th; and Bilingual Pay for Kaitlyn Lacy, effective January 19th, for the Sheriff's Office-Correction; the new hire of Blake Mathews as a Part-Time Bailiff, in the Sheriff's Office –Patrol, effective December 9th, 2024. This was a backfill of a vacant position.

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

Jennifer presented the Per Diem – Policy Section 15, for updates to travel and meal per diem rates with corresponding updates to Section 15 of the Iron County Personnel Policies and Procedures Manual, effective January 1, 2025. Iron County would follow the State Rates in meals and travel as follows: Breakfast - from \$13 to \$16, Lunch - \$15 to \$19, and Dinner- \$26 to \$28. Jennifer noted that if an employee was traveling to a city where rates were higher, as

outlined in www.gsa.gov/travel, they may receive that rate. It should be noted that going forward, for any cost incurred for meals that exceed the above outline meal per diems, the Auditor's Office would balance the billing of that employee for the overage amount so they could reimburse Iron County and be consistent. Jennifer reported that Mileage rates were as follows: for Iron County vehicles and SUVs used by employees the department changed to billing the departments from \$0.336 to \$0.378 cents per mile, and larger vehicles would change from \$0.418 to \$0.463 cents per mile. She explained that if there was no fleet vehicle available, an employee may use their own vehicle and would be reimbursed from \$0.670 cents to \$0.700 cents per mile. If an employee chooses to use their own vehicle when a Fleet Vehicle was not available, the employee must receive approval from the Fleet Department and send the approval to the Auditor's Office explaining why they were using their own vehicle. If an employee chooses to use their own vehicle and requested a reimbursement for mileage they may receive \$0.378 cents per mile, up from \$0.336. Jennifer read the verbiage of the added paragraph in the Per Diem Policy Section 15.

Michael Bleak made a motion to approve the updated travel and meal Per diem Rates with corresponding updates to the Per Diem-Section 15, Iron County Personnel Policies and Procedures Manual as presented by Jennifer Bradbury. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

NON-DELEGATED ITEMS

County boards:


Paul Cozzens reported that there were three Central Iron County Water Conservancy District (CICWCD) Board members whose terms were ending. Paul noted that he had spoken to the three members, (Tyler Allred, Tyler Melling, and David Harris) and they all agreed to continue to serve on the CICWCD board.

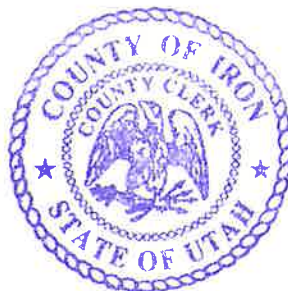
Kenneth Robinson made a motion to approve the renewal of the appointments of Tyler Allred, Tyler Melling, and David Harris on the CICWCD Board. Second by. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.


Signed: Paul Cozzens, Chair


Attest: Jonathan T. Whittaker, County Clerk



**IRON COUNTY COMMISSION MEETING
JANUARY 27, 2025**

Minutes of the Iron County Commission meeting convened at 9:00 a.m. January 27, 2025
in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Luke Little	County Auditor
Blaine Nay	County Bee Inspector
Sam Woodall	County Deputy Attorney
Jennifer Bradbury	County HR Director
Carri Jeffries	County Recorder
Kenneth Carpenter	County Sheriff
Nicole Rosenberg	County Treasurer

Others in Attendance:

Carol Barker

SYNOPSIS

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APPROVAL OF CLAIMS FOR PAYMENT	2
APPROVAL OF MINUTES	2
BEE INSPECTOR ANNUAL REPORT	4
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INVOCATION	1
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PERSONNEL	4
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INVOCATION

An invocation was offered by Paul Cozzens.

PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Kenneth Robinson.

APPROVAL OF MINUTES

Kenneth Robinson made a motion to approve the minutes of the Iron County Commission meeting held on January 13, 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 January 13, 2025 to January 26, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

Carri Jeffries, Iron County Recorder, reported that Total Documents recorded in 2024 was 14,111 which was up by 1,500 from 2023. The new mapping system had made that process easier and less than half the time to do. She noted that they had seven or eight Public Infrastructure Districts (PIDs). Carri reported that the total Revenue for 2024 was \$564,177 which was up approximately \$55K from 2023. She noted that all the revenue came from recordings, which were up. Iron County had 1,185 new accounts in 2024, and currently 55K property accounts. Carrie reported that the Records Office implemented the new Fraud Guard program which would help property owners from being a victim of property fraud. There were only 250 currently signed up for the program. This was a free service for property owners and they had been working on additional ways to get the information out. Another project that they worked on in 2024 was the Survey Finder located on the Records website. Carrie explained how the program worked and how it benefited Iron County citizens. There were 4,022 survey maps on the Survey Finder and they would begin to add all Official Recorded maps. Discussion continued regarding the Survey Finder. State statute required her to give the new information to the Assessor's Office as of January 1st, which she had already done for the 2025 year.

Nicole Rosenberg, Iron County Treasurer, reported on the 2024 year. Product sales collected were \$79,552,000, 2024 Funds Distribution to Iron County was \$15,999,470 collected. Collections from October to December was \$58M, and Pooled Cash funds were doing well at \$82M. Nicole reported that the Public Treasurers Investment Fund (PTIF) interest rate at her last report was 5.25 %, and was currently at 4.73%. Interest earned was \$2.495M with PTIF and \$979K with Moreton Asset Management She noted that Outstanding Property Taxes was at \$3,000,933 compared to \$9,000,654 in January 2024. Nicole reported that they were beginning to mail Property Tax notices for the May Tax sale. Currently, there were 109 properties. Out of those 109 properties, 11 were buildings (homes, mobile homes, etc.) and eight of those have land value over \$25K. There were two commercial properties and eight campsites. She expressed her appreciation to Nichole Bess for the effort she puts in to find the correct address if a notice was returned for any reason. Nicole reported that she, Carri Jeffries, Jon Whittaker, Carrie Christiansen, Luke Little and Sam Woodall had been meeting to put together a PID policy for Iron County. They would be meeting with Marcus Keller, Iron County Municipal Advisor, to discuss a sound policy for PID's. Nicole expressed her appreciation to her staff for all the work they do, always being mindful of tax payers' money, and being very frugal in what was spent.

Michael Bleak, Iron County Commissioner, reported that the legislature was in session and he was concerned about the restrictions being added HB 488 Transportation Funding Modifications which would be detrimental to smaller counties. Iron County used Transportation Funds to help build the new jail and there was talk about restricting the use of those funds. This was a case of local government versus the state on who managed the counties better. There were many sixth-class counties that had a few hundred people and would never use the funds to build

January 27, 2025

a big jail facility, but the funds would allow them to bolster their Search and Rescue, or to use for equipment. He noted that Representative Rex Shipp was sponsoring HB 162 Transportation Funding Amendments, and there was further discussion regarding how the restrictions would affect Class 3-6 counties. Commissioner Bleak reported that Representative Celeste Maloy reached out to him to ask if he could assist with putting together a resolution with the National Association of Counties (NACo) and the Justice and Public Safety, for Wildland Firefighters getting hazard pay for working on prescribed burns that get out of control. He explained that the Federal Government does not recognize prescribed burns that get out of hand as an actual fire, therefore, they do not pay the firefighters hazard pay. This resolution would go through the legislature to change the law to allow hazard pay those firefighters. The firefighters work very hard and every year someone loses their life in wildland fires. Representative Malloy's Office was working on sponsoring a bill that would delete the restriction for hazard pay on prescribed burns. On Friday the 24th, Cindy Bulloch, representative for Celeste Maloy, introduced Jeff Raizer as Senator Curtis's new Southern Utah Director.

Kenneth Robinson, Iron County Commissioner, reported that he spent time in the Assessor's Office to have a better understanding on the work they provide and took a tour to look at greenbelt issues. Ken also met with the Weed board where they discussed hiring two seasonal workers, whose salary was paid through grants. He noted that Amber Hatch, Weed Supervisor, was planning on doing a media blitz to inform citizens on what resources were available to help with weeds. Ken reported that he had a phone conversation with Sheriff Carpenter regarding an incident they were involved in recently, and that their needs were being met for the situations they have to deal with on a daily basis. He attended the jail meeting to be updated on the progress of the Sheriff's Complex.

Commissioner Michael P. Bleak reported that he was involved in the investigation of the recent homicide that happened last week that Commissioner Robinson referred to. He worked closely with detectives, responding Patrol Deputies, the Sheriff, and the Iron County Crime Scene Investigators (CSI) and they were all heroes working that case. This was a tragedy that did not have to happen. Mike went on to report on the homicide. With help of the DPS Helicopter and a reported lead, 4 suspects were currently in custody. He expressed his appreciation to Mickelle Croft, CSI Lead Investigator, her assistant Lindsay Kim and the entire Investigation Division for doing a fantastic job. George Colson, Iron County Emergency Manager, brought lights and the Command Center. It was a collaborative effort between all the departments, which needed to be highly praised.

Paul Cozzens, Iron County Commissioner, expressed his condolences to the families of this terrible tragedy. Paul noted that he also called Sheriff Carpenter to check in on him. He could not imagine having to witness the aftermath of the homicide, and it had to be tough on officers mentally. We deeply appreciate all of our first responders. Paul reported that work on the new Sheriff's Complex continued to move forward. Cornerstone Construction, subcontractors, had completed pouring three cells, which was 3% complete. He noted that work was progressing with Union Pacific regarding facilitating a utility railroad crossing easement for sewer regarding the new jail. The bid package came in way over budget and they continued to work with Value Engineering and getting the price down. Bids were coming in high as construction was being impacted with inflation. Paul reported that storm drains on 800 South, in front of the Rocky Mountain Substation, had been completed, which would alleviate a lot of the flooding issues in that area. Commissioner Cozzens reported that on a personal note, his sister had worked in Washington D.C for about 20 years as a scheduler for various senators. About a month ago, Vice-President J.D. Vance called and visited with her for about 15 minutes and hired her to be his Executive Assistant. Her office was located around the corner from the Oval Office.

PUBLIC COMMENTS

Carol Barker, a citizen of Iron County, expressed her concerns about H.B. 488 having no guidelines as how money was to be spent, the legislature tying the hands of the commissioners, accountability and transparency of how much money was collected and where it was being spent. Commissioner Bleak suggested that she make an appointment with Luke Little, Iron County Auditor, for clarification on any money issues she had. Mike Bleak explained the restrictions being added to H.B 488 and how that would affect the third class counties versus a sixth class county. Funds from H.B 488 should allow smaller counties an opportunity to have funds to augment their existing budget for Search and Rescue. Discussion continued regarding transportation funds. Jon Whittaker reported that in regards to Carol's comment about accountability, Iron County had always been accountable for every penny spent. Carol replied that she agreed that Iron County was well-run. A conversation continued regarding accountability and transparency with the Iron County Commissioners and Elected Officials. Carol reported that she came to the commission meetings because it was important to know what was happening in Iron County. The commissioners expressed their appreciation for Carol attending the meetings and to please continue coming.

PRESENTATION OF THE ANNUAL BEE INSPECTOR REPORT

Blaine Nay, Iron County Bee Inspector, explained that this report was in accordance of Title 4, Chapter 11 of the Utah State Code, Utah Bee Inspector Act. Under the Utah Bee Inspector Act, each county was required to have an inspector and required all beekeepers to be registered. The beekeepers inspection process was to help beekeepers know how to recognize and diagnose pest and disease problems in their hives. The disease was a spore-forming disease and spores were viable for up to 80 years. Blaine reported that he inspected 25 bee-yard apiaries, with 73 different colonies in those 25 bee-yards. If upon inspection, any diseased, and or, parasitized in colonies were found, he would help the owner of the bees with treatment or have them destroy the colony. He noted that while he was inspecting the hives he was looking for parasitic mites and the count had to be less than 6 mites, which was a 2% infestation. Blaine reported that the mite problem could become a problem and the beekeepers need to be aware of how to count the mites (which he trained them to do) and to keep on top of it. He explained a case of the American Foul Bird in St. George, the process of destroying hives, and what happened when hive collapsed. There were good products used to put in hives to keep the mites out, which was very effective.

REORGANIZATION OF COMMISSION ASSIGNMENT AND REVIEW OF IRON COUNTY BOARDS

The commissioners reviewed the Iron County Commission Assignments and Boards for 2025. The assignments that the previous Commissioner, Marilyn Wood, had were reassigned to Commissioner Robinson. No other assignments were made. Review of the Iron County Boards would be continued after the commissioners were able to confirm members of the boards

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the promotion of Gavin Black from a Road Maintenance Worker 1 to Road Maintenance Worker 2 in the Road Department, effective February 2nd; the promotions of Robert Stammet from a Corporal to a Sergeant, and Zakkary Coons from a Deputy 3 to a Corporal in Sheriff – Corrections, effective January 19th; the new hire of Jennifer Barnett as a Full-Time Corrections Nurse in the Sheriff - Corrections, effective January 21st. This was a backfill of a vacant position; the promotions of Shawn Peterson from a Sergeant to a Lieutenant, effective January 19th, Brandon Kennedy from a Corporal to a Sergeant, effective February 2nd, Tyrell Crofts from a Deputy 2 to a Deputy 3, effective, January 19th, and Cree Carter from a Deputy 2 to a Deputy 3, effective February 16th.

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

NON-DELEGATED ITEMS

No Non-Delegated items presented.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.



Signed: Paul Cozzens, Chair



Attest: Jonathan T. Whittaker, County Clerk



**IRON COUNTY COMMISSION MEETING
FEBRUARY 10, 2025**

Minutes of the Iron County Commission meeting convened at 9:00 a.m. February 10, 2025 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Paul Cozzens	Commission Chair
Michael Bleak	Commissioner
Kenneth Robinson	Commissioner
Jonathan T. Whittaker	County Clerk
Sam Woodall	County Deputy Attorney

Also present:

Karsten Reed	County Assessor
Chad Dotson	County Attorney
Lucas Little	County Auditor
Ken Carpenter	County Sheriff
Nicole Rosenberg	County Treasurer
Richard Wilson	County Engineer
Wendy Jessen	CJC Director
George Colson	Emergency Manager
Jennifer Bradbury	HR Director
Lori Eichelberger	Justice Court Administrator
Reed Erickson	County Planner
Jaden Thomas	Victim Advocate
Paul Monroe	CICWCD General Manager

Others in Attendance:

Mike Adams	Greg Anderson	Linda Anderson
Randon Anderson	Carol Barker	Brad Bentley
Michelle Brunson	Travis Brunson	David Burton
Mark Crandall	Joyce Evans	Mark Evans
Linda Hahne	Rachel Hunt	Caleb Lambert
Austin Leavitt	Berta MacGregor	Larry Pendleton
William Pressgrove	Julie Sanders	Heber B. White
Rosaleta White	Nina Wosnom	Lida Woznicki

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INVOCATION

An invocation was offered by Jon Whittaker.

PLEDGE OF ALLEGIANCE

Those assembled were led in the Pledge of Allegiance by Lori Eichelberger.

APPROVAL OF MINUTES

Kenneth Robinson made a motion to approve the minutes of the Iron County Commission meeting held on January 27, 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 January 27, 2025 to February 9, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

Wendy Jessen, Iron County Children’s Justice Center (CJC), reported on statistics from the year 2024. There were 244 new cases opened. Out of that 244, 144 were female and 100 male; 226 forensic interviews; 62 medical exams, and 279 secondary victims served. Wendy reported that there were 133 cases of sexual abuse, 115 cases of physical abuse and/or neglect, 15 cases of domestic and/or family violence, 36 drug or other endangerment, 5 child pornography, 13 emotional/physiological violence, 3 sex trafficking, 1 labor trafficking, 4 custodial kidnapping, and 4 arson. She noted that cases often had more than one abuse type. Out

of the cases: 50 were children under 7, 72 children aged 7-12, and 122 children aged 13-8. Number based on race were 207 White, 16 Hispanic, 4 Black, 3 American Indian, and 14 multiple races. See reported on the Offender Demographics which were: 273 offenders-184 male, 83 female, 6 unknown. Of those offended 44 were mothers, 83 fathers, 19 were stepparents, 2 foster parents. 4 siblings, 6 parent's boy/girlfriends, 50 other known persons, and 65 were unknown or not specified. There were 226 interviews, 60 medical exams, and 131 contracted therapy sessions. Wendy noted that the CJC was halfway through the fiscal year 25 and was under budget in both the state and Victims of Crime Act (VOCA) funds. Grant applications would be due in the middle of March, moved from the previous month which was May. She would be requesting grants similar to the prior grant requests. Wendy reported that the CJC could now include secondary victims with VOCA and she would be expanding the request. Wendy noted that 12 members of the CJC team would be attending the International Symposium on Child Abuse in Huntsville, Alabama in May. Members that would be attending were 4 of the CJC Staff, one Law Enforcement (LE) Victim Advocates, 2 LE detectives from the Sheriff's Office, 2 from the Cedar City Police Department (CCPD), one from the Enoch PD, and the nurses that work with the CJC. They would be building a wall between the CJC building and the Enoch Park for safety measures, and a gate to lock at night.

Chad Dotson, Iron County Attorney, welcomed Commissioner Robinson to the Commission. Chad gave a summary of 2024. Cases were up by 400. One reason was because the Utah Highway Patrol (UHP) issued approximately 1,000 more citations than in 2023. Growth was contributing to the increase in prosecutor cases nationwide. He noted that many prosecutors were leaving the Attorney Offices for private practice. Chad reported that he attended the National District Attorneys Association in Washington DC last week and one discussion topic was the recruitment and retention of prosecutors. Finding attorneys who wanted to do this type of work was a challenge. Chad reported that the Attorney's Office ended the 2024 year under budget, which was good, but they did not have as many prosecutors. In 2024, Jessica Cramer, Attorney Victim Services Advocate, was assigned 393 victim cases. Jessica had a large caseload every year, and she was responsible for working with those victims, attending different hearings, preparing victim impact statements, and connecting them with available services. Jessica had never complained. As discussed with Lucas Little, Iron County Auditor, Chad would like to hire a part-time position to help Jessica because her workload was increasing and was demanding. There was a discussion regarding the case tracking system, and the assignments given to Mike Edwards, a recently hired contract Attorney, to help relieve work in the Justice Court. His experience and previous work with Iron County would be greatly appreciated.

Lori Eichelberger, Justice Court Administrator, reported on statistics from 2024. For 2024 they ended the year under budget at 93.23% and were currently down one full-time judicial assistant position. She noted that she would not be replacing that position until a later date. Two new judicial assistants were being trained and were doing well. Lori reported that there were 1,797 citations with the Cedar City Police Department (CCPD) which was down by 1,135 from 2023, 3261 with the Iron County Sheriff's Office (ICSO) up by 146, and 5018 with the UHP up by 1,055. She reported the Justice Court Monthly Recap from 2023 to 2024. There were 151 DUIs down 15 from 2023; 30 Impaired Driving DUI reduced up by 17; 727 Drivers License Violations down by 71; 8,123 Moving Violations up by 315; 2,613 Non-moving Violations down by 130, 84 Assaults up by 20; 146 Thefts up by 2; 446 Controlled Substance/Narcotics up by 95; 201 Domestic Violence down by 38; and 509 Other Misdemeanors/Infractions up by 164. Lori noted that Revenue collected was \$2,347,683, which was up by \$186,272; Revenue disbursed to the state was \$997,299 up by \$90,612; and Revenue retained was \$1,350,384 up by \$95,660. She noted that later on the agenda would be an Interlocal agreement regarding the Parowan Justice Court presented by Sam Woodall. Iron County would be prosecuting those cases. Lori reported that this agreement would not have much of an impact to the Justice Court workload at this time.

Jaden Thomas, Victim Advocate, reported that in 2024 the Iron County Victim Services served 393 crime victims. There were 151 domestic violence cases, 80 Adult physical and sexual assaults; 45 Stalking and harassment; and 70 Child physical and sexual abuse cases. Jaden explained that the majority of the Victim Advocate services provided were generally centered on providing information to crime victims about the general process, what to expect, how to access certain things, what their rights were throughout the process, advocating for whatever the client needs were, communicating with detectives and prosecutors, and making sure that their case was moving along as quickly as it could be, and nothing was falling through the cracks. He noted that January had been a busy month with critical incidents. In turn, it placed a high demand for emergency funds for financial assistance that victims were needing. Jaden reported that he would be asking for an increase in their emergency funds budget as part of the grant request this year. Savannah Gardner was the Victim Advocate assigned to the CCPD. She worked with all Iron County and Law Enforcement agencies in Iron County but was assigned to Cedar City. He noted that he had conversations with CCPD Chief Adams to slowly integrate Savannah into their department, which handled a large portion of the overall services provided, and might take about 2 years. Jaden reported that the department had a victim advocate intern through Southern Utah University (SUU) during the 1st and 2nd semesters. The intern would “job-shadow” with different projects. Grant solicitations had opened up for federal and state grants. They also use VOCA grant funding from the Utah Office for Victims of Crimes. He noted that VOCA was included in the Federal Grant Freeze. It would not affect the current grant cycle that he was applying for, but it would impact the next two years. By the beginning of June, he should have an idea of whether or not the applications had been accepted.

Michael Bleak, Iron County Commissioner, reported that he had met with the Southern Utah Veterans Association a couple of weeks ago for an update on their projects. He introduced some staff members from Congresswoman Maloy’s Office to the Veterans Association. The Veterans Association Veterans’ Center, which would be located on the north end of Enoch, continued to move forward. He noted that the group had a sign placed on the property announcing that it would be the future home of the Veterans’ Center. The Veterans Association was working with Congresswoman Maloy’s Office to obtain federal funding for the veterans programs and was optimistic about the project moving forward. Mike reported that the Transient Room Tax (TRT) board held their tax grant interviews and awarded approximately \$100K to different entities. He explained the TRT process and noted that small business grants were year-to-year grants. Mike participated in Small Business grant presentations through the Economic Development Committee for approximately \$60K, which comes from the state. Commissioner Bleak reported that he attended the Big Chamber Board meeting and was happy to announce the Big Chamber was growing and progressing toward being able to fund itself. Mike reported that he met with the UHP regarding the safety shift contract that Iron County awarded each year. Last year the grant was decreased from \$100K to \$25K. The UHP would conduct a study to analyze citations and cases from beginning to end to determine the economic impact on Iron County.

Kenneth Robinson, Iron County Commissioner, reported that he had the opportunity to attend County Day at the Legislature. He was able to speak with Senator Vickers regarding the activities he was involved with and his outlook on issues. He also met with Representative Rex Shipp and discussed the bills he was pushing through. Ken noted that it was great to meet many other commissioners from surrounding counties and begin to build a relationship with them. He reported that he met with Tracy Tabet the CJC Administrator for the State and worked out of the Attorney General’s Office. She was extremely complimentary of Iron County and the support for the Iron County citizens. She could not speak highly enough of the Iron County CJC and her experiences there. If the State of Utah was going to stay ahead in the race for energy and be in control, they absolutely needed to invest in, and develop, every opportunity that was available for energy and become national and world leaders in it. There were ample opportunities in Utah for multiple sources of energy. Ken reported that he attended the Iron County Planning Commission (ICPC) meeting on February 6th. It was a long meeting and he left at 11:05 pm and the meeting was still going. He expressed his appreciation to the ICPC board that was comprised by volunteers, to have sat there getting yelled at all night.

Paul Cozzens, Iron County Commissioner, reported that he also attended ICPC and agreed that it was a long meeting. One agenda item was the proposed mine in the Hamlin Valley/Modena area. This was a product with the energy sector tearing down coal plants. Coal plants created a product called fly ash that was used to make concrete. As a result of the coal plants being torn down, there was not enough fly ash. There was a mineral in the canyon that was a perfect match to fly ash. Russell Limb was proposing to improve nine miles of road by doubling the size, graveling it, keeping it moist through dust, and planning to mine 20-acre parcels at a time. It would be a mineral lease from the Bureau of Land Management (BLM). There was some debate on both sides of the issue on the item at the ICPC meeting. Paul expressed his appreciation to the ICPC board. The board members were all volunteers, and it was a thankless job. Commissioner Cozzens reported that the Sheriff's Complex continued moving and that he attended the weekly meetings by Zoom or in person. He received a distressed call from Ed Deffner, Sr. Product Manager with Layton Construction, regarding copper wire. The new administration and various tariffs that would be going into effect were causing some products to increase in price quickly. Wilkinson Electric, the Electrical Contractor on the Sheriff's Complex, suggested that Iron County approve the purchase of all the copper for the complex now, saving Iron County \$60K. Paul reported that, in full disclosure, the jail project was slightly over budget as a result of inflation and the fast-rising prices. He noted that the legislature was in session and he was monitoring several bills.

Nichole Rosenberg, Iron County Treasurer, reported that Senator Dan McKay was sponsoring Senate Bill (SB) 197 which would take away circuit breakers: SB 197, Section 59-2-919-1 Notice of property valuation and tax changes (4) (a) state, "Beginning in 2025, the amount of property tax relief available to property owners through the homeowner's credit program will be reduced each year by 20% and will no longer be available starting in 2030. However, you may be eligible to defer payment of this property tax if you are 66 years or older and meet certain income requirements." Iron County's circuit breaker was a tax relief to Iron County citizens who were 66 years and older, who made under \$40,000. Nichole explained that Senator McKay's plan was instead of forgiving or relieving taxes, to make them defer it. When they sell their home or pass away, their children would be left with that debt and 400 people in Iron County would go without medication and food so they did not pass that debt onto their children. Nicole continued to explain the impact this would have and how to get the information out. McKay said, "If one or two old people were living in a home of 3,000 square feet, which they were home rich, and they should not be staying in their home this long." Jon Whittaker, noted that this bill was pernicious. You do not say, oh, we're going to give you a tax rebate by taking away the equity in your home. For most of us, equity in our home is the main source of wealth. He reported that he had a conversation with Senator Vickers, and Senator Harper had proposed a bill that was a substitute that does, essentially, the opposite of SB 197. Nicole noted that the people in our county who were utilizing this program needed it.

Paul Monroe, Central Iron County Water Conservancy District (CICWCD) General Director, gave an update on the Pine Valley Water Project. Paul explained the financing/funding process that began in 2018 and was awarded financing from the United States Department of Agriculture (USDA) for \$19M, of which \$4M was granted and the rest was a loan with a low interest rate of 1.57%. The CICWCD was able to put 2 water lines in that helped loop the systems to transfer water throughout the valley. Construction would begin this week to place a large 24" line that would go to a 4M Gallon tank in the Iron Springs area. Paul explained the benefits of the large tank and how wells operated. Discussion continued regarding the tank, interconnections, and water pressure. Paul reported that the other part of that project was drilling additional wells, one in Basin 71. Part of the project was to extend the waterline to Novatec, and that line would be extended once more approximately halfway between Novatec and the Western Electrochemical (WECCO) division of AMPAC. The main objective was to supply water from Basin 71 to the Iron Mine, so Basin 73 would not dry out. He reported that the other part of this project was putting a new tank in Cedar Highlands and the contract was currently out to bid. Paul explained the CICWCD budget and how it worked with the loan. He noted that HB 81 – Fluoride Amendments, which would prohibit fluoridation in Utah's water systems, passed on the House

floor. Paul reported that there was no fluoride added in the Iron County water system that he was aware of. There was no fluoride within the municipalities in the district. He noted that fluoride does occur naturally in some instances but was very minimal and often non-detectable in the water that they sampled in Iron County. Paul reported that in years past there were a couple thousand acre-feet of water put in the ground for recharge, but because of the lack of precipitation this winter, they had not put one drop of water in the ground. Hopefully, there might be some change in the weather pattern. There had never been this least amount of water up on the mountain before. The last time Paul checked, snowpack was around 23%.

Dan Jessen, Parowan City Manager, reported that there would be an Open House on February 11th at 5:30 to discuss the details of a Parowan Valley water project, and at 6:30 for the new bridge project at the Parowan City Offices. The project was in the process of going out for bids. There was a great collaborative project with the city, Iron County, the local reservoir company, and the Parowan Pumpers Association. Dan explained that the project would take the current diversion located in Parowan Creek, just downstream from the bridge a couple hundred feet. They would then take that out and move that diversion up to the mouth of the canyon. Two pipelines would be installed. One of them would be the pipeline that received the reservoir company's water, which was the purpose of the existing diversion. A second pipeline would run approximately half a block down 300 East, across Center Street, and across the fairground parking lot. He noted that there had been a large project meeting every other week and there were five different sources of grants. This would be the first of many recharge projects. Discussion continued regarding the recharge project.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED IRON COUNTY CODE AMENDMENT-ORDINANCE 2025-2 “AMENDING SECTION 17.36.320, GENERAL REQUIREMENTS” REGARDING SEPARATION DISTANCES ASSOCIATED WITH THE R4K ZONING DISTRICT

Reed Erickson, Iron County Planner, reviewed Iron County Code Section 17.36.320 – General Requirements regarding separation distances associated with the R4K zoning district. Reed noted that there was a challenge within the ordinance that they had not separated the types within the R4K zone versus townhouse lots, or single-family lots, and in the R-½ zone townhouse developments. Reed reported that under the amendment under Development projects/properties zoned R4K – (1) be at least five (5) acres and not more than twenty (20) acres in size, of continuous property, “and must be separated from another R4K project property as follows:

- (a) Single-family residential lot projects;
 - (i) New R4K project properties with single-family residential lots must be located at least 500 feet away from another R4K zoned single-family residential lots project property, or
 - (ii) separated from another R4K zoned single-family residential lot project property by a master-planned county road of 75 fee or 100 fee ROW width;
- (b) Townhouse lot projects;
 - (i) New R4K project properties with townhouse lots, or the portion of the property with the townhouse lots, must be separated by at least 1,000 feet from another townhouse lots of a different R4K or R- ½ townhouse project property, or
 - (ii) separated from another R4K project property by at least 500 feet, if only one of the project properties has townhouse lots.”

Discussion continued regarding townhouse lots size vs single-family lots sizes, separation distances from other R4K, separations from other townhouses in R4K and R ½, parking and open space.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding a proposed Iron County Code Amendment, Ordinance 2025-2.

Rachel Hunt, a citizen of Iron County, expressed her appreciation to the commissioners for attending the ICPC meeting on the 6th. Rachel noted that, regarding the ordinance amendment, she was concerned about traffic, width of the roads, and separation effects. Rachel was concerned that this ordinance would change the entire 20-acres to R4K, which allowed

higher density. She explained that there was a gentleman who kept sheep on his property and he was going to sell the property. This ordinance would allow that property to become R4K, which opened the door for any developer to put in R4K.

Carol Barker, a citizen of Iron County, asked if Reed would clarify townhome lot distances between single-family lots. Reed Erickson explained the distances.

Mark Crandall, a citizen of Iron County, asked if the distances were measured from the center of the property or the closest boundary line. Reed replied that it was from the closest boundary line.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson replied to Rachel Hunt's concern regarding adjacent properties being sold and turned to R4K. He explained that the adjacent property could not be another R4K without the separation that was previously reported.

Jon Whittaker, Iron County Clerk, asked Reed to explain why the ICPC differentiated between a single-family dwelling and townhouses regarding the setback requirement to other developments. Reed replied that Iron County did not want large clusters and sought to preserve more open space. Reed replied that they wanted to avoid large clusters of townhouse developments and have separation so there would be more open space between them. Discussion continued regarding the R4K zone. The new ordinance would help with traffic flow through the subdivision.

Kenneth Robinson made a motion to approve the Iron County Code Amendment-Ordinance 2025-2 as presented by Reed Erickson. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2025-2

AN ORDINANCE OF IRON COUNTY, UTAH, MODIFYING SECTION 17.36.320 – GENERAL REQUIREMENTS (R4K), REGARDING SEPARATION DISTANCES ASSOCIATED WITH THE R4K ZONING DISTRICT, AND PROVIDING AN EFFECTIVE DATE.

Whereas, Iron County has determined in accordance with the desire to provide more opportunities in certain zones for higher densities and more affordable housing options, various provisions and regulations need 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 citizen's health, safety and welfare, to amend the following ordinance; and

Whereas, the Planning Commission of Iron County has held a duly advertised and noticed public hearing on the proposed amendments to the Subdivision Ordinance of Iron County, Utah and has carefully and thoroughly reviewed and considered the comments received, and has voted to forward the proposed ordinance 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 ordinance and after considering the public comments and the language of the proposed ordinance, the County Commission concludes that the proposed ordinance appropriately considers and balances all interests in accordance with the purposes and goals of the County Land Use, Development, and Management Act; the Iron County General Plan; and, the Iron County Subdivision Ordinance.

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

SECTION 1. Within Section 17.36.320 – General Requirements, a portion of the Iron

County Code, shall be, and hereby is, identified and amended to read as follows:

17.36.320 General Requirements.

Remainder of this section remains unchanged

17.36.320 - General requirements.

Development projects/properties zoned R4K must:

1. be at least five (5) acres and not more than twenty (20) acres in size, of contiguous property, and must be separated from another R4K project property as follows:
 - a. Single family residential lot projects:
 - i. new R4K project properties with single-family residential lots must be located at least five hundred (500) feet away from another R4K zoned single-family residential lots project property, or
 - ii. separated from another R4K zoned single-family residential lot project property by a master planned county road of seventy five (75) feet or larger right-of-way width;
 - b. Townhouse lot projects:
 - i. new R4K project properties with townhouse lots, or the portion of the property with the townhouse lots, must be separated by at least one thousand (1000) feet from other townhouse lots of a different R4K or R-½ townhouse project property, or
 - ii. separated from another R4K project property by a least 500 feet, if only one of the project properties has townhouse lots;
2. provide central water with fire flow and central sewer;
3. have forty-five (45) feet minimum public street widths with curb, gutter and sidewalks, and comply with the asphalt paving and road requirements described in the Iron County Construction and Design Standards;
4. provide two off-street parking spaces on each lot and have additional common parking spaces for use of guests/visitors at a rate of two parking spaces for every ten (10) lots or portion thereof;
5. create at least two (2) ingress/egress locations;
6. provide at least 2500 square feet of outside storage area for every ten (10) lots, or portion thereof, within the project area;
7. provide at least 4000 square feet of common park space/playground area for each ten (10) lots, or portion thereof, within the project area, with a minimum of 0.5 acres for any one park/playground/open space area;
8. provide a developer commitment or insure the creation of a community organization such as a home owner's association (HOA) to operate and maintain community improvements such as private community facilities/buildings, public areas of parks and open space, private outdoor storage areas, and additional common parking spaces; and,
9. include a provision stated on the final plat that by means of a developer commitment or the creation of a community organization, such as a home owners association (HOA), that limits non-owner-occupied rental uses, whether short-term rentals or long-term rentals, to thirty-percent (30%) or fewer units in the subdivision, enforceable by any lot owner's private right of action

against the developer or community organization or other enforcement body for failure to enforce. This rental restriction may allow rental exceptions on an individual basis for up to two (2) years to account for sickness, military leave, and other factors, which exemptions must be counted toward the rental limit, but would not trigger a cause of action against the enforcement body.*Remainder of this Section remains unchanged*

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.

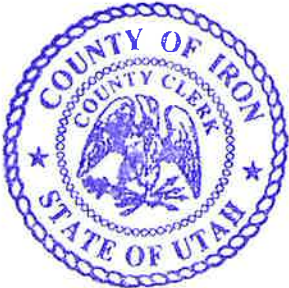
PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF IRON COUNTY, UTAH this 10th day of February, 2025.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: 
Paul Cozzens, Chair

ATTEST:


Jonathan T. Whittaker, County Clerk



VOTING:

Michael Bleak Aye
Paul Cozzens Aye
Kenneth Robinson Aye

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE FROM RESIDENTIAL ONE (R-1) TO RESIDENTIAL 4000 SQUARE FEET (R4K) FOR APPROXIMATELY 19.22 ACRES WITHIN THE SE ¼ SW ¼ SECTION 9, T25S, R11W, SLB&M IRON COUNTY, UT. LOCATED NEAR 4800 N TO 4950 N & 2700 W, CEDAR CITY, UT Applicant: BCN Real Estate, LLC, represented by Platt & Platt Engineering

Reed Erickson, Iron County Planner, explained the reason for the requested zone change, which was specific to this property now zoned R-1 on the north, R½ on the west, and R4K on the south. Reed reported that there was a change regarding the zone after public input. Previously, the top 5 acres were proposed for R4K and the rest for R½. The recent proposal was to zone the entire property to R4K which would allow smaller single-family lots. Accommodations for drainage and additional off-street parking still needed to be reviewed. He noted that there would be no townhouse lots in this development. Reed explained how this subdivision would be

handled by Iron County and the developer. He presented the Project Overview. This property was within Tier II outside of Cedar City and Enoch Annexation Plans and the purpose was to allow residential use with small single-family lots. Services available: Water –CICWCD, Sewer- Cedar City Central Sewer, Other utility services in the area (Power, Gas, Communications, etc.), and Drainage/Flood provisions with retention basins and curb/gutter.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding a proposed Zone change.

Jon Whittaker, Iron County Clerk, reported that he had petitions opposing this zone change along with some letters sent by mail or email.

Mark Crandall, a citizen of Iron County, noted that with this zone change please hold the developer to this plan. Paul Cozzens replied that, as Reid mentioned, Iron County could not do that legally, but the motion could include that this zone change was based upon their intent.

Rachel Hunt, a citizen of Iron County, reported that she lived within 2,000 feet of this zone change. She was concerned that this zone change was not being planned correctly to preserve rural Iron County, if the developer could develop as he chose, and the change was being made without a plan. Mrs. Hunt noted that she had collected over 200 signatures, and more coming in, that opposed this zone change. Keep the R4K developments in the city not in the unincorporated areas of Iron County.

Travis Brunson, a citizen of Iron County, was concerned that the equity in his home and property would decrease and the rules of the property would change. As a citizen, he did not understand how this zone change would benefit him. A zone change should not be made for the benefit of the developer.

Lida Woznicki, a citizen of Iron County, was concerned with the increased traffic on Midvalley Road. She was adamantly opposed to townhomes because they bring the wrong type of renters.

Greg Anderson, a citizen of Iron County, noted that a developer would build all R4K he wanted if this zone was changed. The developer could submit a plan to the ICPC but was not obligated to follow that plan. Greg was surprised because this was supposed to be a public hearing where concerns could be voiced. At the ICPC meeting, all comments that had been shared were opposed to the zone change. He expressed his concern that the voices of the people were not being heard.

Berta McGregor, a Realtor, reported that townhouses usually sold for half of what was originally paid and most were foreclosures and short sales. There had to be a limit on the number of townhouses being built in this area because there was no real appreciation for them. The smaller lots take away from the rural area that people invested in.

Jon Whittaker, a citizen of Iron County, expressed his appreciation for the work done by Reed Erickson, the ICPC board, Rich Wilson, and Building and Zoning. Jon noted that he would like to figure out a way, when considering higher-density housing, to include transportation corridors and walkability to services.

Jon Whittaker, Iron County Clerk, reported that there were approximately 270 signatures on the petition. He then read public comments that were emailed by David Hulet and Penny Jones.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson reported that after review and findings, the ICPC confirmed that the applicant was compliant with the Iron County Policy – Evaluation Consideration for Re-zone and recommended approval.

Michael Bleak made a motion to approve a Zone change from R-1 to R4K with consideration based on the proposal of single-family dwelling lots and not townhomes, as presented by Reed Erickson. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Nay.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED GENERAL PLAN AMENDMENT-TIER CHANGES, TIER II TO TIER IV AND TIER IV TO TIER II, FOR PROPERTIES CURRENTLY IN THE PAROWAN AND PARAGONAH TIER II URBAN EXPANSION AREAS. PROPERTIES LOCATED WITHIN SECTIONS 28, 29, 31, 32, & 33, T33S, R8W; SECTIONS 4-7, 18, 30 & 31, T34S, R8W; SECTIONS 1, 2, 8-17, 25, 27, 29 & 36, T34S, R8W; SECTION 1, T35S, R9W, SLB&M, IRON COUNTY UT

Reed Erickson, Iron County Planner, presented the Historical review of the General Plan Amendment and clarified the Tiers in Parowan and Paragonah. Reed explained the Geological Utah Geological Survey Septic Tank Density Analysis. One item listed in the study was that Iron County would initiate tier changes and zone changes be commensurate with municipalities' growth areas and the land development patterns at that time and what had been seen since then. The philosophy and the idea behind them was to concentrate growth first in Tier I, then Tier II, in Tier III, and the Tier IV area was the area that would not anticipate growth. Reed explained the Tier system and the primary focus on septic density.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding a proposed General Plan Amendment.

Mark Evans, a citizen of Iron County, asked how many animals could be in a feedlot under Tier IV. Reed replied that it was based on 999 animals and zoning. All existing uses were grandfathered in.

Austin Leavitt, a resident of Paragonah, asked for clarification on Scottsville Subdivision. Reed replied that Scottsville Subdivision was a preexisting subdivision and was in a tier 4 area. These changes would have no impact in that area.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Kenneth Robinson made a motion to approve an Iron County General Plan Amendment-Tier Changes as presented by Reed Erickson. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF PROPOSED ZONE CHANGES, PAROWAN: R-½, A-20, C & LI TO R-5; R-½, R-5, & A-20 TO RA-20. PARAGONAH: A-20, R-1 & R-½ TO R-5; A-20 TO RA-20 FOR PROPERTIES CURRENTLY IN AND AROUND THE PAROWAN AND PARAGONAH TIER II URBAN EXPANSION AREA. PROPERTIES LOCATED WITHIN SECTIONS 28, 29, 31, 32 & 33, T33S, R8W; SECTIONS 4-7, 18, 30 & 31, T34S, R8W; SECTIONS 1, 2, 8-17, 20-25, 27, 29 & 36, T34S, R9W; SECTION 1, T35S, R9W, SLB&M, IRON COUNTY, UT

Reed Erickson, Iron County Planner, explained the purpose of the zone changes within the Tier II Urban Expansion area in Paragonah and Parowan City to R-5 and RA-20. Reed noted that this agenda item was continued from the previous commission meeting.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding proposed Zone changes around the Parowan and Paragonah Tier II Urban Expansion Area.

No Public Comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson, reported that after review and findings, the ICPC confirmed that the zone change was compliant with the Iron County Policy – Evaluation Consideration for Re-zone and recommended approval.

Michael Bleak made a motion to approve the proposed Zone changes in and around the Parowan and Paragonah Tier II Urban Expansion Area as presented by Reed Erickson. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE FROM AGRICULTURE 20 ACRE (A-20) TO LIGHT INDUSTRIAL (LI) FOR APPROXIMATELY 269.28 ACRES WITHIN SECTIONS 10 & 15, T36S, R12W, SLB&M. APNs: E-175-1, E-175-2, E-175-3, E175-4, E-175-5, E175-6, E-175-7, E-175-8, E175-9, E-175-10, E-175-10, E175-11, E-175-12, E175-13, E-175-180 & E-1083, LOCATED NEAR SR 56 TO 600 N AND 6100 W TO 6100 W 6900 W, CEDAR CITY, UT
Applicant: Diamond S Holdings, represented by Go Civil Engineering

Reed Erickson, Iron County Planner, explained the proposed use of the requested zone change to LI was for 5+ acre lots. The property was adjacent to Commercial (C), Light Industrial (LI), and A-20 zones. It was outside Tier II and within the Cedar City Annexation Expansion Plan. Services available were water from the CICWCD Silver Hills Subdivision; Sewer-Cedar City Central Sewer or septic systems; other utility services in the area (Power, Gas, Communication, etc.); and Drainage/Flood provisions with retention basins and on-site retention.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding a proposed Zone change.

No Public Comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson, reported that after review and findings, the ICPC confirmed that the applicant was compliant with the Iron County Policy – Evaluation Consideration for Re-zone and recommended approval.

Kenneth Robinson made a motion to approve the proposed Zone Change from A-20 to LI as presented by Reed Erickson. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF ORDINANCE 2025-3 (PUBLIC HEARING HELD PREVIOUSLY), A VACATION OF ANY PUBLIC ROADS, EASEMENTS, OR RIGHTS-OF-WAY (ROW) LOCATED ON A 1.80 ACRE PARCEL ADDRESSED AS 487 EAST CITY VIEW DRIVE, AND A 0.753 ACRE PARCEL ADDRESSED AS 539 EAST CITY VIER DRIVE, PAROWAN, UT WITHIN THE SW ¼, SE ¼, SE ¼ SECTION 13, T34S, R9W, SLB&M, IRON COUNTY, UT Applicants: Eric & Jacqueline Hasemeyer and Matthew & Susanne LeFevre

Reed Erickson, Iron County Planner, noted that there had been a public hearing held regarding this road vacation and he was asked to return with an ordinance. Since that time, Richard Wilson, Iron County Engineer, had worked with Watson Engineering to prepare a legal description for the centerline as best identifiable by aerial surveys. The easement was granted on the eastern side, a lot-line adjustment changed the configuration, but the easement was never vacated or terminated. Reed explained that Iron County was vacating any interest in a part of City View Drive, specifically to vacate that portion that crossed two residential parcels. All ownership interest of real property associated with the vacated road/right-of-way across and over parcels C-933-1 and C-933-8 was determined to belong to the respective owners of the parcels.

Kenneth Robinson made a motion to approve Iron County Ordinance 2025-2 specific to vacating the Iron County portion by use as presented by Reed Erickson. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2025-3

AN ORDINANCE OF IRON COUNTY, UTAH, VACATING THE COUNTY’S INTEREST IN A PORTION OF CITY VIEW DRIVE, A PUBLIC ROAD BY USE, ACROSS TWO PARCELS (C-933-1 AND C-933-8); AND PROVIDING AN EFFECTIVE DATE.

Whereas, Iron County has determined in accordance with Utah Code and the Iron County Land Management Code, that a petition has been filed with the Iron County to vacate and a part of City View Drive – specifically to vacate that portion that crosses two residential parcels; and

Whereas, the proposed ordinance is designed to implement the objectives of the County ordinances regarding vacating a public interest in a road that has been recognized as a “public road by use”; and

Whereas, the County Commission finds that it is in the best interest of the County after taking into consideration the citizens’ health, safety and welfare, to vacate the county’s interest in a certain portion the subject road; and

Whereas, the Iron County Commission has held a duly advertised and noticed public hearing on the proposed partial road vacation and after considering the public comments, the County Commission concludes that the proposed ordinance appropriately considers and balances all interests in accordance with the purposes and goals of the County Land Use Development and Management Act; the Iron County General Plan; and the Iron County Zoning Ordinance.

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

SECTION 1. Vacation. Any Iron County interest held for the benefit of the public, in a portion of City View Drive over and across Parcels C-0933-0001-0000 & C-0933-0008-0000, is hereby vacated, the centerline of which being described as follows:

Beginning at a point N00°18’36”E 276.44 feet along the East Sixteenth Line from the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 13, Township 34 South, Range 9 West, Salt Lake Meridian; said point being on the west line of Parcel C-0933-0001-0000; thence N55°01’25”E 350.84 feet more or less to the north line of Parcel C-0933-0008-0000 and Point of Ending.

SECTION 2. Ownership Interest. All ownership interest of real property associated with the vacated road/right-of-way across and over Parcels C-0933-0001-0000 & C-0933-0008-0000 (City View Drive) is hereby determined to now belong to the respective owners of said parcels.

SECTION 3. Recording. The county commission hereby directs that said action be recorded in the records of the Iron County Recorder, indicating approval of said vacation.

SECTION 4. 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 10th day of February, 2025.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: 
Paul Cozzens, Chair

ATTEST:


Jonathan T. Whittaker, County Clerk



VOTING:

Michael P. Bleak Aye
Paul Cozzens Aye
Kenneth Robinson Aye

**REVIEW AND POSSIBLE APPROVAL OF AN INTERLOCAL AGREEMENT
GOVERNING THE USE OF THE IRON COUNTY JUSTICE COURT BY PAROWAN
CITY**

Dan Jessen, Parowan City Manager, reported that Parowan City had been considering this Interlocal Agreement for approximately 2 years and it would be on the next Parowan City Council agenda on February 13th for discussion. Dan noted that state law allowed cities and counties to have an Interlocal Agreement with Justice Courts. He stated that this Interlocal Agreement would not replace the Parowan City Justice Court. Dan explained that Parowan City was considering an Interlocal Agreement with the Iron County Justice Court. In approximately 95% of cases that went through the Parowan Justice Court, the defendants were from out of the city or state, and a majority of those cases were traffic tickets. Of the fees associated with the court, 70% of the fee revenue would go to Iron County and Iron County would handle prosecution and other fees. If the Interlocal Agreement was approved by Iron County and Parowan City, it would still need to be approved by the State Administrative Office of the Courts (AOC). Dan reported that the AOC, by statute, had a six-month window which they could require for the transition. Parowan City was requesting that the transition period be shortened to begin on July 1st. Dan spoke with Lori Eichelberger, Iron County Justice Court Administrator, and she said they could absorb the cases without the to expand the Iron County Justice Court operation. Discussion was shared regarding the retention of the current Parowan justice court judge. Dan disclosed that he was employed by Parowan City but there was no conflict associated with the agreement.

Michael Bleak made a motion to approve an Interlocal Agreement governing the use of the Iron County Justice Court by Parowan City based on the approval of the Parowan City Council as presented by Dan Jessen. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE CONSIDERATION OF A PROPOSED ANNEXATION INTO PAROWAN CITY CREATING AN ISLAND OR PENINSULA OF UNINCORPORATED PROPERTY. APPROXIMATELY 51.16 ACRES LOCATED WITHIN THE SE¼, OF SECTION 15, T34S, R9W, SLB&M, IRON COUNTY, UT (APNs: C-975-1, C-957 & C-970) Applicant: Prime West Development LC/Parowan City/Iron County

Reed Erickson, Iron County Planner, explained that this annexation would create an island of unincorporated area that does not currently exist and the annexation agreement that was previously done. Reed reported that the recommendation from the ICPC was to consent to the annexation and recognize that the creation of that new island, as development would occur, would have to annex into the city to receive any services. This item does not require a public hearing and was presented for your evaluation and consent for the annexation.

Kenneth Robinson made a motion to approve the proposed annexation into Parowan City as presented by Reed Erickson. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC COMMENTS

William L. Pressgrove, a citizen of Iron County, expressed his concern that individuals with property should be able to do what they wanted on their own property without approval from the government. Mr. Pressgrove affirmed that United States citizens have “inalienable rights” and the Iron County Table of Uses infringed upon citizens’ inalienable rights. He recommended discontinuing the Table of Uses as listed in the Iron County Code.

DISCUSSION AND POSSIBLE APPROVAL OF A TELECOMMUNICATION FRANCHISE AGREEMENT BETWEEN IRON COUNTY AND FIF, ST. GEORGE (DBA): INFO WEST

Randon Anderson, representing InfoWest, noted that this was previously presented to the commissioners on July 22, 2024, and there were statutory concerns about who would be responsible for paying permit fees if InfoWest did work in Iron County. Randon explained that FIF would pay the permit fees. Sam Woodall, Iron County Deputy Attorney, reported that he looked at the franchise agreement, but did not remember if there was any conversation specifically about the permit fees. not concern. Discussion continued regarding the franchise fees.

Michael Bleak made a motion to table a Telecommunication Franchise Agreement between Iron County and FIF St. George (DBA): Info West as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL TO HIRE ELLIOTT GROUP AS A CONTRACTOR TO DEVELOP THE IRON COUNTY FAIRGROUNDS 25-YEAR PLAN

Richard Wilson, Iron County Engineer, corrected the name of the contractor as “Elliott Work Group.” Rich reported that a Request for Proposal (RFP) was sent out in October/November 2024 and four proposals were returned. He noted that the project was for the Iron County Fairgrounds to consist of a master plan that would serve as a foundational tool, guiding the fairground’s growth and improvements over the next 25 years. After the proposals were analyzed, Elliott Work Group was recommended to develop the 25-year plan. Rich reported that the budget was \$50K and the Elliott Work Group bid \$58K, which was the lowest bid submitted.

Jamie Evans, Iron County Fair Director, reported that the 25-year plan would help to improve the foot traffic flow throughout the fairgrounds. There was further discussion about the future outlook for the fairgrounds.

Kenneth Robinson made a motion to approve a contract with the Elliot Group as a contractor to develop the Iron County Fairgrounds 25-Year plan as presented by Richard Wilson. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the new hire of Cody Murray as a Full-Time Fleet Mechanic in the Fleet Department, effective February 18th. This was a newly approved position; the new hire of Christopher Dahlin as a Full-Time Residential Appraiser in the Assessor's Office, effective February 3rd. This was a backfill of a vacant position; the promotion of Cree Carter from Deputy 2 to Corporal and Anna Teeples from Deputy 2 to Deputy 3 in the Sheriff's Office - Patrol, both effective February 16th.

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

Jennifer reported that the request for the FTO/Corporal restructuring would be presented by Iron County Sheriff Ken Carpenter and Lieutenant Shawn Peterson.

Sheriff Carpenter explained that there was a need to expand the number of Corporal positions to 3. He turned the time over to Lieutenant Peterson. Lieutenant Peterson explained that there was more work placed on the sergeants to do more administrative duties throughout the day which removed them from the field. We owe it to the community and deputies to have leadership out in the field. Currently, there was one sergeant and one corporal per patrol crew. Creating these new positions would allow the needed supervision in the field and sergeants would focus on their administrative tasks throughout the day. Lieutenant Peterson reported on the shifts and finances that were needed. Discussion continued regarding the restructuring.

Michael Bleak made a motion to approve the FTO/Corporal re-structure as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

NON-DELEGATED ITEMS

COUNTY BOARDS:

Economic Advisory Board.


Michael Bleak presented Amie Graf as a representative of Workforce Development and James Mullineaux as a representative of Southwest Technology to be appointed to the Economic Advisory Board.


Kenneth Robinson made a motion to appoint Amie Graf and James Mullineaux to the Economic Advisory Board. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

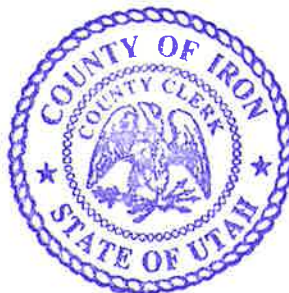
Michael Bleak reported that the Economic Advisory Board now constituted Mike Bleak, Molly Halterman, Amy Graf, Spencer Jones, Brent Drew, Joni Anderson, Brent Hauser, James Mullineaux, Jeffrey Chestnut, Ron Riddle, and Ben Johnson.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.


Signed: Paul Cozzens, Chair


Attest: Jonathan T. Whittaker, County Clerk



IRON COUNTY COMMISSION MEETING
FEBRUARY 24, 2025

Minutes of the Iron County Commission meeting convened at 9:00 a.m. February 24, 2025 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Paul Cozzens	Commission Chair
Michael Bleak	Commissioner
Kenneth Robinson	Commissioner
Jonathan T. Whittaker	County Clerk
Sam Woodall	County Deputy Attorney

Also present:

Ken Carpenter	County Sheriff
Nicole Rosenberg	County Treasurer
David Johnson	Economic Development (via Phone)
George Colson	Emergency Manager
Jennifer Bradbury	County HR Director
Candace Reid	County Public Defender

Others in attendance:

Carol Barker	Linda Hahne	James Harmon
Mike Hilleger	Cindy Laffoon	Bert Mitchell
Bruce Washburn		

SYNOPSIS

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APPROVAL OF CLAIMS FOR PAYMENT	2
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DEPARTMENTAL REPORTS.....	4
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INVOCATION

An invocation was offered by Carol Barker.

PLEDGE OF ALLEGIANCE

Those assembled were led in the Pledge of Allegiance by G'Ne Bartholomew.

APPROVAL OF MINUTES

Michael Bleak made a motion to approve the minutes of the Iron County Commission meeting held on February 12, 2024. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT

Kenneth Robinson made a motion to approve Claims for Payment from February 10, 2025, to February 23, 2025. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

George Colson Iron County Emergency Management Manager, reported he attended 22 meetings and 1 exercise in the last quarter. George noted that in November 2024, the state sent a letter to Emergency Managers (EM) that a mitigation grant was available. He sent a letter of intent and Iron County was accepted for the grant. He and Richard Wilson, Iron County Chief Engineer, had been working on the application since December 2024. On February 15th he submitted the grant application. George reported that he had asked for \$200K for a retention pond, and FEMA and the state approved \$834K. He noted that in Long-term Forecasting, the next 5 years would have smaller snow packs and more monsoonal activity. George reported that the budget was on track. Mike Bleak expressed his appreciation to George for all that he does for Iron County.

Jonathan Whittaker, Iron County Clerk, reported that the General Election, which was held last year took up most of the budget. This year it was a Municipal Election and would not use as much of the budget. Jon was grateful for the opportunity to attend training sessions. He was preparing for promotions that would begin in 2026. Jon reported on statistics from the Clerks' Office in 2024. There were 484 Marriage licenses and \$14,520 for the year, 453 new/renewal Business Licenses for \$35K, 363 Pass Port Applications and 395 Pictures for \$4K Pictures, and 54 Sewer Impact Fees for \$40,500. Forty-three of the 54 impact fees had a life or battle connection that Iron County reimbursed the city for \$14K. Jon reported that the budget was on track. He noted that he and Luke Little, Iron County Auditor, participated in a tour of the jail site. There were 12 out of 34 cell walls poured. Jon explained some of the projects that were happening around the jail site. He reported that he met with Commissioner Bleak this morning who signed an agreement with ESCI, a firm that Iron County engaged to conduct a study of the feasibility of fire district/districts in Iron County. Ryan Riddle, former Fire Warden, was instrumental for moving this forward. Jon explained the feasibility for the program. He noted that ESCI was a company out of California and was highly recommended from the Five-County Association.

Wade Adams, Iron County Fleet Manager, reported that the budget was on track. Vehicle procurement was on track with 23 vehicles ordered and 20 were currently in the procurement process. There were several minor modifications completed, one full upfit completed for the Sheriff's Office, and 2 nearing completion for the Weed Department. Efforts were underway to set up shop tooling and part storage to make upfitting more efficient and parts were being salvaged from vehicles to maximize reuse. H noted that fleet maintenance remained highly active and a new fleet management program system for vehicles offered improved capabilities at half the cost of the previous program. Cody Murray was hired to serve as the primary upfitter. Additional training and certifications were being pursued specifically for the BluePrint system in vehicle programming. Wade reported that auction prices remain decent, although the car market is trending downward. Challenges persist in auctioning new vehicles due

February 24, 2025

to the \$10 premium fee imposed on buyers. He noted that an alternative sales strategy was employed by selling the vehicles to a dealership. Wade reported that he was exploring alternative sales methods and avoiding auction premium fees.

Jennifer Bradbury, Iron County Human Resource (HR) Director, noted that the 2024 budget ended at 20% remaining. She would discuss with Information Technology (IT) regarding a new system to streamline our employee files to a digital format. Jennifer reported that since the last HR report, there had been 13 posted, interviewed, and hired positions, 15 internal promotions/transfers, and was in the process of recruiting, interviewing, or promoting 21 full-time positions and three part-time positions. She noted that the present employee turnover for 2024 ended at 22.58%, which equated to 56 positions. Jennifer explained the Workman's Compensation Experience Modification Rate (Emod). There would be an Accident Committee meeting sometime this quarter to discuss the 25 remaining claims. She expressed her appreciation to Bloomquist Health, the employee assistance program that assists with the mental health needs of employees and explained the programs Bloomquist Health provided. She reported on the milestone employee anniversaries. Celebrating 5 Years of service were Dave McIntyre with the Sheriff's Office-Patrol, Wyatt Cox with the Sheriff's Office-Corrections, Braden Beaumont in the Assessor's Office, and Jennifer Bradbury in HR. Celebrating 10 years of service was Lori Eichelberger in the Justice Court, and Marcia Smith in the Recorder's Office. Celebrating 15 years of Service was Jessica Cramer in the Attorney's Office, and celebrating 20 years of service was Carrie Christiansen in the Auditor's Office, Carrie Jeffries in the Recorder's Office, Amber Bennett in the Tourism, Dave Avila and Doug Johnson in the Sheriff's Office-Corrections.

Candace Reid, Iron County Public Defense Attorney, Michael Bleak noted that Candace would report via telephone. Candace reported that Public Defense was doing well. The two new public defenders were working and moving forward with trial settings. The budget was on track. She noted that they were prepping for applications for continued IDC grant funding.

David Johnson, Iron County Economic Development Director, Michael Bleak noted that David would report via telephone. David reported that the annual rebates for the solar projects would be submitted before the commission soon. David noted that recently, there were approximately half a dozen site tours for manufacturers. In the last few months, there have been extremely promising projects with the BZI Innovation Park, Silver Hills Industrial, and Port 15. He was grateful for Southwest Tech, SUU, Shakespeare Festival, as well as these industrial partners in Iron County who graciously hosted these site visits.

Kenneth Robinson, Iron County Commissioner, reported that he had met with the Children's Justice Center (CJC) and had a tour of the new facility. It was a good introduction to what was involved with the CJC. He had the opportunity to visit Martin Olaya at the Road Shed. Martin was working on a sign to post at the old CJC building that informed the citizens the CJC had moved to the new location. Ken reported that he attended the Farm Bureau meeting. There was a gentleman at the meeting who proposed piping water out of the canyon to a reservoir above the Second East Restaurant and building a dam. On Friday, he spent the day at the Capital with the Farm Bureau where Congresswoman Celeste Maloy presented. He attended the Iron County Cattleman's Association meeting and Celeste was asked to speak. She commented that everyone needed to be patient with changes that were coming.

Michael Bleak, Iron County Commissioner, explained that he met with an individual who wanted to use the Iron County Firearms Range for a personal business opportunity, which was a conflict with using Iron County property. The meeting was to resolve that conflict and it went well. They committed to continue to help him with solutions and find an alternate property, or other people to partner with. The business was a training company that worked with veterans and law enforcement. Mike would put him in contact with Southern Utah Veterans Association. He had the opportunity to take part in a site visit with Project Peabody representatives who might move a facility here. He met with Maria Twitchell, Iron County Tourism/Parks and Recreation, with representatives from SUU regarding expanding their athletic programs, which would allow more opportunities for High School Championships and other areas that were proven economic drivers into the Transient Room Tax (TRT) and Tourism, Recreation, Culture, and Convention

Tax (TRCC) funds. The TRT and TRCC Advisory Board would be meeting soon to discuss the programs and look at the feasibility of participating with SUU in the mentioned project. Mike reported that he had the opportunity to meet with the Honorable Sela Tukia, Consulate General of Tonga, and welcomed her to the community. Other dignitaries from Tonga were here for a conference at SUU with the Polynesian student group. He met with the Airport Board last week and discussed lease rates, and equitable and fairness to attract businesses to the airport. Commissioner Bleak reported that SUU Aviation was working to expand its operations. He noted that SUU Aviation had an economic impact of approximately \$80M a year and this project would benefit the community, SUU, and the airport. Mike explained the Cedar City/Iron County Fire Department coverage and budget. Mike reported that he attended a ribbon cutting with the Chamber of Commerce for “Beans and Brews” a new coffee house in Cedar City

Paul Cozzens, Iron County Commissioner, reported that he attended the 5 County Board meeting with the Board of Health and Human Services. He noted that Derek Morton had stepped down as the community representative on the board and they were looking for a replacement. Paul explained how the Human Services worked. The weekly meeting regarding the new Sheriff’s Complex continued and Cornerstone was pouring one cell a day. He noted that Ed Deffner from Layton Construction contacted him regarding the early purchase of all the copper wire for the Sheriff’s Complex before the prices jumped. This would save Iron County approximately \$60K. The Legislature was in full swing and he was watching a Tire bill. Paul explained the tire bill. Commissioner Cozzens took a minute to address a personal issue in his family life.

PUBLIC COMMENTS

No comments were offered

PRESENTATION OF THE ANNUAL PAYMENT IN LIEU OF TAXES (PILT) PAYMENT FROM THE STATE OF UTAH

Kevin Bunnell, Regional Utah Department of Wildlife Resource Services (UDWRS), extended his congratulations to Commissioner Robinson as the new Iron County Commissioner. Kevin presented a Payment in Lieu of Taxes (PILT) for \$2,505 to the commissioners for the land that the DWR owned in Iron County. He reported that the DWR had a new director, Riley Peck. Riley had been their legislative liaison for the last six years with great support inside and outside the agency. Kevin expressed his appreciation to Reed Erickson, Iron County Planner, and Mike Worthen, Iron County Natural Resource Director working closely with the DWR regarding the Utah Prairie Dog (UPD). He reported that the path toward delisting the UPD was moving forward and the Fish and Wildlife Service had told them that they would begin a “Species Status Review” which was the first step toward a recommendation for them to delist the UPD and explained the review process. The DWR had completed over 16K acres of habitat work in cooperation with federal agencies and private landowners under the Watershed Restoration Initiative. He noted that, just like others, the DWR was concerned about the lack of moisture in this part of the state. We are hopeful that March would bring more moisture. Kevin reported that he met with Mike Worthen regarding turkeys (30) in the Buena Vista Subdivision and was trying to come up with a solution to get them moved.

DISCUSSION AND POSSIBLE RATIFICATION OF A BUREAU OF LAND MANAGEMENT (BLM) COMMUNICATIONS SITE LEASE WITH THE BLM ON 0.10 ACRES IN HAMLIN VALLEY, SECTION 19, T31S, R17W, SLB&M

Corporal Michael Hilleger, Iron County Sheriff’s Office, explained that the site lease was for a 10-foot repeater to be put out in the Hamblin Valley to have safe communications. Currently, that was the one area that had zero communication and they were making that change effective as soon as they could. Corporal Hilleger reported that there was no radio or cell phone service in the area. This affects the Sheriff’s Office, first responder radios, BLM, Forest Service and Search and Rescue. They were looking to place fencing and security around the tower. He

reported that this was strictly to ensure that reporting requirements were met. Discussion continued regarding costs and security.

Michael Bleak made a motion to approve the ratification of the BLM Communications Site Lease as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the new hire of Joseph Massey as a Full-Time Attorney, effective March 3rd. This was a backfill of a vacant position; the new hire of Presley Lewis as a Part-Time Seasonal Weed Sprayer, effective April 1st, Amy Bentley as a full-Time Seasonal Weed Sprayer, effective March 3rd, Zachary Hatch and Kevin Tippetts as Full-Time Seasonal Weed Sprayers in the Weed Department-Corrections, effective March 17th. These were backfills of vacant positions; the new hire of J.D. Allen as a Full-Time Deputy 1 in the Sheriff's Department-Corrections, effective February 23rd. This was a backfill of a vacant position; the promotion of Jared O'Mealy from Deputy 2 to Deputy 3 in the Sheriff's Department-Patrol, effective March 2nd; the new hire of Josh Carver as a Part-Time Reserve Deputy 1, in the Sheriff's Department-Patrol, effective March 3rd. This was a backfill of a vacant position.

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

Jennifer reported that this was a discussion on a promotion for an employee who was not yet eligible for the promotion. She read the policy from the Iron County Policies and Procedure Manual Section 16 - Promotions and then turned the time to Bruce Anderson.

Bruce Anderson, Iron County Public Works Director, reported that he had 15 employees on his roster and it should be 20, which placed him down 8 employees. He noted that 21 employees had quit the Road Department in the last 2 years. His schedule included himself, a master mechanic, a road supervisor, and 8 equipment operators. Bruce reported that Trevor had been doing the operator work. Seven subdivisions, (Bridle Path, Monarch Meadows, Cross Hollow Hills, Peak View, Thorley, Monte Vista, and Buena Vista) need road work done and have not been touched in years. Bruce continued to report on roads that needed work done and they could barely keep main roads and dirt roads going. Bruce reported that the last time the roster was open there were 7 who applied, three of them showed up to be interviewed 2 came to interview and one was via video. Two of them were offered jobs and only one accepted. He noted that this was more of a backfill than a promotion and needed help.

Michael Bleak was concerned that if Jeremy was given this promotion before he was eligible would open the doors for other departments to ask for the same treatment. Discussion continued regarding the promotion.

Kenneth Robinson made a motion to approve and the promotion of Trevor Johnson from Road Worker to Road Worker 3/Operator in the Road Department, effective March 2nd. Second by Paul Cozzens. Voting: Michael Bleak, Nay; Paul Cozzens, Aye; Kenneth Robinson, Aye.

NON-DELEGATED ITEMS

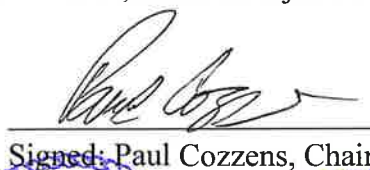
No Non-Delegated items were discussed.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.



Jonathan T. Whittaker, County Clerk


Signed: Paul Cozzens, Chair

February 24, 2025

IRON COUNTY COMMISSION MEETING
MARCH 10, 2025

Minutes of the Iron County Commission meeting convened at 9:00 a.m. March 10, 2025
in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Paul Cozzens	Commission Chair
Michael Bleak	Commissioner
Kenneth Robinson	Commissioner
Jonathan T. Whittaker	County Clerk
Sam Woodall	Deputy County Attorney

Also present:

Nicole Rosenberg	County Treasurer
Shalon Shaver	Corrections
George Colson	Emergency Management
Jennifer Bradbury	HR Director
Marcus Keller	Municipal Advisor
Reed Erickson	Planner
Maria Twitchell	Tourism/Parks & Rec

Also Present:

J. Royce Barton	Linda Hahna	Diane Howell
Bruce Washburn		

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INVOCATION

An invocation was offered by Sam Woodall.

PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Kenneth Robinson.

APPROVAL OF MINUTES

Kenneth Robinson made a motion to approve the minutes of the Iron County Commission meeting held on February 24, 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 February 24, 2025 to March 9, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PREVIEW OF THE UTAH SHAKESPEARE FESTIVAL (USF) FOR 2025

Michael Bahr, USF Executive Managing Director, reported that the USF had a successful 2024 season. He had met with the Cedar City Chamber, Cedar City Council, and now with the Iron County Commissioners. Michael expressed his appreciation for the relationship with Iron County. Mike turned the time over to John DiAntonio, USF Artistic Director. John reported that there were seven shows planned for the 2025 year. They were: Shakespeare Theater - As You Like It, Macbeth, and Anthony & Cleopatra; The Randall Theater – the musical The Gentleman’s Guide to Love & Murder, Steel Magnolias, and the Importance of Being Earnest. The seventh show recently announced in the Anes Theatre was Dear Jack, Dear Louise. He noted that the Green Shows were back with three versions. John encouraged the commissioners and their families and friends to attend the shows. Mr. Bahr explained the local ticket discounts. Iron County passes were 6 plays for \$200, the day of a play was \$12, and a Student Access Pass was \$40 for as many plays/as many times they want to come.

DEPARTMENTAL REPORTS

Maria Twitchell, Tourism, Parks, and Recreation Director, began with Parks & Recreation. During the High School Mountain Bike Championship Race, there were a few neighbors who were unhappy because the race start was blocking their driveways and some damage to property, along with a few noise issues. Maria was working with them to mitigate those issues. The race was far too important to lose. There was a possibility of the race returning this year. She noted that she wanted to create an environment with happy neighbors, but also facilitate the economic development of Three Peaks and the parks. Maria had been working with Bruce Anderson, Iron County Public Works Director, to pave the road further into the Three Peaks Park up to the disc golf course. This would solve the encroachment issue, allowing the race start to be within Three Peaks. Maria expressed her appreciation to Bruce Anderson for being so supportive and helpful trying to make the race better for everyone. She reported that there were over 13K people in attendance which brought in over \$888K in booked lodging. Maria reported that camping revenue at Three Peaks was up from \$12K in 2023 to \$15K in 2024. She attributed the increase to placing a QR Code for payments at the campground and Three Peaks to facilitate payments on site. She noted that the 5-Mile campground had been open for a couple of months and the Grand Opening Ceremony would be on May 1st and the park would remain open through October 31st. Maria invited the commissioners to the grand opening as well as anyone else that would like to attend. Maria expressed her appreciation to Bryce Williams and Peyton McCabe for doing a great job making 5-Mile incredible, and to Mike Worthen for securing grant money to help to put in the amenities, and to build an ATV trailhead at Three Peaks. Bryce and Peyton, along with the Work Crew, installed a fence and it looked very nice.

Maria Twitchell reported on Tourism. The budget was on track at 10% spent. Transient Room Tax (TRT) collections ended 2024 at 11% above 2023, Restaurant collections were slightly up from 2023. Occupancy was up 3% from 2023 and the Average Daily Rate was up 3% over 2023. She noted that she was concerned with occupancy because of the lack of snow this winter. Occupancy numbers were adequate because other events were held in Cedar City for the Utah Summer Games. Maria reported that Brian Head was celebrating their 50th Anniversary this week. They had many activities planned in celebration of this milestone. The Tourism Advisory Board accepted proposals for funding through their Contributing Partner and Special Events line items of the budget. The Contributing Partner proposals were from Cedar City Events, Utah Shakespeare Festival, SUMA, Utah Summer Games, Cedar City Airport, Frontier Homestead, and Parowan. Special Event requests were from the Lions Club, Livestock Festival, Cairn Conference, Homebuilders, Orchestra of Southern Utah, Brian Head Ice (4th of July Art Fest, Rockoberfest, Jingle Jangle Jubilee, and Spring Fling Ski Swap), Iron County Fair and Fairgrounds, Yin on Fire Festival, Red Rock Film, Big Mt Enduro, Youth Enduro, WeRock, and Hwy 143. The Restaurant Tax Board accepted applications for 2025 projects and the following allocations had been recommended, but note that the Board opted to pay off their obligation to Cedar City for the Cross Hollows Expansion a year early; Crosshollows, Cedar City Leisure Services, BLM, Utah Summer Games, Forest Service/Zion Forever, Cedar City Airport, Brian Head, Parowan, and the Utah Shakespeare Festival were the recommended allocations. Maria reported that Iron County Tourism was partnering with the Utah Office of Tourism to host a Destination Development Workshop in Cedar City on August 11th and 12, with emphasis on agri-tourism, dark sky, and indigenous destination product development. There would be a Dinner/Activity for the participants on the night of the 11th. She explained a tax bill that she was tracking at the Legislature regarding the TRT.

Shalon Shaver, Iron County Jail Commander, noted that the budget was on track at 11.63% spent. Shalon explained that there would be an unexpected expense to the budget regarding the Jail Standards Guidelines. The Sheriff's Association paid for the guidelines in the past and would no longer support the payment of \$2,700, as they were considering creating their guidelines. There were 608 standards to follow and this program helped to prove that the policy was being followed and helpful to new staff. Shalon noted that she asked Sheriff Carpenter if she could continue receiving the guidelines. She reported that the culinary cost per meal was slightly up because food was purchased in bulk at the first of the year. There were 461 bookings during the 1st Quarter, 25 female and 139 male inmates. Shalon reported that the jail had increased the number of Federal inmates to help create a healthy relationship with the state, which would fill beds in the new Sheriff Complex. The work crew had 1,023 man-hours working around Iron County. She noted that there were 2 deputy terminations which left 5 vacancies. There were 2 deputies and one nurse hired, 3 promotions, and 4 long-term leaves (1 extended military and 4 FMLA). Shalon reported on corrections planned projects and expenditures. The new Sheriff Complex continued to move forward, a virtual welder had been delivered for future classes. BZI donated a portion and opioid funds covered the remainder cost of the welder. She noted that the work crew was pleased with the safety and efficiency of the new Skid Steer, and the new body scanner arrived and was in use which was funded from Chris Stewart grant money. Other activities: There was a Graduation Ceremony for six inmates who obtained their GED; two "Inside-Out Dad" Graduation Ceremonies in the 1st quarter of 2025 with a total of 37 graduates; nine inmates had completed the Hustle-Life Skill program, and 8-12 inmates completed the Financial Literacy class sponsored by State Bank of Southern Utah. Shalon reported the total Jail Revenue for 2024 was \$2,065,844.19.

Kenneth Robinson, Iron County Commissioner, reported that last week he went out to the Modena Canyon Road, where the proposed mine would be located to familiarize himself with the area. He attended the Iron County Council of Governments (ICCOG) last week and was able to hear updates given by the Mayors throughout Iron County. Ken noted that as previously mentioned, Brian Head was celebrating their 50th Anniversary and hoped everyone would attend the activities planned. Parowan City was having a new bridge placed on the North end of Main

Street, and he attended the Iron County Planning Commission meeting on March 6th. Commissioner Cozzens asked how the vote went on the mine. Ken replied that it passed.

Michael Bleak, Iron County Commissioner, reported that he attended the National Association of Counties (NACo) in Washington, D.C. Mike noted that he was able to meet with Southern Utah University (SUU) Aviation two days before the conference began regarding funding for programming. Mike reported that SUU Aviation provided 10% of all rotor pilots in the nation. The work they provide translated to approximately \$80M a year injected into our local economy. SUU Aviation was looking into some national legislation that would allow them to become part of the helicopter pilot training process for the US Army. The Army approached them to see if they could help with some of their training needs, but it would take federal legislative approval to work with the US Army. Mike reported that he spent two days visiting several representatives and senators. Commissioner Bleak reported that he sat on the Justice and Public Safety Committee for NACo and some of the issues they discussed were Federal Emergency Management Agency (FEMA) disaster recovery issues. Commissioner Robinson asked if the SUU Aviation program was at its max for student enrollment. Mike replied that the program was close to the maximum number of students. SUU Aviation wanted to build a new training facility but had funding issues for the building. They were investigating at a 16-acre parcel adjacent to the Cedar City Airport and funding. Mike explained that the new facility could double maintenance on the helicopters. Currently, most of the maintenance training was done outside, under a tent. SUU Aviation had a 100% placement in job-maintenance graduate students. Many of them were snatched up by airlines before they graduated with six-figure jobs. Mike reported that there was a great partnership between SUU Aviation and Iron County and they were always willing to help anytime they were asked.

Paul Cozzens, Iron County Commissioner, reported that he too attended the NACo convention in Washington D.C. Paul noted that he was able to have dinner with his Sister and husband. His sister was the Vice-Presidents' Executive Assistant and her husband worked on I.T. issues with several senators. His son-in-law took them to the Senate Chamber where they observed those actions. Paul noted that Senator Mike Lee visited with him, Commissioner Tammy Pearson (Beaver County), and Commissioner Taylor (Garfield County) regarding Utah's public lands and the reduction of the Grand Staircase and Bears Ears Monuments. He noted that he spent some time at the jail site on Saturday. Construction continued with over-excavation for pads, pouring cells and coating them with epoxy, and water lines placed down roads. Paul met with Layton Construction and Jonathan Stathis regarding the water meter sizes and confirmed that a 3" meter would be used from the old jail. He reported that he attended health meetings in Human Services for Five-County.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE FROM RESIDENTIAL ONE-HALF ACRE (R½) TO COMMERCIAL (C) FOR APPROXIMATELY 5.28 ACRES WITHIN THE NW¼ NW¼ OF SECTION 36, T34S, T10W, SLB&M, IRON COUNTY, UT LOCATED NEAR 257 N CENTER STREET, SUMMIT, UT (APN: D-94-7) Applicant: Edward Kelly Blackburn

Reed Erickson, Iron County Planner, explained that the proposed zone change to Commercial was for a commercial Plant Nursery and Resort Lodge with a reception area and small cabin rentals. Mr. Blackburn had an operational Christmas Tree Farm there for many years, but it could not be a true tree farm without the correct zoning, thus the zone change request. Reed reported that the 5.28 acres were adjacent to Commercial (C) and R½ on the Southeast side of I-15 and West of Center Street in Summit and within Tier III, Summit outside of the water company service area. Services Available were: Water - Private non-public water system, Sewer-Septic (Southwest Utah Public Health SWUPH), and other utility services in the area (Gas, Power, Communications, etc.).

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding the proposed Zone Change regarding APN: D-94-7.

No Public Comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson, Iron County Planner, reported that after review, and findings, the ICPC confirmed that the applicant was compliant with the Iron County Policy – Evaluation Consideration for Re-Zone and recommended approval.

Kenneth Robinson made a motion to approve the proposed Zone change from R ½ to C as presented by Reed Erickson. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC COMMENTS

No Public Comments were offered.

DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ANNEXATION INTO CEDAR CITY CREATING AN ISLAND OR PENINSULA OF UNINCORPORATED PROPERTY, APPROXIMATELY 19.18 ACRES LOCATED NEAR 400 W & 3000 N, CEDAR CITY, UT., WITHIN THE NE¼ OF SECTION 27 AND THE NW¼ OF SECTION 26, T35S, R11W, SLB&M, IRON COUNTY, UTAH (APNS: D-699 & D-731)

Applicants: Ryan Brindley/Cedar City/Iron County

Reed Erickson, Iron County Planner, explained that this annexation would create an island of unincorporated area that does not currently exist. Reed reported that the property was between Enoch City and Cedar City on 3000 N. The recommendation from the Iron County Planning Commission (ICPC) was to consent to the annexation. He noted that this item does not require a public hearing and was presented to the commission for evaluation and consent for the annexation. He explained the percentage of an annexation considered as an island/peninsula. Two-thirds of the top portion of the property, was within the Instrument Approach zone and approximately a third was in the Approach zone of the Airport Overlay. Between the Approach zone and the Instrument Approach zone, this property had some limitations in terms of residential. They intended to annex it and develop it as Industrial & Mixed Use -1 (I&M-1) for storage units.

Michael Bleak made a motion to consent to the proposed annexation into Cedar City regarding APNs: D-699 & D-731 as presented by Reed Erickson. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE RATIFICATION OF A CONTRACT WITH EMERGENCY SERVICES CONSULTING INTERNATIONAL (ESCI) TO PERFORM A FIRE DISTRICT FEASIBILITY STUDY IN IRON COUNTY

Jon Whittaker, Iron County Clerk, explained there had been discussions on having a feasibility study to create Fire Districts within Iron County. Jon reported that Emergency Services Consulting International (ESCI) bid on the study. Commissioner Bleak, as the commission liaison, signed the contract to begin services with ESCI, which was the purpose of the ratification of the contract. At this point, information was being gathered for the firm and they would make recommendations based on many factors. Discussion and comments were shared on the geographical areas that were unique to Iron County.

Royce Barton, Paragonah Fire Chief, noted that he agreed that Iron County was a unique place as Jon mentioned. Chief Barton stated that he would like to be involved with this study and have his input considered. We need to have funding for the Paragonah area because there were three different districts, Paragonah, Parowan, and Brian Head and it was not fair to put the fire district in one place. He had been the Paragonah Fire Chief for 45 years and the area he covered was from Paragonah to mile-post 91, which was in Iron County but only seven miles out of Beaver County, and then over to U-20. He reported that there were some real challenges with running the volunteer fire department financially. Equipment and trucks were still needed. Jon Whittaker noted that a study was not the same as taking action. He reported that ESCI was a very reputable firm and they want to meet with the Fire Chiefs. Discussion continued regarding funding districts and the benefits.

Kenneth Robinson made a motion to the ratification of the contract with Emergency Services Consulting International (ESCI) to perform a Fire District(s) Feasibility Study. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Bleak, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF A POLICY TO ESTABLISH APPLICATION REQUIREMENTS, REVIEW CRITERIA, AND AN APPROVAL PROCESS WHEN CREATING A PUBLIC INFRASTRUCTURE DISTRICT (PID)

Marcus Keller, Iron County Municipal Advisor, explained what a Public Infrastructure District (PID) was and how it worked. Marcus stated that this item was not to approve a PID. It was simply setting a policy so that when Iron County received an application that requested a PID, there would be a structure on what would be required to submit that application and what information the review committee required. There was also a fee associated with the PID so the county would be compensated for any time and effort they put in as far as manpower, time spent, etc. for this. He explained that a PID was a tool, a financing mechanism that allowed the creation of an entity. Anything in unincorporated Iron County, you were the creating entity that gave Iron County the power to create a local district called a PID. The PID could do one thing. It could bond and be used as a financing vehicle. Marcus explained the PID bonding process, taxing authority, and its benefits. Discussion, questions, and answers continued between the Iron County Commissioners and Marcus regarding the PID.

Michael Bleak made a motion to approve the Iron County Policy PID establishing an application requirement, review criteria, and approval process when creating a PID, with all suggested changes as presented by Marcus Keller. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the new hire of Elizabeth Hinson as a Part-Time Legal Assistant for the Attorney's Office, effective March 17th. This was a newly approved position; the promotion of Emilee Campbell from Deputy 2 to Deputy 3 for the Sheriff's – Corrections Department, effective March 17th; and the new hire of Raul Rodriguez Pacheco as a Full-Time Road Maintenance Technician in the Road Department, effective February 18th. This was a backfill of a vacant position.

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

NON-DELEGATED ITEMS

No Non-Delegated were discussed.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.


Signed: Paul Cozzens, Chair


Attest: Jonathan T. Whittaker, County Clerk



IRON COUNTY COMMISSION MEETING
MARCH 24, 2025

Minutes of the Iron County Commission meeting convened at 9:00 a.m. March 24, 2025
in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Paul Cozzens	Commission Chair
Michael Bleak	Commissioner
Ken Robinson	Commissioner
Jonathan T. Whittaker	County Clerk
Sam Woodall	Deputy County Attorney

Also present:

Karsten Reed	County Assessor
Lucas Little	County Auditor
Nichole Rosenberg	County Treasurer
Terry Palmer	Building & Zoning/Planning
Richard Wilson	County Engineer
McKayla Meinhardt	Deputy Auditor
George Colson	Emergency Manager
Jennifer Bradbury	HR Director
Bruce Anderson	Public Works Director

Others in Attendance:

Eric Atkin	Leslie Dennett	Tanner Edwards
James T Helsper, Jr.	Rachel Hunt	Mary Jo Montoya
Joseph Moore	Jeff Richards	Craig Thompson
Gerald VanIwaarden	Chuck Waddell	Joel Zander

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INVOCATION

An invocation was offered by Joseph Moore.

PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Lucas Little.

APPROVAL OF MINUTES

Michael Bleak made a motion to approve the minutes of the Iron County Commission meeting held on March 10, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT

Kenneth Robinson made a motion to approve Claims for Payment from March 10, 2025 to March 23, 2025. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

Lucas Little, Iron County Auditor, reported that he had been following Senate Bill (SB) 197 during the legislative session. This bill would affect 300-400 Iron County residents who apply for a property tax abatement through the Auditor’s Office. Luke explained that every year, the Auditor’s Office sent out applications to individuals who previously qualified for the Circuit Breaker Abatement Program by earning less than a specific amount in a given year, which was just above \$40,000 in 2024, and were 65 or older. The abatement might cover some or all of their property taxes, and the state would reimburse us that amount. Lucas stated that SB 197 prohibited anyone new from receiving the Circuit Breaker application after 2025. Those on the program in 2024 or added in 2025 would be able to continue receiving the abatement, but no new applications would be accepted after 2025. He noted that if you know anyone who had or might qualify for this program, please have them reach out to the Auditor’s Office this year so that they could apply for the program while it was still available. Luke expressed appreciation to Senator Evan Vickers, who was our only representative that voted against this bill. Luke continued to explain the ramifications of this bill. Senator McKay basically said, “There were a lot of older residents in large homes living alone, and they need to sell their home and downsize.” He reported that his office was working on closing out the financial records for Iron County’s year-end report. There were still some payments and receipts processing from last year before everything was ready for the Iron County audit, which would be on May 5th. He noted that the Auditor’s Office was processing property tax exemption applications for religious or charitable organizations. They were also working with the Treasurer's Office to prepare for the annual tax sale which will be held May 22nd. There were approximately 80 properties at this time. Luke reported that since implementing the sales tax for funding the new Sheriff's Complex, which took effect in July of 2024, \$2,328,530.00 had been collected, and \$130.03 through the end of February, 2025. These funds would be placed in the Iron County budget under Fund Number 30 – Combined Debt Service Fund. This money would remain in this fund until the bond payments were due, and would be paid from this same fund. He noted that the first payment was made last week for \$1,993,511 which left a balance of \$335,000 towards the next payment due in September.

Terry Palmer, Iron County Planning/Building & Zoning Administrator, reported that as of March 21st, 118 permits had been issued to date, compared to 111 permits in 2024. In new dwellings alone, they had issued 30 permits compared to 41 at the end of March last year, and 7 permits were issued for commercial projects. Nate Dennett, Chelsea Boxwell, and Trent Sukowaty continued to work toward certifications. Building and Zoning completed 135 Project

Reviews this year, compared to 104 last year. Conducted 674 inspections (including multiple stops at different houses) this year. The revenue collected was \$226,088.32. Terrible's Gas Station in Parowan was currently pouring the foundation. Another Terribles and one Maverik station would be built on the south end of Parowan town. Maverik completed their annexation into Parowan City and would be submitting plans for a permit. Inspections were being conducted on the Commerce Crossroad BZI project on the tenant improvement finishes. Future Projects: A Data Center planning would begin construction at the end of this year. Discussion, questions, and answers continued regarding the Data Center placement and power were had. An office complex for BZI had plans that were approximately 50% finished and would be delivered to Terry's office next week. Two large solar projects were beginning. Ampac had plans to expand its production line site by one-third. The Fabian project continued to consider our area for development. In code enforcement, Trent Sukowaty had been actively working with landowners to address property cleanup. There had been 42 violation notices sent out to date; most of the notices were on Lund Hwy. Terry wanted to post signs in problem areas throughout Iron County and requested the commissioners' input on this initiative. He proposed to revisit the Travel Trailer Ordinance due to increased issues and crime in the Cedar Valley Acres area. Terry reported that the budget was on track. There would be two mid-year budget adjustments for travel and training expenses and building maintenance due to unexpected equipment failures. He noted that one concern was the leaking roof on the Public Safety Building, and he explained the issues regarding a new roof. Terry Palmer reported that Reed Erickson had been heavily involved in Planning Commission meetings with multiple ongoing land projects. In terms of building maintenance, plans were in place to change cleaning companies for the Iron County buildings due to frequent complaints from multiple offices regarding the current company's performance and instances of missed scheduled cleanings.

Richard Wilson, Iron County Engineer, reported on the previous quarter. He reported that a Master Plan Consultant for the fairgrounds had been selected, and they met with him in a Zoom meeting held on Friday the 21st. There would be a tour of the fairgrounds and a formal meeting at the Iron County Courthouse on Friday. Jamie Evans, Iron County Fair Director, would conduct a discussion on Wednesday, April 2, at noon. He noted that interviews would be held tomorrow for the open Lead Excavator/Operator position. Richard explained that they had been working on a large culvert over the last three months on 800 South by the Transfer Station. It would be a much better crossing than it was for everyone involved. He reached out to the Fire Warden, Spencer Rollo, and discussed doing a controlled burn in the ditch before cleaning it out. Richard reported that at the last commission meeting, George Colson spoke on the acceptance of the FEMA application for Mitigation of Flooding on 4800 by Peak View. The state accepted the application and forwarded it to the federal government, which provided the funds. Richard reported that the "Safe Roads for All" study was almost complete with the questions and comment period. Kimley-Horn would present the final proposal for a solution, and Richard would ask the commissioners to adopt the plan during the next commission meeting. This would allow them to move forward to apply for implementation/demonstration funding. He noted that he would be presenting a proposal to adopt the planned Belt Route Alignment at the next commission meeting. There was further discussion regarding property and the Belt Route. Richard informed the commissioners that Stanley Engineering had been hired to oversee the design and management of the Iron Springs Road project. He would like to have the plans as soon as possible so they could go out to bid and lock in a contractor. Richard expressed his appreciation to Merilee Wilson for assisting him in modifying the encroachment permit application and managing the addressing.

Bruce Anderson, Iron County Public Works Director, reported that the Road Department had been working on the Little Eden Subdivision, in Enoch had to put a concrete structure at the end of an inlet. It could then be paved in mid-July. Work on the Pinto Road project was complete. Some trees had been removed, and the Forest Service paid for that work. There was a discussion regarding a Pulverized Coal Injection (PCI) mine in Modena Canyon. Richard Wilson assisted Bruce with the engineering Request for Proposal (RFP) for Gold Springs Road, which was approved by the BLM. An Alignment and a Hydrology Study to

determine what size of pipe was needed to cross underneath the road. He reported that one new employee was beginning on the 31st, but the Road Department was still down six employees. The road department was currently working on the west end of Midvalley Road past Three Peaks with 2000 feet of new chip seal to improve the road for the National High School Bike race. The chip seal was approved through the BLM to improve the road. They would be working on Sage Road with a new chip seal that was just over a mile long. He noted that oil bids, chip bids, and asphalt bids had returned and were slightly lower than last year. Bruce reported that there were roughly 70 lane-miles of chipping to be done this year. Two would be in subdivisions. A micro-seal would be tried at the Monarch Meadows and Bridal Path subdivisions. In Lanfill, Bruce had to collect water samples on Wednesday. The Director of the Department of Environmental Quality (DEQ) was visiting some of the rural landfills. He reported that the Utah rural landfills were trying to work with the state for an electronic recycle program for small batteries, as they continue to create fires in the landfills. Bruce explained the issues with lithium ion batteries. He noted that Cedar City had purchased one of the roll-off trucks which left one truck to sell. Bruce reported that SB 63 – Waste Tire Recycling Amendments did not pass in the legislature this year, but it was expected to pass in the 2026 March Legislative Session. He expressed his appreciation to Senator Evan Vickers for sponsoring the bill and working with him. Bruce noted that the Landfill budget was on track and morale at the Landfill and Road Departments was doing well. There was some discussion regarding recycling of tires.

Michael Bleak, Iron County Commissioner, reported that the dedication of the new terminal at the Cedar City Airport would be soon. Mike noted that the Cedar City Airport, by volume, was the busiest airport in the State of Utah with Southern Utah University (SUU) Aviation and private aviation. The airport continued to press the FAA for a control tower. Without a control tower, the Cedar City Airport was an uncontrolled airport. He reported that he attended the joint Transient Room Tax (TRT) and Tourism, Recreation, Culture & convention Tax (TRCC) meeting to discuss, with SUU, a project to expand some of their athletic facilities. SUU was planning to redo the softball complex to make it look more professional. The largest project was a revamp of the general use gymnasiums, and placing a cover over the outdoor football/soccer field for year-round use. He explained that the work was important to open up the Centrum to draw in larger events. SUU had to turn away a National Cheer competition last month for lack of programming space. Commissioner Bleak reported that the FEMA funds were granted, but it had to go through State requirements before the state would release the funds. He also attended the Iron County GOP Convention.

Kenneth Robinson, Iron County Commissioner, noted that he attended a Farm Bureau meeting and heard a presentation from Stephanie Hill. She was taking the “Cedar Mountain Group” to Washington D.C. this week to meet with several Senators and Congress to address issues with the Sheep and Wool industry. Ken reported that he attended a Department of Agriculture (DOA) meeting held at the Heritage Center, where they addressed the drought situation facing Southern Utah and programs that were available throughout the state. He noted that he had met with Kelly Pearson, DOA Acting Director, who suggested that Iron County consider declaring a state of emergency to the state for the drought situation in Southern Utah. Ken would be meeting with Mr. Pearson this week via phone to address how to approach that. He attended the GOP meeting and was able to speak with Representative Celeste Maloy to discuss needs in small rural areas for the Natural Resources Conservation Service (NRCS), Farm Service Agency (FSA) offices that could help the area.

Paul Cozzens, Iron County Commissioner, noted that construction of the new Sheriff's Complex continued to move forward. Paul reported that he attended weekly meetings with the Architect, Layton Construction, and Babcock Design regarding the new Sheriff's Complex. He was working with Mike Platt from Platt & Platt on crossing the railroad tracks west of the complex site. He explained that Horrocks Engineers was hired to be a liaison between Iron County and Union Pacific and hoped Mike Platt would have the design this week. Paul reported that the commissioners had dinner last week with Senator Curtis, which gave them an opportunity to discuss the issues facing the sheep industry and agriculture in Iron County. He expressed his appreciation to Commissioner Bleak for barbequing the steaks. Paul attended the

March 24, 2025

GOP Convention, the Farm Bureau meeting, the Behavioral Health meeting, and the Steering Committee meeting. Commissioner Cozzens had the opportunity to speak with Senator Lee while he was in Washington, D.C. Senator Lee was focused on public lands and the Antiquities Act, trying to downsize some of Utah's Monuments (Grand Staircase and Bears Ears). He also spoke to him about the HOUSES Act. The HOUSES Act “would make small tracts of federal land available to communities to address the housing shortage or affordability. This allowed parcels of federal land to be purchased by a state or unit of local government at a reduced price, giving flexibility to address housing constraints. The land requires that land be used for housing, subject to a density requirement, and protects against development of expensive second homes on the purchased parcels.”

Commissioner Bleak reported that the Utah State Mountain Bike Race that was previously mentioned generated \$1.2M, of which \$800K was used in lodging from one weekend of bike races this last summer.

PUBLIC HEARING REGARDING AMENDMENTS TO THE 2025 BUDGET

Lucas Little, Iron County Auditor, reported that amendments to the budget included: Revenue - CIB Grant-Fire Study, new position in the Attorney’s Office with medical savings, Early Intervention Program Grant, and to balance the Fund; Expense – one new part-time Victim Advocate, one full-time assistant position to part-time, add one new attorney, new Attorney, new part-time Victim Advocate, remove one full-time position, addition of a contract position for Mike Edwards, adding of the Fire Feasibility Study contract, addition of three new Correction Deputies (salary & wages, benefits), an Inmate with a high medical expense and no longer in jail, \$2,760 annual fee for jail standards and inspections, SAR Topo for emergency services mapping, Lixipol software, early intervention program, state mandate grant, remaining of the first responders mental health grant, add liquor tax money received at the end of 2024 to be spent in 2025 budget of \$108,504.16, and add \$58K for Fairgrounds master plan study.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding budget amendments.

No Comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

PUBLIC COMMENTS

Mary Montoya, representative of Rainbow Ranchos, noted that she was here today to request the commissioners for help and advice on how the residents could address and resolve numerous issues that had happened in their neighborhood in the last couple of years. Mary listed the concerns: 1. Vicious dogs that had attacked multiple people, dogs, and chickens. A neighbor’s dog was attacked and killed by these dogs yesterday; 2. Sanitary concern that this lot was condemned years ago because of septic issues and where their sewage was being dumped; 3. Unpermitted additions to the original single-wide trailer; 4. Three camp trailers were being used lived in as permanent residents; 5. Fire hazard with plywood additions to the camp trailers for additions; 6. Illegal activities during the night. A SWAT team came to this location on February 14th and arrested individuals.

Commissioner Bleak reported that he was the liaison for the Sheriff’s Department and Building and Zoning. He asked if he could meet with Mary Jo after the Public comments.

James T. Helsper Jr., resident of Cedar Highlands, noted that he was on the Board of Directors for Cedar Highlands. He was concerned that the building was getting out of hand. There were 90 homes built in Cedar Highlands, and nine homes were currently being built. James reported that when Iron County reviewed Cedar Highlands for road maintenance, one criteria was that 50% of the lots had to have a Habitable home. With the increased traffic from residents and recreational vehicles, the HOA was requesting that, in light of the exceeding 50-60% criteria, the commission revisit Iron County’s Policy on road maintenance in Cedar Highlands.

Commission Cozzens recommended that Mr. Helsper speak with Richard Wilson, Iron County Engineer, who was present today. Commissioner Bleak noted that this was an issue

worth discussing and he would like to set up a meeting in a couple of weeks with all persons who would be connected to this issue.

Craig Thompson, a citizen of Iron County, reported that he was concerned with public safety on West View Drive. Road use continued to increase, especially heavy equipment, and something needed to be done. Weeds were out of control, and he wondered who was responsible for the upkeep. The commission and law enforcement seem not to care about those who live there. Something needs to be done soon.

Joseph Moore, resident of Rainbow Ranchos, reported that he lived 2 houses away from the property that was previously mentioned. Joseph was in his yard working on his car and turned around and the dogs were stalking him. His wife had incidences with them circling around her. She was told by law enforcement that unless the dogs bites someone or have video proof there was nothing they could do. He was also concerned with the septic system because he lived down-stream from the property. Something needed to be done and soon before it gets out-of-hand.

Eric Atkin, a citizen of Iron County, was concerned about the public comments about having travel trailers on property and nuisance of the dogs. He was concerned with the verbiage of the Travel-Trailer Ordinance and having to have a permit to enjoy ones property. He encouraged the commissioner to read section one of the constitution.

Tanner Edwards, resident of Rainbow Ranchos, stated that he hoped the presence here illustrated the significance with the situations that had arisen in their neighborhood. He was concerned with the many legal issues and ramifications associated with the property and people living there. This needed to be addressed before something worse were to happen.

Richard Wilson, a citizen of Iron County, was very concerned with the grand opening of Dollar Loan Center. If you were to read the small print, it states the interest rate on a \$500 loan was 275%. This was just legalized loan sharking. Richard was also concerned about protecting our children. He gave an example from Alabama where a 32 year old man had set his room on fire to be rescued. The man reported that he had been held hostage in the basement for the last 20 years since he was 12 years old. When the firemen carried him out they thought that he was a teenager at 5'8 and only 68 lbs. We talk about property rights, but we forget about the children that were forced to live in these situations and need to be protected from perhaps less than caring parents. As a society we need pay more attention to our neighbors and the misdeeds of adult and to protect our children.

IRON COUNTY VETERANS, UPDATE ON THE VETERANS ART CENTER

Gerald VanIwaarden, vice president of the Iron County Veterans, reported that they had obtained the rights to purchase a 20-acre property located on Old Hwy 91 and Ravine Road north of Enoch. All Representatives in Utah had been contacted and were all on board for this center. The Southern Utah Veterans Association (SUVA) had begun their capital campaign to raise funds for the property and Veterans Art Center. Gerald turned the time over to Chuck Wadell, President of the SUVA. Chuck reported that SUVA was working diligently to get this project up and running. This center was a community project that would help everyone in the community, not only the veterans, but our senior citizens, first responders, homeschooled children, and our children who were contemplating suicide. Chuck turned the time over to Joe Zander, SUVA Special Projects. Joel shared some personal experiences of how the layout of the Veterans Arts Center would affect and help people who needed any assistance. The center would include a woodworking area, crafts, a metal shop, ceramics, arts & painting, rooms for counseling and PTSD, a multi-purpose room, and a kitchen. The building would be approximately 30 square feet, and there were plans for a 300-seat open Amphitheater and a full-size replica of the Vietnam Memorial in Washington D.C. Joel reported that they had contacted the Veterans Administration about the possibility of building a VA Medical Clinic on the property. He noted that persons who suffer from PTSD tend to isolate themselves. Isolation turns to depression, which oftentimes, unfortunately, leads to people taking their own lives. The purpose of the center will be to provide healing and a social network.

DISCUSSION AND POSSIBLE APPROVAL TO INCREASE THE COMPREHENSIVE CREDIT LIMIT WITH THE STATE BANK OF SOUTHERN UTAH (SBSU)

Lucas Little, Iron County Auditor, explained that there were 2 Iron County accounts with the State Bank of Southern Utah (SBSU). One was the Sheriff's Department, and the other was the General Iron County Account. He was requesting an increase in the Sheriff's Department account from \$40K to \$80K and an increase in the General Account from \$150K to \$225K.

Michael Bleak made a motion to approve the increase of the Comprehensive Credit Limit with the SBSU. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PRESENTATION OF THE IRON COUNTY 2025 MID-YEAR BUDGET ADJUSTMENTS AND POSSIBLE APPROVAL OF RESOLUTION 2025-3, ADOPTING THE IRON COUNTY 2025 BUDGET AMENDMENTS

Kenneth Robinson made a motion to adopt the Iron County 2025 budget amendments to actual expenditures and calculated as presented by Lucas Little, Iron County Auditor. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

CONVENE AS THE BOARD OF EQUALIZATION (BOE)

Paul Cozzens, Iron County Commission Chair, declared the convening as the Board of Equalization (BOE).

DISCUSSION AND POSSIBLE APPROVAL OF 2025 PROPERTY TAX EXEMPTIONS WHICH HAVE BEEN SUBMITTED BY RELIGIOUS, EDUCATIONAL, OR CHARITABLE ORGANIZATIONS REQUESTING TAX EXEMPT STATUS ON PERSONAL OR REAL PROPERTY FOR THE 2025 TAX YEAR

McKayla Meinhardt, Iron County Deputy Auditor, reported on the new applications for 2025 exemptions: Cedar City Housing Authority (2), Cedar Charter Holders/American Preparatory Academy, and the Canyon Creek Women's Crisis Center (3). There were no changes to the existing exemptions.

Michael Bleak made a motion to approve the 2025 Property Tax Exemptions, which had been submitted by Religious, Educational, or Charitable organizations requesting Tax-Exempt status on Personal or Real Property for the 2025 Tax Year as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

RECONVENE AS THE IRON COUNTY COMMISSION

Paul Cozzens, Iron County Commission Chair, declared the reconvening of the Iron County Commission.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the new hire of Cyrus Naone as a Part-Time Meals on Wheels Driver for Council on Aging, effective March 31st. This was a backfill of a vacant position; the new hire of Victoria Garcia as a Part-Time Front Desk Clerk, a newly approved new position for the Council of Aging, effective March 18th; the new hire of Patricia Horchstein as a Part-Time Animal Shelter Technician, for the Sheriff's Department – Patrol, effective March 17th. This was a backfill of a vacant position; the promotion of Charles Day from a Full-Time Deputy 3 to Corporal in the Sheriff's Department – Patrol; Eric Rohmann from a Full-Time Deputy 3-K9 to Corporal in the Sheriff's Department – Patrol; and Dean Monteleone from a Full-Time Deputy 1 to Corporal for the Sheriff's Department - Patrol, effective March 16th; the new hire of Clint Goodman as a Full-Time Road Maintenance Technician for the Road Department, effective March 31st. This was a backfill of a vacant position; Interim pay for Attorney Office Manager, Susan Carter, for completing duties performed in the absence of a Children's Justice Center Director, effective March 16th.

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

NON-DELEGATED ITEMS

Boards:

Paul Cozzens explained that Reed Erickson, Iron County Planner, had contacted him and reported that Lane Sutherland had resigned from the Iron County Planning Commission (ICPC). Dennis Gray was asked to replace Lane on the ICPC, and he accepted.

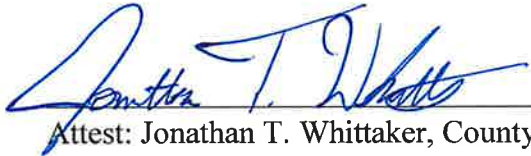
Michael Bleak made a motion to appoint Dennis Gray to the Iron County Planning Commission (ICPC). Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

ADJOURNMENT

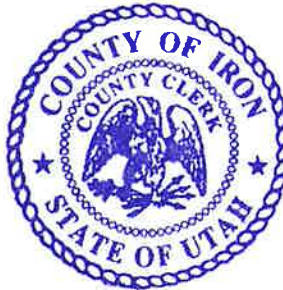
Paul Cozzens, Iron County Commission Chair, declared adjournment.



Signed: Paul Cozzens, Chair



Attest: Jonathan T. Whittaker, County Clerk



IRON COUNTY COMMISSION MEETING
APRIL 14, 2025

Minutes of the Iron County Commission meeting convened at 9:00 a.m. April 14, 2025 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Lucas Little	County Auditor
Ken Carpenter	County Sheriff
Nicole Rosenberg	County Treasurer
Richard Wilson	County Engineer
Sam Woodall	County Deputy Attorney
David Johnson	County Economic Development
Maria Twitchell	County Tourism
Nicole Rosenberg	County Treasurer
Jennifer Bradbury	County HR Director
Reed Erickson	County Planner

Others in attendance:

Carol Barker	Pat Brower	Linda Hahne
Doug Knuth	Adam Long	Jon Oglesby
Jeff Richards	Nathan Runyon	Bruce Washburn

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INVOCATION

An invocation was offered by Kenneth Robinson.

PLEDGE OF ALLEGIANCE

Those assembled were led in the Pledge of Allegiance by Bruce Washburn.

APPROVAL OF MINUTES

Michael Bleak made a motion to approve the minutes of the Iron County Commission meeting held March 24, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT

Kenneth Robinson made a motion to approve Claims for Payment from March 24, 2025, to April 13, 2025. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

COMMISSION REPORTS

Kenneth Robinson, Iron County Commissioner, reported that he met with the Elliot Work Group that was developing the Iron County Fairgrounds 25-year plan, and he attended a jail construction meeting. Ken noted that he met with Dan Jessen, Parowan City Manager, Jon Whittaker, and Bruce Anderson regarding a potential land exchange between Iron County and Parowan City at the Parowan Landfill site and a crushing pit on the east side of Parowan. On the previous Thursday night, Ken attended the Farm Bureau meeting. Senator Vickers and Representative Shipp took a minute to talk about the seven bills passed through the House and Senate and Governor Cox vetoed, including SB 197 (regarding Circuit Breaker tax relief). The House and Senate did not feel that there was enough support to get a majority vote to overrule the governor on SB 197.

Michael Bleak, Iron County Commissioner, reported that he met with George Colson, Luke Little, and a couple of members of State Emergency Management regarding Federal Emergency Management Agency (FEMA) funds awarded to Iron County for flood repairs. Mike expressed his appreciation to George Colson for working with FEMA. The requested amount of \$17K ended up being \$300K approved through FEMA. Commissioner Bleak, Sam Woodall, and George Colson traveled to Salt Lake last year and had a conversation with Darren Bushman, Department of Emergency Medical Services (EMS), regarding issues with EMS – Gold Cross in Iron County. Commissioner Bleak reported that he met with Bret Howser, Brian Head Town Manager, and Dan Benson, Brian Head Marshall, regarding fire issues. He noted that there

would be a ribbon cutting for the new Cedar City Airport Terminal, with the date to be determined, and he continued to attend the new Sheriff Complex meetings.

Ken Robinson, Iron County Commissioner noted that he failed to report that the National Oceanic & Atmospheric Administration (NOAA) had declared a drought situation in Southern Utah, and he had communicated with the Department of Agriculture director for the State of Utah. He also met with Amber Hatch, Weed Department Supervisor, trying to give her a space to call home for storage and to maintain her equipment.

Paul Cozzens, Iron County Commissioner, noted that approximately one month ago, Reed Erickson, Iron County Planner, sent a letter regarding the Union Pacific Railroad wanting to cap some old wells along the railroad tracks used for the old steam engines. Paul reported that he was able to contact Rod Carroll, General Director-Real Estate Field Operations & Acquisitions for Union Pacific Railroad, who informed him that there was a Railroad Act of 1928 that focused on the disposition of federal railroad Rights-of-Way (ROW) that could be transferred for public use to counties. Paul explained that there was a challenge with capping the well because Modena had 7 homes, and Lund had 5 homes that used the well for culinary purposes. Discussion continued regarding the wells and water rights. He met with Platt & Platt about raising the elevation of the new jail 2-3 feet to help alleviate water issues. He attended the 5-County meetings where they were asked, by the governor, to identify one project that was affecting the 5-County area the most that could use help mitigating some of the issues. The Zion Park reservation system was that issue. He explained that Zion Park was considering moving to a reservation system. This would hurt attendance, which would affect many downstream attractions. Commissioner Cozzens reported that the tariffs were beginning to affect the budget of the new Sheriff Complex, and they were trying to buy materials in advance before prices increased. He met with Wade Adams, Iron County Fleet Supervisor, regarding Enterprise Rent-A-Car's commercial fleet program. The DMV in Cedar City was seeing an increase in registrations from people out of town. There was a discussion regarding what was involved in the registrations and what could be done to help them. Paul attended the Iron County Planning Commission meeting. Dennis Gray began his position as the new member of the Planning Commission.

Jon Whittaker, Iron County Clerk, reported that he met in Kanarraville with the Fire Chiefs and Spencer Rollo, Iron County Fire Warden, to introduce and discuss the idea of a Fire District Feasibility Study.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE FROM AGRICULTURE 20 ACRES (A-20) TO COMMERCIAL (C) FOR APPROXIMATELY 63.15 ACRES, WITHIN THE N ½ NW ¼ SECTION 11, T37S, R12W, SLB&M, IRON COUNTY, UT (APN: E-277). LOCATED NEAR 4000 S AND 5700 TO 6000 W, CEDAR CITY, UT Applicant: JTS Trust; represented by Platt & Platt Engineering

Reed Erickson, Iron County Planner, reported that this property was located off I-15 at Exit 51, on the south side of Vandenberg Road. There was private land around it, and Paiute Tribal lands to the east on the other side of the interstate. The adjacent properties were zoned RA-20 on the north, and then it was adjacent to other Commercial (C) on the east side. Reed explained that the proposed use for this zone change was to extend the commercial zoning. It has excellent access and exposure. The real challenge with developing commercial on this property was the water system. He reported that this property lacked any central or public water system, and reported on some options on how to acquire the developing of a private-public water system. The property owner felt like he had great potential on the property.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding the zone change.

No comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson, Iron County Planner, reported that after review and findings, the Iron County Planning Commission (ICPC) confirmed that the applicant was compliant with the Iron County Policy – Evaluation Consideration for Re-zone and recommended approval.

Michael Bleak made a motion to approve the zone change from Agriculture 20 Acres (A-20) to Commercial (C) as presented by Reed Erickson. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED IRON COUNTY CODE AMENDMENT ORDINANCE 2025-2. AN ORDINANCE OF IRON COUNTY, UTAH TO THE IRON COUNTY LAND USE CODE – “ADDING CHAPTER 17.37 AND AMENDING SECTIONS 17.16.030 – TABLE OF USES, SECTION 17.20.010 – DEFINITIONS, AND SECTION 16.22.070 – DEVELOPMENT STANDARDS (ALLOWING SMALLER THAN ZONING MINIMUM LOT/PARCEL SIZES FOR REMAINDER LOTS/PARCELS IN “ROAD DEDICATION SUBDIVISIONS)”

Reed Erickson, Iron County Planner, explained that Chapter 17.37 Data Centers was added under the Iron County Land Use Code Title 17 – Zoning. “The purpose of this Chapter 17.37 is to establish minimum requirements and regulations for the placement, construction, and modification of data centers and digital infrastructure, as defined herein, while promoting the safe, effective use of such facilities and accompanying infrastructure systems.” Reed covered Sections 17.37.020 Definitions: “Data Center is defined herein as real and personal property consisting of a building or group of buildings or structures specifically designed or modified to house networked computers and data and transaction processing equipment and related infrastructure support equipment, including power and cooling equipment.”... Section 17.37.030 Regulations and design standards – Data Center Power Plants: Power Plant minimum lot size-less than 20 acres in size, and Data Center minimum lot size-less than five acres in size; Section 17.16.030 Table of Uses, and Section 17.20.010 – Definitions. He reported that under Chapter 16.22 Road Dedication Subdivision Option, Section 16.22.070 – Development Standards, the amendment 16.22.070 - A. “A minimum” and C. Minimum Lot Area and Lot Width. “Generally”; road right-of-way “should”, and the addition of “In the event that a road dedication of a master planned road results in a remainder lot or parcel that is smaller than the minimum width or area required in the zone, a note shall be placed on the plat recording recognizing said lot or parcel as a legal lot of record and a deed for said lot or parcel shall be stamped and signed by the county land use authority recognizing the lot or parcel as a legal lot of record.”

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding Ordinance 2025-2.

No comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson, Iron County Planner, reported that, after review and findings, the Iron County Planning Commission (ICPC) recommended approval.

Kenneth Robinson made a motion to approve the Iron County Code Amendment Ordinance 2025-5 as presented by Reed Erickson. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2025-5

AN ORDINANCE OF IRON COUNTY, UTAH, "ADDING CHAPTER 17.37 – DATA CENTER"; AND AMENDING SECTION 17.16.030 – TABLE OF USES, SECTION 17.20.010 – USE DEFINITIONS, AND SECTION 17.84.010 - DEFINITIONS, AND PROVIDING AN EFFECTIVE DATE.

Whereas, Iron County has determined in accordance with the desire to provide more economic development opportunities in certain zones for Data Centers and Data Center Power Plants; and to facilitate the acquisition of property for public rights-of-way that could leave remnant parcels (too small for zoning district), various provisions and regulations need to be added, amended or modified; and

Whereas, the County Commission finds that it is in the best interest of the County after taking into consideration the citizens' health, safety, and welfare, to amend the following ordinance; and

Whereas, the Planning Commission of Iron County has held a duly advertised and noticed public hearing on the proposed amendments to the Zoning Ordinance of Iron County, Utah and has carefully and thoroughly reviewed and considered the comments received, and has voted to forward the proposed ordinance 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 ordinance and after considering the public comments and the language of the proposed ordinance, the County Commission concludes that the proposed ordinance appropriately considers and balances all interests in accordance with the purposes and goals of the County Land Use, Development, and Management Act; the Iron County General Plan; and, the Iron County Zoning Ordinance.

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

SECTION 1.

Chapter 17.37 - DATA CENTER

17.37.010 Purpose.

The purpose of this Chapter 17.37 is to establish minimum requirements and regulations for the placement, construction, and modification of data centers and digital infrastructure, as defined herein, while promoting the safe, effective, and efficient use of such facilities and accompanying infrastructure systems.

17.37.020 Definitions.

- A. "Data Center" is defined herein as real and personal property consisting of a building or group of buildings or group of buildings or structures specifically designed or modified to house networked computers and data, and transaction processing equipment and related infrastructure support equipment, including power and cooling equipment.
- B. "Data Center Power Plant," means a utility-scale commercial facility that produces electric power for consumption by a Data Center, which may store, produce, transmit and/or distribute electric power by any combination of energy storage, solar energy, thermal energy or other power conversion technology, including from hydrocarbon-based fuels, geothermal wells, wind energy systems, or nuclear fuel systems, for the primary purpose of supplying power to the data center.

- C. "Digital Infrastructure," is any electrical infrastructure, energy and fuel infrastructure, transmission and/or distribution infrastructure supporting Data Center development, including but not limited to, fiber optic cable conduit, fuel transmission and distribution infrastructure supportive of Data Centers.

17.37.030 Regulations and design standards—Data Centers, Data Center Power Plants

All Data Centers and Data Center Power Plants shall comply with the following minimum regulations and design standards.

- A. Permitted Locations. A Data Center and/or Data Center Power Plant that complies with the provisions of this chapter may be permitted as described in Section 17.16.030, Table of Uses, Iron County Zoning Ordinance.
- B. Design Standards.
1. Minimum Lot Size. No Data Center Power Plant shall be erected on any lot less than twenty acres in size. No Data Center shall be erected on any lot less than five acres in size.
 2. Maximum Height. The maximum height for all structures shall be established through the conditional use permit process, provided a structure height of thirty-five feet or less shall always be permitted.
 3. Setbacks. Data Center and Data Center Power Plant structures shall be set back from all property lines and public road rights-of-way at least sixty feet, or one and one-quarter times the height of the structure, whichever is greater. In addition, Data Center and Data Center Power Plant structures must be located at least one hundred feet from all residentially zoned lots and existing residences. Additional setbacks may be required to mitigate noise and glare impacts or to provide for designated road or utility corridors, as identified through the review process.
 4. Safety/Access/Fencing. An appropriate security/livestock fence (height and material to be established through the conditional use permit process) shall be placed around the perimeter of the Data Center facilities and/or any Data Center Power Plant. Knox boxes and keys shall be provided at locked entrances for emergency personnel access.
 5. Noise. No operating Data Center or Data Center Power Plant shall produce noise that exceeds any of the following limitations. Adequate setbacks shall be provided to comply with these limitations.
 - a. Fifty-five dBA, as measured at the property line of any neighboring residentially-zoned lot;
 - b. Fifty dBA, as measured at any existing neighboring residence between the hours of nine p.m. and seven a.m.
 - c. Sixty-five dBA, as measured at the property lines of the project boundary, unless the owner of the affected property and the planning commission agree to a higher noise level, as follows.

The owner of a neighboring property that would otherwise be protected by the sixty-five dBA noise limitation may voluntarily agree, in writing, to a higher noise level. Any such agreement must specifically state the noise standard being modified, the extent of the modification, and be in the form of a legally binding contract or easement between the landowner (including assignees in interest) and the Data Center and/or Data Center Power Plant developer, effective for the life of the project. Any such noise agreement must be submitted with the conditional use permit application and filed with the County Recorder upon issuance of the conditional use permit.
 6. Visual Appearance.
 - a. Data Center and Data Center Power Plant buildings and accessory structures shall, to the extent reasonably possible, use materials, colors, and textures that will blend the facility into the existing environment.

- b. Appropriate landscaping and/or screening materials may be required to help screen the Data Center and/or Data Center Power Plant and accessory structures from major roads and neighboring residences.
 - c. Lighting of the Data Center and/or Data Center Power Plant and accessory structures shall be limited to reasonably necessary lighting to mitigate visual impacts.
- 7. Electrical Interconnections. All electrical and interconnection, and distribution lines smaller than 20 kV within the project boundary shall be underground, except for power lines that leave the project or are within the substation. Said electrical lines larger than 20 kV may be given an exemption from burial because of severe environmental constraints (e.g., wetlands, cliffs, and hard bedrock), distance, and other project factors, determined by the planning commission. All electrical interconnections and distribution components must comply with all applicable codes and public utility requirements.
- 8. Fire Protection. All Data Centers and Data Center Power Plants shall have a defensible space for fire protection in accordance with the Iron County Wildland-Urban Interface Code.
- 9. Employment Infrastructure. Necessary utility infrastructure such as water, sewer, parking, office space, etc., shall be provided to accommodate Data Center and/or Data Center Power Plant employees and service personnel in compliance with Southwest Utah Public Health, the Utah Department of Environmental Quality and Iron County zoning regulations and building codes, as applicable.
- C. Local, State, and Federal Permits. A Data Center Power Plant shall be required to obtain all necessary permits from the Utah Department of Environmental Quality, including the Utah Division of Air Quality and the Utah Division of Water Quality, applicable permits required by Iron County, and applicable permits.

17.37.040 Permit applications.

An application for a conditional use permit to establish a Data Center and/or Data Center Power Plant shall include a complete description of the project and documentation to sufficiently demonstrate that the requirements set forth in Section 17.37.030 will be met. Supporting documentation for addressing the review criteria of Sections 17.37.050 and 17.28.050(A) is also to be provided. The land use authority may require any information reasonably necessary to determine compliance with this chapter.

It is preferred that any related conditional use permit applications for substations or transmission lines be considered in conjunction with the conditional use permit application for the Data Center and/or Data Center Power Plant; however, if the details of those improvements are not available at the time of application for the Data Center and/or Data Center Power Plant, they may be considered later, through subsequent conditional use permit review. At a minimum, the intended route for connecting to the power grid and the alternative locations of any substation shall be disclosed with the application for the Data Center and/or Power Plant.

17.37.050 Provisions for conditional use permit review.

Following the provisions of Chapter 17.28, Iron County Code, additional or more thorough consideration shall be given to the following as the County determines appropriate mitigation for potential impacts or whether the application does not comply with county ordinances and should be denied:

- A. Project Rationale. Project rationale, including estimated construction schedule, project life, phasing, and likely buyers or markets for the generated energy.
- B. Siting Considerations. Siting considerations, such as avoiding areas/locations with a high potential for biological conflict such as wilderness study areas, areas of environmental concern, county and state parks, historic trails, special management areas or important wildlife habitat or corridors; avoiding visual corridors that are prominent scenic view sheds, or scenic areas designated by the county; avoiding areas

of erodible slopes and soils, where concerns for water quality, landslide, severe erosion, or high storm runoff potential have been identified; and, avoiding known sensitive historical, cultural or archeological resources.

- C. **Site and Development Plans.** Site and development plans, which identify and/or locate all existing and proposed structures; setbacks; access routes; proposed road improvements; any existing inhabitable structures and residentially zoned lots within one-quarter mile of a photovoltaic solar project or one-half mile of a concentrated solar project; existing utilities, pipelines, and transmission lines; proposed utility lines (including employment infrastructure described in Section 17.37.030 (b)(9)); utility and maintenance structures; existing topographic contours; existing and proposed drainage ways; proposed grading; areas of natural vegetation removal; revegetation areas and methods; dust and erosion control; any floodplains or wetlands; and other relevant items identified by the county staff or planning commission. All maps and visual representations need to be drawn at an appropriate scale.
- D. **Analysis of Local Economic Benefits.** Analysis of local economic benefits, describing estimated: Project cost, generated taxes, percent of construction dollars to be spent locally, and the number of local construction and permanent jobs.
- E. **Visual Impacts, Appearance, and Scenic View sheds.** Potential visual impacts may be caused by components of the project such as cooling towers, steam plumes, aboveground electrical lines, accessory structures, access roads, utility trenches and installations, and alteration of vegetation. Those projects that are within a sensitive view shed or that propose structures taller than thirty-five feet must provide a view shed analysis of the project, including visual simulations of the planned structures and analysis of potential glare impacts. The number of visual simulations shall be sufficient to provide adequate analysis of the visual impacts of the proposal, which shall be from no less than four vantage points that together provide a view from all sides of the project. The planning commission may also require a Zone of Theoretical Visibility/Zone of Visual Impact (ZVI) Analysis, which is a three-hundred-sixty-degree computer analysis to map the lands within a defined radius of a location that would likely be able to see an object. Significant visual impacts that cannot be adequately mitigated are grounds for denial.
- F. **Wildlife Habitat Areas and Migration Patterns.** Specifically include information on any use of the site by endangered or threatened species and whether the project is in a biologically significant area. If threatened or endangered species exist in the area, consultation with the United States Fish and Wildlife Service (USFWS) will be necessary.
- G. **Environmental Analysis.** In the absence of a required state or federal agency environmental review for the project (e.g., NEPA), the planning commission may require an analysis of impacts to historic, cultural and archaeological resources, soil erosion (water and wind), flora, and water supply in the area, when there is reason to believe that adverse impacts to such may occur.
- H. **Solid Waste or Hazardous Waste.** As applicable, the application must include plans for the spill prevention, clean-up, and disposal of fuels, oils, and hazardous wastes, as well as collection methods for solid waste generated by the project.
- I. **Height Restrictions and FAA Hazard Review.** Compliance with any applicable airport overlay zoning requirements and the ability to comply with FAA regulations pertaining to hazards to air navigation must be demonstrated.
- J. **Transportation Plan for Construction and Operation Phases.** Indicate by description and map what roads the project will utilize during the construction and operation/maintenance phases of the project, along with their existing surfacing and condition. Specify any new roads and proposed upgrades or improvements needed to the existing road system to serve the project (both the construction and O&M periods)—remember to identify needed bridges, culverts, livestock fence crossings (gates and cattle guards), etc. Also, identify all areas where modification of the

topography is anticipated (cutting/filling) to construct or improve the roadways. Address road improvement, restoration, or maintenance needs associated with the construction, ongoing maintenance/repair, and potential dismantling of the project. Provide projected traffic counts for the construction period, broken down by the general type/size of vehicles, and identify approximately how many trips will have oversized or overweight loads. If significant impacts to the transportation system are anticipated, the County may require financial guarantees to ensure proper repair/restoration of roadways or other infrastructure damaged or degraded during the construction or dismantling of the project. In such case, the "before" conditions of the roadways and other infrastructure must be documented through appropriate methods such as videos, photos, and written records, to provide a proper reference for restoration.

- K. Public Safety. Identify and address any known or suspected potential hazards to adjacent properties, public roadways, communities, aviation, etc., that may be created by the project.
- L. Noise limitations. Submit sufficient information regarding noise, so as to demonstrate compliance with Section 17.37.030(B)(5).

SECTION 2.

Within Section 17.16.030 – Table of Uses, a portion of the Iron County Code, shall be, and hereby is, identified and amended to read as follows:

17.16.030 Table of uses.

Remainder of this section remains unchanged

TABLE OF USES												
USES	ZONE DISTRICTS											
	A-20	RA-20	RR-20	R-5	R-2	R-1	R-1/2	R4K	C	LI	I	IA
Correctional institution	C	X	X	X	X	X	X	X	C	C	X	X
Data Center	C ⁽¹⁰⁾	X	X	X	X	X	X	X	X	C ⁽¹⁰⁾	C ⁽¹⁰⁾	X
Data Center Power Plant	C ⁽¹⁰⁾	X	X	X	X	X	X	X	X	X	C ⁽¹⁰⁾	C ⁽¹⁰⁾
Day care center/assisted care center	A	A	X	A	A	A	A	X	C	X	X	X

(10) See Also Chapter 17.37

Remainder of this section remains unchanged – no deletions, only addition of uses for “Data Center and Data Center Power Plant and Notes (10).

SECTION 3.

Within Section 17.20.010 – USE DEFINITIONS, a portion of the Iron County Code, shall be, and hereby is, identified and amended to read as follow:

17.20.010 - Definitions.

Remainder of this section remains unchanged

"Data Center" is defined herein as real and personal property consisting of a building or group of buildings or group of buildings or structures specifically designed or modified to house

networked computers and data and transaction processing equipment and related infrastructure support equipment, including, power and cooling equipment.

"Data Center Power Plant," means a utility-scale commercial facility that produces electric power for consumption by a Data Center, which may store, produce, transmit and/or distribute electric power by any combination of energy storage, solar energy, thermal energy or other power conversion technology, including from hydrocarbon-based fuels, geothermal wells, wind energy systems, or nuclear fuel systems, for the primary purpose of supplying power to the data center.

Remainder of this section remains unchanged

SECTION 4.

Within **Section 17.84.010 – DEFINITIONS**, a portion of the Iron County Code, shall be, and hereby is, identified and amended to read as follow:

17.84.010 - Definitions

Remainder of this section remains unchanged

"Digital Infrastructure," is any electrical infrastructure, energy and fuel infrastructure, transmission and/or distribution infrastructure supporting Data Center development, including but not limited to, fiber optic cable conduit, fuel transmission and distribution infrastructure supportive of Data Centers and Data Center Power Plants.

Remainder of this section remains unchanged

SECTION 5.

Chapter 16.22 Road Dedication Subdivision Option

16.22.070 - Development standards.

- A. A minimum fifteen-foot utility easements are required on each side of the dedicated road right-of-way.
- B. Subdivision Improvement Standards. Notwithstanding [Chapters 16.12](#), Preliminary Plats, and [16.20](#), Minor Subdivisions, and the Iron County Design and Construction Guidelines, road dedication subdivisions may or may not be required to provide subdivision improvements typical of subdivisions that are dividing property into multiple lots for sale or to be offered for sale. The requirement and timing of appropriate road dedication subdivision improvements will be determined for each road dedication subdivision application based on applicant request, county staff recommendation, and the administrative county land use authority approval. Any such improvement variation and/or deferment shall be noted on the road dedication subdivision plat. Guidelines for this decision follows:
1. Variation requests in accordance with Section 106 of the Iron County Design and Construction Guidelines should be noted on the plat, to be approved by the county administrative land use authority;
 2. Subdivision improvements may be deferred until an application for a building permit is requested on any legal lot or remaining parcel within the road dedication subdivision;
 3. Subdivision improvements may be deferred until the remainder parcel or lot needing the improvement is further subdivided through a preliminary/final plat or minor subdivision process;
 4. Road improvements shall comply with the typical road section standards in the Iron County Design and Construction Guidelines for rights-of-way width, improved surface width, construction materials and design, as determined through the road dedication

subdivision approval process.

C. Minimum Lot Area and Lot Width. Generally, the minimum lot area and lot width for remaining parcels on each side of the road right-of-way should meet the minimum lot area required for the zone in which the road dedication subdivision is located. In the event that a road dedication of a master planned road results in a remainder lot or parcel that is smaller than the minimum width or area required in the zone, a note shall be placed on the plat recognizing said lot or parcel as a “legal lot of record” and a deed for said lot or parcel shall be stamped and signed by the county land use authority recognizing the lot or parcel as a “legal lot of record.”

SECTION 6. 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 7. 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 April, 2025.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: 
Paul Cozzens, Chair

ATTEST:


Jonathan T. Whittaker, County Clerk



VOTING:

Michael Bleak _Aye_
Paul Cozzens _Aye_
Kenneth Robinson _Aye_

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

Paul Cozzens, Iron County Commission Chair, declared the convening as the Iron County Community Development and Renewal Agency (ICCD&RA).

PUBLIC HEARING REGARDING THE DRAFT AMENDED PROJECT AREA PLAN FOR THE IRON SPRINGS COMMUNITY DEVELOPMENT AREA (CDA)

Adam Long, ICCD&RA counsel, noted that this proposal was to add land to the existing Iron Springs Solar Project. The project was created roughly 10 years ago, and had been developed and was operating. The proposal was to amend the Project Area to include additional land (160 acres) that would accommodate a planned utility-scale Battery Energy Storage System (BESS) facility. This addition would complement the solar project that had been constructed and

was operating within the Project Area. He noted that because this developer was proposing to add land to the project area, there had to be a public hearing regarding the amended project area plan, essentially changing the boundaries of the project area to accommodate where the batteries would go. From a legal perspective, and consultation with Iron County officials, the decision was made that it would be easier to extend the project rather than do a new project area.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding the Draft Amended Project Area plan.

No comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

RECONVENE AS THE IRON COUNTY COMMISSION

Paul Cozzens, Iron County Commission Chair, declared the resumption of the Iron County Commission.

PUBLIC COMMENTS

No comments were offered.

DISCUSSION AND POSSIBLE APPROVAL OF A REQUEST FOR FUNDING FROM THE TRANSIENT ROOM TAX (TRT) AND TRCC RESTAURANT TAX TO HELP PAY FOR THE SUU ATHLETIC FACILITY PROJECTS TO BENEFIT FUTURE SPORT TOURISM

Maria Twitchell, Iron County Tourism, noted that the TRT and TRCC boards have been looking for opportunities to develop and invest in larger projects and to provide an opportunity for more economic development in Iron County, particularly during the winter months. Maria turned the time over to Doug Knuth, SUU Director of Athletics. Doug explained that he and Jon Oglesby, Utah Summer Games (USG) Director, were here on behalf of SUU President Mindy Benson. President Benson's vision was to have SUU, Cedar City, and Iron County be the destination for activities in Southern Utah. He reported that the three primary projects with the "Athletic Facility Enhancement" included: 1) Renovation of the Multipurpose Center (Event Center/Centrum) practice gym; 2) Construction of a new synthetic surface softball field; and 3) Construction of a new multipurpose field with an inflated structure. Doug explained the current plans for the facility enhancements, the softball field, and the new multipurpose field with an inflated structure. He then turned the time over to Jon Oglesby. Jon reported that Iron County was beginning to see a high demand for people wanting to do business, particularly in sports, tourism, and large-scale events in the winter months in Cedar City and surrounding areas. Jon noted that during this academic year, there had been requests to accommodate a state wrestling tournament, state cheer championship, and 2 state basketball tournaments in the Centrum. There was a high interest, particularly from the High School Activities Association, which would be a large commitment of events if the space were available. The renovation would also allow the USG to reposition events to other months of the year, and the transformation of these projects would be an investment in our community and university. The addition of the removable air-dome over the new soccer field, as well as the turf field, would allow local high schools and youth sports teams to practice during the winter when the university was not using it. There was discussion regarding meeting the needs of SUU and the public for a responsible investment, and a commitment to accessibility/scheduling for the community.

Maria Twitchell reported that on March 19, the Iron County Tourism Advisory Board and the Iron County TRCC Advisory Board approved a recommendation of \$2.75M to go towards the SUU Athletic Facility Enhancement plan to support sports tourism development and improve quality of life for students and Iron County residents. The two boards recommend the following funding proposal: Multipurpose renovation - \$500K, Softball Field Reconstruction - \$250K, and Synthetic Surface Field and Structure - \$2M. Funding to be divided between the two funds: \$750K, One-time payment from TRT Fund Balance (payment date TBD), \$750K, One-time payment from TRCC Fund Balance (payment date TBD), \$625K from the TRT budget, paid over three years starting in 2026 (\$208,333/year), and \$625K from the TRCC Budget, paid over

three years starting in 2026 (\$208,333/year) for a total of \$2.75M. The total project cost was \$5.85. The State of Utah and SUU would be funding \$3.1M, and the board was requesting \$2.75M from Iron County. Maria explained that a Memorandum of Understanding (MOU) would be created on how the community and sports tourism would play a part and have priority in those facilities. Commissioner Bleak reported that he was the Commission Liaison over Tourism and Parks and Recreation and has been involved in these conversations for many months. In the initial meeting, the benefits and scheduling issues had been discussed. Mike expressed his appreciation to Jon Oglesby for all that he had done for the economic impact in Iron County and to the members of the TRT and TRCC boards. Both boards were satisfied and gave a positive recommendation for funding this program. Commissioner Robinson noted that this was a very exciting project, and he was in favor as long as it was open to those who were contributing to it. Discussion continued regarding scheduling, use by the public, and effects of the investment.

Kenneth Robinson made a motion to approve funding from the TRT and TRCC tax for the SUU Athletic Facility Enhancement projects as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL TO BEGIN THE PROCESS FOR A PRACTICAL SHOOTING RANGE ON THE PROPERTY OWNED BY IRON COUNTY (APN: SA-E-4135)

Patrick Brower, Iron Mountain Training Group, explained that Practical Shooting was a sport that was becoming popular, especially in Southern Utah. Pat reported that Iron Mountain Training Group hosted a shoot last weekend that raised over \$3K for a local veteran non-profit group. He noted that the benefit of hosting larger events would bring tourists, create local economic opportunities, and spread awareness of the sport. He noted that Practical Shooting was being incorporated into the USG this year. The range would provide a safe and controlled environment for firearms training, recreational use, and support for Law Enforcement (LE). There were discussions regarding the entrance to the range, the direction shooting would be, maintenance and management of the range, parking, the storage of equipment, scheduling, improvements, and financial input. He noted that although his group did not have the resources to fully develop the range at this time, they did have support from the Southern Utah Veterans Association and sports enthusiasts willing and eager to help. However, Iron County support would help expedite the process. Pat reported that the agenda item was for approval to begin the process, and working out all the details would come at a later date.

Michael Bleak made a motion for approval to begin the process for a Practical Shooting Range as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF THE CEDAR VALLEY BELT ROUTE ALIGNMENT PLAN

Richard Wilson, Iron County Engineer, explained that Kimley-Horn and Associates performed a Belt Route Access Management Proposal, and they included an Alignment Study, which began in 2023 and concluded in December 2024. The results were posted on the Iron County website, but was never brought before the Iron County Commission for the alignment to be approved. Richard reported on, and a discussion was held, regarding the interest in the acquisition of properties along the belt route, the route, Access Management Plan, the alignment, intersections, impact to property owners, speed limits, curvature of the belt route, impact to Hwy 56 and Iron Springs Road, access and crossing points, and roundabouts. He noted that the long-term goal was to have the belt route managed, maintained, and owned by UDOT. The initial plan for the development of the belt route was 20 years out, but with all the development on the west side of the valley, the Belt Route would probably begin in the next five to ten years.

Kenneth Robinson made a motion to approve the Cedar Valley Belt Route Alignment Plan, allowing for minor modifications to accommodate the developer's intent as presented.

Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

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

Paul Cozzens, Iron County Commission Chair, declared the reconvening as the Iron County Community Development and Renewal Agency (ICCD&RA).

DISCUSSION AND POSSIBLE APPROVAL OF ICCD&RA RESOLUTION 2025-1, A RESOLUTION APPROVING AND ADOPTING THE AMENDED COMMUNITY DEVELOPMENT PROJECT AREA (CDA) PLAN FOR THE IRON SPRINGS SOLAR COMMUNITY DEVELOPMENT PROJECT AREA (CDA) Applicants: Thorton, Wilmarth & Lundgren

Adam Long, ICCD&RA Counsel, explained that the proposal was to amend the project area plan for the existing Iron Springs Solar Community Development Project Area (CDA), adding a 160-acre parcel to accommodate a Battery Energy Storage System (BESS). There were three different action areas which included: 1) Amending the project area plans that was changing the boundary, which was this Resolution and also an Iron County Ordinance later on in the agenda; 2) A proposed amendment to the existing Interlocal Agreements, which said agreements between the agency (ICCD&RA) and the taxing entities allowing the agency to receive part of the tax increment generated, accommodating the expansion and the consent of the tax entities; and 3) a conceptual area relating to the Iron Springs CDA was a proposed Participation Agreement with the BESS entity. Adam explained that this was an incentive agreement or a tax abatement agreement. In effect, it was a partial property tax rebate for BESS, which matched the solar project in both terms by way of percentage and remaining years. Paul Cozzens noted that the staff and commissioners had concerns about the amount of incentive Iron County was giving back. Adam explained the BESS incentive, the project feasibility through the use of tax increment and assistance offered, the tax base and revenue of BESS, the estimated value of BESS, and the expected battery life. He noted that the solar panels were sales tax exempt, but the battery facilities were not. After discussions, it was agreed that the incentive would be changed from 70% to 50%. Out of the 160-acre addition, only 22 acres would be used for the BESS project.

Michael Bleak made a motion to approve ICCD&RA Resolution 2025-1, approving and adopting the Amended CDA for Iron Springs Solar CDA amended portion of the battery expansion area at a 50% participation. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Nay.

DISCUSSION AND POSSIBLE APPROVAL OF ICCD&RA RESOLUTION 2025-2, A RESOLUTION APPROVING AN AMENDED INTERLOCAL AGREEMENT FOR THE IRON SPRINGS SOLAR COMMUNITY DEVELOPMENT PROJECT AREA (CDA)

Michael Bleak made a motion to approve ICCD&RA Resolution 2025-2 an amended portion of the battery expansion area of the Interlocal Agreement, at a 50% participation as presented by Adam Long. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Nay.

DISCUSSION AND POSSIBLE APPROVAL OF ICCD&RA RESOLUTION 2025-3, A RESOLUTION APPROVING A PARTICIPATION AGREEMENT FOR THE IRON SPRINGS SOLAR COMMUNITY DEVELOPMENT PROJECT PLAN (CDA)

Michael Bleak made a motion to approve ICCD&RA Resolution 2025-3, the amended portion of the battery expansion area of the Participation Agreement, at a 50% participation. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Nay.

DISCUSSION AND POSSIBLE APPROVAL FOR AUTHORIZING THE AGENCY TO SIGN AN ACKNOWLEDGEMENT LETTER RELATING TO THE NEW BATTERY STORAGE PARTICIPATION AGREEMENT FOR THE IRON SPRINGS CDA

Michael Bleak made a motion to approve authorizing the agency to sign an acknowledgment letter relating to the new BESS Participation Agreement for the Iron Springs CDA amended portion of the battery expansion area at a 50% participation as presented by Adam Long. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Nay.

DISCUSSION AND POSSIBLE APPROVAL OF ICCD&RA RESOLUTION 2025-4, A RESOLUTION DESIGNATING A SURVEY AREA AS CONTEMPLATED BY UTAH CODE §17C-5-103 FOR THE PROPOSED ANTELOPE SPRINGS COMMUNITY REINVESTMENT PROJECT AREA (CRA)

Adam Long, Attorney at Smith Hartvigen, PLLC, reported that the Antelope Springs Community Reinvestment Project Area (CRA) was the statutory step in the process. The Reimbursement Agreement had previously been approved, and this resolution authorized continued discussions regarding percentages, years, and what the incentive terms would be without locking Iron County into anything. Adam explained the “Designated Survey Area.”

Kenneth Robinson made a motion to approve ICCD&RA Resolution 2025-4, a resolution designating a survey area as contemplated by Utah Code §17C-5-103 for the proposed Antelope Springs CDA as presented by Adam Long. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Nay.

CONVENE AS THE IRON COUNTY UNINCORPORATED AREA SERVICE DISTRICT #2

Paul Cozzens, Iron County Commission Chair, declared the convening of the Iron County Unincorporated Area Service District #2.

DISCUSSION AND POSSIBLE APPROVAL OF A UASD#2 RESOLUTION 2025-1, A RESOLUTION APPROVING AN AMENDED INTERLOCAL AGREEMENT FOR THE IRON SPRINGS SOLAR COMMUNITY DEVELOPMENT PROJECT AREA (CDA)

Michael Bleak made a motion to approve UASD#2 Resolution 2025-1, a resolution approving an Amended Interlocal Agreement for the Iron Springs CDA, considering a 50% participation, as presented by Adam Long. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Nay.

RECONVENE AS THE IRON COUNTY COMMISSION

Paul Cozzens, Iron County Commission Chair, declared the resumption of the Iron County Commission

DISCUSSION AND POSSIBLE APPROVAL OF ORDINANCE 2025-4, APPROVING THE AMENDED PROJECT AREA PLAN FOR THE IRON SPRINGS COMMUNITY DEVELOPMENT PROJECT AREA (CDA)

Michael Bleak made a motion to approve Ordinance 2025-4, approving the Amended Project Plan for the Iron Springs CDA, considering a 50% participation as presented by Adam Long. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Nay.

DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION 2025-4, APPROVING AN AMENDED INTERLOCAL AGREEMENT FOR THE IRON SPRINGS COMMUNITY DEVELOPMENT PROJECT AREA (CDA)

Michael Bleak made a motion to approve Resolution 2025-4 approving an Amended Interlocal Agreement for the Iron Springs CDA, considering a 50% participation as presented by Adam Long. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Nay.

PERSONNEL

Jennifer Bradbury, Iron County Human Resources (HR) Director, presented the promotion of Caleb Anderson from Full-Time Sergeant to Full-Time Operations Lieutenant. Caleb would be moving from a non-exempt status to an exempt status, and Michael Hillegar from Full-Time Corporal to Full-Time Sergeant in the Sheriff–Patrol Department, effective April 13th; the new hire of Riley Bastian as a Full-Time Corrections Deputy in the Sheriff–Corrections Department, effective April 6th. This was a backfill of a vacant position; the new hire of Tanner Campbell as a Seasonal Outdoor Maintenance Technician in the Parks and Recreation Department, effective April 28th. This was a backfill of a vacant position, and the new hire of Matthew Arnold as a Full-Time Operator/Excavator in the Engineer Department, effective April 14th. This was a backfill of a vacant position.

Kenneth Robinson made a motion to approve the Personnel changes, including the move from non-exempt status to an exempt status for Caleb Anderson, as presented by Jennifer Bradbury. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

NON-DELEGATED ITEMS

Boards:

Ken Robinson reported that a member of the Weed Board stepped down, and that a position was open.

Paul Cozzens reported that Paul Monroe, Central Iron County Water Conservancy (CICWCD), asked that the commissionert write a letter of support to Cedar City’s application for a grant with the federal government regarding Effluent.

CLOSED SESSION

DISCUSSION REGARDING THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY. NOTE: THIS PART OF THE MEETING MAY BE CLOSED PER UTAH CODE ANNOTATED (UCA) §52-4-205(e)

Michael Bleak made a motion to move into a closed session to discuss the purchase, exchange, or lease of real property per UCA § 52-4-205(e). Second by Ken Robinson.
Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

STATE OF UTAH)
) s.s
COUNTY OF IRON)

I, Paul Cozzens, Chairman of the Iron County Utah Commission, hereby certify that the purpose of the closed session convened was conducted in accordance with UCA § 52-4-205(e) to discuss the purchase, exchange, or lease of real property.


Signed: Paul Cozzens, Chairman


Attest: Jonathan T. Whittaker, County Clerk



END OF CLOSED SESSION

Paul Cozens, Iron County Commission Chair, declared the closed session ended and the return to the open Iron County Commission meeting. Paul explained that there were some potential buyers that were interested in our old jail. The plan was to vacate the old jail based on the completion date of the new Sheriff's Complex, approximately May of 2027. He reported on a particular party that was interested in buying the old jail "as is" and their plans with it. Paul noted that the sale of the jail would go out for bids when the time comes.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.


Paul Cozzens, Commission Chair


Attest: Jonathan T. Whittaker, County Clerk



IRON COUNTY COMMISSION MEETING
APRIL 28, 2025

Minutes of the Iron County Commission meeting convened at 9:00 a.m. April 28, 2025 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Karsten Reed	County Assessor
Luke Little	County Auditor
Jared Wilson	County I.T.
Nicole Rosenberg	County Treasurer
Terry Palmer	Building & Zoning
Sam Woodall	Deputy Attorney
Jennifer Bradbury	HR Director

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INVOCATION

An invocation was offered by Sam Woodall.

PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Kenneth Robinson.

APPROVAL OF MINUTES

Michael Bleak made a motion to approve the minutes of the Iron County Commission meeting held April 14, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT

Kenneth Robinson made a motion to approve Claims for Payment from April 14, 2025 to April 27, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

Karsten Reed, Iron County Assessor, reported that the DMV was becoming very busy with customers from out of town. Cedar City had an average of 100 transactions per employee per day. Karsten noted that the DMV has asked dealerships in St. George no longer send dealer work to Iron County. One day last week, Cedar City DMV performed 600 transactions, and the Parowan DMV averaged 18-20 per day. Karsten reported that Bradden Beaumont passed his appraiser test and was now a Licensed Appraiser. LaTonya Heaton would soon be taking her test. Brian Hoffmeier and Chris Dahlin were licensed trainees. Getting licensed was a long (average of 5 years) and arduous process. He noted that he anticipated completing the Tax Roll one week early. Karsten reported that the budget was on track.

Jared Wilson, Iron County Information Technology (IT) Director, reported that there were 3,877 work orders completed in 2024, which averaged just over 320 per month. The present average was approximately 290 work orders per month, and there were currently 250 open work orders. Jared noted that in the last 7 days, there had been 8,875,290 requested connections that were blocked. One was ransomware, which fortunately, was caught and quarantined and never affected the system. He reported that Kendal Allan, GIS Coordinator, had been working on updating many of the Iron County websites, which was a huge undertaking. Jared had to ask Kendal to slow down and prioritize some of the work. Jared reported that the new tariff regime was affecting the cost of computers. There was a discussion regarding ransomware.

Nicole Rosenberg, Iron County Treasurer, reported that all collected funds since January 2025 were \$7,320,506.44. Nicole noted that three years ago, her office began helping to collect personal property payments, which was going well. She expressed her appreciation for Nichole Bess being willing to learn and work with Teresa Caldwell in the Assessor's Office. The current balance in Pooled Cash was \$20,325,009.24, and earning approximately \$240K per month in interest. Nicole noted that the Public Treasures Investment Fund (PTIF) was holding well at 4.48%. Since January 2025, the PTIF has earned \$676,795.65 in interest. Moreton Asset's long-term investments earned at 5.0% were approximately \$241,026.13. She reported that Outstanding Taxes were trending down from \$13,582,537.83 in 2024, and since January 2025, it was \$2,567,752.79. The May Tax Sale would be held next month. The list began with 109 properties, and was presently at 64, four of which were homes. Nicole continued working on Public Infrastructure Districts (PIDs), getting needed information, and explained the collection and approval of the PIDs. Nicole reported that the budget was on track and expressed her appreciation to her employees who worked hard to get work completed.

Kenneth Robinson, Iron County Commissioner, reported the he had attended several meetings, which included two at the jail site discussing the elevation of the site, with the Elliot Work Group that was developing the Iron County Fairgrounds 25 year plan, Iron Springs Resort regarding the Inland Port and discussing the future possibilities of the area. Representative Celeste Maloy was in attendance at the Inland Port meeting, along with the different Iron County Mayors and Council members. Ken noted that he did not bring up a concern of his at the meeting which was, what kind of commitment was there from Union Pacific Railroad. He stated that Union Pacific needed to make some serious commitments, as he thought that was the bottleneck of the project.

Michael Bleak, Iron County Commissioner, reported that he had many conversations with individuals via telephone. Mike noted that he had been engrossed with a jury trial during the last few weeks and a Mental Health Conference. He also attended the Inland Port update.

Paul Cozzens, Iron County Commissioner, reported that he continued to attend weekly jail meetings. He noted that Platt & Platt Inc. delivered the final drawings regarding raising the elevation of the jail approximately 2.5 feet. Horrocks Engineering was hired as the Iron County April 28, 2025

liaison with the Union Pacific Railroad. Iron County received the final drawing to cross the railroad tracks for the sewer line for the new jail. Paul reported that the 5-Mile Picnic Area Grand Opening would be held on Saturday, May 2nd, southeast of Parowan. He noted that he met with Terry Palmer and Trent Sukowaty, Code Enforcement Office, discussing code issues on Lund Hwy, and Amber Hatch, Weed Supervisor, regarding a home for the Weed Department. Paul had a Zoom meeting with Candace Reid, Iron County Public Defender, and met with Rocky Mountain Power after last week's commission meeting regarding a main transmission line from Three Peaks down to Purgatory. He also attended the Inland Port meeting. Paul expressed his appreciation for Representative Celeste Maloy for her service.

Commissioner Bleak noted that the Cedar City Airport Terminal opening would be on May 5th at noon.

PUBLIC COMMENTS

No Public Comments were offered.

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

Paul Cozzens, Iron County Commission Chair, declared the convening of the ICCD&RA.

CONSIDERATION OF TAX INCREMENT REIMBURSEMENT FOR THE BUCKHORN, BERYL, CEDAR VALLEY, FIDDLER'S CANYON SOLAR CRA, SUN EDISON PHASE 1, RED HILLS, THREE PEAKS, GRANITE MOUNTAIN EAST, GRANITE MOUNTAIN WEST, IRON SPRINGS, ENTERPRISE, COVE MOUNTAIN, AND COVE MOUNTAIN 2 SOLAR CDA'S FOR THE 2024 YEAR

Jon Whittaker, Iron County Clerk, explained the annual reimbursement agreement between Iron County and the existing solar farms. Jon noted that David Johnson, Economic Development, verified that all the solar Farms had met the reimbursement requirements.

Michael Bleak made a motion to approve the tax increment reimbursement for the Buckhorn, Beryl, Cedar Valley, Fiddler's Canyon Solar CRA, Sun Edison Phase 1, Red Hills, Three Peaks, Granite Mountain East, Granite Mountain West, Iron Springs, Enterprise, Cove Mountain, and Cove Mountain 2 Solar CDA's for the 2024 year as presented by Jon Whittaker. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens. Aye; Kenneth Robinson, Aye.

RECONVENE AS THE IRON COUNTY COMMISSION

Paul Cozzens, Iron County Commission Chair, declared the resumption of the Iron County Commission.

DISCUSSION, AND POSSIBLE APPROVAL OF THE YEARLY FRAUD RISK ASSESSMENT FOR THE YEAR ENDING 2024

Lucas Little, Iron County Auditor, explained the upcoming audit by Kimball & Roberts CPA, would begin on Monday, May 5th and last for 2 days. Kimball & Roberts would create an Iron County Financial Statement which would then be submitted to the state by the end of June. Luke reported that the Fraud Risk Assessment was also submitted every year to the State. He noted that there was only one change to the assessment from last year, the last item, which said, "Does the entity have a formal Audit Committee?" Luke reported that Iron County did have a formal Audit Committee. The last time the committee met was in 2021, when Iron County was preparing for a new accounting firm to perform the audit. He explained that he would like to have the committee back and meet 1-2 times a year to reassess how Iron County was doing.

Kenneth Robinson made a motion to approve the yearly Fraud Risk Assessment for the year ending 2024 as presented by Luke Little. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION, AND POSSIBLE APPROVAL OF THE 2025 IRON COUNTY FEE SCHEDULE

Lucas Little, Iron County Auditor, explained that the Iron County Fee Schedule listed each office of Iron County and was either mandated or approved by the Iron County Commissioners. The list would be posted on the Iron County website, www.ironcountyut.gov, for viewing, and on each department's website.

Kenneth Robinson made a motion to approve the yearly 2025 Iron County Fee Schedule as presented by Luke Little. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF A CONTRACT FOR JANITORIAL/CUSTODIAL SERVICES FOR THE IRON COUNTY FACILITIES IN PAROWAN AND CEDAR CITY

Terry Palmer, Iron County Planning/Building & Zoning Administrator, explained that due to the previous cleaning company not complying with the contract, a Request for Proposal (RFP) had been sent out. Three companies submitted bids, and after discussion and review, Maid Perfectly Cleaning was selected for the janitorial/custodial services for the Iron County facilities in Parowan and Cedar City. There was a discussion regarding the bids and cleaning of the different buildings versus each building being responsible for its cleaning. Terry recommended that Maid Perfectly Cleaning be awarded the contract for their bid of \$156K per year.

Michael Bleak made a motion to approve the contract with Maid Perfectly Cleaning in the amount of \$156K annually for Janitorial/Custodial services for the Iron County Facilities in Parowan and Cedar City. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the promotion of Ryan Turk from Full-Time Deputy 3 to Full-Time Corporal, and Michael Sannar from Full-Time Deputy 1 to Full-Time Deputy 2 for the Sheriff's Office – Patrol, effective April 27th; the new hire of Eddie Garcia as a Full-Time Corrections Deputy 1 for the Sheriff's Office – Corrections, effective April 27th. This was a backfill of a vacant position; Bilingual pay for Braxton Wilson for the Sheriff's Office – Corrections, effective April 27th; the new hire of Michael DelCampo as a Full-Time Roads Maintenance Worker for the Road Department, effective April 28th. This was a backfill of a vacant position; the promotion of Kenneth Imlay from Full-Time Road Maintenance Worker 2 to Full-Time Road Maintenance Worker 3 for the Road Department, effective April 27th; and the new hire of Staley Webster as a Seasonal Weed Sprayer for the Weed Department, effective April 28th. This was a backfill of a vacant position.


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

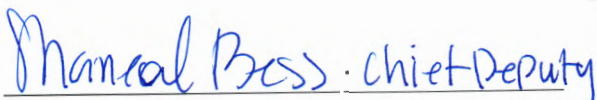
NON-DELEGATED ITEMS

No Non-Delegated items were discussed.

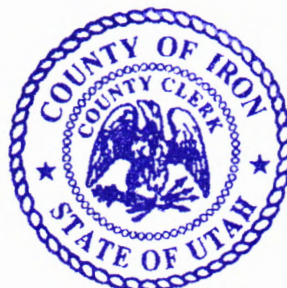
ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.


Signed: Paul Cozzens, Chair


Attest: Jonathan T. Whittaker, County Clerk

April 28, 2025



IRON COUNTY COMMISSION MEETING
MAY 12, 2025

Minutes of the Iron County Commission meeting convened at 9:00 a.m. May 12, 2025 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Paul Cozzens	Commission Chair
Michael Bleak	Commissioner
Kenneth Robinson	Commissioner
Shaneal Bess	Chief Deputy County Clerk

Also present:

Karsten Reed	County Assessor
Chad Dotson	County Attorney
Terry Palmer	Building & Zoning
Kenneth Carpenter	County Sheriff
Susan Carter	CJC (Interim)
Sam Woodall	Deputy Attorney
Richard Wilson	Engineer
Jennifer Bradbury	HR Director
Lori Eichelberger	Justice Court
Mike Worthen	Natural Resources
Reed Erickson	Planner
Maria Twitchell	Tourism

Others present:

Craig Corey	Linda Hahne	Rachelle Hughes
Robert Nelson	Jon Oglesby	Caleb Rees
Jeff Richards	Jamison Robinett	Julie Sanders
Dallin Stahlei	Eric Sweat	

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INVOCATION

An invocation was offered by Karsten Reed.

PLEDGE OF ALLEGIANCE

Those assembled were led in the Pledge of Allegiance by Lori Eichelberger.

APPROVAL OF MINUTES

Michael Bleak made a motion to approve the minutes of the Iron County Commission meeting held April 28, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT

Kenneth Robinson made a motion to approve Claims for Payment from April 28, 2025 to May 11, 2025. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

Lori Eichelberger, Iron County Justice Court, noted that the budget was on track at 21.39% spent. Staff was down one full-time position and would not be filled until the end of the year. Lori reported that the Iron County Justice Court would begin the transition of prosecuting cases from the Parowan Justice Court in July. She reminded the commission that there was an Interlocal Agreement approved at the February 10th commission meeting. Lori, Julie Sanders, and Sam Woodall would be meeting with the Parowan Justice Court today to discuss the transition. Lori reported on the Justice Court monthly recap from January to March of 2025 compared to the same period in 2024. Assaults were up by 9 and Domestic Violence was up by 13. All other charges were down with a total of at 2,594 in 2025 compared to 3,126 in 2024. She noted that citations were also down by 563. Revenue collected was down by \$17,115, Revenue disbursed was down by \$4,653, and Revenue retained was down by \$12,462.

Chad Dotson, Iron County Attorney, reported that during the timeline of January 1st through May 9th there were a total of 621 cases reviewed for prosecution for District and Justice Court. From the 621 cases, 357 were referred to District Court and Victim Advocates were assigned to 142 cases. There were 109 Drug cases, 20 Theft/Burglary related, 50 Assaults/Domestic Violence, 17 Stalking/Protective Order violations, 18 Fraud, 66 DUI, 23 Child Abuse/Child Endangerment, 16 Sex Offenses Adult and Child, and 2 Homicide (4 total cases). He noted that there were 81 civil case assignments, 206 Justice Court, 42 Juvenile Court Delinquency, 30 participants in Drug Court, 20 participants in Mental Health Court, and 2 Felony Jury trials. Chad reported that his staff was doing well with vacancies being filled. Highlights from the Attorney’s Office included a repeat Fentanyl dealer was sent to prison form a minimum of 5 years, the conviction and prison sentence for possession and use of Child Pornography, the child sex abuse case was resolved and ended in a minimum of 13 years to life

prison term, a repeat DUI offender was sent to prison, and an Aggravated Domestic Assault (strangulation) was sent to jail.

Susan Carter, Iron County CJC Director (Interim), reported that since January 1st, there had been 103 Interviews, 18 Medical exams (offered to all who were interviewed), and 83 contracted therapy sessions. Quarterly reports were completed for the grant. Susan reported that the CJC would be attending the Utah Children's Justice Symposium Wednesday through Friday of this week. The Friends Board would be holding the CJC 5K fundraiser in June. They were working on purchasing a security gate for the CJC building, adding asphalt to the west side of the building for extra parking, and installing a large flag pole. The gate would be open during business hours only. Susan expressed her appreciation to staff for all they do.

Michael Bleak, Iron County Commissioner, reported meeting with the new HOA leadership from Cedar Highlands to discuss emergency response and road maintenance issues. Mike noted that he met with Danny Stewart, Associate Vice President for the Inland Port Authority, and discussed updates and coordinated Economic Development issues. Mike and George Colson, Iron County Emergency Manager, attended a Mass Casualty Training in Salt Lake City for 2 days. There was a presentation with K9s trained for different areas, from finding survivors to fatalities. He noted that he attended the ribbon-cutting ceremony for an addition to the Cedar City Airport Terminal, which could now accommodate up to 250 people. Mike and George Colson met with James Jetton, Iron County Care and Share Emergency Shelter Manager, regarding issues with the 2023 State-mandated Code Blue Alert and Iron County Care & Share becoming a dumping ground for other counties. Commissioner Bleak also attended a Tourism Coordinating meeting, the Paragonah Fire Department, the RTEC meeting, the Cedar City Council Fire Department budget hearings, and the Tourism Open House on Friday, the 9th, during Tourism Week.

Kenneth Robinson, Iron County Commissioner, met with the Elliot Work Group regarding the Iron County Fairgrounds 25-year plan, where they discussed sites for the indoor arena barn and designs for an Amphitheater. Ken attended a Natural Resources meeting at the Dixie Center in St. George. The Bureau of Land Management (BLM) presented and was well aware of the dry conditions in the West. The Community Impact Board (CIB) presented and discussed why the solar farms were exempt from contributing to the CIB. He noted that the new Sheriff's Complex meetings were changed from Thursday to Tuesday. Ken attended the RTEC meeting at the Heritage Hall in Cedar City and discussed issues that were in Parowan related to the off-ramps and new gas stations. He spent much of his time last week with issues from the solar farms regarding dust and grazing control.

Paul Cozzens, Iron County Commissioner, attended the National Council for Mental Wellbeing (NatCon) 25 Convention in Philadelphia May 5-7 and the Farm Bureau meeting where they had some discussions regarding issues with the sheep industry. As a result of the tariff's the price for sheep was down and most of the meat was produced in Australia. Paul noted that there were continued discussions in Washington, D.C. about decreasing land in the Grand Staircase and Bears Ears Parks. He attended the Governor's Government Affairs meeting, and the 5-Mile ribbon cutting open house. Paul expressed his appreciation to Mike Worthen and Maria Twitchell for doing a great job getting 5-Mile Picnic area grand opening. Commissioner Cozzens spoke with Brook Shakespeare, US Forest Service, regarding overnight camping, timber control, and vegetation treatments. He attended the UAC meeting by Zoom and the National Resources meeting. Paul continued discussions with Union Pacific Railroad regarding the water wells in Modena and Lund. The Five-County Behavioral Health and Human Services meeting was this week. He noted that Derek Morton, 5-County Representative, had stepped down, and James Jetton was appointed to take his place. Commissioner Cozzens reported on his trip Washington D.C.

Michael Bleak, Iron County Commissioner, reported that there was a meeting this afternoon at SUU in the Sharwan Smith Student Center, with the House Natural Resources Subcommittee regarding Geothermal at 2:00 to protest the Federal Government and telling them our public lands were not for sale.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE FROM RESIDENTIAL 2 ACRES (R-2) TO LIGHT INDUSTRIAL (LI) FOR APPROXIMATELY 4.02 ACRES. LOCATED NEAR 450 N 5700 WEST, CEDAR CITY, UT, WITHIN THE SW¼ NE¼ SECTION 11, T36S, R12W, SLB&M, IRON COUNTY (APNs: E-0188-1 & E-0188-2) Applicant: Deb Nelson

Reed Erickson, Iron County Planner, explained that the property was off the Southeast side of I-15. The 4.02 acres were adjacent to R-5, A-20, R-2, LI zones, Cedar City, and within the Tier III area outside of the Summit Water Company service area. Reed reported on concerns brought up at the Iron County Planning Commission (ICPC) meeting. The proposed zone change to Commercial was for a Commercial Plant Nursery and Resort Lodge, which included public gatherings and nightly rentals. Services available were: Water-Private non-public water system, Sewer-Septic (Southwest Utah Public Health), and other utility services in the area (Power, Gas, Communications, etc.).

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding the proposed zone change.

No public comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson reported that the ICPC, after findings and review of the Evaluation Considerations for Rezoning and recommended approval of the zone change.

Michael Bleak made a motion to approve a proposed zone change from Residential 2 Acres (R-2) to Light Industrial (LI), as presented by Reed Erickson. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE FROM AGRICULTURE 20 ACRES (A-20) TO LIGHT INDUSTRIAL (LI). APPROXIMATELY 224.22 ACRES WITHIN SECTION 10, T36S, R12W, SLB&M, IRON COUNTY, UTAH. LOCATED NEAR 5900 W TO 6900 W SILVER HILLS PARKWAY, CEDAR CITY (APNs: E-0180-2, E-0181, E-0183, E-0184-1-2, & E-0184-1-3) Applicant: Fiddlers Canyon LLC; represented by Go Civil Engineering

Reed Erickson, Iron County Planner, reported that the property was located near 5900 W to 6900 W Silver Hills Parkway, adjacent to LI, A-20, and R-1, and within the Tier IV next to Tier II, Cedar City. He noted that services available were: Water-CICWCD, Sewer-Septic (Southwest Utah Health Department). Reed explained that the distance from available sewer was a consideration, and other Utility services in the area (Power, Gas, Communications, etc.).

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding a proposed zone change.

No public comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson reported that after findings and review of the Evaluation Considerations for Rezoning, the ICPC recommended approval of the zone change.

Kenneth Robinson made a motion to approve a proposed zone change from Agriculture 20 Acres (A-20) to Light Industrial (LI) as presented by Reed Erickson. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE FROM AGRICULTURE 20 ACRES (A-20) TO INTENSIVE AGRICULTURE (IA). APPROXIMATELY 87.58 ACRES WITHIN S½S ½ SECTION 5, T36S, R16W, SLB&M, IRON COUNTY, UTAH, LOCATED NEAR 1600 S 500 WEST, BERYL, UTAH (APNs: E-1410-4) Applicant: Escalante Farms, LLC/Bar V Holdings, c/o Jared Holt

Reed Erickson, Iron County Planner, reported that the property was located off Hwy 18, near 1600 S 500 W in Beryl, Utah, adjacent to A-20 and C zones, and within Tier IV area. Reed noted that the purpose of the Zone change was for a new staging lagoon for wastewater related to its Type VI Animal Operation (Holt Dairy). He explained the process regarding the Nutrient Management Plan. Reed reported that services available were: Water-Private non-public water systems in the area (agriculture/irrigation wells), Permitting through Utah DEQ/WQD, and other Utility services in the area (Power, Communications, etc.). The Iron County Planning Commission (ICPC) approved a Conditional Use Permit (CUP) on May 1st, contingent on approval from the Iron County Commission.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding a proposed zone change.

No Comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson reported that after findings and review of the Evaluation Considerations for Rezoning, the ICPC recommended approval of the zone change.

Michael Bleak made a motion to approve a proposed zone change from Agriculture 20 acres (A-20) to Intensive Agriculture (IA) as presented by Reed Erickson. Second by Kenneth Robinson. Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC COMMENTS

Dallin Stahlei, a citizen of Iron County, reported that he lived in Enoch on Half-mile road. Enoch City has completed a lot of improvements to Half-Mile Road in the last year. Dallin expressed his concerns about the road improvements and the water flow onto his property. There was more discussion on this issue with the commissioners and Richard Wilson, Iron County Engineer.

PRESENTATION REGARDING 2025 TAX-EXEMPT STATUS FOR CEDAR CITY HOSPITAL

Jamison Robinett, Cedar City Hospital President, reported that the Cedar City Hospital's mission was "Helping people live the healthiest lives possible," and has a great Board of Trustees who provided insight and information regarding the community. Jamison noted that the hospital was a Non-Profit and they help meet the diverse healthcare needs of the community by providing excellent care at the lowest appropriate cost, regardless of the patient's ability to pay. He explained the difference between For-profit Healthcare and Non-profit Healthcare, and that the hospital must establish that its total gift to the community exceeds its property tax liability for that year. In 2024, the estimated property tax was \$635,938, and the hospitals' charity care was \$6,148,210. He noted that data was collected from the Iron County Health Department and local health experts, regarding community health and significant health needs. That data revealed these priorities: Improve mental well-being; improve chronic and avoidable health outcomes; address and invest in social determinants of health; and access to care. Jamison reported on the Cedar City Hospital 2024 Statistics, 2025 construction projects, the Government requirements to maintain Not-for-Profit status/property for the Federal and State of Utah requirements. Mr. Robinett reported that the Cedar City Hospital was a Top 20 Rural Community Hospital in America for the 9th year in a row, and was ranked #2 in the nation for Small Community Hospitals by Fortune/PINC AI.

PREVIEW OF THE 2025 LARRY H. MILLER UTAH SUMMER GAMES (USG)

Jon Oglesby, Utah Summer Games (USG) Director, expressed his appreciation to Mr. Robinett for being supportive of a variety of community initiatives with the USG, the Commissioners, and Maria Twitchell for her support at many levels with the USG. Jon reported that athletics numbers were up of athletes in wrestling in March, the High School Basketball Tournament, and Fast-pitch Softball. Jon announced the USG partnership with the Las Vegas Raiders who would be responsible for presenting sponsorship for the new 7 on 7 football and girls flag football events. He reported on the partnership with the Special Olympics that would begin on May 29. Special Olympics would begin on May 29th and conclude May 31st. Jon noted that the USG Opening Ceremony would be on June 6th at the Eccles Coliseum and invited all to come and see the largest firework show in the history of the USG. The USG continued to create opportunities to grow hospitality spending in Iron County. He explained the changes that have been made to accommodate the needs of the hospitality partners.

DISCUSSION AND POSSIBLE APPROVAL OF THE SAFE STREETS FOR ALL (SS4A) SAFETY ACTION PLAN FOR IRON COUNTY

Richard Wilson, Iron County Chief Engineer, explained the SS4A was a Federal Grant through the Federal Highway Commission, which was granted in 2024 for the SS4A Study Plan. The Study Plan was required before any implementation or demonstration of solutions. The plan was complete and needed approval to move forward into the funding phase of the implementation. Richard explained the difference between Implementation and Demonstration and turned the time over to Eric Sweat, Transportation Engineer at Kimley-Horn Associates. Eric explained that they have moved very quickly in anticipation of getting the study completed in time to allow jurisdictions in Iron County to apply for the next round of funding, which was currently open with a deadline in June. Eric presented a summary of the SS4A Study Plan, which included the Federal Highway Administration (FHWA) Safe System Approach, the Regional Safety Commitment Resolution that was adopted on March 5, 2025, the Safety Action Plan key components, Safety Analysis, Strategies and solutions, Location information, Case study information sheets, potential improvements and strategy, and Engagement Summary. He noted that moving forward, Iron County and local jurisdictions were eligible to apply for grants within the SS4A Grant Program. The plan provides information useful for traditional funding sources such as UDOT programs, RPO, or other federal sources. Twenty-nine locations were identified countywide with specific safety improvements. Potential improvements and strategies were developed for six common scenarios, including: pedestrian and school crossings (major concern), un-signalized intersections, signalized intersections, skewed intersections to major roadways, two-lane high speed highways, and 3-5 lane roadways. Discussion continued regarding solutions.

Kenneth Robinson made a motion to approve the SS4A Safety Action Plan for Iron County as presented by Richard Wilson. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND RATIFICATION OF A LOCAL CONSENT FOR A SINGLE EVENT “FATHER’S DAY FAMILY PICNIC” PERMIT HELD AT WOOD RANCH ON JUNE 14, 2025

Michael Bleak made a motion to approve the ratification of a Local Consent for a single event “Father’s Day Family Picnic” to be held at Wood Ranch Recreation Area on June 14th from 10:00 a.m. to 8:00 p.m. as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye

DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION 2025-5, A RESOLUTION SUPPORTING AMERICA250 UTAH, RECOGNIZING AND APPROVING OF THE IRON COUNTY UTAH250 COMMUNITY COMMITTEE

Maria Twitchell, Iron County Executive Director of the Cedar City/Brian Head Tourism Bureau, reported that Governor Spencer J. Cox and the Utah State Legislature created the May 12, 2025

America250 Utah Commission (America250 Utah). The 2026 year would be the 250th anniversary of the founding of the United States of America. Maria partnered with Scott Phillips, Cedar City Council to create a committee for that celebration. The committee would create events beginning with July 2025 through July 6, 2026. She explained that the mission of America250 Utah was to commemorate and celebrate, reflect on our nation’s past, build community, and look toward the future by educating, engaging, and uniting Utahns and visitors to Utah.

Kenneth Robinson made a motion to approve Resolution 2025-5, a Resolution supporting America250 Utah, recognizing and approving the Iron County Utah250 Community Committee. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY RESOLUTION 2025-5


SUPPORTING AMERICA250 UTAH AND RECOGNIZING AND APPROVING OF THE IRON COUNTY UTAH250 COMMUNITY COMMITTEE.

- Whereas** Governor Spencer J. Cox and the Utah State Legislature created the America250 Utah Commission (also known as America 250 Utah);
- Whereas** the mission of America 250 Utah is to commemorate and celebrate, reflect on our nation’s past, build community, and look toward the future by educating, engaging, and uniting Utahns and visitors to our state;
- Whereas** America 250 Utah is seeking partnerships with counties and municipalities to further its mission;
- Whereas** this partnership will be formed by creating a local committee called the Iron County Utah 250 Community Committee.
- Whereas** the Iron County Utah 250 Community Committee will focus on important events, people, and places within Iron County to commemorate and celebrate Iron County’s role in America’s 250th anniversary; and
- Whereas** local projects will enhance tourism, community building, and economic development opportunities.

Now, therefore be it RESOLVED, that *Iron County Government*:

1. Hereby recognizes the Iron County Utah 250 Community Committee as its official committee.
2. Will partner with America250 Utah.
3. Will support signature programs of the America250 Utah Commission; and
4. Will support the Iron County Utah 250 Community Committee in its local efforts to educate, engage, and unify Utahns and our visitors in *Iron County*.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: 
Paul Cozzens, Chair

ATTEST:


Jonathan T. Whittaker – Clerk

Kenneth Robison	<u> Aye </u>
Michael P. Bleak	<u> Aye </u>
Paul Cozzens	<u> Aye </u>



DISCUSSION AND POSSIBLE APPROVAL OF A OHV RECREATION GRANT. A GRANT FROM THE UTAH OUTDOOR RECREATION DIVISION TO ASSIST IN MAINTAINING OFF-HIGHWAY (OHVR) TRAILS IN IRON COUNTY

Mike Worthen, Iron County Natural Resource Management Specialist, explained that this Recreation Grant contract was between the State of Utah, Division of Outdoor Recreation, and Iron County. The grant was offered twice a year for assistance to maintain the OHV or ATV trails in Iron County. The purpose of the grant was to award funding for the Color Country OHVR trail maintenance for the spring of 2025. The grant for \$30K would be used to purchase a new HOV, and the Road Department would purchase the old one. The total cost of the grant was \$94,364.75, and the grant portion of that would be \$70,864. Iron County would come up with \$20,500. Some of the money would come from the Road Department and Mike's contract.

Michael Bleak made a motion to approve the OHVR Recreation Grant to assist in maintaining OHVR trails in Iron County. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the new hire of Delane Smith as a Full-Time Legal Assistant for the Attorney's Office, effective May 12th. This was a backfill of a vacant position; the new hires of Kimberlee Trower and Kaelynn Cox as Part-Time Administrative Assistant/Marketing for the Fair Department, effective May 27th for Kimberlee and May 12th for Kaelynn. These were backfills of vacant positions; the new hire of Braxton Brindley as a Full-Time Roads Maintenance Worker for the Road Department, effective May 27. This was a backfill of a vacant position; the new hires of Mason Berg, Sheena Temple, and Adam Inglese as Full-Time Patrol Deputies for the Sheriff's Department - Patrol, effective May 12th. Adam Inglese was an upcoming opening. These were backfills of vacant positions; the new hire of Olivia McLean as a Full-Time Medical Technician for the Sheriff's Department - Corrections, effective May 12th. This was a backfill of a vacant position.

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

Jennifer Bradbury presented the update to Iron County Policy 24-Holidays, to include Christmas Eve if falls Monday through Thursday. Christmas Eve on Friday closed and would be 4 day weekend.

Michael Bleak made a motion to approve the update to the Iron County Policy 24-Holidays, to include Christmas Eve. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

NON-DELEGATED ITEMS

No Non-Delegated items were presented.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.



Attest: Jonathan T. Whittaker, County Clerk


Signed: Paul Cozzens, Chair


IRON COUNTY COMMISSION MEETING
MAY 27, 2025

Minutes of the Iron County Commission meeting convened at 9:00 A.M. May 27, 2025
in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Paul Cozzens	Commission Chair
Michael Bleak	Commissioner-Excused
Kenneth Robinson	Commissioner
Jonathan T. Whittaker	County Clerk
Sam Woodall	Chief Deputy Attorney

Also present:

Lucas Little	County Auditor
Nicole Rosenberg	County Treasurer
Terry Palmer	Building & Zoning
Stephanie Rainey	Council on Aging
George Colson	Emergency Management
Richard Wilson	Engineer
Wade Adams	Fleet Manager
Jennifer Bradbury	HR Director
Mike Worthen	Natural Resources
Candace Reid	Public Defender-Via Phone
Beckah Esplin	USU Extension & E&I

Others in attendance:

Carol Barker	Cindy Bulloch	Linda Hahne
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SYNOPSIS

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Commissioner Cozzens excused Commissioner Bleak from today's meeting.

INVOCATION

An invocation was offered by Sam Woodall.

PLEDGE OF ALLEGIANCE

Those assembled were led in the Pledge of Allegiance by Jon Whittaker.

APPROVAL OF MINUTES

Kenneth Robinson made a motion to approve the minutes of the Iron County Commission meeting held on May 12, 2025. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT FROM

Kenneth Robinson made a motion to approve Claims for Payment from May 12, 2025, to May 26, 2025. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

Jon Whittaker, Iron County Clerk, reported that the Municipal Primary Election was coming up in August. The filing period was June 2nd through June 6th, during which the cities were responsible for those filings. He noted that the Clerk's Office was doing well and expressed his appreciation to his staff for the hard work they do. Brandy Robb and Lisa Witt have been attending the Vote Election Certification classes held at Weber State University. Jon reported attending the Utah Counties Indemnity Pool (UCIP) Risk Manager Conference. He explained how UCIP worked. Jon reported that he was secretary of the Iron County Special Service District #3 (SSD#3), which was a 3-member board appointed by the commission, representing the rural areas. He explained that the SSD#3 determined how money was spent that was received through the Secure Rural Schools Program.

Stephanie Rainey, Council on Aging (COA), reported that the budget was a bit over where she would like it to be. There was an increase of 400 meals in the Meals on Wheels (MOW) program, mostly in the Enoch area (15%). Much of that could be attributed to people moving to Iron County who do not have family here. The annual meal count to date was: Cedar City Senior Center - 1173 congregate at the center for meals, 5493 Meals on Wheels for 6,666 meals served January through April 2025. Parowan Senior Center - 956 Congregate at the center for meals, 3,613 Meals on Wheels, for 4,569 meals served January through April 2025. Stephanie reported that there were 5 MOW routes in Cedar City, but the longest route was in Enoch which took an hour and a half longer to deliver meals. Most of her drivers were volunteers and did not want to take the Enoch route. She noted that the wet winter showed that the leak in the basement of the new addition was not fixed. She hired an Asphalt company that came in and filled in every crack they could find which fixed the problem. The transformer in the new elevator went out and had to be replaced. Stephanie reported that she was currently meeting with Wade Adams, Fleet Supervisor, regarding the COA transportation vehicles. She explained the issues with the vehicles and the need for new vans. The Senior Centers Newsletter was being printed again with the June issue being the 3rd month printed. Stephanie reported that the Cedar City Senior Center would be holding their first Senior Prom 2025 on Friday, June 13th at 7:00 p.m. Art Vargas, Las Vegas Golden Era Entertainer, would be performing hits from the 40's through the 70's.

George Colson, Emergency Management Manager, reported that the budget was on track. The Federal Emergency Management Agency (FEMA) was, once again, going to cut off the 2023 flood funding because there had not been any movement by Iron County. He noted that he was able to extend the deadline to December to get everything turned in. George reported that he and Richard Wilson, Iron County Engineer, had applied for another FEMA grant for mitigation to dig a retention pond by Midvalley road. He received the first check from FEMA for

approximately \$6,900 and would continue working to get the rest of the funding. George reported that he had been working with Bruce Anderson, Public Works Director, regarding issues with lithium batteries causing fires in the landfill. George noted that he and Bruce discussed getting Self-Contained Breathing Apparatus (SCBA) for the landfill workers because of the toxic fumes they breathed in. George spoke with Chief Mike Phillips, Cedar City Fire Chief, and discussed using Powered Air Purifying Respirators (PAPR). He noted that the State of Utah had begun a program to screen every fireman, full and part-time, for cancer, and the landfill workers should be included in the screening. Discussion continued regarding a solution for the lithium batteries.

Wade Adams, Fleet Manager, noted that the budget was on track. There were 436 work orders completed last quarter. That was anywhere from general maintenance, oil changes, tires, and any fabrication needs. It's been a little slow getting the upfitting going because orders were still 2 weeks out for getting parts. Wade expressed his appreciation for his employees for all the work they do. There was a discussion regarding upfitting. He noted that auctions have slowed down, but there were approximately 20 vehicles to be posted. Wade reported that he was working with Stephanie Rainey, finding vehicles for the COA.

Jennifer Bradbury, Human Resource (HR) Director, noted that the budget was on track. Since the HR February 24th report, there had been 14 Full-time positions hired, 6 Part-time, and 3 Seasonal positions hired, 9 promotions, and HR was currently in the process of recruiting, interviewing, or promoting for 9 Full-time positions, and 1 Part-time. Jennifer reported on Points of Interest, which included employee turnovers, Workman's Compensation EMOD, attending several trainings, and rates for the Iron County URS Retirement Plan. Jennifer reported on milestone anniversaries of employees: Clayton Mitchell, April McDonald, Krysta Oxenrider, Ryan Turk, Jaden Thomas, and Trajan Evans celebrated 5 years of service; Beau Johnson and Tara Bird celebrated 10 years of service; Steve Hunt and Sandra Capps celebrated 15 years of service; and Caleb Anderson and Rebecca Heaton celebrated 20 years of service.

Kenneth Robinson, Iron County Commissioner, reported that he attended the weekly jail construction meeting and the fire agencies in the area regarding wildland fire mitigation and preparing for the upcoming season. Ken noted that there was a gentleman from the state office who was conducting that meeting and he commended Iron County and agencies that participated on how well they communicate and get along. He said that they were a model for the rest of the state and wished that everybody would work as well together as Iron County. Ken attended a review meeting of the 25-year plan for the fairgrounds. He continued looking into the agreements on the solar farms and grazing which seemed to be coming up more and more. Ken expressed that Iron County needed to be careful with the verbiage that was used in Conditional Use Permits. Originally, there were a lot of assumptions and handshakes that the solar farms would allow continued grazing. He noted that as soon as a solar farms was sold to the next entity, those agreements were gone. Discussion continued regarding the solar farms.

Paul Cozzens, Iron County Commissioner, reported that after 12 years, Brian Thiriot, 5-County Executive Director, submitted his resignation. Paul noted that he recently attended the 5-County Finance meeting and they increased the levy, and approved a 2% COLA for employees of 5-County. He met with Cedar City about a Memorandum of Understanding (MOU) regarding using extra material between the recharge ponds on Hwy 56 to build the building pads higher at the new jail to prevent flooding. Commissioner Cozzens had attended the 5-County Human Services meeting last week and James Jetton, the new board member, was going to be a great addition to the board.

Candace Reid, Public Defender, (via telephone) reported that the budget was on track. There were some District Court expenses coming up because of upcoming criminal trials. Attorney Cliff Gravette, who occupied the Indigent Defense Commission (IDC) grant funded position does not want to renew the contract, which left an opening for that position. This was a one year contract, but there were other attorneys that were interested in the position. Candace noted that the IDC was getting ready to vote, or agree, on their grant applications, which she sent in last month.

PUBLIC COMMENTS

Cindy Bulloch, Outreach Director for Congresswoman Celeste Maloy, noted that it had been very busy in Washington, D.C. since the first of the year. Congresswoman Maloy attached a Lands Amendment to the House Budget bill, transferring some property in Washington and Beaver Counties, but pulled it out due to a lot of misinformation. Cindy explained what the Land Amendment was. Representative Maloy was on the Appropriations Committee and was currently busy with the budget. She met last week with the Army Corps and asked them some pretty pointed questions, in particular, about Panguitch Lake Dam. The local people, whether it was BLM, Forest Service, or Army Corps, were usually pretty good to work with, but sometimes the bureaucracy makes it hard for anything to get done. One question was why it was so hard to replace a dam that, if it were to break completely, it would be devastating. A House Natural Resources hearing was held at SUU two weeks ago, and they did a tour looking at some different energy alternatives and ways to help the local economy and energy independence. Commissioner Cozzens noted there had been a great deal of misinformation regarding Representative Malloy's land deal, and how frustrating it was how slow the government agencies worked. Cindy reported that she had been working with Ron Torgerson, Mayor of Koosharem, who needed to expand their cemetery as they were running out of room at the cemetery. It was adjacent to BLM property, and she was told it usually took 7 years, and it had only been 4 years. She noted that Senator Lee had introduced a bill that would transfer some land or allow Brian Head to buy some land to extend their public works building.

DISCUSSION AND POSSIBLE APPROVAL FOR FINANCIAL SUPPORT TO START A YOUTH GOPHER ABATEMENT

Beckah Esplin, Utah State Extension (USU) and E&I Conservation District, reported that Beaver and Garfield had done a Gopher Abatement for the last 2 years, and farmers in Iron County had asked her why Iron County was not doing this program. Beckah explained that this was a Youth-focused participation program for the bounty on tails collected, which would be brought to the USU Extension Office for payment. Eligible species were pocket gophers, ground squirrels, rock chucks, and raccoons. Participants must be 18 years old or younger to be eligible for payment. Beckah explained the incentive rate per tail, the tail turn-in process, and payment process. She noted that USU Extension was asking Iron County for financial support of \$1.50/tail with a maximum of \$1500 per year.

Kenneth Robinson made a motion to approve the financial support to start a Youth Gopher Abatement in the amount of \$1,500, as presented. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

REVIEW, DISCUSSION, AND POSSIBLE APPROVAL OF A REIMBURSEMENT AGREEMENT BETWEEN IRON COUNTY, CEDAR CITY, AND BZI INNOVATION PARK, LLC (DEVELOPER) FOR SEWER UPSIZING

Richard Wilson, Iron County Engineer, reported that the developer was proposing to install a sewer system infrastructure through its project at the size required by Cedar City and Iron County codes and standards. The purpose was to have the sewer system infrastructure within and outside the development upsized to accommodate additional off-site uses and both Cedar City and Iron County at large. Sam Woodall, Deputy Attorney, noted that it was determined that it was necessary and, in the best interest of Cedar City and Iron County, to reimburse the developer for the cost of upsizing the sewer infrastructure. There was a discussion regarding impact fees and how this would affect the Iron County budget. Richard recommend that the commission adopt this agreement.

Kenneth Robinson made a motion to approve the Reimbursement Agreement between Iron County, Cedar City and BZI Innovation Park for sewer upsizing and 37.7% being Iron County's obligation, as presented. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the new hire of Jaxon Dastrup and Peter Merrill as Full-Time Corrections Deputy 1, for the Sheriff's Department-Corrections, effective May 25th. These were backfills of vacant positions; bilingual pay for Christopher Caro for the Sheriff's Department-Corrections, effective May 25th, the new hire of Staheli Adams as a Seasonal Weed Sprayer for the Weed Department, effective May 27th.

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

NON-DELEGATED ITEMS

No Non-delegated items were presented

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.



Signed: Paul Cozzens, Commission Chair



Attest: Jonathan T. Whittaker, County Clerk



IRON COUNTY COMMISSION MEETING
JUNE 9, 2025

Minutes of the Special Iron County Commission meeting convened at 9:00 a.m. June 9, 2025 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Karsten Reed	County Assessor
Lucas Little	County Auditor
Nicole Rosenberg	County Treasurer
Shalon Shaver	Corrections
Terry Palmer	Building & Zoning
David Johnson	Economic Development
Jennifer Bradbury	Human Resources
Maria Twitchell	Parks & Recreation/Tourism

Others in Attendance:

Bobby Alaniz	Patrick Brower	Cadan Evans
Frank Nichols	Nick Samuelsen	Bruce Washburn

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INVOCATION

An invocation was offered by Michael Bleak.

PLEDGE OF ALLEGIANCE

Those assembled were led in the Pledge of Allegiance by Kenneth Robinson.

APPROVAL OF MINUTES

Kenneth Robinson made a motion to approve the minutes of the Iron County Commission meeting held on May 27, 2025. Second by Paul Cozzens. Voting: Michael Bleak, Abstained; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT

Michael Bleak made a motion to approve Claims for Payment from May 27, 2025 to June 8, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

David Johnson, Economic Development Director, reported highlights from FY2024, which included Small Business Grants, growth of events, Iron Springs Inland Port expansion, Iron County Public Infrastructure District (PID) Policy, and the 5 County Regional expansion of the Southern Utah Economic Alliance. He noted that the Department of Workforce Services (DWS) sent him an employment report that reported non-farm jobs increased by 541 in FY2024, Gross Taxable Sales were up by 8% in the last quarter of 2024, unemployment rate was 2.7%, and the highest unemployment was in construction. Dave listed members on the Iron County Economic Opportunity Advisory Board. He explained that each year, the Governor's Office gives rural counties \$200K (Rural County Grant) to invest in Economic Development initiatives. Last year, the grant was divided up with the Innovation Center & Maker Space (\$50K), Small Business Development Center (SBDC-\$50K), Small Business Grant (\$65K), and Façade, Tenant & Sign Grant (\$35K). Dave reported on marketing highlights, Business Networking highlights, and Industrial developments in the area. There were 5 major Industrial developments, which included Port 15, Cedar City Airport & surrounding area, Hwy 56 area, Parowan Airport Industrial, and the Utah Inland Port. He noted that 7 projects had committed, or already purchased property, to coming to Iron County within the last year. Dave reported on the Iron Springs Inland Port projects that Danny Stewart, Utah Inland Port Authority (UIPA) Associate Vice-President, had been working on, which included the 2025 proposed Project Area Amendment, BZI Public Infrastructure District, UIPA Incentives, and RailSync Update.

Lucas Little, Iron County Auditor, reported that annual external was performed last week by Kimball & Roberts, and they would report on the audit in July. Luke reported that he received a notice from the State Auditor's Office about not being compliant with Sewer Impact Fees. He noted that this was a result of not having an Impact Fee Facilities plan, and he had a 60-day notice to come up with a plan. He explained he sent out a Request for Proposal (RFP) to contract with a company to prepare a Capital Facilities Plan for Iron County. Once the facilities plan was completed, Luke used it to do an Impact Fee Facilities plan study. He had submitted the plan and timeline to the State Auditor's Office, and it was approved to move forward. Luke reported that he and McKayla Meinhardt had been working closely with the Fleet Department to set up a better system to track vehicles and assets. He noted that he approved the new Certified Tax Rates for all taxing entities. They would be sent to the different entities to review to either approve, or disapprove, the certified tax rate. Luke reported that the average value of a home in Iron County last year was about \$418K. The updated value was \$431K, averaged county-wide. The May Tax Sale was held a few weeks ago with 58 properties. Public Surplus handled the online auction once again, and properties were sold. He expressed his appreciation to August Franklin and the Treasurer's Office for doing a great job during the process of the tax sale. Luke explained that there were some questions about whether Iron County was going to be able to

finish the top floor of both pods in the new jail. Within the last week, the final bids were received, and the top floors would be finished without any additional bonding.

Shalon Shaver, Corrections Lieutenant Commander, reported that the budget was on track at 35% spent. The culinary cost per meal was \$1.07 compared to \$1.18 during the first quarter. Shalon noted that the Average daily population had decreased by 13, Female-16, and Male-135. There were 108 County Inmates, 9 State, and 31 Federal. The Work Crew had been busy with a total of 688 man-hours worked within Iron County. Shalon reported there were 5 new hires (4 Deputies with 1 certified and 1 Medical Tech), and 9 on long-term leave (6 with the Triple Deuce on military leave, and 3 FMLA). Other activities at the jail were: 2 Deputies currently in POST, 5 Deputies currently in FTO. Inmates: 16 started the new welding program, and 12 will complete the program due to being released. There were 8 graduates and 1 diploma in the Inside-Out Dad graduation, 5 applied to the Hustle Life Skill program and were all accepted, 20 graduated from the Financial Literacy Class, and 6 graduated from Female Parenting. Shalon reported that Karsten Reed provided a new program called Investing Basics, and the EDOVO (education courses on a tablet)-5,172 hours, which equaled the completion of 620 courses. The benefit of this program for Shalon and her staff was that some inmates had a purpose while in the Iron County Jail; they wanted to be in Iron County, and they were better-behaved inmates. She noted that BZI had provided an instructor for the new virtual reality welding program. There was a discussion regarding the welding program.

Maria Twitchell, Executive Director of the Cedar City/Brian Head Tourism & Parks & Recreation, reported on Parks & Recreation. Maria gave an update on the issue with the High School Mountain Bike Championship, that the road could be expanded and paved into Three Peaks, which would improve the access as well as ensure the ambulance had access. As a result of the improvements, Iron County would once again host the High School Mountain Bike State Championships on October 17th and 18th. She reported on upcoming scheduled events at Iron County Parks. The 5 Mile Park grand opening on May 1st, with about 75 in attendance, and she expressed her appreciation to Commissioner Cousins for attending. Revenue generated from the Iron County Parks was \$9,995. Having 5 Mile Park open would help to increase that revenue. Wood Ranch was open for the season summer projects were beginning. Bryce Williams and Payton McCabe have been busy developing the Group Campsite in Three Peaks. Maria reported that the jail work crew installed a new fence in front of the group site at the Iron County Shooting Range. The railroad ties had been replaced at the base of the 1st bay backstop in the group area (per request from the Summer Games). Jon Whittaker, Iron County Clerk, reported that there was some discussion regarding Frank Nichols donating some property west of the shooting range. Commissioner Bleak reported that he had spoken with Pat Brower at the USG Opening Ceremony, and they discussed getting together to discuss extending the south boundary at the shooting range for a larger safety buffer. Maria reported on Tourism. The budget was on track, and the Transient Room Tax (TRT) collections were slightly less than 2024 to date. Occupancy had dropped slightly, as well as the Average Daily rate; however, Restaurant Tax saw a nearly 12% increase over 2024. She noted that she would be submitting a grant with the Utah Office of Tourism (UOT) for matching marketing dollars for up to \$170K. Maria reported that Tourism had a partnership with the UOT on a seven-month Destination Development Program through Veneto Collaboratory with businesses in Iron County to assist them in creating a bookable/monetized visitor experience. UOT would be hosting a Destination Development workshop in Cedar City on August 11th and 12th at the SUU Alumni Center, with an emphasis on Agritourism and Dark Skies Product Development. There would be a dinner/activity for the participants on the night of August 11th at the Frontier Homestead. She noted that there had been 51 media articles, with a potential to reach 83-plus million. Maria reported that discussions had begun with Southern Utah University (SUU) regarding the sports facilities improvements, funding, and plan.

Michael Bleak, Iron County Commissioner, reported that he had been meeting with assigned departments to work through any issues. Mike noted that he attended the Utah Summer Games (USG) Opening Ceremony and was able to speak with Jon Oglesby, USG Executive Director, about the relationship he had established with the Las Vegas Raiders and bringing them

in as a sponsor. The Raiders had a booth at the Block Party and interacted with the athletes and community. Mike believed that this relationship with the Las Vegas Raiders was going to be a real benefit to Iron County.

Kenneth Robinson, Iron County Commissioner, reported participating in an online meeting with Natural Resources and Commissioners throughout the state. He met with Bruce Anderson, Iron County Public Works Director, and Jamie Evans, Iron County Fair Director, regarding concerns with where the Mud Bogs would be held and included in the 25-Year expansion plan. Ken reported that he was approached about an issue with the Utah Prairie Dog (UPD) Reserve in Parowan Valley. The Division of Natural Resources was not upholding its end of the agreement to take care of the UPD. He stated that the UPD's were invading the neighboring farms and causing significant crop damage. Commissioner Bleak reported that when the Conservation Easement Agreement was established, it stipulated that if the UPD came out of the reserve onto adjoining properties, the property owner automatically had the right to kill the UPD. Ken reported that currently, there were 15 acres of newly seeded alfalfa and 10-15 acres of newly seeded corn that were decimated by the UPD.

Paul Cozzens, Iron County Commissioner, noted that he attended the USG Opening Ceremony. Paul reported that Inntelx was doing the gravel work for the new jail. They cut the fence towards Hwy 56 and took out a windrow between two of the recharge ponds. Iron County would trade the material yards taken with Cedar City out of the Kittyhawk pit. He noted that the pods had all been poured at the new jail site. Paul reported that the 5 County Steering Committee would meet on June 11th to interview for a new 5 County Executive Director. The Bureau of Land Management (BLM) invited Commissioner Cozzens to participate in the West Desert Pipeline Environmental Impact Statement (EIS). He explained the study and what they were doing. The Cedar City West Canyon Park water feature was now open. He expressed his appreciation to Choice Builders for donating their services. Paul noted that the next stage was to add a bridge across Cole Creek, tying the two parks together. He also expressed his appreciation to the Rotary Club for all the work they did at the Water Park.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE FROM INDUSTRIAL (I) TO COMMERCIAL (C) FOR APPROXIMATELY 4.73 ACRES WITHIN THE NW ¼ NE ¼ SECTION 28, T35S, R12W, SLB&M, IRON COUNTY, UT. LOCATED NEAR 3052 N IRON SPRINGS ROAD, CEDAR CITY, UT (APN: E-0116-0011) Applicant: Country Town USA Properties, LLC-Sam Williams

Terry Palmer, Iron County Building & Zoning Administrator, noted that the zone change was from Industrial (I), not Light Industrial (LI), to Commercial on Iron Springs Road by Bowman's Kitchen. The property was adjacent to commercial and industrial property within Tier IV. Terry reported that the zone change to commercial was for the existing restaurant and other commercial uses (and to reduce setbacks). Services Available were Water-CICWC, Sewer-Septic (Southwest Utah Health), and other utility services in the area (power, gas, communications, etc.) Terry reported that the ICPC, after findings and review of Evaluation Considerations for Re-zoning, recommended approval of the zone change.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding the proposed Zone change.

No Public Comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Kenneth Robinson made a motion to approve the zone change from Industrial (I) to Commercial (C) as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC COMMENTS

Patrick Brower, a citizen of Iron County, gave an overview of some of the changes to the proposed Practical Shooting Range. Patrick reported that since his last report, Frank Nichols had offered to donate land west of the shooting range. This would provide easier access and would be better suited for the project. There was a discussion regarding the land and changes between Patrick and the commissioners.

DISCUSSION AND POSSIBLE APPROVAL FOR SEEKING A FILMING PERMIT TO CAPTURE PROMOTIONAL MATERIAL. FILMING LOCATION WILL BE ON THE PUBLIC ROAD, SOUTH BRAFFITS CREEK ROAD/3200 SUBDIVISION PHASE 3 ROAD

Cadan Evans, Ultimate Drifting Challenge, LLC, reported that the Ultimate Drifting Challenge was a motorsports organization that focuses on a platform for enriching the lives of the people who get involved with the organization. Cadan explained that Ultimate Drifting Challenge was seeking a filming permit to capture some promotional material on September 5th through 7th. The filming location would be on the public road only, South Braffits Creek Road, 3200 Subdivision Phase 2 road. There was a discussion on the use of the road. Cadan explained what they would be doing during filming. He reported that he had talked with Sheriff Carpenter to have his Volunteer Posse help with security and any road issues. If there were any livestock coming on the road, they would stop filming and let them through.

Michael Bleak made a motion to approve the Filming Permit to capture promotional material, contingent on getting permission & permits as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF A CONTRACT FOR JANITORIAL SERVICES BETWEEN MAID PERFECTLY CLEANING, LLC AND IRON COUNTY FOR THE MAINTENANCE AND CLEANING OF THE IRON COUNTY BUILDING

Terry Palmer, Iron County Building & Zoning Director, explained that this contract was previously signed. Sam Woodall, Iron County Deputy Attorney, reviewed the contract and requested that Iron County obligate, or comply, with the previous company to finish out the contract timeline termination. The start date for Maid Perfectly Cleaning would be July 1, 2025.

Kenneth Robinson made a motion to approve the contract for janitorial services between Maid Perfectly Cleaning, LLC and Iron County for the maintenance and cleaning of the Iron County buildings beginning July 1, 2025. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the promotion for Aleah Abbot from Full-Time Deputy Recorder/Ownership Specialist to Full-Time Cadastral Mapper in the Recorder's Department, effective June 8th. This was a backfill of a vacant position, and the re-hire of Holly Peterson as a Part-Time Victim Advocate in the Attorney's Office, a newly approved position, effective June 11th.

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

NON-DELEGATED ITEMS


Closed Session:

CLOSED SESSION PURSUANT TO UCA §52-4-205 (1) (A) “DISCUSSION OF THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL, OR MENTAL HEALTH OF AN INDIVIDUAL

Kenneth Robinson made a motion to move into a closed session pursuant to UCA §52-4-205 (1) (A) – “Discussion of the character, professional competence, or physical or mental health of an individual.” Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

STATE OF UTAH)
) s.s.
COUNTY OF IRON)

I, Paul Cozzens, Chairman of the Iron County Utah Commission, hereby certify that the purpose of the closed session convened was conducted in accordance with UCA § 52-4-205 (1) (A) for discussion regarding ongoing litigation.



Signed: Paul Cozzens, Chairman



Attest: Jonathan Whittaker, County Clerk




END OF CLOSED SESSION

Paul Cozzens, Iron County Commission Chair, declared the Closed Session closed and the resumption of the Iron County Commission meeting.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.



Signed: Paul Cozzens, Chair



Attest: Jonathan T. Whittaker, County Clerk



IRON COUNTY COMMISSION MEETING
JUNE 23, 2025

Minutes of the Iron County Commission meeting convened at 9:00 a.m. June 23, 2025 in
Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Lucas Little	County Auditor
Kenneth Carpenter	County Sheriff
Sam Woodall	Deputy Attorney
Terry Palmer	Building & Zoning
Richard Wilson	County Engineer
Jennifer Bradbury	HR Director
Reed Erickson	County Planner
Candace Reid	Public Defender

Others in attendance:

Al Matheson	Bruce Washburn
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INVOCATION

An invocation was offered by Colonel Al Matheson.

PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Bruce Washburn.

Commissioner Cozzens excused Commissioner Robinson from today's meeting. He noted that Commissioner Robinson sent a message that Bruce Anderson, Public Works Director, had two bulldozers assisting on the Forsyth fire in Washington County and Bruce was still there helping to save homes.

APPROVAL OF MINUTES

Michael Bleak made a motion to approve the minutes of the Iron County Commission meeting held June 9, 2025. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Absent.

APPROVAL OF CLAIMS FOR PAYMENT

Michael Bleak made a motion to approve Claims for Payment from June 9, 2025 to June 22, 2025. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Absent.

DEPARTMENTAL REPORTS

Terry Palmer, Planning/Building & Zoning Administrator, reported on the Building Department. Chelsea Boxwell submitted a letter of resignation on Tuesday, June 17th. He would work with HR and the commissioners to discuss the restructuring of the office, and with the Auditors for reports. Terry noted that there were 256 Building permits issued year to date compared to 259 permits during the same period. Approximately \$549K in fees had been collected compared to \$508K in 2024, and 1,598 inspections compared to 1,615 in 2024. He received the approved plans for the old jail. There was discussion about Kendal Allen, GIS, and digitizing the plans. Jon Whittaker would send a copy of the plans to Morley & McConkie, appraisers for Iron County. There was some discussion on digitizing the plans. Work continued to move forward on the new jail with an application for a building permit. Terry met with Layton Construction and their crew regarding schedules for inspections, and they were close to beginning the groundwork inspections on the new jail. Commissioner Cozzens reported that Cedar City was working to build a new park on the north end of Cedar City. Phil Schmidt reached out to Commissioner Cozzens with the idea that Iron County have an agreement with Cedar City to place a fence around the grass in front of the old jail and turn that into an interim park, because it was going to take two or three years to get the other park built, until it was sold. There was a discussion regarding the proposed interim park. Terry reported on Code Enforcement. He noted that Trent Sukowaty, Code Enforcement Officer, continued to work hard on zoning violations. Trent was able to place signs in Cedar Valley Acres, and the residents were pleased that something was being done. Terry noted that Trent had attained his Residential Building Inspector License and was working toward passing his Residential Plumbing Inspector test. He reported on the Maintenance Department. A leak was fixed at the fairground parking lot on the irrigation system, all backflow preventers had been inspected, most of the fire extinguishers were tested and recertified, trees would have to be cut down by the Parowan Clinic on fairground property to level it out for parking, routine maintenance on many of the Iron County buildings, parts for the Courthouse elevator should be coming in soon, and there were two air conditioners replaced. Terry reported on the Planning Department. Applications were coming in for the Iron County Planner position to work with Reed Erickson before he retired. Reed was working on the RFP for the Capital Facilities Plan and the Impact studies, and the Zoning and Tiers around Newcastle and Summit, along with many other projects. Terry expressed his appreciation to the "Commissioners, Jennifer Bradbury (HR), Sam Woodall, Iron County Deputy Attorney, and especially his office staff, with the support they have shown in June 23, 2025

light of everything that was brought to the attention of Iron County. We will work to improve things in our department to make things better.”

Richard Wilson, County Engineer, reported that Bruce Anderson, Iron County Public Service Director, and Matt Arnold were helping fight the Pine Valley (a.k.a. “Forsyth”) fire. Bruce was operating a bulldozer, and Matt was working as support. Richard sent Bruce a message this morning to check in and see how they were doing. This was important work and was helpful to be able to utilize our equipment to support the Forest Service. Richard reported that Phase 1 at BZI on Iron Springs Road had been completed for their infrastructure requirements with Iron County, had passed off on their sewer with Cedar City, and passed off on their water supply with the Iron County Water District. The Engineer Department had been working on a number of projects. Richard reported that the Safe Streets for All (SSFA) grant application for demonstration was due this Thursday, and he was working with Kimley-Horn to get that application submitted on time. He also received the recommendations from Bowen Collins for Lower Coal Creek, with a solution that will hopefully mitigate most of the flooding. There was a discussion regarding the recharge pits and keeping the water clean. Richard reported that this was a long-term plan (50-70 years) that had been developed. They want to work with our partners at the gravel pit so that they were fully mined out before we start to implement the plan. He noted that in conjunction with preparation for the monsoon season, he had begun to inspect and make sure that the Quichapa channel and the Stevensville Channel were cleaned out. Discussion continued about the culverts. He noted that it was an ongoing maintenance, monitoring, and improving situation when it came to flooding. Richard reported that Iron County continued to have growth, which was wonderful. We try to encourage business, but we remind the public that we have a very inviting business atmosphere where many things are allowed, and that sometimes frustrates people. But they need to understand the zoning laws and what was allowed.

Colonel Al Matheson, Ret., reported that this process of trying to capture some of the heritage and the benefits that we have in this county, and be able to share it had been ongoing for about 83 years. This proposal was the first introduction. Mr. Matheson reported that the Southwestern Heritage Association (SWHA) was an IRS Charitable per IRS 501(c)(3). He read, “The Southwestern Heritage Association (SWHA) proposes the joint venture with participating civic and/or Iron County entities to create a Regional Heritage Museum and Public Venue to be wholly administered by the appropriate governing entity. SWHA would assume the role of facilitating, promoting, organizing, staffing, and otherwise administering the curation and interpretation of all supporting resources. Col. Matheson expressed that the effort would be more than sufficient. Self-sustaining will rely on donations and endowments for the acquisition, preservation, and restoration of artifact skills as necessary.” Al reported on his background. He noted that he was not coming to the commissioners to ask for anything other than to provide them with the awareness of the intent and the operation. He anticipated that this operation and the opportunity for Iron County will be sufficient that the donations would take care of itself. What he was concerned with was the need of an acquisition of approximately 30 to 50 acres of land. Al reported on personal contributions and commitments, and proposed venues and activities. He continued reporting on the needed land and donations for the building. This was not an attempt to simply provide a museum, but provide another venue, a destination for people who have car clubs, for trail clubs, for meeting places, to have car venues, to have motorcycle clubs come in, and pioneer activities.

Michael Bleak, Iron County Commissioner, noted that he had the opportunity last week to spend the day with Jeff Raisor from Senator Jon Curtis's office. Mr. Raisor wanted to familiarize himself with the area. We took a tour around the county and met with most of our local elected officials here in Parowan. Mike met with the Restaurant Tax Board to revamp the application process for the upcoming grant application cycle. This would be a better process and more accountability for the applicants to really prove that they qualify. Commissioner Cozzens reported that during his Utah Association of Counties (UAC) call, and Brandy Grace, Chief Executive Officer for UAC, was asking me about how they're giving some money if counties increase the TRT taxes, and Maria Twitchell, Iron County Tourism Director, had said she wants

to wait. Paul asked if it was because they want to wait until maybe the end of the year. Mike said yes, and the reason behind that everything's happened so fast. The hotels just got hit with state TRT-type attacks, which we were in danger of eclipsing Washington County's hotel prices. It was not necessarily a concern for Iron County because it was coming from the hotels and restaurant folks who were the ones who were seeing either the benefit or the opposite in their operations. Mike continued to explain the issue. He reported that he and Maria Twitchell met with President Benson at SUU to discuss the athletic department improvements. There was a meeting with himself, Maria, Jon Whittaker, Sam Woodall, and Bryce Williams to discuss the options for the shooting range moving forward. He reported that he had been on the phone constantly with both George Colson, Iron County Emergency Management, and Spender Rollo, Iron County Fire Marshal, regarding the Forsyth Fire.

Paul Cozzens, Iron County Commissioner, reported that Reed Erickson had sent a letter months ago regarding the Modena and Lund water systems and Union Pacific. Justin Wayment, Cedar City Attorney, who represents one of the water users in Lund, and Paul explained to him what we were doing. He had been talking to a gentleman named Rod Carroll, Real Estate Division for the Union Pacific Railroad, and he reported that they were seeking to deed the wells. Paul explained the 1830 Congressional Act and what was being done, and possible Water Usage Agreements. He noted that the new jail meetings continued, and there were many subcontractor bid packages completed. Cedar City Mayor Green had formed a water committee and asked Paul to serve on the committee. The committee meets every Wednesday. Cedar City concluded that it was best to let the Central Iron County Water Conservancy District (CICWCD) be the purveyor of water. Paul Monroe, General Manager, CICWCD, and Paul discussed water pressure in the Cedar Valley. Paul explained the water pressure issues that caused dangerously high water pressure in places. There was a sheep meeting in Fillmore with Congresswomen Celeste Maloy, Stephanie Hill, as well as many of the producers, and Scott Stubbs, and Carson Jorgensen. The sheep producers were in trouble financially because the prices were so low, and there were too many that could not survive too many more years. This problem was a national security issue, and the cattle industry was probably five years behind that, but they were trying to get the attention of the administration. He expressed his appreciation to Stephanie Hill and Scott Stubbs, and the Farm Bureau for doing some great work there to help the sheep industry.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED AGRICULTURE PROTECTION AREA (APA), ACCORDING TO PROVISIONS OF UTAH CODE 17-41, FOR APPROXIMATELY 171.50 ACRES LOCATED IN TWO AREAS: 1) 52.25 ACRES (INCLUDING PARCEL D-624-1 FOR 49.15 ACRES; D-624 FOR 0.75 ACRES; D-621-1-19 FOR 0.59 ACRES; D-621-1-1-02 FOR 0.45 ACRES; AND D-621-1-1-01 FOR 0.48 ACRES WITHIN THE S½ SW¼ SECTION 21, T35S, R11W; AND 2) 119.25 ACRES (INCLUDING PARCEL D-750) WITHIN THE E½ SE¼ SECTION 30, T35S, R11W, SLB&M, IRON COUNTY, UTAH Applicant: Legrande Webster

Reed Erickson, Iron County Planner, explained how Agriculture Protection Areas (APA) were created and the criteria for them. APAs are areas where agricultural activities are prioritized and protected from certain development pressures. These areas are established to safeguard farming and ranching operations, ensuring that agricultural uses are given the highest priority. APAs also provide notice to neighboring landowners that they should anticipate normal agricultural activities within the protected area. He noted that the statute provided a mechanism to preserve agriculture and allow operators to continue to perform agricultural activities. Reed explained that there were two properties, one application owned by the same person, but at two different locations. He reported that the properties were on the south side of 2800 North, which was the 119-acre parcel, and then just west southwest of Fife Town in the Cedar for 5 acres. The Iron County Planning Commission (ICPC) amended the application through the ICPC review and the Advisory Board's review to amend the application and include additional properties. There were an additional four properties that were not in the original application, which then consisted of 52.25 acres. Part of the challenge with this property in this application

was the property to the northeast was zoned R-5 and R-½. The property west southwest was zoned A-20. Part of this property that was included in the map, and what they wanted included in the application, were properties across the road that they use for staging areas where they mix their feed. Reed explained that the ICPC amended the application to include the other four parcels for a total of 171.50 acres on six parcels instead of just two parcels of 168 acres. The Planning Commission and the Advisory Board felt that it met the Statute of Contiguous Acreage. Reed explained contiguous acreage. The Advisory Board took the consideration that the proposed land should be rezoned to RA 20 to accommodate the agricultural uses that would be viable. Reed was looking for the commission action to approve, with the modifications, or to deny, or to discontinue for further discussion, with consideration of contingent approval for rezoning for the portions that are zoned R-½ and R-5, which was 52 acres until that property had been rezoned to RA 20.

Paul Cozzens, Iron County Commission Chair, declared a public hearing open regarding the Agriculture Protection.

No public comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the public hearing closed.

Reed Erickson reported that the ICPC, after findings and review of the proposed Agriculture Protection Area, approved the APA with modifications to include the additional small lot properties, and rezoned for properties currently zoned R-5 and R-½, for recommendation to the Iron County Commission.

Michael Bleak made a motion to approve the proposed Agriculture Protection Area (APA), according to Utah Code 17-41, with modifications as presented by Reed Erickson. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Absent.

PUBLIC COMMENTS

No Public Comments were offered.

RATIFICATION OF A LOT LINE ADJUSTMENT BETWEEN THE IRON COUNTY JAIL PROPERTY LOCATED AT 2136 N MAIN STREET AND THE IRON COUNTY PUBLIC SAFETY BUILDING, CEDAR CITY, UTAH (APNs: B-1196-47 AND B-1196-46)

Michael Bleak made a motion to approve ratification of the Lot Line adjustment between the Iron County Jail Property located at 2136 N Main Street, and the Iron County Safety Building as presented by Reed Erickson. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye, Kenneth Robinson, Absent.

PRESENTATION AND POSSIBLE APPROVAL FOR STIPEND PAY FOR THE S.W.A.T. COMMANDERS

Ken Carpenter, Iron County Sheriff, explained that Sergeant Nate Williams, Cedar City Police Department (PD) had been the S.W.A.T team commander for the past 6½ years and he recently stepped down from that position. The task force had a unanimous vote to appoint Lieutenant Sean Peterson to that salaried position. With this additional workload, Sheriff Carpenter thought it would be appropriate to ask the Commission for a stipend for Sean while he serves as the SWAT team Commander. He had four hours of training once a week for each month when SWAT calls came out. A fair stipend would be somewhere between \$500 and \$750 a month. That would be an increase of about \$6,000 to \$9,000 a year to serve as a SWAT team Commander. Because he was a salaried employee, he does not receive overtime pay. There was a discussion regarding the stipend pay. Ken reported on what the SWAT team was used for. He noted that Sean said he would take the Commander position, no matter what the decision was. Sean cared about the team, cared about the community, and he wanted to make sure that the team continued to progress and be as professional as it could possibly be. Ken stated that in fairness to Sean, the right thing to do was to give him a stipend. Sheriff Carpenter explained that the SWAT training takes place at 5:00 in the morning on Wednesday mornings. The team was getting up early, doing their four hours of training, and getting back to work by 9:00 in the morning so that

they were not losing any of their workday. That was just an example of the sacrifices that these men are making to be a part of this team, getting up early, going to training, and trying to have it impact their families as little as possible. It was a big sacrifice on their part. There was a discussion regarding the Sheriff Department budget.

Michael Bleak made a motion to approve stipend pay for the S.W.A.T. Commander in the amount of \$750 per month while serving as the SWAT Commander. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye, Kenneth Robinson, Absent.

DISCUSSION, AND POSSIBLE APPROVAL OF UTAH INDIGENT DEFENSE GRANT NUMBER 26D18, COVERING JULY 1, 2025 – JUNE 30, 2026

Sam Woodall, Iron County Deputy Attorney, reported that he reviewed the document, and it appeared to be in order based on the information that had been provided. This just needed to be presented to the commission for final approval. There was nothing new, and there were no significant changes.

Michael Bleak made a motion to approve the Utah Indigent Defense Grant Number 26D18, covering July 1, 2025 – June 30, 2026. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye, Kenneth Robinson, Absent.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the new hire of Erin Green as a Full-Time Victim Services Coordinator for the Children’s Justice Center, effective June 23rd. This was a backfill of a vacant position; the new hire of Brendan Humphreys as a Full-Time Corrections Deputy for the Sheriff’s Department - Corrections, effective June 23rd. This was a backfill of a vacant position; the rehire of Hayzen Pettit as a Full-Time Roads Maintenance Worker for the Road Department, effective July 7th. This was a backfill of a vacant position.

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

NON-DELEGATED ITEMS

No Non-Delegated Items were presented.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.


Signed: Paul Cozzens, Chair


Attest: Jonathan T. Whittaker, County Clerk



IRON COUNTY COMMISSION MEETING
JULY 14, 2025

Minutes of the Iron County Commission meeting convened at 9:00 A.M. July 14, 2025 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Karsten Reed	County Assessor
Lucas Little	County Auditor
Carri Jeffries	County Recorder
Kenneth Carpenter	County Sheriff
Nichole Rosenberg	County Treasurer
Sam Woodall	Deputy Attorney
August Franklin	Deputy Auditor
Richard Wilson	County Engineer
Jami Evans	Fair Director
Spencer Rollo	Fire Warden
Jennifer Bradbury	HR Director
Reed Erickson	County Planner
Jaden Thomas	Victim Advocate
Dennis Johnson	T.V. Specialist

Others Present:

Al Matheson	Thelma Matheson	Gabe Miller
Jeff Richards	Rick Roberts	

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INVOCATION

An invocation was offered by G’Ne Bartholomew.

PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Ken Carpenter.

APPROVAL OF MINUTES

Michael Bleak made a motion to approve the minutes of the Iron County Commission meeting held June 23, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT FROM

Kenneth Robinson made a motion to approve Claims for Payment for June 23, 2025 to July 13, 2025. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

Jami Evans, Fair Director, noted that the 2 new employees were being trained and learning the new scheduling software and programs. It has been a learning curve because the new software was customized to each event. Jami reported on projects at the fairgrounds. Jami expressed her appreciation to the Iron County Maintenance Department and the Jail Work Crew for their assistance. She continued to attend the bi-weekly meetings regarding the 25-Year Master Plan and hoped it would be completed by September. Jami announced the theme chosen for the 2025 Iron County Fair, which was “Adventure Awaits” at the Iron County Fair,” and the Grand Marshalls were Bill and Debbie Grimm, a well-deserved honor. The fair would begin August 29th through September 1st. She noted that the Miss Iron County Rodeo contest was held in June, and the Miss Iron County and Iron County Outstanding Teen contests would be held on August 9th. Jami reported on the different fair events that had already been held and the schedule of upcoming events. There were a total of 92 Sponsorships thus far, which included the first Diamond sponsorship at a \$10K donation, 4 Platinum, 17 Gold, 23 Silver, 24 Bronze, 15 Copper, and 8 Iron for a total of \$121,300 donations. She noted that the Color Country OHV Jamboree currently had 12 registered and hoped that number would increase in the next few months.

Spencer Rollo, Fire Warden, reported on an overview of fire incidents, prevention efforts, and departmental activities for the past year. He noted that the fire incident statistics were from the Iron County unincorporated private lands from January 1st through July 9th. There had been a few fires that had begun since the 9th. In 2024, there were 29 human-started fires and 9 natural starts. Thus far in 2025, there were 7 human starts and 0 natural starts. Spencer reported that the primary causes of fires during this reporting period included: Debris burning-2, other human-caused fires were 5 (1 campfire escape, farming equipment and utilities). The various fire prevention and education included: Community outreach, School programs, HOA outreach, and Public awareness campaigns. Spencer reported on recommendations for fire prevention, which included: debris burning- to increase public awareness and education of the requirements for a

burn permit; Training-enhance the preparation of local fire departments for initial attack fires; Fire prevention signs-for high-recreational areas and summer camping sites; Youth Fire Safety week-to maintain involvement in wildfire messaging; collaboration with local businesses-to conduct fire safety audits and enhance their emergency plans; and continued community engagement. Spencer reported on the Cooperative Wildfire System (CWS) and the action report. The annual budget for CWS for fiscal year 2025 was \$578K. Key areas of expenditure included maintaining a highly trained workforce, acquiring and maintaining specialized equipment, and implementing proactive fuel reduction projects and prevention messaging. He noted that \$155K was allocated for a mitigation project in the Antelope Springs area. Spencer reported that future project requests and the Community Wildfire Protection Plan (CWPP) would focus on continued investment in personnel, equipment upgrades, advanced technology, high and medium-risk Wildland Urban Interface (WUI) areas, and community outreach programs.

Kenneth Carpenter, Iron County Sheriff, reported on Current Law Enforcement (LE) Issues, which included the Metro SWAT – Search/Arrest warrants, and other high-risk calls; the Drug Task Force, with 57 firearms seized in correlation to drug offenses. Ken noted that the Iron County Sheriff's Office (ICSO) was now a member of the Washington County Task Force Bomb Squad, which would fund a second Explosive Detection K9 for the ICSO. Sheriff Carpenter reported on the total incident reports since January 1, 2025, with a total of 4,082 incidents. He noted that Utah Sheriffs traveled to Washington D.C. and met with all Utah Representatives and Senators to discuss Federal Agency rule making, public lands issues, border issues, and met with FBI, DEA, ICE, Forest Service, and BLM leadership. The federal OSHA rule would destroy the volunteer program because it would not have a required physical for every volunteer annually, additional OSHA training hours, be cost-prohibitive, and they were working with Congresswoman Maloy to stop this from going through. The new FCC Ruling limits what jails could do in recording inmate phone calls, which would be a huge safety risk. He reported that the Youth Homes were becoming costly for the Sheriff's Office, with total hours worked at 347.8, with payments of \$26,085 in 8.695 weeks. Ken reported on the Youth Homes' criminal offense categories. The current strength of Patrol was up to strength, with 3 in POST and potentially losing 5 to other agencies. Future Ops and concerns: Personnel: Cedar City approved a 5% raise for Officers, which puts Iron County 3% behind. Vehicles: Received 3 new trucks from a grant. Ken would like to see some of the grant money put aside to help purchase a Bearcat Armored Vehicle for SWAT. Commissioner Cozzens asked Sheriff Carpenter to explain the increase in issues in the Youth Homes. Sheriff Carpenter replied that the Youth Homes were governed by the state and do not allow staff to control residents. A discussion continued regarding Youth Homes.

Dennis Johnson, TV specialist, reported on issues: The heat of the summer brought trials in keeping the buildings and equipment temperatures under control. Dennis reported that the Federal Communications Commission (FCC) had proposals that were being considered that would require broadcasters to change television format to a system they call ATSC 3.0 in the next five years. This was a system that was capable of delivering 4K television reception. He noted that this proposal would not require the Iron County translators to change operations, but it would still have an impact, as Iron County would need to receive the 3.0 signals and convert them to be compatible with the ATSC 1.0 system. Dennis reported that he had been receiving notices that the FCC was planning a repack of the 2 GHz microwave frequencies that were used for some television delivery. He also had issues receiving the KMTI station at Levan. Dennis had conversations with them, and KMTI was trying to resolve the issue. There had also been intermittent issues on KCGS for some time. This was the internet feed between Chicago and their transmitter site above Cedar City. This was not an Iron County issue, but he had spoken with KCSG, and they have been trying to resolve the problem. Commissioner Cozzens asked about the potential interference problem that might be anticipated with the new full-power radio station that was being built on the site. There was a discussion regarding the radio station and signals on the site.

Kenneth Robinson, Iron County Commissioner, reported that one of the main issues that he had been working on was the Wildlife Management area in the Parowan Valley, where prairie dogs (UPD) are encroaching on farms. He was able to get the Division of Wildlife down to the farms, and they had begun to trap the prairie dogs. He had not received an update from them on how many they had trapped, but it was going very well. There was an estimated \$30,000 worth of damage that the prairie dogs caused. The original count of prairie dogs on the Haltermans' farm was supposed to be zero, but there were several hundred. On the Adams farm, the original count was supposed to be seven, and there were several hundred there also. Ken noted that he had some good meetings with the fair board regarding the 25 Year plan, and it was looking good. There were some really exciting opportunities in the plan that was going to provide for the fair and events throughout the year. Dennis reported that he attended the new jail meeting where they discussed the doors and windows for several thousand doors. The meetings were quite detailed and thorough, but were going well. He noted that he was involved with the hiring of the new Iron County Planner, and the interviews went well.

Michael Bleak, Iron County Commissioner, reported that he had been involved in the briefings on the Forsyth fire, attending a couple of them in person, and then received updates on the fire. There had been a large amount of work put into the fire by George Colson, Iron County Emergency Manager, Iron County Sheriff Ken Carpenter, as well as Chief Allred from Kanarrville Fire Department. Mike noted that he was able to attend the Fire Chiefs' quarterly meeting, which was held in Brian Head. The meeting was great for coordinating and fostering friendships with each department. He expressed his appreciation for the great hospitality that was received from Brian Head. Mike attended a couple of America250 committee meetings. Commissioner Bleak explained that he had found a flag in the basement of the courthouse. Some members of America250 were part of the Southern Utah University (SUU) Special Collections, who work on preserving items. Mike continued reporting about the Flag. The America250 Committee met at the Cedar City Main Street Park and placed red, white, and blue bunting around the fence until they ran out. It was reordered, and after the bunting came in, he and his daughter went and finished the bunting in time for the July Jamboree. Commissioner Bleak reported that he had the opportunity to attend the BZI Innovation Park ribbon-cutting, a Big Chamber Board meeting, and the Annual First Responder luncheon. He expressed his appreciation to the Homebuilders, the Board of Realtors, and the Chamber of Commerce for sponsoring the luncheon each year. Mike reported that the Fire District Company was coming to do a face-to-face meeting on July 28th and 29th with all the Fire Chiefs. George Colson was coordinating those meetings. George was able to acquire a Regional Emergency Management Grant for \$22,500, which would integrate into Enoch, to help with fire monitoring. He closed by reporting that he was appointed to the Executive Committee for the Southern Utah Economic Alliance and Economic Development.

Paul Cozzens, Iron County Commissioner, informed Mike that, in regard to the Flag he mentioned, Cozzens Cabinets would donate the frame and Jones Paint & Glass would donate the glass. The flag could be displayed in the Iron County Courthouse as part of America250. He noted that James Jetton, the new Five County Association of Governments (FCAOG), had a wealth of knowledge and was well respected by the legislature. Paul reported that Terry Palmer, Iron County Building/Zoning Administrator, requested a letter for a permit for the jail showing that the water was taken care of, as well as the sewer impact fees were paid. He coordinated with Jonathan Stathis, Cedar City Engineer, in getting that letter written for the permit. Paul reported that Terry Palmer and Reed Erickson, Iron County Planner, had been discussing the Moderate Income Housing report and were frustrated because "one size fits all" did not work for small counties because it was expensive and an unfunded mandate. He sent an email to the legislators in the area as well as Speaker Schultz, who called him back and said he would talk with that department to not be so strict, and he could lend some support. On the morning of Friday, July 11, Paul took Cedar City Council members Scott Phillips and Robert Cox on a tour to show them the Coal Creek NCRS Project and took Tyler Melling and Ron Riddle in the afternoon. This was a \$20M project, and Iron County's part would be \$3M. It was expensive, but it was something that needed to be done, and it would take the cooperation of Cedar City. Paul explained what

occurred at the Woodbury split during the 2021 flood, the Woodbury 60/40 split, and the direction of the water after the split. He reported on the NCRS improvements: Widen and deepen the channel and install gage control and truss to even the velocity, replace the Jones diversion, remove the bridge, use the existing gravel pits for retention basins, and install a new culvert to restrict downstream flow. Future Work included: excavating the soil between Basin 1 and Basin 2 (after Basin 2 was acquired in Year 2040), and placing a concrete Flume. Paul continued to report on the sediment, placing a spillway between the Western Rock Pit and the Cedar City Pit, and balancing the water between the two pits to fill them up together. He closed by noting that Cedar City was responsible upstream of the Woodbury split, downstream was Iron County's responsibility.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL FOR A ZONE CHANGE FROM RESIDENTIAL ½ ACRE (R-½) AND RESIDENTIAL 5 ACRE (R-5) TO RURAL AGRICULTURE 20 ACRES (RA-20), APPROXIMATELY 52.25 ACRES LOCATED WITHIN THE S½ SW¼ SECTION 21, T35S, R11W, SLB&M, IRON COUNTY. LOCATED NEAR 3200 N 2625 W, CEDAR CITY (APNs D-0624-1; D-0624; D-0621-1-19; D-0621-19-1-02; AND D-0621-1-1-1 Applicant: Legrande Webster

Reed Erickson, Iron County Planner, clean up. Some zoned R ½ and some R-5. Based on the properties listed. The Iron County Planning Commission (ICPC) had previously reviewed this item during the Agriculture Protection Area (APA) review. Reed reported that the property was located southwest of Fife Town Subdivision near 3200 N 2625 W, and was within the Tier IV area. The zone change to RA-20 complied with the approval of the Agriculture Protection Area. Services available were: Water-Private non-public water system and CICWCD; Sewer-Septic (Southwest Utah Public Health; Other utility services in the area (Power, Gas, Communications, etc.).

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding a zone change.

No Public Comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson reported that after findings and review of the Evaluation Considerations for Re-zoning, the ICPC recommended approval of the zone change.

Michael Bleak made a motion to approve the Zone change from Residential ½ Acre (R-½) and Residential 5 Acres (R-5) to Rural Agriculture 20 Acres (RA-20) as presented by Reed Erickson. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF THE LAND USE CODE - ORDINANCE 2025-6 AMENDING SECTION 17.16.040 – TABEL OF SITE DEVELOPMENT STANDARDS; SECTIONS 16.22.070 AND 16.22.060 – SOIL SUITABILITY FOR SUBDIVISIONS, AND CREATING SECTION 16.04.065 – LEASING OR RENTING MULTIPLE SPACES OR PARTS OF A SINGLE LOT OR PARCEL

Reed Erickson, Iron County Planner, reported that the Ordinance amendment was reviewed by the Iron County Planning Committee (ICPC) to recommend it to the commission. The public hearing was posted on the state notice website and the county website for this ordinance to be approved today, but was not included on the agenda. Reed noted that he would introduce the Ordinance to the commission and then repost it and report it at the next commission meeting in two weeks. He reported that this amendment was comprised of considerations that reduce rear lot setbacks in the Commercial Zoning District, require different soil suitability testing for different types of subdivisions, and clarify options to lease space/property within a single lot or parcel without constituting a "subdivision." Section 15-04.065 – Leasing or renting multiple spaces on a single parcel was created in the Land Use Code. Any person, organization, corporation, or other entity (lessor) or leases, rents, or develops any portions of a building, legal lot, or parcel to multiple tenants or leases may do so without creating

a subdivision, as defined in Section 16.04.060, if the lease or rental agreement clearly specifies that the area of the lot, parcel or building. Reed explained the three provision changes in the ordinance and noted that the public hearing would be held at the next commission meeting, where further action could be taken.

PUBLIC COMMENTS

No Public Comments were offered.

PRESENTATION OF THE IRON COUNTY 2024 INDEPENDENT AUDIT BY KIMPALL & ROBERTS CERTIFIED PUBLIC ACCOUNTANTS

Rick Roberts, Director of Kimball and Roberts, presented the 2024 Independent Audit Report. He noted that the audit comprised the following sections: Management Discussion and Analysis, Fund Financial Statements, the Statement of Net Position, Statement of Activities, Proprietary Funds, Fiduciary Funds, and the Notes and Required Supplementary Information, as well as the Single Audit, Combining Financial, and Compliance Section. After reviewing the information with the commissioners, Rick Roberts reported that they had an unmodified, or clean opinion. Gabe Miller, Kimball & Roberts PC, reported on the Schedule of Findings and Recommendations that were listed in the Notes section of the report. First, he explained the Iron County Summary Schedule of the County's Long-term Debt (Bond) regarding the new Sheriff's Complex. Second, he explained the difference between a material weakness and a significant deficiency, specifically regarding a significant deficiency in internal control over financial reporting. Gabe reported the recommendations Kimball & Robert listed. He reported that Iron County complied in all material respects with the compliance requirements. Rick expressed his appreciation to Luke Little, Iron County Auditor, for being proactive in the different departments, and to Nicole Rosenberg, Iron County Treasurer, for accounting for the cash and reconciling.

DISCUSSION AND POSSIBLE APPROVAL OF ACCEPTING VICTIM OF CRIME ACT (VOCA) AND UTAH VICTIM SERVICES PROGRAMS (UVSP) GRANT FOR THE 2025-2027 GRANT CYCLE

Jaden Thomas, Iron County Victim Advocate Services Program Manager, reported that he had received preliminary awards for grants for the Victim Services program with the Sheriff's Office, and we are expected to receive a total \$90,612.55 in the next two years from the Victim of Crime Act (VOCA). The Utah Victim Services Program (UVSP) State Grant was \$150K for two years. The award package would be coming within the next 2 weeks. Jaden explained that the VOCA grant covered a partial cost of salary and benefits for Savannah Gardner, the Cedar City Police Advocate. Cedar City also contributed to her salary and benefits, just under \$20K. Jaden noted that the VOCA grant would also cover the Victim Advocate Services program supplies and emergency funding that addressed the immediate needs of crime victims. The grant conditions and certified assurances are on the Utah Office for Victims of Crime website to be reviewed. He reported that Commissioner Bleak was their authorized official. The UVSP grant will help cover

partial cost, salary, and benefits for the program manager, as well as the supplies and training for the program. Jaden noted that both grants would begin July 1st and end June 30th of 2027.

Kenneth Robinson made a motion to approve the VOCA and UVSP Grant for the 2025-2027 grant cycle. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

**REVIEW AND POSSIBLE APPROVAL OF THE RESULTS OF THE IRON COUNTY
2025 MAY TAX SALE**

August Franklin, Deputy Auditor Accountant 2, reported that the tax sale was held on May 22nd, with 59 properties, which all sold for a total of \$454,794.37. Of that, Iron County collected \$66,892.95, and \$41,372.95 was back taxes. August explained that the difference of \$25,520 was the fees for recording and administration. Public Surplus conducted the tax sale for Iron County, and everything went smoothly.

Michael Bleak made a motion to approve the results of the Iron County 2025 May Tax Sale. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

**DISCUSSION AND POSSIBLE APPROVAL UPDATES TO THE FEE SCHEDULE FOR
PUBLIC INFRASTRUCTURE DISTRICT (PID) FEES**

Lucas Little, Iron County Auditor, reported that the Public Infrastructure District (PIDs) had been updated and reviewed for the entire fee schedule for approval. There were a few items they were still reviewing and had not finalized with the PIDs. This was a new taxing entity that was mostly for infrastructure in new subdivisions. Luke explained the process of the tax entity. There would be two separate fees, a \$2,000 application fee and a \$5,000 Administrative/Oversight and Setup fee. He noted that the PIDs would last until they were dissolved. Luke explained, and there was a discussion regarding the collection of the fees whether they would be paid directly by the developer or through the entity, and informing the public.

Kenneth Robinson made a motion to approve the updates to the Fee Schedule for Public Infrastructure District Fees. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

**DISCUSSION AND POSSIBLE APPROVAL OF A RIGHT OF WAY (ROW) AND
EASEMENT GRANT WITH QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH**

Richard Wilson, Iron County Engineer, explained that normally, the Engineer Department issued these encroachment permits as a standard course of business, but there was limited scope. This request was a bit different. Questar was requesting an easement grant to place a high-pressure gas line under the Quichapa Channel from one side to the other. This was located on Hwy 56 and Westview Dr. Iron County acquired the hatched area as part of the Quichapa Channel. Questar was going to bury the gas line 27 feet deep from the bottom of the channel and steel line it. Richard was concerned that when we give ROWs to companies, we would be at the mercy of the companies. The easement would need to be written in a way that says Iron County would retain control. Richard asked Questar how this high-pressure gas line was going to be outside from any erosion. A discussion began between the Commissioners and Richard regarding the depth of the gas line, the unpredictability of erosion, the guarantee of the 27-feet deep, easements, and a clarification of who would be at peril if there was a failure. Richard noted that Questar was going to protect it, and they were going to use steel pipe and encase it. He stated that if the commission was not committed to a particular course of action, he would be inclined to reach out to Questar and express the concerns and come back with some other options. No action was taken.

**DISCUSSION, AND POSSIBLE APPROVAL OF AN ANNUAL CONTRACT WITH
THE STATE OF UTAH FOR MONUMENT REPLACEMENT AND RESTORATION
COMMITTEE (MRRC) FUNDING OF UP TO \$28,076.19**

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 the section corners. The BLM maintained any section corner that was on federal land, and any location on state land was maintained by SITLA. The legislature created the Monument Replacement and Restoration County (MRRC) Grant program to help fund the project. Carri reported that Iron County was

awarded \$28,076.19 for 2025. Carri explained the process of the MRRC grant money. The Recorders would begin working on placing the monument information onto the GPS map, which would make the parcels more accurate, and it would help surveyors down the road locate monuments. Carri reported that she was presenting the grant for approval for \$28,076.19

Michael Bleak made a motion to approve a Monument Replacement and Restoration Committee Grant of \$28,076.19 as presented by Carri Jeffries. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

REVIEW AND RATIFICATION OF CONTRACTS FOR POSITIONS OF PUBLIC DEFENSE ADMINISTRATOR, SOCIAL WORKER, AND ADMINISTRATIVE ASSISTANT

Sam Woodall, Iron County Deputy Attorney, explained that these were contracts that were already in place, and there were no changes. The contracts had been previously signed by Commissioner Cozzens and fully executed. Sam reported that the commissioners had to formally approve the execution of the contracts so they could be filed.

Kenneth Robinson made a motion to approve the ratification of contracts for the Public Defense Administrator, Social Worker, and Administrative Assistant positions, as presented by Sam Woodall. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the transfer of Lisa Witt from Full-Time Deputy Clerk to Full-Time Deputy Recorder-Ownership Specialist in the Recorder's Office, effective July 6th. This was a backfill of a vacant position; the new hire of Levi Arteaga as a Full-Time Corrections Deputy 1 in the Sheriff's Office-Corrections, effective July 6th. This was a backfill of a vacant position, and the new hire of Emma Adams as a Full-Time Cedar City DMV Technician in the Assessors Department, effective July 21st. This was a backfill of a vacant position.

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

NON-DELEGATED ITEMS

No Non-Delegated items were presented.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.


Signed: Paul Cozzens, Commission Chair


Attest: Jonathan T. Whittaker, County Clerk



IRON COUNTY COMMISSION MEETING
JULY 28, 2025

Minutes of the Iron County Commission meeting convened at 9:00 a.m. July 28, 2025 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Karsten Reed	County Assessor
Luke Little	County Auditor
Jared Wilson	County IT
Nicole Rosenberg	County Treasurer
Terry Palmer	Building & Zoning
Richard Wilson	Chief Engineer
Sam Woodall	Deputy Attorney
Jennifer Bradbury	HR Director
Amber Hatch	Weed Supervisor

Others present:

Jesse Bennett	Rand Bettridge	Sherri Carlson
Serena Close	David Dowsett	Adam Long
Gaylene Platt	Wayne Platt	Bruce Washburn

SYNOPSIS

ADJOURNMENT	15
APPROVAL OF CLAIMS FOR PAYMENT	2
APPROVAL OF LETTER OF AGREEMENT/ICCD&RA APPALOOSA SOLAR	13
APPROVAL OF LETTER OF AGREEMENT/TAXING ENTITIES APPALOOSA SOLAR ..	13
APPROVAL OF MINUTES	2
APPROVAL OF SETTLEMENT AGREEMENT/ICCD&RA WITH APPALOOSA SOLAR ..	13
DEPARTMENTAL REPORTS.....	2
DISCUSSION OF LETTER AGREEMENT/ICCD&RA WITH APPALOOSA SOLAR.....	13
DISCUSSION OF SETTLEMENT AGREEMENT/ICCD&RA WITH APPALOOSA SOLAR	13
INVOCATION	2
NON-DELEGATED ITEMS.....	15
PERSONNEL	14
PLEDGE OF ALLEGIANCE.....	2
PUBLIC COMMENTS	10

PUBLIC HEARING, GENERAL PLAN AMENDMENT, TIER CHANGE	9
PUBLIC HEARING, ORDINANCE 2025-6, IRON COUNTY CODE AMENDMENT	4
PUBLIC HEARING, ZONE CHANGES, NEWCASTLE AND SUMMIT.....	10
RECOMMENDATIONS FOR ROLLBACK APPEALS	14
RESOLUTION 2025-6,ADJUSTMENT OF PERS. PROPERTY, APPALOOSA SOLAR.....	11
RIGHT-OF-WAY AND EASEMENT GRANT, ENBRIDGE GAS UTAH.....	10
SPECIES MITIGATION WEED CONTROL GRANT (UDAF)	14
PUBLIC HEARING, ZONE CHANGES, NEWCASTLE AND SUMMIT.....	4

INVOCATION

An invocation was offered by Rand Bettridge.

PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by G'Ne Bartholomew.

APPROVAL OF MINUTES

Kenneth Robinson made a motion to approve the minutes of the Iron County Commission meeting held July 14, 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 April 14, 2025 to April 27, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

Jared Wilson, Iron County Information Technology (IT) Director, noted that the budget was on track. Work orders continue to keep IT employees busy with an average of approximately 330 per month. Jared reported that there were many conferences, and they were working to catch up with legislation, so they would be up to date. One of the important areas was data privacy, and something had to be in place by the end of December 2025. Jon Whittaker, Iron County Clerk, reported that he, Sam Woodall, Iron County Deputy Attorney, and Jennifer Bradbury, Iron County HR Director, had met to begin a process that would show the security improvements made by the end of the year. Hopefully, he would have a thorough report by the next commission meeting. There was a discussion regarding data security. Jared reported that the other important area was cybersecurity. This was a concern for everyone, and he would soon be implementing multi-factor authentication. While no one wanted multi-factor authentication, it was becoming necessary to implement it.

Nicole Rosenberg, Iron County Treasurer, reported that Product Sales collected since January 2025 were \$14,473,502.73, and funds distribution to Iron County were \$2,399,639.76. At Nicole's last report, the interest rate for the Public Treasures Investment Fund (PTIF) was 4.48%, and currently 4.47%, and there was \$1.3M in interest earned in PTIF. Nicole noted that Iron County invested additional funds in Moreton Asset Management a few years back, and their long-term rates were 4.67% with \$500K interest earned. Outstanding taxes were \$1.8M compared to \$1.6M in 2024. She reported that the Treasures employees had been working with the Fair to set up new merchants for the events and their ticketing. Melanie Hall, Chief Deputy Treasurer, was very involved with the Iron County Fair, and they kept her very busy at this time of the year. They were busy with personal property. Nichole Bess helped with getting the notices in the mail and working on values. Nicole reported that the Treasurer's budget was on track. The State Auditor's office came down and audited the Iron County offices. She hoped they would give some good recommendations. The Kimball & Roberts Iron County Audit went well. Nicole closed by

recommending a meeting with the commissioners to discuss the Redevelopment Agency (RDA) and new growth.

Kenneth Robinson, Iron County Commissioner, reported that he spent a day with Bruce Anderson, Iron County Public Works Director, taking a ride up Kanarra Mountain to listen to concerned landowners about the speed of side-by-side vehicles. He noted that Bruce was going to have some counters on the mountain to determine the actual traffic and an idea of how fast people were going. Ken reported that he spoke with Sheriff Carpenter about taking the Sheriff's side-by-side up during holiday weekends to make sure citizens were safe. The Division of Wildlife continued to trap the Utah Prairie Dogs in Parowan Valley.

Michael Bleak, Iron County Commissioner, reported that he met with the America250 Committee. They continued looking at different activities for each community to celebrate, which would be placed on the Tourism calendar. He was able to spend some time with department heads. Mike noted that he was involved in the interview for a new part-time position for Code Enforcement and a part-time Administrative Assistant. There were some good applicants, and the interviews went well. Commissioner Bleak took a personal moment to thank everyone who assisted in his care while dealing with the blood clots in his lungs. He expressed appreciation to the Cedar City Emergency staff, the Gold Cross staff who transported him to the St. George hospital, the nurses who worked in the ICU Unit, and the surgeons. As well as everyone who expressed concern and support. The problem was identified and hopefully solved, and he was healing and moving forward.

Paul Cozzens, Iron County Commissioner, reported that he received a call from Parowan Council member David Burton regarding the power company that was building a power line in Parowan Canyon. He was concerned they had run over fences on private property. Paul called Tom Heaton from Rocky Mountain Power and left a message. He reported that he was invited to Lincoln County, Nevada, by Varlan Higbee, a former commissioner in Lincoln County, to tour a project he worked on. The company was called SixCo, and they harvest Pinion and Juniper by shearing off the tops, putting them into a chipper, and using that material to generate electricity. Paul explained why the Pinion and Juniper trees were an invasive species and how it affects the watershed. This process was in the early stages, and it would be beneficial for Iron County to work with them. He reported that he would be attending the Utah Wool Growers Association Convention today, held at the SUU Mountain Center. Sheep producers continue to struggle with the demand for lamb increasing by 40%. The issue was that there were too many imports from Australia and New Zealand and were flooding the American market and hurting our sheep producers. Paul noted that he attended the weekly Jail construction meeting, and the project now had an official building permit, which would allow them to begin construction. Iron County was able to acquire permission from Horrocks Engineers to proceed to bore under the Union Pacific Railroad crossing by Intermountain Farmers (IFA) and get the sewer line in place for the jail. Commissioner Cozzens reported that he continued to attend the Cedar City Water Committee and the Central Iron County Water Conservancy District (CICWCD) regarding water procurement and exploration. He explained the water exploration and where the grant money would be used. Paul observed the Parowan recharge project and would be attending the Five-County Association of Governments (AOG) quarterly Aging Advisory meeting on the 29th. He announced that there would be a Mayor and City Council candidates debate held on July 31st at the SUU Great Hall at 5:30. Paul reported on complaints with the solar farms regarding grazing, and the commissioners discussed those issues and possible incentives.

Jon Whittaker, Iron County Clerk, reported that Morley & McConkie would be at the old jail performing an appraisal. Jon was working with staff to draft Public Infrastructure District (PID) best practices document. He reported that the Primary Election was underway and the ballots were mailed on July 22nd. One main question this year was where a voter could obtain information on the candidates. Voters could log onto www.vote.utah.gov, click on learn about the candidates, fill in the information listed and the candidates profile would be listed in your district only. Paul Cozzens reported on a rainstorm that hit Kanarraville.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED COUNTY CODE AMENDMENT – ORDINANCE 2025-6, TO THE IRON COUNTY LAND USE CODE-AMENDING SECTION 17.16.040 TABLE OF DITE DEVELOPMENT STANDARDS; SECTION 16.20.070 SOIL SUITABILITY; SECTION 16.22.060 SOIL SUITABILITY; AND ADDING SECTION 16.04.065 LEASING OR RENTING MULTIPLE SPACES ON A SINGLE LOT OR PARCEL. Applicant: Iron County

Reed Erickson, Iron County Planner, explained that this agenda item was brought back from the previous commission meeting, where there were some challenges with advertising. Reed reported this was advertised for the public hearing on the Iron County and State websites, and no changes were made. He explained the 3 areas that were being amended: 1. Reduce rear lot setback requirements in the Commercial Zoning District; 2. clarifying the requirements for subdivision soil suitability, and 3. facilitate the leasing and renting of space/property within a single lot or parcel without constituting a “subdivision.”

Paul Cozzens, Iron County Chair, declared a public hearing open regarding the Code Amendments.

No comments were offered.

Paul Cozzens, Iron County Chair, declared the public hearing closed.

Kenneth Robinson made a motion to approve the County Code Amendment-Ordinance 2025-6 as presented by Reed Erickson. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2025-6

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING SECTION 17.16.040 – TABLE OF SITE DEVELOPMENT STANDARDS AND SECTION 16.20.070 – SOIL SUITABILITY; SECTION 16.22.060 – SOIL SUITABILITY; ADDING SECTION 16.04.065 – LEASING OR RENTING MULTIPLE SPACES ON A SINGLE LOT OR PARCEL; AND, PROVIDING AN EFFECTIVE DATE.

Whereas, Iron County has determined in accordance with the desire to provide more development options in the commercial zoning district by reducing rear setback requirements; clarifying the requirements for subdivision soil suitability; and to facilitate the leasing and renting of property that is not a subdivision according to state law and county ordinance, various provisions and regulations need to be added, amended or modified; and

Whereas, the County Commission finds that it is in the best interest of the County after taking into consideration the citizen’s health, safety and welfare, to amend the following ordinance; and

Whereas, the Planning Commission of Iron County has held a duly advertised and noticed public hearing on the proposed amendments to the Zoning Ordinance of Iron County, Utah and has carefully and thoroughly reviewed and considered the comments received, and has voted to forward the proposed ordinance 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 ordinance and after considering the public comments and the language of the proposed ordinance, the County Commission concludes that the proposed ordinance appropriately considers and balances all interests in accordance with the purposes and goals of the County Land Use, Development, and Management Act; the Iron County General Plan; and, the Iron County Zoning Ordinance.

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

SECTION 1. Within Section 17.16.040 – Table of Site Development Standards, a portion of the Iron County Code, shall be, and hereby is, identified and amended to read as follows:

17.16.040 TABLE OF SITE DEVELOPMENT STANDARDS

	ZONING DISTRICTS											
	A-20	RA-20	RR-20	R-5	R-2	R-1	R-1/2 ⁽²⁾	R4K	C	LI	I	I-A
Minimum lot width (feet)	300	300	200 ⁽⁶⁾	300	200	165	120	50	90	100	150	1,320
Minimum front yard setback (feet)	60	60	60	45	30	30	25	25	25	25	25	200 ⁽¹⁾
Minimum rear yard setback (feet)	60	60	60	45	30	30	25	15	10 ⁽¹²⁾	25	50	200 ⁽¹⁾
Minimum side yard setback (feet)	30	30	30	30	30	20	10	20 combined (8 min. + 12)	10	20	40	200 ⁽¹⁾
Minimum side yard setback (corner lot) (feet)	30	30	30	30	30	30	25	25	NR	NR	NR	200 ⁽¹⁾
Minimum distance between buildings (feet)	15	15	15	15	15	15	15	10	NR	NR	NR	15
Maximum/minimum building height (feet/stories)	NR	NR	NR	30 ft. or 2 stories/ 1 story	30 ft. or 2 stories/ 1 story	30 ft. or 2 stories/ 1 story	30 ft. or 2 stories/ 1 story	30 ft. or 2 stories/ 1 story	3 stories/ 1 story	3 stories/ 1 story	NR	NR
Minimum lot size (acres) ⁽¹⁰⁾	20 ⁽³⁾ / 5	20 ⁽³⁾ / 5	20 ⁽³⁾ / 5	5	2	1	1/2	0.0918 (4000 sq. ft.)	NR	NR	NR	80 ⁽¹⁾
Maximum total lot coverage (all buildings)	NR	NR	NR	5% ⁽⁹⁾	10%	15%	30%	75%	50%	50%	50%	NR
Accessory outside storage areas									(7)			
Outside and security lighting									(8)			

Notes:
(1) All uses and buildings located within the I-A zoning district, except for dwellings and accessory uses for dwellings, shall meet the minimum setbacks required for the I-A zoning district. Accessory uses and buildings in the I-A zoning district shall meet the minimum setbacks of the A-20 zoning district. The minimum lot or parcel size to be zoned I-A must be at least 80 acres, unless said lot or parcel is adjacent to another I-A zoned property that is at least 80 acres.

(2) The R-1/2 zone, where a "Performance Subdivision Option" is approved, shall incorporate minimum and/or maximum values for setbacks, lot sizes and widths, building separation and heights, and maximum building coverage as prescribed in [Section 16.23.040](#) (Development standards).

(3) If a lot or parcel of property is located within an A-20 or RA-20 zone and is less than twenty (20) acres, provided that the lot was legally created or existed prior to August 14, 2000, the lot or parcel shall be considered suitable for uses identified as permitted, administrative or conditional as set forth in the A-20 zone,; and provided that all listed uses (permitted, administrative and/or conditional) in the A-20 or RA-20 zone shall be considered conditional uses for lots or parcels in the A-20 or RA-20 zone and smaller than fifteen (15) acres, , subject to the following provisions:

a. The requested use is allowed in the A-20 or RA-20 zone as a permitted, administrative land use, or conditional use;

b. The requested use complies with the requirements for the A-20 or RA-20 zone with respect to yard requirements, setback requirements, height, buffer and landscape standards, and all other requirements applicable to the district are sufficient to permit the requested use, other than the minimum area requirement; and

c. The requested use will not substantially impair or adversely impact the neighboring property owners, but if so asserted, or the planning commission believes that the requested use will negatively impact or impair a neighboring property owner, then the planning commission may impose such requirements and conditions with respect to location, construction, maintenance, operation, site planning, traffic control and time limits, and other items for the conditional use permit as deemed necessary for the protection of adjacent properties and the public interest.

If the proposed use requested does not comply with the requirements of this title, or cannot be reasonably mitigated by the property owner, the planning commission shall deny the application. Upon finding that the proposed use, building or structure complies with the standards and requirements of this title, the requirements of the land management code, can be adequately serviced by the existing or proposed infrastructure, and the negative impacts can be reasonably mitigated, the planning commission shall authorize the conditional use permit.

(4) Accessory Building Setbacks and Separations. Unless determined otherwise by the county commission, accessory building setbacks shall be five (5) feet minimum for rear and side yard setbacks. Front yard setbacks are the same as for the principle building and accessory buildings may not be set closer to the front property line than the principle building. Accessory buildings may not be located in utility easements. Building separation distances for accessory buildings shall be regulated by the building code.

(5) For the purpose of calculating minimum lot size, one-half the width of public streets or rights-of-way along not more than two sides of the lot may be included if that public street or right-of-way is established in conformance with the Iron County transportation plan or the Iron County addressing coordinate grid system (i.e., along section lines, quarter section lines, etc. as commonly done with aliquot parts divisions). Such area of public streets and rights-of-way shall not exceed two (2) acres of the minimum twenty (20) acres required.

(6) Lot width for private lots in the RR-20 zoning district that do not have lot frontage on a public street shall consider the edge of the lot where the driveway enters the lot as the front of the lot.

(7) When located adjacent to any agricultural or residential district must be screened by a solid, non-landscape, fence or wall at least six feet in height.

(8) Lighting must reflect downward and away from adjacent agricultural and residential districts and structures.

(9) 5% (max. site coverage may be >5% for green-houses).

(10) Minimum lot size is used to calculate density and a lot may be less than the minimum acreage specified when various subdivision options are utilized.

(11) When an existing legal nonconforming lot or parcel is located in a zoning district that requires more acreage than the existing size of the nonconforming lot, setback and development standard requirements of the largest zoning district where the lot or parcel size would be conforming for size, may utilize the development standards of that smaller zoning district, unless the lot was created, or otherwise specified, through a performance, cluster, maximum density or similar subdivision option.

For example: if a 0.65 acre legal lot or parcel exists in the A-20 zoning district, setbacks of the R-½ zoning district may be applied, rather than requiring setbacks of the A-20 zoning district.

Development Standards of Zoning District	Applied to lots or parcels as follows:
R4K	< ½ acre
R-1/2	≥½ acre and < 1 acre
R-1	≥1 acre and < 2 acres
R-2	≥2 acres and < 5 acres
R-5	≥5 acres and < 10 acres
RA-20, RR-20, A-20	≥10 acres

- (12) The required rear setback in the Commercial zoning district may be reduced to 10 feet when one or both of the following occurs:
- a. the rear lot or parcel line is the common property line of a public road right-of-way (city, county, state, or federal), or
 - b. the rear lot or parcel line is the common property line of an established railroad right-of-way.

SECTION 2. Within **Section 16.20.070 – Soil Suitability (Minor Subdivisions)**, a portion of the Iron County Code, shall be, and hereby is, identified and amended to read as follows:

16.20.070 – Soil Suitability.
Remainder of this section remains unchanged

- A. Soils Suitability. A geotechnical report, prepared by a geotechnical engineer, identifying the suitability of the soils in the proposed subdivision for development and building construction. The investigation and report by the geotechnical engineer shall be sufficiently comprehensive to identify whether the soils have characteristics that make them susceptible to volumetric changes, shifting, collapse, hydro-compaction, subsidence, or other engineering geologic problems (e.g., gypsiferous soil and rock, liquefaction, shallow bedrock, caliche, wind-blown sand, and soils susceptible to piping and erosion). The report must assess such structural characteristics of the soil and identify specific mitigation measures to address any soil limitations. Standard professional care shall be exercised when investigating and reporting on soil suitability, including disclosure of any geologic hazards encountered.

A geotechnical report may be simplified and tailored to evaluate only the specific areas of a proposed subdivision where public improvements (e.g. roads, water, sewer, drainage, etc.) are required. If a minor subdivision does not require certain public infrastructure/improvements, the soils suitability report may address geologic hazards, general soils maps, and general site conditions only (without potholing or soil testing). The deferred testing requirements are justified in recognition that later geotechnical testing will be required for building permits.

Remainder of this section remains unchanged

SECTION 3. Within **Section 16.22.060 – Soil Suitability (Road Dedication Subdivisions)**, a portion of the Iron County Code, shall be, and hereby is, identified and amended to read as follows:

16.22.060 - Suitability of the area for a road dedication subdivision.
In addition to the information required in Sections [16.22.040](#) and [16.22.050](#) of this chapter, the following information is required to be presented as part of the road dedication subdivision

application, necessary to establish the suitability of the site for the proposed road dedication. The cost thereof is the responsibility of the applicant.

A. Soils Suitability. A geotechnical report, prepared by a geotechnical engineer, identifying the suitability of the soils in the proposed subdivision for development and building construction. The investigation and report by the geotechnical engineer shall be sufficiently comprehensive to identify whether the soils have characteristics that make them susceptible to volumetric changes, shifting, collapse, hydro-compaction, subsidence, or other engineering geologic problems (e.g., gypsiferous soil and rock, liquefaction, shallow bedrock, caliche, wind-blown sand, and soils susceptible to piping and erosion). The report must assess such structural characteristics of the soil and identify specific mitigation measures to address any soil limitations. Standard professional care shall be exercised when investigating and reporting on soil suitability, including disclosure of any geologic hazards encountered.

A geotechnical report may be simplified and tailored to evaluate only the specific areas of a proposed subdivision where public improvements (e.g. roads, water, sewer, drainage, etc.) are required. If a road dedication subdivision does not require certain public improvements (public infrastructure) at the time of subdivision, or are deferred until development occurs, the soils suitability report may address geologic hazards, information from general soils maps, and general site conditions only (without potholing or soil testing). These deferred testing requirements are justified in recognition that later geotechnical testing will be required for building permits, or infrastructure development when further subdivided.

B. Endangered or Threatened Wildlife Habitat. For any road dedication subdivision proposed within the area of a habitat conservation plan, a letter from an authorized state or federal agency identifying compliance with the habitat conservation plan.

C. State or Federal Roads. If the proposed minor subdivision is adjacent to a state or federal road, a letter or official comments from the Utah Department of Transportation acknowledging the proposed road dedication and identifying any potential impacts resulting from the proposed road dedication.

D. Irrigation Company and Canal Company. If the proposed road dedication subdivision is located within the boundaries of an irrigation company or canal company, a letter or official comments from the governing board acknowledging the proposed road dedication and identifying any potential impacts resulting from the proposed subdivision.

E. Stock Trails. A letter or comments from the president of the Iron County Livestock Association, identifying any items related to preserve recognized livestock trails.

F. Geologic Hazards. If the subdivision is located in a geologic study area, as defined by [Chapter 17.59](#), submit documentation of compliance with such chapter.

SECTION 4. Section 16.04-065 – Leasing or renting multiple spaces on a single lot or parcel, a portion of the Iron County Code, shall be, and hereby is, created and added to read as follow:

Section 16.04.065 – Leasing or renting multiple spaces on a single lot or parcel.

Any person, organization, corporation, or other entity (lessor) who leases, rents, or develops any portion of a building, legal lot or parcel to multiple tenants or leasees may do so without creating a subdivision, as defined in Section 16.04.060, if the lease or rental agreement clearly specifies that the area of the lot, parcel or building being rented or leased is a portion or part of a single legal, lot, or parcel, and not an ownership division or subdivision of said building, lot or parcel.

SECTION 5. 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 6. 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,

July 28, 2025

UTAH this 28th day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By:


Paul Cozzens, Chair

ATTEST:


Jonathan T. Whittaker,
County Clerk

VOTING:

Michael Bleak Aye
Paul Cozzens Aye
Kenneth Robinson Aye

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED GENERAL PLAN AMENDMENT – TIER CHANGE (TIER III TO TIER IV AND TIER IV TO TIER III) FOR PROPERTIES CURRENTLY IN AND AROUND THE SUMMIT AND NEWCASTLE TIER III URBANIZING AREA LOCATED WITHIN SECTIONS 15, 16, 17, 20 & 21, T36S, R15W (NEWCASTLE TIER III); SECTIONS 25, 26, 34, 35 & 36, T34S, R10W AND SECTIONS 1 & 2 T35S, R10W, SLB&M (SUMMIT TIER III).

Applicant: Iron County

Reed Erickson, Iron County Planner, explained that this was the third round of making changes based on the septic tank density study and amending the General Plan for tier changes for Tier II and Tier III in Newcastle and Summit. Reed gave a brief introduction of the General Plan Amendment/Historical Review. He explained that there were more site-specific studies for the Summit and Newcastle areas, as well as Kanarraville and Paragonah, which identified the number of septic systems that could be in a given geographic area before the potential for contaminating the groundwater would increase nitrates by one milligram per liter, a degradation that was currently at the baseline. Reed explained the base level nitrate to determine groundwater contamination, as well as the Tier Amendments in Summit and Newcastle.

Paul Cozzens, Iron County Chair, declared a public hearing open regarding the proposed General Plan Amendments regarding Tier changes within Summit and Newcastle.

Jesse Bennett, a citizen of Iron County, asked if she could obtain a copy of the density report because she had concerns about water, and she would like to look at the actual data. Reed replied that the information could be found at www.geology.utah.gov under Groundwater & Wetlands.

Paul Cozzens, Iron County Chair, declared the public hearing closed.

Reed Erickson reported that after review and findings, the ICPC recommended approval of the General Plan Amendment – Tier Change in Summit and Newcastle.

Michael Bleak made a motion to approve the General Plan Amendment –Tier change as presented by Reed Erickson. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE AROUND NEWCASTLE –C, R-1, & A-20 TO R-5; C & A-20 TO RA-20; AND R ½ TO R-1/ AND AROUND SUMMIT R½ & A-20 TO R-5; AND C AMENDMENT – TIER CHANGE (TIER III TO TIER IV AND TIER IV TO TIER III) FOR PROPERTIES CURRENTLY IN AND AROUND THE SUMMIT AND NEWCASTLE TIER III URBANIZING AREA LOCATED WITHIN SECTIONS 15, 16, 17, 20 & 21, T36S, R15W (NEWCASTLE TIER III); SECTIONS 25, 26, 34, 35 & 36, T34S, R10W AND SECTIONS 1 & 2 T35S, R10W, SLB&M (SUMMIT TIER III)

Applicant: Iron County

Reed Erickson, Iron County Planner, explained that this item was the next step after the previous Tier change. Reed reported that the Tier system was a unique tool that identified boundaries and concentrated the higher density and growth in and around municipalities. He gave a brief history of the creation of the Tier system as part of the General Plan, the different Tiers, and zoning within the Tiers.

Paul Cozzens, Iron County Chair, declared a public hearing open regarding the proposed Zone change around Newcastle and Summit.

No public comments were offered.

Paul Cozzens, Iron County Chair, declared the public hearing closed.

Reed Erickson reported that after review and findings of the Evaluation Considerations for Re-zoning, the ICPC recommended approval of the Zone change around Newcastle and Summit.

Kenneth Robinson made a motion to approve the General Plan Amendment –Tier change as presented by Reed Erickson. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC COMMENTS

No Public Comments were offered.

DISCUSSION AND POSSIBLE APPROVAL OF A RIGHT OF WAY (ROW) AND EASEMENT GRANT WITH QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH

Richard Wilson, Iron County Engineer, noted that this agenda item was on the last commission agenda and no action was taken at that time. He spoke with a representative of Enbridge last week and clarified that what they want was strong control of the Easement. The Right-of-Way (ROW) and easement being presented was located where Hwy 56 and Westview Dr. meet, crossing the channel that goes to Quichapa Lake. Rich reported that he still had some concerns with the language written in the grant: “1. Grantor shall not build or construct, nor permit to be built or constructed, over or across the easement, and building retaining walls, rock walls, footings, or improvements which impair the maintenance or operation of the facilities, 2. Grantor shall not change the contour within the Easement without the prior written consent of Grantee.” Rich stated that Iron County would not be able to do any maintenance on the channel. If there were any emergency, Iron County would have to notify Enbridge ahead of time before doing anything in the channel. He reported that he sent the grant to Sam Woodall, Iron County Deputy Attorney, and Rich suggested that we only grant the easement with conditions that we would notify Enbridge within 72 hours after the event that Iron County had made changes. There was a discussion regarding the control and the depth of 27 feet, and the offer of \$500 for the easement.

Michael Bleak made a motion to table the ROW and Easement Grant pending review of the contract by the Iron County Attorney’s Office and the Engineer's Office. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION 2025-6 ADJUSTING THE 2025 PERSONAL PROPERTY TAXES FOR APPALOOSA SOLAR 1, LLC

Adam Long, counsel for the Iron County Community Development & Renewal Agency (ICCD&RA), noted that agenda items number 6 through 11 were related to Resolution 2025-6. This was for the Appaloosa Solar Project, which was up and running. Adam explained that the tax increment generated within the Project Area for the 2024 tax year was distributed to the taxing entities through standard channels rather than being paid to the ICCD&RA as required under the Interlocal Agreements, and as a result, ICCD&RA was not able to make the contractual 2024 incentive payment to Appaloosa as required by the Participation Agreement. He noted that the ICCD&RA was asking for Iron County's authorization to correct this overpayment by retaining the rebate payments that would otherwise be made for the ICCD&RA to Iron County. There was a discussion between Adam Long and the Commissioners regarding Resolution 2025-6. The commission determined that, in the best interest of Iron County and the taxing entities, to remedy the 2024 tax increment distribution error by reducing Appaloosa Solar 1, LLC's personal property tax liability for the 2025 tax year.

Kenneth Robinson made a motion to approve Resolution 2025-6 – adjusting the 2025 personal property taxes for Appaloosa Solar 1, LLC. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY RESOLUTION 2025-6

A RESOLUTION AUTHORIZING A PROPERTY TAX ADJUSTMENT FOR APPALOOSA SOLAR I, LLC IN CONNECTION WITH THE APPALOOSA SOLAR I COMMUNITY REINVESTMENT PROJECT AREA

Whereas, Appaloosa Solar I, LLC (“**Appaloosa**”) is the owner and operator of a utility-scale solar project (the “**Project**”) located within the Appaloosa Solar I Community Reinvestment Project Area (the “**Project Area**”), established pursuant to Title 17C of the Utah Code; and

Whereas, the Iron County Community Development and Renewal Agency (the “**Agency**”) and various taxing entities entered into interlocal agreements authorizing the Agency to collect and administer tax increment generated within the Project Area, including for the purpose of making contractual incentive payments to Appaloosa pursuant to the participation agreement between Appaloosa and the Agency (the “**Participation Agreement**”); and

Whereas, the property taxes generated by the Project within the Project Area for the 2024 tax year were distributed to the taxing entities through standard channels rather than being paid to the Agency as required under the interlocal agreements, resulting in all taxing entities receiving significantly more tax revenue for 2024, which should have been paid to the Agency; and

Whereas, as a result, the Agency was unable to make the contractual 2024 incentive payment to Appaloosa as required by the Participation Agreement, and both Iron County and the Agency have worked to develop a lawful and practical remedy that avoids the complexities of modifying 2024 property tax calculations and distributions; and

Whereas, Iron County has determined that it is in the best interest of the County and the taxing entities to remedy the 2024 tax increment distribution error by reducing Appaloosa's personal property tax liability for the 2025 tax year; and

Whereas, Appaloosa submitted a formal written request dated June 26, 2025, seeking a reduction in its 2025 personal property tax liability as a remedy for the missed 2024 tax increment payment, consistent with the procedures outlined in Utah Code § 59-2-1347; and

Whereas, the request includes supporting documentation and a modified Form TC-470, and is intended to enable the County to lawfully effectuate the adjustment without requiring reversal of prior-year tax distributions;

Whereas, pursuant to Utah Code § 17C-1-207(1)(a)(viii), Iron County is authorized to lend, grant, or contribute funds—including tax adjustments or abatements—to the Agency or in support of project area development; and


Whereas, the proposed tax adjustment reflects a reduction of Appaloosa’s 2025 personal property tax liability from **\$1,107,475.72** to **\$413,186.72**, an offset of **\$694,289**, corresponding to the approximate amount of the missed 2024 incentive payment; and


Whereas, the Iron County Commission finds that the proposed tax adjustment is a lawful, fair, and administratively efficient resolution that supports continued compliance with the Agency’s obligations under the Participation Agreement with Appaloosa.

THEREFORE, BE IT RESOLVED BY THE IRON COUNTY COMMISSION AS FOLLOWS:

- 1. The Commission hereby authorizes and approves a reduction of Appaloosa’s 2025 personal property tax liability in the amount of \$694,289, reducing the total liability from \$1,107,475.72 to \$413,186.72.
- 2. County officials, including the Treasurer and Assessor, are directed to make all necessary adjustments in the 2025 property tax assessment and billing process to implement this Resolution.
- 3. The Commission affirms that this tax adjustment constitutes a lawful contribution in support of project area development under Utah Code § 17C-1-207 and does not require amendment of any existing interlocal agreements.
- 4. The reduction authorized by this Resolution is contingent on the approval and execution of a corresponding settlement agreement among Iron County, the Agency, and Appaloosa.
- 5. This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED this 28th day of July 2025.

BOARD OF COMMISSIONERS
IRON COUNTY, UTAH

Paul Cozzens, Chair

Attest:

Jonathan T. Whittaker, County Clerk



VOTING:

Michael Bleak	<u> Aye </u>
Paul Cozzens	<u> Aye </u>
Kenneth Robinson	<u> Aye </u>

DISCUSSION, AND POSSIBLE APPROVAL OF A SETTLEMENT AGREEMENT WITH APPALOOSA SOLAR 1, LLC AND THE IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (ICCD&RA) RELATING TO THE APPALOOSA SOLAR 1 COMMUNITY REINVESTMENT PROJECT AREA (CRA)

Adam Long, counsel for the ICCD&RA, explained the Settlement Agreement.

Michael Bleak made a motion to approve the Settlement Agreement with Appaloosa Solar 1, LLC and the ICCD&RA as presented by Adam Long. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION, AND POSSIBLE APPROVAL OF A LETTER AGREEMENT WITH ICCD&RA FOR APPALOOSA SOLAR 1 CRA MITIGATION PAYMENTS

Adam Long, counsel for the ICCD&RA, explained that the way the solar project was structured, 100% of the new tax revenue from the project goes to ICCD&RA, then the ICCD&RA rebates 30% back to the tax entities.

Kenneth Robinson made a motion to approve the Letter Agreement with ICCD&RA for Appaloosa Solar 1 CRA mitigation payment. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

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

Paul Cozzens, Iron County Commission Chair, declared the convening as the ICCD&RA.

DISCUSSION AND POSSIBLE APPROVAL OF A SETTLEMENT AGREEMENT WITH APPALOOSA SOLAR 1, LLC AND IRON COUNTY RELATING TO THE APPALOOSA SOLAR 1 COMMUNITY REINVESTMENT PROJECT AREA (CRA)

Michael Bleak made a motion to approve the Settlement Agreement with Appaloosa Solar 1, LLC and Iron County relating to the Appaloosa Solar 1 CRA as presented by Adam Long. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION, AND POSSIBLE APPROVAL OF A LETTER AGREEMENT WITH TAXING ENTITIES FOR APPALOOSA SOLAR 1 CRA MITIGATION PAYMENTS

Kenneth Robinson made a motion to approve a Letter Agreement with Taxing Entities for Appaloosa Solar 1 CRA mitigation payments. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

CONVENE AS THE IRON COUNTY UNINCORPORATED AREA SERVICE DISTRICT #2

Paul Cozzens, Iron County Commission Chair, declared the convening of the Iron County Unincorporated Area Service District #1.

DISCUSSION, AND POSSIBLE APPROVAL OF A LETTER AGREEMENT WITH ICCD&RA FOR APPALOOSA SOLAR 1 CRA MITIGATION PAYMENTS

Michael Bleak made a motion to approve a Letter Agreement with ICCD&RA for Appaloosa Solar 1 CRA mitigation payments. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

CONVENE AS THE IRON COUNTY BOARD OF EQUALIZATION (BOE)

Paul Cozzens, Iron County Commission Chair, declared the convening as the Iron County BOE.

DISCUSSION AND POSSIBLE APPROVAL OF THE HEARING OFFICER'S RECOMMENDATIONS FOR THE ROLLBACK APPEALS FOR BZI INNOVATIONS PARCEL NUMBERS: E-144-R1, E-144-6, E-136-9, & E0144-4; ALSO FOR THE ROLLBACK APPEALS FOR NKM FAMILY TRUST PARCEL NUMBERS: E-179-8 & E-179-10

Carrie Christiansen, Chief Deputy Auditor, explained the rollback appeals for BZI. They would like the rollback released to place it in Greenbelt. Carrie noted that they were currently not using it for Greenbelt, but may in the future put a portion of the parcels in Greenbelt. She reported that the parcels had not been used agriculturally. The BOE hearing officer denied the request to release the rollback for lack of an application. In both appeals, BZI and NKM, the statute says that if they change the legal description or the ownership of a property changes, they have 120 days, by law, to reapply. They had not done so. Applications have to be in by May 1st of the year when applying.

Kenneth Robinson made a motion to uphold the Hearing Officer's recommendation for the denial of the Rollback appeals as presented by Carrie Christiansen. Second by. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

RECONVENE AS THE IRON COUNTY COMMISSION

Paul Cozzens, Iron County Commission Chair, declared the reconvening of the Iron County Commission.

DISCUSSION AND POSSIBLE APPROVAL OF A UTAH DEPARTMENT OF AGRICULTURE AND FOOD (UDAF) GRANT FOR INVASIVE SPECIES MITIGATION WEED CONTROL 2025-2026 SEASON

Amber Hatch, Iron County Weed Supervisor, explained that this grant was for Coal Creek, which needed help with Russian Olive and Tamarisk trees. She was partnering with Stan Gurley, Department of Natural Resources (DNR), and the Watershed Restoration Initiative (WRI) to apply for grant funds. Stan Gurley applied for the WRI grant, which was denied. Amber reported that the Weed Department received \$53,980 through the Utah Department of Agriculture & Food (UDAF) through their Invasive Species Mitigation grant funding. She noted that although the grant funds would not be sufficient, they opened door for additional potential funding and partnerships in the future. Amber explained that when writing the grants, she ties them together to open up other doors and funding opportunities that allows other departments to receive funds. Amber reported that she would report to UDAF in her reports, removing the invasive species, documenting and reporting her progress. It was also possible that Watershed Restoration Initiative (WRI) funding might become available through the legislature. She noted that with proper recordkeeping and good partnerships she had developed, there would be better opportunities in the future.

Kenneth Robinson made a motion to approve the Utah Department of Agriculture and Food Grant as presented by Amber Hatch. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the promotions of Ryan Slack and Allen White from Full-Time Deputy 1 to Full-Time Deputy 2 for the Sheriff's Office – Corrections, effective July 20th for Ryan Slack and August 3rd for Allen White; the new hire of Carl Casey as a Full-Time Patrol Deputy, for the Sheriff's Office – Patrol, effective August 4th. This was a backfill of a vacant position; new hire, Blake Mathews, as a Full-Time Patrol Deputy, for the Sheriff's Office – Patrol, effective August 4th. This was a backfill of an upcoming retirement position; the new hire of Brett Hamilton as a Full-Time Planner/Services Coordinator, for the Building & Zoning Department, effective August 4th. This was a backfill of a vacant position; the new hire of Elizabeth Navarro as a Part-Time Administrative Assistant for the Building & Zoning Department, effective August 4th. This was a

newly approved position, and the new hire of Chris Copeland as a Full-Time Roads Maintenance Worker for the Road Department, effective August 4th. This was a backfill of a vacant position.

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

NON-DELEGATED ITEMS

No Non-Delegated items were discussed.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.



Signed: Paul Cozzens, Chair



Attest: Jonathan T. Whittaker, County Clerk



IRON COUNTY COMMISSION MEETING
August 11, 2025

Minutes of the Iron County Commission meeting convened at 9:00 a.m. August 11, 2025
in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Chad Dotson	County Attorney
Lucas Little	County Auditor
Nicole Rosenberg	County Treasurer
Richard Wilson	Chief Engineer
Susan Carter	CJC Coordinator (Interim)
Sam Woodall	Deputy Attorney
David Johnson	Economic Development
George Colson	Emergency Management
Spencer Rollo	Fire Warden
Jennifer Bradbury	HR Director
Lori Eichelberger	Justice Court Administrator
Jaden Thomas	Victim Advocate

Also Present:

Brinlie Benson	Naomi Curtis	Donald Jackson
Gavin Kakol	Kamri Longhurst	Sam Murray
Jeff Richards	Danny Stewart	Cannon Sullivan
Chloe Thompson	BreAnn Veater	Bruce Washburn
Lexi Zavoico		

SYNOPSIS

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Paul Cozzens, Iron County Commission Chair, excused Commissioner Bleak from today's meeting.

INVOCATION

An invocation was offered by Chad Dotson.

PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Kenneth Robinson.

APPROVAL OF MINUTES

Kenneth Robinson made a motion to approve the minutes of the Iron County Commission meeting held on July 28, 2025. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT

Kenneth Robinson made a motion to approve Claims for Payment from July 28, 2025 to August 10, 2025. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

Chad Dotson, Iron County Attorney, reported that during the timeline of January 1st through August 10th, there were a total of 1,222 cases reviewed for prosecution for District and Justice Courts. From the 1,222 cases, 527 were referred to the District Court, and 252 were assigned to Victim Advocates. There were 179 Drug cases, 38 Theft/Burglary related, 70 Assaults/Domestic Violence cases, 34 Stalking/Protective Order violations, 30 Fraud cases, 98 DUIs, 28 Child Abuse/Child Endangerment cases, 40 Sex Offenses (Adult and Child), 2 Arson cases, and 2 Homicide cases (4 total). He noted that there were 99 civil case assignments, 453 Justice Court, 42 Juvenile Court Delinquency, 31 participants in Drug Court, 17 participants in Mental Health Court, and 3 Felony Jury trials. Chad reported that the Dylan Stubbs sexual assault case from 2017 went to trial, and he was found guilty. He noted that he received a letter of appreciation from the victim's father for the great effort of the prosecutors. Chad also received a letter from a member of the defense team that complimented and expressed his respect for the Iron County District Attorney's Office. Chad expressed his appreciation to Amy Robinson, his Personal Assistant, for going above and beyond to help a victim who was wrongfully arrested in another jurisdiction. Amy received a letter of appreciation from the person for her help in clearing up the error. The position for the new Children's Justice Center (CJC) Director had been posted, and Chad expressed his appreciation to Susan Carter, Attorney's Office Manager, for her willingness to assist in that position until a replacement could be found.

Susan, Iron County Children's Justice Center (CJC) Director (Interim), reported that since January 1st, there had been 168 Interviews, 46 Medical exams (offered to all who were interviewed), and 204 contracted therapy sessions. Susan noted that the quarterly reports and end-of-the-year reports were completed, which were due in July. She reported that the CJC had received the VOCA grant and State funding. The CJC Friends Board was able to complete the

installation of the flag pole, the asphalt for the extended driveway, and the security gate. Susan expressed her appreciation to the Friends Board for all they do for the CJC, as well as paying for therapy sessions for victims after they reached the 12 sessions covered by the VOCA grant. They continued to prepare for the Golf Tournament to be held on September 20th, and the Dancing With the Local Stars fundraisers.

Lori Eichelberger, Iron County Justice Court, noted that the budget was on track at 47.48% spent. Staff was still down one employee, which may be filled soon, as call volume and lobby visitations were increasing. Lori reported that the transition of prosecuting cases from the Parowan Justice Court took place on July 1st, which went well. She explained the transition, procedures, and what impact it would have within the Iron County Justice Court. Lori reported on the monthly recap from January to June of 2025 compared to the same period in 2024. DUIs were up by 19, Driver's license violations were up by 23, Assaults were up by 6, and Domestic Violence was up by 14. All other charges were down, for a total of 5,611 charges, compared to 5,948 in 2024, and citations were down by approximately 500. Revenue collected was down by \$31,969, Revenue disbursed was down by \$9,777, and Revenue retained was down by \$22,191.

Jaden Thomas, Iron County Victim Advocate Services Program Manager, reported there were 148 clients served between April 1st through June 30th, and of the 148, 108 were new clients. There were 54 Domestic violence/ Family violence, 18 Adult physical abuse, 18 Adult sexual abuse, 16 protective order violations, and 13 Child sexual assaults. He noted that 9 clients had more than one victimization. Jaden reported that the most common services offered were: Information about the processes and victim rights, and Criminal advocacy. He noted that the VOCA and State grant funding were in place and active, and the budget was on track. Jaden reported that he and Savannah Gardner, the Sheriff's Department Victim Advocate, had worked well together to protect the client's best interest during the protective order process by either helping with limited legal representation or by connecting them with as many resources as possible.

Kenneth Robinson, Iron County Commissioner, reported that he attended the Utah Wool Growers Association Convention on July 28th at the SUU Mountain Center. There were conversations regarding the lamb market and the viability of their future. It was a great opportunity to get together with many of the wool growers throughout the state. He also attended the Western Agriculture dinner that was in conjunction with the Wool Growers Convention. Ken reported that he met with Amber Hatch, Iron County Weed Supervisor, regarding concerns about the pushback she had been receiving from individuals because of the mapping system she was using. He noted that Amber was very thorough with what she does and was in compliance with the grants she received. Ken expressed his appreciation to Amber for filling in at the Parowan Landfill weigh station to keep it open while Bruce Anderson, Public Works Director, was short-staffed. He reported that he met with Jami Evans, Iron County Fair Director, along with Jon Whittaker, Commissioner Bleak, and Maria Twitchell, Tourism, regarding the implementation and funding of the 25-year Fair Plan. Ken explained the update he received back from Bruce Anderson regarding the speed and number of off-highway vehicles (OHVs) on Kanarra Mountain. The highest speed recorded was 42 mph, and the traffic was not high. They discussed placing signage on the road to deter speeding. He closed by reporting that the BLM continued to trap the Utah Prairie Dog (UPD) in the Parowan Valley.

Paul Cozzens, Iron County Commissioner, reported that he, his wife, and daughter attended the Miss Iron County/Miss Iron County Outstanding Teen Pageant on Saturday night, August 8th, at Canyon View High School. Paul expressed his appreciation to Karen Ence, the Pageant Director for the past 8 years, who decided it was time to pass the reins over to someone else. He wished her well in her future endeavors. Paul reported that he also attended the Mayoral and Council candidates' debate, the Utah Wool Growers Association Convention, and the dinner that followed. He reiterated the comments given by Commissioner Robinson regarding the pressure the Lamb and Sheep Producers were under. He received a call from Commissioner Leland Pollock of Garfield County with concerns about how they were struggling to get lumber to keep the Sawmill open. Paul explained the issues the environmental groups suing sawmills and shutting them down in the 80s, which had resulted in the buildup of fire fuel because the

forests were no longer being cleaned of the deadfall, which in turn has resulted in the many wildfires in the West. Currently, there are too many trees per acre in our forests. The approximate optimal amount of trees per acre was 60 trees, and there were 160 to 300 trees per acre. The trees were starving for water, which made their defense system weak. Commissioner Pollock was a member of the 5 County Steering Committee, along with Paul, and he asked if Iron County would write a letter supporting a Resolution to present to the 5 County Steering Committee at the August 13th meeting. Paul read the draft letter presented by Darren Bushman, 5 County Director, “declaring a regional emergency and urgently calling on the U.S. Forest Service to take immediate action by immediately opening access to all approved timber sales, prioritizing mechanical thinning in overstocked areas, and eliminating regulatory delays that obstruct active forest management. It was essential to correct a widespread misconception that the bark beetle was the primary cause of widespread tree mortality, instead of deeper forest health failures. Forests have become dangerously overgrown, placing enormous stress on forest ecosystems, and dense forests have become fuel beds, which we are now experiencing in the western United States. The time to act is now!” Paul continued to explain the importance of thinning the forest. He noted that Commissioner Pollock would hand-deliver the Resolution to the Director of the Forest Service in Washington, D.C.

Jonathan Whittaker, Iron County Clerk, announced that tomorrow, August 12th, was the Municipal Primary Election. Ballot drop-off boxes were located at the Parowan Courthouse, at the parking lot entrance to the Cedar City Heritage Center, and at the Enoch City Offices. It was too late to mail the ballot in, as HB 300, passed in the last legislative session, states the ballot must be in the possession of the Clerk's Office by the end of election night. Voters would have to use the drop boxes or hand-deliver them to the polling locations. Polls would open at 7:00 a.m. and close at 8:00 p.m. Jon explained that only residents within the municipal boundaries of Cedar City and Enoch were eligible to vote in this election.

PUBLIC COMMENTS

No Public Comments were offered.

DISCUSSION, AND POSSIBLE APPROVAL OF A LOCAL CONSENT FOR A SINGLE EVENT PERMIT FOR MOONLIT CANYON MASQUERADE GALA TO BE HELD ON OCTOBER 4TH AT THE IRON SPRINGS RESORT

Brinlie Benson, Outreach and Prevention Coordinator of Canyon Creek Services, reported that Canyon Creek Services served Iron, Beaver, and Garfield Counties by providing services to survivors of domestic and/or sexual assault. She explained that the Moonlit Canyon Masquerade Gala was the Canyon Creek Services annual fundraiser to help support those services. Brinlie noted that she was here to request a Single Event Permit for permission to sell alcoholic beverages at the event to be held on October 4th at the Iron Springs Resort.

Kenneth Robinson made a motion to approve a Local Consent for a Single Event Permit for Moonlit Canyon Masquerade Gala to be held on October 4th at the Iron Springs Resort. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

RATIFICATION OF A LOCAL CONSENT FOR A SINGLE EVENT PERMIT FOR RED ACRES CENTER, UTAH WINE FESTIVAL, TERROIR TO TABLE DINNER HELD ON AUGUST 30TH

Paul Cozzens, Iron County Commissioner, explained that this was an annual event held at the Red Acres Center. He noted that the reason for the ratification was that he had previously signed the local consent, allowing Symbria Patterson to submit it to the Department of Alcoholic Beverage Control (DABC) for approval.

Kenneth Robinson made a motion to approve a Local Consent for a Single Event Permit for Red Acres Center for the Utah Wine Festival Terroir to Table Dinner to be held on August 30th. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PRESENTATION FROM THE PAROWAN PREVENTION COALITION ON THE FISCAL BUDGET

BreAnn Veater, Southwest Behavioral Health Prevention Specialist, noted that she had worked at the Southwest Behavioral Health Center as a Prevention Specialist for 6 years and a Parowan Prevention Coalition Coordinator for 3½ years. BreAnn reported that in 2022, she had applied for a 5-year Federal Drug Free Communities Grant and was approved for \$125K per year for 5 years for a total of \$625K. She was here today to report on how the funds had been utilized thus far. They had completed year 1 and were currently wrapping up year 2. BreAnn explained that funds could carry over from year to year. She reported that the coalition was dedicated to preventing underage substance use, with a specific focus on alcohol and e-cigarettes. According to the 2023 Student Health and Risk Prevention (SHARP) Survey, these two areas were the most commonly used substances among youth in our community. BreAnn explained the strategies and funding streams the coalition was using, which included: Education & Awareness, Youth Engagement, Data-Driven Prevention, Environmental Strategies, and Community Collaboration. She reported on the Yearly Budget Categories to explain where the funds were spent, which included: Supplies, Consultant costs for evaluation services that were required, Travel costs for participation in local, state, or national trainings, and supporting Coalition Awareness and Outreach programs.

DISCUSSION AND POSSIBLE APPROVAL FOR PERMISSION TO USE IRON COUNTY ANTELOPE ROAD AND CLOSE COMSTOCK ROAD FOR AN OFF-ROAD EVENT ON SEPTEMBER 6TH

Donald Jackson, Legacy Racing Association, LLC, explained that this was the 5th year of the Dirt Reblution Off-Road event. Event registration was on Friday with route inspection/pre-run, September 5th, and the race was on Saturday, September 6th. Donald reported that the race consisted of a 60-mile loop. He had been coordinating with Sheriff Carpenter, and the race would take place on the west side of the railroad tracks from Iron Springs Road West to Newcastle and back. Antelope Road was used at two separate locations, and it was a 25 mph zone. He was requesting that Comstock Road, from Iron Springs Road to the railroad track, be closed for the safety of the participants and the public. He noted that Legacy Racing Association, LLC would provide the Insurance Policy and provide medical staff to handle any issues at the race and have them coordinate with Iron County Medical if needed. Donald reported that all the volunteers would have radio communication and cell phones; if the radios went down, and a person up on Iron Mountain who could oversee the event and report any issues. At this point, there were a total of 75 entries. They hired a company to supply Porta-pots, and there would be a dumpster at Iron Springs for trash. He noted that their goal was to leave the area better than when they came and fix roads where necessary to Iron County standards. There was a discussion between the commissioners and Donald regarding fire issues and businesses that might be affected by closing Comstock Road. Spencer Rollo, Iron County Fire Warden, suggested that Donald have the Fire Department on site on the day of the race. Donald replied that he would contact the businesses and the local Fire Department. He noted that there would be many fire extinguishers at the location throughout the race route.

Kenneth Robinson made a motion to approve permission to use Iron County Antelope Road and close Comstock Road for an Off-Road Event, as presented by Donald Jackson, contingent on the items of concern being resolved. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION, PRESENTATION, AND REQUESTING SUPPORT. THE CONSERVATION FUND (TCF) WOULD LIKE TO PRESENT A CONSERVATION EASEMENT PROJECT WHICH TCF IS CURRENTLY WORKING TO COMPLETE ON THE PACE FAMILY RANCH

Gavin Kakol, Associate at The Conservation Fund (TCF), reported that he managed all acquisitions and conservation easements that the TCF handled in Nevada and Utah. Gavin

explained the location of the Pace Family Ranch. Some properties to the Southwest have either completed conservation easements or are in the process with Fiscal Year 2025 funding. He reported that TCF was expanding its conservation efforts in the area and was working with the Pace family to conserve their ranch. Gavin explained that the TCF would acquire the property right and the state would hold the conservation easement in perpetuity, which would allow the landowner to continue to ranch the property and keep the property on the Iron County tax rolls. He emphasized that this was an active ranching property that had sheep tied in with some of the adjacent landowners, namely Clark Webster and Dane Leavitt. Together, they work as a symbiotic unit, and hence we call this the Zion Connectivity Project. Gavin reported that they had received letters of support from the adjacent landowner, Clark Webster, Utah State Senator Evan Vickers, Zion National Park, Washington County Wildlife Conservancy District, Virgin River Land Preservation Association, Rocky Mountain Elk Foundation, County Water Conservancy District, Virgin River Land Preservation Association, Rocky Mountain Elk Foundation, The Nature Conservancy, U.S. Fish and Wildlife, Zion Forever Foundation, and Utah Open Lands. He was here today to see if they could obtain a letter of support from the Iron County Commission. There was a discussion between the commissioners and Mr. Kakol regarding concerns that the public roadway through the property would be affected by the easement. This conservation easement had to do with use in perpetuity, not about changing access, and it comes with a forest stewardship plan with recommended practices, which include forest thinning and fuel mitigation to promote good forest health and prevent catastrophic wildfires. Gavin noted that the letter presented to the commissioners was just a template and could be edited as they felt necessary.

Kenneth Robinson made a motion to support TCF on a conservation project with the Pace Family Ranch, pending further review and approval from legal counsel. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION, AND POSSIBLE APPROVAL OF A RIGHT-OF-WAY (ROW) AND EASEMENT GRANT WITH QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH

Richard Wilson, Iron County Engineer, noted that this agenda item was on the last two commission agendas and no action had been taken. Rich explained that he had been in communication with Sam Woodall, Iron County Deputy Attorney, and Enbridge. Enbridge needed to get additional input regarding our concerns and how to include it. Commissioner Cozzens noted that he was still concerned about needing prior written consent from Enbridge if there were an emergency and something needed to be done at that time. As it was written now, it barred us from doing any maintenance on that channel in that location without permission.

Kenneth Robinson made a motion to table this agenda item, pending a solution. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF A POLICY FOR MORE SMOKE AND VAPE-FREE SIGNAGE AT THE IRON COUNTY FAIRGROUNDS

Kamri Longhurst, Cannon Sullivan, Sam Murray, and Lexi Zavoico, representing Iron County Teens against Drugs. Kamri explained that they were a Youth Prevention Coalition focusing on advocating for a policy change around substance use and raising awareness about the dangers of substance misuse, especially in the youth population. Their goal was to improve the current Iron County Outdoor Smoking Policy. In 2023, the group did an environmental scan at the Iron County Fairgrounds, and during the scan, they took photos of patrons using tobacco products around the fairgrounds. A Sharps Survey conducted in Iron County School showed that 25% of our youth had vaped in their lifetime, 12% of seniors had vaped in the past 30 days, and 50% of the youth in our community were concerned about their friends and peers using substances. They listed proposed changes at the fairground, which included: Clearly specify signage rules, increase the legal smoking distance away from buildings from 25 feet to 50 feet, include all types of smoking equipment (pipes, cigars, cigarettes, vapes, and e-cigarettes), and clarify smoking and non-smoking areas. The Teens Against Drug Abuse would provide signs

and hang them up, and provide smoking areas with trash cans and ashtrays. They ended the presentation by saying they, as a coalition, would like to encourage the support from the commissioners because it would not only decrease the amount of secondhand smoke exposure, but it would also decrease the risk of fire and smoke damage to the areas. There was a discussion between the commissioners and Sam Woodall, Iron County Deputy Attorney, regarding the legality of support from the commissioners. Kamri explained that although they would like to see the policy change in the future, their main focus at this time was signage at the fairground. Commissioner Robinson encouraged the group to have a conversation with Jami Evans, Iron County Fair Director, to coordinate areas that might be designated for tobacco use. Commissioner Cozzens noted that he was supportive of what they wanted to accomplish, and they could come back after all the logistics were defined, and thanked them for coming and reporting to the commission.

UPDATE ON THE IRON SPRINGS INLAND PORT AUTHORITY (UIPA)

Danny Stewart, Inland Port Authority Associate Vice-President, reported that the Iron Springs Inland Port Authority was the first project area created off the Wasatch Front in April 2023. Since that time, there are now 14 project areas across the state, mainly in rural areas, which have helped our rural county and municipality community partners with their economic development strategies. Danny reported on the UIPA development areas that were presently zoned for Industrial development, which included BZI Innovation Park (820 acres), Savage Cedar City, Utah Transload Network (74 acres), Silver Hills Business Park (360 acres), Lakeside Industrial Park (507 acres), and the Turf Farm Area (526 acres). He continued to report on the effects that the RailSync (BZI Innovation Park) and Savage Cedar City, Utah, Transload areas had on Iron County, business recruitments, and the Hive Plastics Silver Hills Business Park, which would be operational next month. Danny explained some of the ongoing and future projects, which included the U.S. Department of Transportation (USDOT) Grant, the creation of the BZI Innovation Park Public Infrastructure District (PID), and Parcels to be triggered for tax year 2026 (Hive Plastics Parcel in the Silver Hills Business Park and Nautilus One Parcel in the BZI Innovation Park). He noted that once the parcels were complete, we could begin investing that tax increment back into the infrastructure. Commissioner Cozzens asked Danny if he would explain how the taxpayer would benefit from the UIPA. Danny replied that as we collect the tax differential, it does not raise taxes, but it was the new valuation that brought in new revenue to Iron County. He explained that first we invest in the public infrastructure, and if an incentive was needed to bring a project here, it was used. This program was used to encourage companies to come to Iron County. The budget incentive identifies 10% to 30% based on the capital investment. A company would need to invest up to \$25M to qualify for 10% of their property tax to be reimbursed back to the company, up to \$50M to qualify for the 20%, and \$100M plus for 30%. There was a discussion regarding the percentage and how it was distributed, addressing concerns about housing inside UIPA projects, road infrastructure, concerns with the school district, who were being offered the jobs at these companies, and what level of support was coming from Union Pacific. Danny reported that Parowan City had asked to amend its Airport Industrial Park into the Port Authority, as well as the undeveloped portions of Port 15, which consisted of 155 acres called Amber Industrial Park. He explained that both Parowan City and Cedar City adopted resolutions to invite the Port Authority to help build out those industrial sections. Danny conveyed that the UIPA was excited to continue growing.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the promotion of Kaitlyn Lacy from Medical Deputy 2 to Medical Deputy 3 for the Sheriff's Office-Corrections, effective August 17th; the new hire of Fernando Gomez as a Full-Time Corrections Deputy 1 for the Sheriff's Office-Corrections, effective August 31st. This was a backfill of a vacant position; the new hires of Clint Anderson, Kyle Barrett, and Ben Rowley as Part-Time Patrol Reserve Deputies for the Sheriff's-Patrol, effective August 18th. These were backfills vacant positions; the new hire of Marissa Condie as Full-Time Deputy Clerk in the Clerk's

Office, effective September 2nd. This was a backfill of a vacant position; the new hire of Joseph Shaha as a Full-time Deputy Attorney for the Attorney's Office, effective September 2nd. This was a backfill of a vacant position; the promotion of Nick Stones from Full-Time Landfill Worker 2 to Full-Time Landfill Worker 3, effective August 18th; and the new hire of Riley Westwood as a Full-Time Code Enforcement Worker for Building & Zoning, effective September 2nd. This was a backfill of a vacant position.

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

NON-DELEGATED ITEMS

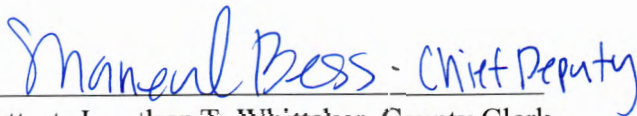
No Non-Delegated items were presented.

ADJOURNMENT

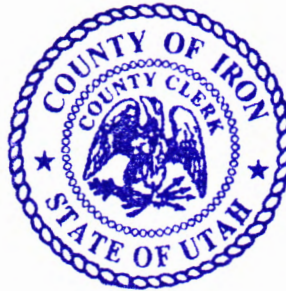
Paul Cozzens, Iron County Commission Chair, declared adjournment.



Signed: Paul Cozzens, Chair



Attest: Jonathan T. Whittaker, County Clerk



IRON COUNTY COMMISSION MEETING
August 25, 2025

Minutes of the Iron County Commission meeting convened at 9:00 a.m. August 25, 2025, in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Paul Cozzens	Commission Chair
Michael Bleak	Commissioner
Kenneth Robinson	Commissioner
Shaneal Bess	Chief Deputy Clerk

Also present:

Lucas Little	County Auditor
Richard Wilson	Chief Engineer
George Colson	Emergency Management
David Johnson	Economic Development
Wade Adams	Fleet Supervisor
Jennifer Bradbury	HR Director
Candace Reid	Public Defender-Via Phone

Others Present:

Jonathan Oglesby Bruce Washburn

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INVOCATION

An invocation was offered by David Johnson.

PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by George Colson.

APPROVAL OF MINUTES

Kenneth Robinson made a motion to approve the minutes of the Iron County Commission meeting held on August 11, 2025. Second. Voting: Michael Bleak, Abstained; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT

Michael Bleak made a motion to approve Claims for Payment from August 11, 2025 to August 24, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

David Johnson, Iron County Economic Development Director, reported that Hive Plastics, located in the Silver Hills Business Park, would be hosting a ribbon-cutting ceremony soon, and Utah Business Magazine wrote a feature story on Iron County and the Iron Springs project as part of the Utah Inland Port Authority (UIPA). David noted that he and Danny Stewart, UIPA Associate Vice-President, had been asked to speak at a Corporate-Network Marketing Convention in Salt Lake City during Utah Energy Week, September 15th through the 20th, specifically on Iron County regarding the upsurge in commercial and industrial businesses. There was a successful Small Business Expo held at the Southwest Technical College. He announced that Cedar City Main Street was ranked in the Top 100 Main Streets in the country, and BZI and Back Nine Indoor Golf Simulator were listed in the Top 50 Fastest Growing Businesses in the State. David reported that he, Danny Stewart, and Maria Twitchell, Iron County Tourism Director, presented an Economic Update to the Cedar City Chamber of Commerce and Tessa Douglas (Chamber CEO). David reported on future projects: Tomorrow, August 29th, Southwest Technical College will have a “Meet the Resources” day, and on September 9th, American Pacific (formerly known as WECCO) would be holding their expansion Groundbreaking Ceremony. During the Utah Energy Week in September, he would be attending a 47G Impact Center Advisory Board meeting and Energy Summit.

George Colson, Iron County Emergency Manager, noted that the Emergency Management budget was on track. George reported that on May 28th, he attended a Faith and Culture Symposium at SUU. In June, he attended the Fire Season meeting at SUU, the RMP Beta Test for their Community Resource Center for power outage, began the Forsyth fire evacuation planning, attended the Fire Chiefs meeting, and the EComm Summer Exercise. In July, he secured a Regional Grant reimbursement of \$22,446.18 for Enoch City’s new Police Station, assisted Parowan City on their Emergency Operations Plan, and was a consultant at Fire District face-to-face meetings between Fire Chiefs. In August, George reported that the State Health Department received two \$80K kits from the Federal Government to convert a school bus into an Evacuation Ambulance and offered one to Iron County, he applied for a \$40K Grant (from state seizure funds) for new side-arms and long guns for the Parowan Police Department, applied for an Emergency Management Performance Grant (EMPG) for approximately \$36K, finalized the Iron County Sheriff’s Office (ICSO) Bomb Dog Grant for \$48K, which included a dog, boxes, and training equipment. George explained that for a dog to be certified, it had to be attached to a certified bomb squad, and the only certified bomb squad in this area was in Washington County. Iron County had a Memorandum of Understanding (MOU) with Washington County to use the dogs in Iron County.

Wade Adams, Iron County Fleet Manager, noted that the budget was on track. Wade reported that they were using a new platform for auctions with Purple Wave Auctions. The current vehicle auction would close on September 9th, and he would do a comparison of the public surplus at that time. He noted that he had to send 7 trucks up to Premier Vehicle Installation (PVI) for equipment installation. There were three full-patrol trucks and one admin upfitting to complete. David Utley has been able to do some of the work on the vehicles before they were sent up to PVI, which had saved approximately \$2K per truck. Wade reported that the siren amplifier system that was in the trucks was becoming obsolete. He explained the new system changed and how it was blueprinted to the vehicle. There were still issues with the Chevy

August 25, 2025

Colorado transmissions burning oil after 30 to 40K miles, but they were all under warranty, and there was no cost to the county to have them fixed. Wade reported that interviews were held last week, and one person was offered a position.

Jennifer Bradbury, Iron County Human Resource (HR) Manager, reported that HR was currently under budget. Since the previous report in May, HR had posted, interviewed, and hired 13 Full-Time positions and 7 Part-Time positions, 7 internal promotions/transfers, and was currently in the process of hiring/recruiting 11 Full-Time positions and 3 Part-Time positions. Jennifer noted that the present employee turnover was 10.89% or 27 positions, compared to 15.33% or 38 positions in 2024. Employee evaluation time has begun, and all departments need to be completed by October 1st. Jennifer would be meeting with Luke Little, Iron County Auditor, today to evaluate the department head personnel requests for 2026 to prepare for the budget hearings. The Insurance brokers (IMA) had reached out and reported that premiums would be increasing again this year because of the high number of claims and rising prescription costs. The Insurance Committee meeting has been scheduled for September to evaluate their bids, and open enrollment was scheduled for the first half of November. Workers' Compensation EMOD for 2025 decreased to .76, down from .87 in 2024. Jennifer reported on employee milestone anniversaries: Celebrating 5 years were Sam Smith and Aaron Wadley in Corrections, Scott Carter in Landfill, and Brandon Rowley in Patrol. Celebrating 10 years were Susan Carter in the Attorney's Office and Matthew Malakowski in Corrections. Celebrating 20 years in Corrections was Rosa Alldredge. Celebrating 25 years in Patrol was Dave Mitchell, who retired last week.

Candace Reid, Iron County Public Defender, (via Phone) reported that the budget was on track. Candace noted that the new hire, Rick, was doing well and was hopeful that he would remain in that position, as it had been difficult to create tenure longevity.

Kenneth Robinson, Iron County Commissioner, reported that he had another meeting regarding the 25-year Fair Master Plan, which would be presented/displayed at the Iron County Fair. He continued to attend meetings at the new jail site. The boring for the sewer line under the railroad tracks was scheduled to begin on August 28th.

Michael Bleak, Iron County Commissioner, reported that he met with the America250 Committee. SUU had returned the flag, which was found in the Courthouse basement, with documentation. A decision would need to be made on how it would be displayed. Mike noted that he and Maria Twitchell, Iron County Tourism, visited the sports facilities at SUU to have a better understanding of their previous request for funding from the Transient Room Tax (TRT) and Tourism, Recreation, Culture & Convention (TRCC) Tax to help pay for SUU Athletic Facility Projects. He met with the Restaurant Board and discussed grant fund requests, and the application process was updated to have those who were awarded grants be more accountable for how they were spending that money. Mike reported that he met with Senator Curtis's staff members and the Veterans Association with updates on the Southern Utah National Cemetery. The Dedication Ceremony would be on September 10th at 9:00 a.m., and open for burials on September 15th. After meeting with the VA, the staff members met at the Parowan Courthouse for an open forum with Elected Officials from the surrounding area, the BZI management, and Cedar City to discuss any of their issues. Mike noted that one issue discussed was the need for an Air Traffic Control Tower at the Cedar City Airport. The Cedar City Airport was the 4th busiest airport in Utah, and it had an uncontrolled airspace. Cedar City and the Airport have been working with the FFA for quite some time. Commissioner Bleak explained the importance of the airport having a control tower.

Paul Cozzens, Iron County Commissioner, reported that the 5 County Steering Committee passed a Resolution declaring a regional emergency for the U.S Forest Service to take action by immediately opening active forest management. Garfield County Commissioner Leland Pollock would hand-deliver the Resolution to Tom Shultz, Director of the Forest Service in Washington, D.C.. Paul noted that he received a call from Chad Booth last week, inviting the 5-County Steering Committee members to visit Range Valley Ranch at Bruin Point, Utah, owned by Mike Siaperas. He explained that the company "106 Reforestation" provided fire mitigation, aspen regeneration, and wildlife habitat restoration. During the visit, they were able to participate

in raising a 40 x 80 (3200 Square Feet) flag on a 106-foot-high flagpole. The ranch was the permanent Best Defense Foundation (BDF) Stronghold program for veterans, where they not only recover but also transform while working on forest management techniques. They also visited a quarry that takes natural asphalt in rock form and, when heated, it becomes asphalt, and a company in Wellington that was creating a Biochar machine using forest waste, heating it, and then turning it into charcoal. Paul explained the process of Biochar.

PUBLIC COMMENTS

No Public Comments were offered.

UPDATE AND REPORT OF THE 2025 UTAH SUMMER GAMES (USG)

Jonathan Oglesby, Utah Summer Games (USG) Director, expressed his appreciation to the Iron County Commissioners, Maria Twitchell, Visit Cedar City, and Brian Head for the continued support of the USG. Jon reported on the 2025 USG statistics. There were 10,470 athletes, 27 out of 29 counties were represented, and 1,437 of those athletes came from outside of Utah, representing 17 states and one from the US Virgin Islands. Nevada led the out-of-state participants with 566 participants. There were 5,679 athletes from outside the 5-County area and 8,037 athletes from outside Iron County. Jon reported on key partnerships and moments: There were 500 Special Olympics Utah athletes (not included in the total athletes) who competed at the USG with over 200 Special Olympics staff members. The Las Vegas Raiders joined the USG as a sponsor of 7-on-7 football (21 teams) and girls flag football events. The Raiders proved to be a great addition in the Opening Ceremony and events. The top 4 sports in participants were: Girls Fast-Pitch Softball had 118 teams, Youth Soccer had 1,341 participants, High School Basketball had 768, and Wrestling with 735 participants. The 2026 USG would be the 40th Anniversary and would include the addition of the Utah High School Athletic Association (UHSAA) State Football Semifinals, which would take place the first week of November, the 3A State Basketball Tournament at the end of February, and the Thunderbird Drill Team Invitational on December 12th and 13th, with an increase of 30 teams from around Utah. He noted that the USG was contemplating the addition of 7's Rugby, Outdoor Volleyball, and Lacrosse. Maria Twitchell, Iron County Tourism Director, reported that the preliminary economic impact from the USG was \$17M over the course of the month of June.

DISCUSSION AND POSSIBLE APPROVAL OF THE IRON COUNTY ECONOMIC DEVELOPMENT ADVISORY BOARD RECOMMENDATIONS FOR THE GOVERNOR'S OFFICE OF ECONOMIC OPPORTUNITY (GOEO) UTAH RURAL COUNTY GRANT APPLICATIONS

David Johnson, Iron County Economic Development Director, explained that this agenda item was for approval of the proposed 2025-2026 budget for the Utah Rural County Grant. David reported that each year, Iron County received \$200K, known as the Rural County Grant (RCG), from the Governor's Office of Economic Opportunity (GOEO) to utilize the funds specifically for economic development and business needs within Iron County. The board carefully reviewed the recommendations and found them to be in strong alignment with the grant priorities of business recruitment and expansion, workforce training and development, and infrastructure improvements. David presented and explained the recommendations from the Advisory Board: Cedar City Business & Innovation Center \$50K, Women in Business Conference \$2K, Small Business Grant Program \$65K, Façade, Tenant & Sign Grant Program \$18,500, Beautification Grant Program \$4K, Main Street Program Cedar City \$5K, Main Street Program Parowan \$5K, Placerai (Economic Development Software) \$10K, Economic Development & Tourism Podcast \$10K, Tourism Marketing & Advertising on buses \$10,500, Iron Leaders Academy Sponsorship \$4K provided to cover costs for one attendee, Cedar City Chamber of Commerce \$10K assistance for new events person funded for one year then that position would be self-funded, and FutureReady Utah \$6K to connect residents with training and career opportunities.

Kenneth Robinson made a motion to approve the Iron County Economic Development Advisory Board recommendations for the GOEO Rural County Grant applications for a total of \$200K as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF THE RATIFICATION OF THE RIGHT-OF-WAY (ROW) AND EASEMENT GRANT WITH QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH

Commissioner Cozzens reported that Iron County and Enbridge Gas Utah were able to work through previous issues with the contract, and he signed the contract at the meeting. This agenda item was for the ratification of the ROW and Easement Grant.

Michael Bleak made a motion to approve the ratification of the ROW and Easement Grant with Questar Gas Company, DBA Enbridge Gas Utah. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL FOR AN ECONOMIC DEVELOPMENT ADMINISTRATION DISASTER SUPPLEMENT GRANT, U.S. DEPARTMENT OF COMMERCE, U.S. ECONOMIC DEVELOPMENT ADMINISTRATION YEAR 2025

David Johnson, Iron County Economic Development, reported that he had been assisting Paul Bittmenn, Cedar City Manager, in creating the Economic Development Grant. The grant was for a line to create looping at Port-15. David explained that after the flooding in 2022, Iron County was designated as a disaster area, and there was funding allocated specifically for the Iron County area. This funding would help create redundancies with the utilities. He noted that Cedar City was only requesting the support of Iron County.

Kenneth Robinson made a motion to support an Economic Development supplement grant for Cedar City. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION 2025-7, A RESOLUTION TO TRIGGER PARCELS IN THE IRON SPRINGS INLAND PORT

Michael Bleak, Iron County Commissioner, explained that Utah Code §11-58-601 authorized the Utah Inland Port Authority (UIPA) board to designate a trigger date for the collection of the general tax differential by resolution, and UIPA desired to establish 2026 as the trigger date for the Hive Plastics Tax ID #'s E-179-9 & E-18-1, Tax Account #498312 all of Lot 1, located in the Silver Hills Industrial Minor Subdivision and Nautilus 1, Tax ID #E-174-31-AM, Tax Account # 503303, located in the BZI Innovation Park Phase 1, parcels of the Iron Springs Project.

Michael Bleak made a motion to approve Resolution 2025-7, designating a trigger date of 2026 for parcels in the Iron Springs Inland Port as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY RESOLUTION 2025-7

A TRIGGER RESOLUTION FOR CENTRAL UTAH AGRI-PARK INLAND PORT

Whereas, Utah Code Title 11, Chapter 58, Part 6, authorizes the Utah Inland Port Authority to utilize money from property tax differential; and

Whereas, on April 4, 2023, the Utah Inland Port Authority Board created the Iron Springs Project Area and adopted the Iron Springs Project Area Plan; and

Whereas, on August 1, 2025, the Utah Inland Port Authority Board amended the Iron Springs Project Area and adopted the Iron Springs Project Area Plan Amendment; and

Whereas, Utah Code §11-58-601 authorizes the UIPA board to designate a trigger date for the collection of the general tax differential by resolution; and

Whereas, UIPA desires to establish 2026 as the trigger date for parcels indicated in Attachment A within the Project Area;

NOW THEREFORE BE IT RESOLVED BY THE IRON COUNTY COMMISSION as follows:

- 1. Tax year 2026 is established as Year One for Iron Springs Project parcel(s) indicated in Attachment A.
- 2. The IRON County officials are directed to notify UIPA of this action and triggering the collection of the tax differential for the aforementioned parcels.
- 3. This resolution is effective immediately.

APPROVED AND ADOPTED THIS 25th DAY OF August 2025.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: 
Paul Cozzens, Chairman

ATTEST:

By: 
Jonathan T. Whittaker, Clerk



Kenneth Robinson _Aye_
Michael P. Bleak _Aye_
Paul Cozzens _Aye_

ATTACHMENT A

LEGAL DESCRIPTION (HIVE PLASTICS):

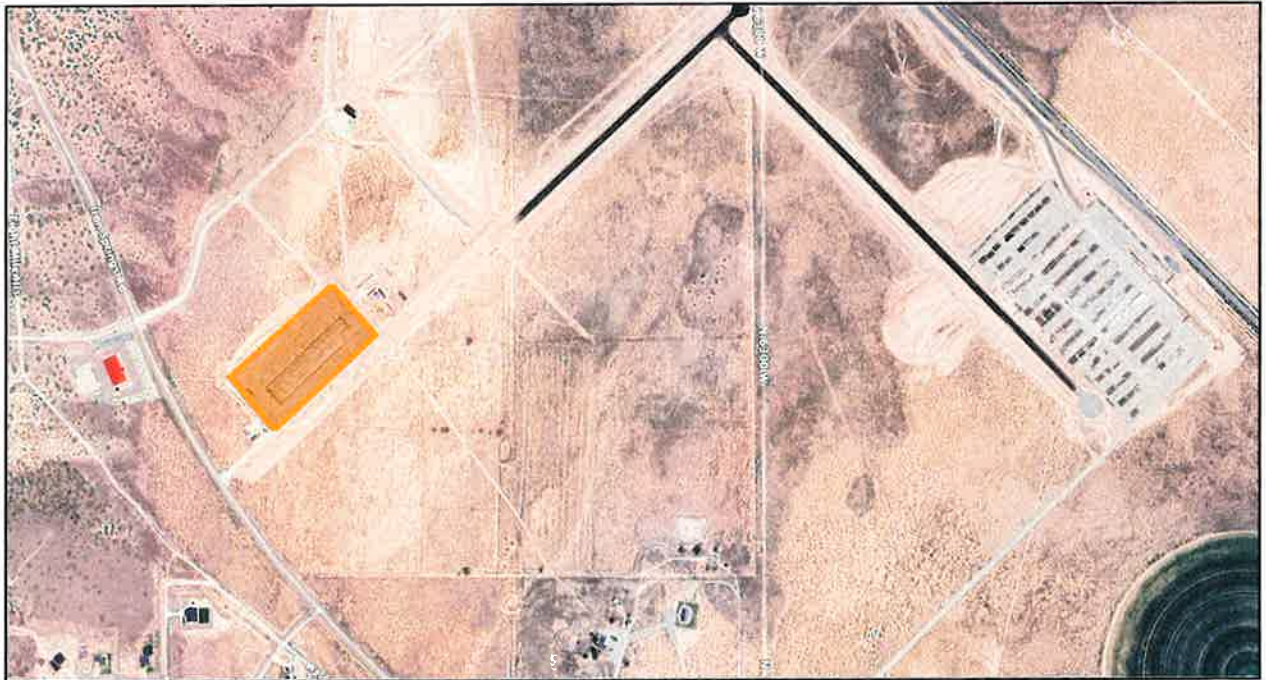
File No.: 16664-00001 Tax ID No.: E-0179-0009-0000 and E-0182-0001-0000; Tax Account No.: 0498312 All of Lot 1, SILVER HILLS INDUSTRIAL MINOR SUBDIVISION, according to the Official Plat thereof on file and of record in the Office of the Iron County Recorder, State of Utah.



And

LEGAL DESCRIPTION (Nautilus 1):

Tax ID No.: E-0174-0031-00AM; Tax Account No.: 0503303; All of Lot 31, BZI INNOVATION PARK PHASE 1 - AMENDED SUBDIVISION, according to the Official Plat thereof on file and of record in the Office of the Iron County Recorder, State of Utah.



PERSONNEL

Jennifer Bradbury, Iron County HR Director, presented the transfer of BreAnn Clark from Full-Time DMV Technician to Full-Time Legal Assistant in the Attorney's Office, effective August 31st. This was a backfill of a vacant position.

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

NON-DELEGATED ITEMS

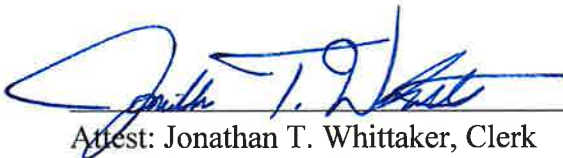
No Non-Delegated items were offered.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.



Signed: Paul Cozzens, Chair



Attest: Jonathan T. Whittaker, Clerk



**IRON COUNTY COMMISSION MEETING
SEPTEMBER 8, 2025**

Minutes of the Iron County Commission meeting convened at 9:00 a.m. September 8, 2025, in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Lucas Little	County Auditor
Ken Carpenter	County Sheriff
Richard Wilson	Chief Engineer
Shalon Shaver	Corrections
Sam Woodall	Deputy Attorney
Reed Erickson	Planner
Brett Hamilton	Planner
Maria Twitchell	Tourism/Parks & Rec

Other present:

Karen Ence	Amanda Giles	Katarina Hamilton
Sydney Rasmussen	Reagyn Reynolds	Shelby Springall

SYNOPSIS

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INVOCATION

An invocation was offered by Michael Bleak.

PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Sam Woodall.

APPROVAL OF MINUTES

Kenneth Robinson 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: 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 Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

Lucas Little, Iron County Auditor, reported and explained the recent fraud charges against a former Iron County Employee. He read, "Public funds were held in the highest regard, and this finding has not been taken lightly. Since then, we have reviewed the money process for each department that handles money, and we are implementing additional checks and balances where needed. As in this case, fraud is often discovered through whistleblowers, and he wanted to publicly thank whoever reported this. As a reminder, we do have a fraud hotline on the county website under the Auditor's Department, where information can be submitted anonymously." His office was going through the Board of Equalization (BOE) process, and the deadline for those applications was September 15th. Abatement applications for property tax abatements for low-income and indigent individuals, due last week, had been accepted and were being processed. Luke updated the previous bill, vetoed by the Governor, and was going to be resubmitted by Senator Dan McKay to replace the Abatement Program with a Deferral Program. Luke explained the bill and the consequences it would cause if passed. Luke noted that he would be attending the upcoming Utah Association of Counties (UAC) Conference, where this would be an ongoing discussion.

Shalon Shaver, Iron County Corrections Lieutenant Commander, reported on statistics for the 3rd quarter. Culinary costs were staying consistent and were currently \$1.09. Shalon noted that the average daily population was down by 22 from the 2nd quarter, which could be attributed to an increase in those being booked and released on an ankle monitor. Commissioner Robinson asked Shalon if the ankle monitors were effective. Sheriff Carpenter replied that although ankle monitors could create problems, Iron County did not have many issues with them. Sam Woodall, Iron County Deputy Attorney, reported that the Judge decided whether an arrested person could be held without bail with an ankle monitor. Shalon reported that the Jail Work Crew worked 40 hours for the Sheriff's Office, 108.5 hours for the jail, 180 hours for Parks & Recreation, and 246 hours for the Iron County Fair for a total of 574.5 hours. She noted that 3 deputies were hired, and one tested out of the Basic Correctional Officer (BCO) entrance standard and was already on duty. There were 6 deputies on extended Military leave and 3 on FMLA leave. The new Sheriff Complex continued to move forward. Shalon reported on the education programs at the jail.

Kenneth Carpenter, Iron County Sheriff, reported on current Law Enforcement (LE) Issues. Metro SWAT: had 14 call outs (Search/Arrest warrants, and other high-risk calls), to date. They were using four-man teams for Task Force (TF) arrests. Drug Force Task: very active with multiple drug arrests and weapons seized. In one case last month, 13 firearms were seized in relation to a drug offense. 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 funding for a second Explosive Detection K9 for Iron County. Under Total incident reports, September 8, 2025

there were 5,287 compared to 6,399. Sheriff Carpenter explained the ICE 287G Program and what ICE was expecting local LE to do once a department signed up. Sheriff Carpenter reported that criminal offenses at the Youth homes continued to increase. There was an increase in total hours worked from 247.8 to 431.3 hours. There were 44 assaults compared to 33, 37 runaways compared to 30, 17 Sex offenses compared to 15, and 12 Juvenile problems. He noted that most of the issues came from out-of-state youth. Ken reported on the Strength of Patrol. There were 3 deputies in FTO, 3 in POST, and potentially losing 5 deputies (US Marshals (1), Forest Service (1), Arizona LE Agency (1), and CCPD (1). One Drug/Patrol Team had to be replaced, which would be funded by the Task Force committee. Future Ops: Cedar City gave a 5% raise to the Cedar City Police Officers during their last budget hearing, which put ICSO 3% behind them. The ICSO received three new trucks with grant funds. He noted that he would like to put aside that money to help purchase a Bearcat Armored Vehicle for SWAT, which would be on a 10-year payment plan. Sheriff Carpenter reported that the Ground Breaking for the Sheriff Complex was held, with a projected completion date of July 2027. Jail pods were complete, and they were finishing up the groundwork. Commissioner Cozzens discussed the shooting range road issue regarding a request from Frank Nichols about having permission to use the roads.

Maria Twitchell, Iron County Executive Director of the Cedar City/Brian Head Tourism Bureau, and Parks & Rec, reported on Tourism. The Tourism budget was on track at 29.4% used, and the Tourism, Recreation, Culture & Convention (TRCC) tax was at 50%. The Transient Room Tax (TRT) collections were slightly lower than those for the same period in 2024. Occupancy and the Average Daily rate had decreased; however, Restaurant Tax saw a nearly 11% increase over 2024. Commissioner Cozzens inquired about the possible Park Reservations program. Maria replied that Congress was not happy regarding reservations at parks. It could hurt Iron County, but not as much as other counties that were closer to the parks, which depended on the revenue. She reported that Tourism received a grant for \$95K, from the Utah Office of Tourism (UOT) to use for marketing purposes. She noted that Brian Head and the Shakespeare Festival had applied for the same grant and received funds. Iron County Tourism had partnered with UOT on a seven-month Destination Development Pilot Program, through Veneto Collaboratory, that matched a destination expert with four businesses in Iron County to assist them in creating a bookable/monetized visitor experience. Iron County had eight businesses/organizations apply, which would be narrowed down to four this week. Maria reported that Iron County hosted the UOT Destination Development workshop in Cedar City on August 11th and 12th, focusing on Agritourism and Dark Skies Product Development, with approximately 200 in attendance. Fall advertisement had been placed in several media, including digital, social media, connected TV, streaming, and digital audio (Spotify). She reported that discussions regarding the SUU sports facilities had been productive. It had been turned over to the SUU Legal Department to present Iron County with an official agreement. Maria noted that she and her staff would be attending the Utah Tourism Conference in Brian Head from September 30th to October 2nd. Maria reported on Parks and Recreation. A concerned citizen called regarding safety at the Iron County Shooting Range. She noted that the range was an unsupervised shooting range, meaning people enter and participate at their own risk, which was posted at the entrance to the range. However, there were always issues with shooting while people were down range. There were no Range Safety Officers (RSOs), but with the growth of the area and risk increasing, it might be to the point that Iron County needed to look at a long-term plan for safety and mitigating risk. There was a discussion with the commissioners about this issue to see what could be done in Iron County. Maria reported on upcoming events at Iron County Parks, which included the Cedar City Half Marathon on September 9th (900 participants), High School Mountain Bike (MTB) Region Race on September 12-13 (1,600 participants), and the High School MTB State Championships on October 17th and 18th (2,500 participants). She noted that to date, revenue generated from the parks was \$11,013. Maria reported on improvements and maintenance at Wood Ranch, 5-Mile, Three Peaks, and the Shooting Range. The BLM approved the south boundary expansion at the shooting range. The expansion would split the area into two ranges with a gate in the middle to allow for the entire area to be rented as

one or two ranges. There would be a fee change, which she would present to the commission at the next meeting.

Kenneth Robinson, Iron County Commissioner, reported that he was able to attend the Iron County Fair activities. Ken expressed his appreciation to Jami Evans, Iron County Fair Director, her crew, and the countless county employees who participated and helped with the fair. He noted that he was impressed by the participants in the rodeo events and the multiple NFR qualifiers that were in each event. Meetings continued to move forward on the new Sheriff's Complex. Ken reported that he received a call from Scott Stubbs regarding the channel that was dug along Hwy 91 and out to Little Salt Lake. Mr. Stubbs expressed concerns about the weed control. Commissioner Cozzens reported that after the large snow run-off in 2005, the channel was dug and cleared because of runoff along Hwy 91. Since the growth in those areas, there would have been more flooding if that had not been done.

Michael Bleak, Iron County Commissioner, reported that he had been attending and helping at the Iron County Fair for many years, and it continued to grow; it was always a great event. Mike expressed his appreciation to Miss Iron County/Miss Iron County Teen and the Rodeo Royalty, who were always available and so willing to help wherever they were needed. He also expressed his appreciation to Doug Ball, who volunteered to monitor the fair stands during the events held in the arena, which was an unpleasant duty. The largest complaint during the events was about people standing in front and blocking the people sitting in the stands. Mike expressed appreciation to Lloyd and Dana Stubbs for providing the food for the Sunday Elected Officials dinner, which had been a tradition after the Sunday program. This was a tradition for the Stubbs family, and they always provided a great home-cooked meal. He noted that the Elected Officials participated in the parade on Monday. Mike reported that he attended the Iron County Council on Government (ICCOG) quarterly meeting. Sheriff Carpenter, Sam Woodall, George Colson, Parowan Police Chief Adams, and Mike met to discuss Air Ambulance needs. He also had the opportunity to visit with the Department Heads and employees and expressed his appreciation for all they do for Iron County. Mike gave an update on the K9, Bomb-Dog, and purchase for Iron County.

Paul Cozzens, Iron County Commissioner, noted that he also attended the Iron County Fair and the Monday night Rodeo with his family and grandsons. The fair was incredible, and he agreed with the comments about the fair from the other two commissioners. Paul reported that Erin Bushman, 5-County Director, sent him a text, and it read, "We have made an organizational change to consolidate the heat program, the weatherization program, and our Community Action program under a single director. These programs all share a common set of questions and intake. The programs will eventually have a common set of staff that can accommodate any of the programs. We intend to have a single office in Iron County, a single office in St. George, and a single office in Hurricane that can provide all the services. We will also cross-train personnel who will travel to Beaver, Garfield, and Kane, and can also provide intake for all services. The belief is that by combining and streamlining these services, our citizens will get better customer service and experience a one-stop shop. The long-term goal would be to get out of multiple leases and combined into a single location." Paul noted that these changes would save each county money and allow the current Community Action Partnership (CAP) Director to focus more heavily on housing, as that was the number one need as determined by the need of the assessment. He gave an update on the storm drain improvement that was made on 800 South by the Transfer Station.

Commissioner Bleak mentioned that, in conjunction with the Iron County Fair, Davey Burton lives in Parowan and works for the Department of Transportation (DOT) and volunteers with the Parowan Fire Department. Davey had been on the Rodeo Committee for many years and very involved with the fair. Mike reported that Davey was recognized by Justin Boots as a Community Volunteer. Mike had the honor of presenting Davey with a new pair of Justin Boots during the Rodeo.

INTRODUCTION OF THE 2025 MISS IRON COUNTY AND MISS IRON COUNTY OUTSTANDING TEEN AND THEIR COMMUNITY SERVICE INITIATIVES

Karen Ence, Miss Iron County/Miss Iron County Outstanding Teen Director, announced her resignation as the pageant director after being Co-director for 2 years and Director for six years. Karen expressed her appreciation to the commissioners for always supporting the pageant and royalty. She reported that Amanda and Ashton Giles were the new pageant Co-directors. Amanda Giles explained that her goal for Miss Iron County/Outstanding Teen was to teach them what it meant to lead and serve our community. She introduced the Iron County Royalty and turned the time over to them to introduce their Community Service Initiatives (CSIs). Regan Reynolds, Miss Color County Teen, reported that her CSI was "Mind in Motion." She explained that Mind in Motion focused on individuals improving their mental health through physical activity. Sydney Rasmussen, Miss Iron County Outstanding Teen, reported that her CSI was "Her Light." She explained that her CSI was about helping girls find confidence and love on social media and build their confidence in everything they do. Shelby Springall, Miss Iron County, reported that her CSI was "STEAM-Find your Sparkle. STEAM stands for Science, Technology, Engineering, Arts, and Mathematics. This was something that could build confidence, curiosity, creativity, and foster a whole new side of learning and growing new leaders in our community.

Commissioner Bleak expressed his appreciation to G'Ne Bartholomew for her years of service as the fair's "fence patrol" and would not have to endure being harassed. Commissioner Robinson noted that in the creation of the fair's 25-Year Plan, that would no longer be an issue. Ken had traveled last week and was able to visit other fair venues, and he shared some great ideas with Jami Evans.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED COUNTY CODE AMENDMENT ORDINANCE 2025-7, TO THE IRON COUNTY LAND USE CODE – AMENDING SECTION 17.16.030 (TABLE OF USES), SECTION 12.12.030 (FEES; PERMITS), AND ADDING SECTION 16.28.015 REQUIRING A PLAT AMENDMENT FOR A "FULL BOUNDARY ADJUSTMENT: AND PROVIDING AN EFFECTIVE DATE Applicant: Iron County

Reed Erickson, Iron County Planner, explained that Ordinance 2025-7 consisted of two parts: Code Amendments for Light Industrial (LI) in RA-20 and Boundary Adjustments with Plat Amendments and Fees for Encroachment Permits. "Section 1. The amendment to Section 17.16.030 allowed "Light Industrial" (LI) use in the RA-20 zone with a Conditional Use Permit (CUP). Currently allowed in the A-20 zone with a CUP and LI, I & IA as permitted use. He noted that this addition complied with HB104 for a "full boundary adjustment" that requires a plat amendment. Section 2. Within Section 16.28.015 – Plat amendment required for full boundary adjustment. To propose a full boundary adjustment in accordance with Utah Code §17-27a-522, the adjoining property owners shall submit a proposal to the land use authority that includes: (a) a conveyance document that complies with Utah Code §57-1-45.5 UCA; (b) a survey that complies with Utah Code §57-1-4.5(3)(b); and (c) a proposed plat amendment corresponding with the proposed full boundary adjustment, prepared in accordance with Utah Code §17-27a-608. Section 3. Within Section 12.12.030 – Fees, a portion of the Iron County Code, shall be, and hereby is, identified and amended to read as follows: A. All fees related to encroachment permits shall be as established in the most recent Iron County Fee Schedule (Section 3: Engineering), adopted and amended by the Iron County Commission."

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding Ordinance 2025-7.

No Public Comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson, Iron County Planner, reported that the Iron County Planning Commission (ICPC) had recommended approval.

Kenneth Robinson made a motion to approve the proposed Iron County Code Amendment Ordinance 2025-7 as presented by Reed Erickson. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2025-7

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING SECTION 17.16.030 – TABLE OF USES, ADDING SECTION 16.28.015 – PLAT AMENDMENT REQUIRED FOR FULL BOUNDARY ADJUSTMENT, AND AMENDING SECTION 12.12.030 - FEES; AND, PROVIDING AN EFFECTIVE DATE.

Whereas, Iron County has determined in accordance with the desire to clarify code conflicts with fees for encroachment permits, provide more development opportunities in the RA-20 zoning district for “light industrial” uses, and comply with new Utah Code provisions in amending lot boundary lines and amending subdivision plats, various provisions and regulations need to be added, amended, or modified; and

Whereas, the County Commission finds that it is in the best interest of the County after taking into consideration the citizens’ health, safety, and welfare, to amend the following ordinance; and

Whereas, the Planning Commission of Iron County has held a duly advertised and noticed public hearing on the proposed amendments to the Zoning Ordinance of Iron County, Utah, and has carefully and thoroughly reviewed and considered the comments received, and has voted to forward the proposed ordinance 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 ordinance and after considering the public comments and the language of the proposed ordinance, the County Commission concludes that the proposed ordinance appropriately considers and balances all interests in accordance with the purposes and goals of the County Land Use, Development, and Management Act; the Iron County General Plan; and, the Iron County Zoning Ordinance.

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

SECTION 1. Within Section 17.16.030 – Table of Uses, a portion of the Iron County Code, shall be, and hereby is, identified and amended to read as follows:

17.16.030 TABLE OF USES
Remainder of this Section remains unchanged

TABLE OF USES												
USES	ZONE DISTRICTS											
	A-20	RA-20	RR-20	R-5	R-2	R-1	R-1/2	R4 K	C	LI	I	IA
Laundry, self-service (laundromat)	C	N	N	N	N	N	N	N	P	P	N	N
Light industrial	C	XC	X	X	X	X	X	X	X	P	P	P
Livestock auction facility	C	N	N	N	N	N	N	X	N	N	P	C

Remainder of this Section remains unchanged

SECTION 2. Within **Section 16.28.015 – Plat amendment required for full boundary adjustment**, a portion of the Iron County Code, shall be, and hereby is, identified and added to read as follows:

16.28.015 – Plat amendment required for full boundary adjustment.

To propose a full boundary adjustment in accordance with Utah Code § 17-27a-522, the adjoining property owners shall submit a proposal to the land use authority that includes:

- (a) a conveyance document that complies with Utah Code § 57-1-45.5 UCA;
- (b) a survey that complies with Utah Code § 57-1-4.5(3)(b); and
- (c) a proposed plat amendment corresponding with the proposed full boundary adjustment, prepared in accordance with Utah Code §17-27a-608.

Remainder of this chapter remains unchanged

SECTION 3. Within **Section 12.12.030 – Fees**, a portion of the Iron County Code, shall be, and hereby is, identified and amended to read as follows:

12.12.030 - Fees.

- ~~A. All fees related to encroachment permits shall be as established in the most recent Iron County Fee Schedule (Section 3: Engineering), adopted and amended by the Iron County Commission. For all easement cuts not specified below: ten cents per square foot (fifty dollars minimum charge).~~
- ~~B. For all easement cuts (longitudinal) for water: ten cents per square foot (fifty dollars minimum charge).~~
- ~~C. For all lateral sewer cuts: ten cents per square foot (fifty dollars minimum charge).~~
- ~~D. For all lateral water cuts: ten cents per square foot (fifty dollars minimum charge).~~
- ~~E. For cuts made by all franchised utility companies: ten cents per square foot (fifty dollars minimum charge).~~
- ~~F. For storm drains: ten cents per square foot (fifty dollars minimum charge).~~

SECTION 4. 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 5. 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 8th day of September, 2025.

**BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH**

By: 
Paul Cozzens, Chair

ATTEST:


Jonathan T. Whittaker, Clerk



VOTING:

Michael Bleak Aye
Paul Cozzens Aye
Kenneth Robinson Aye

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED UPDATE, ORDINANCE 2025-8, TO THE IRON COUNTY TRANSPORTATION PLAN, ADDING 3700 WEST AS A MAJOR COLLECTOR ROAD BETWEEN 4000 N AND MIDVALLEY ROAD/4800 N. Applicant: Iron County

Reed Erickson, Iron County Planner, explained that the reason for the addition was that there was not a master-planned road on the transportation plan that connected 4000 and Midvalley Road. “Section 1. Within the Iron County General Plan Transportation Element, the road to be known as 3700 West shall be identified and added to the Transportation Plan.”

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding Ordinance 2025-8.

No Public Comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson, Iron County Planner, reported that the Iron County Planning Commission (ICPC) had recommended approval.

Michael Bleak made a motion to approve the updated Ordinance 2025-8 as presented by Reed Erickson. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2025-8

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING THE IRON COUNTY GENERAL PLAN, TRANSPORTATION PLAN ELEMENT – ADDING 3700 WEST AS A MAJOR COLLECTOR ROAD BETWEEN 4000 NORTH AND MIDVALLEY ROAD/4800 NORTH, AND PROVIDING AN EFFECTIVE DATE.

Whereas, Iron County has determined in accordance with the desire to update the Iron County General Plan – Transportation Plan Element, various provisions and regulations need to be added, amended, or modified; and

Whereas, the County Commission finds that it is in the best interest of the County after taking into consideration the citizens' health, safety, and welfare, to amend the county transportation plan; and

Whereas, the Planning Commission of Iron County has held a duly advertised and noticed public hearing on the proposed amendments to the Transportation Element of the Iron County General Plan, and has carefully and thoroughly reviewed and considered the comments received, and has voted to forward the proposed plan 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 transportation plan amendment and after considering the public comments and the language of the proposed plan change, the County Commission concludes that the proposed plan 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 General Plan Transportation Element, the Road to be known as 3700 West shall be, and hereby is, identified and added to the Transportation Plan as shown on the Transportation Plan Map, maintained on the official website of Iron County (IronCounty.net) – 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 8th day of September, 2025.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: 
Paul Cozzens, Chair

ATTEST:

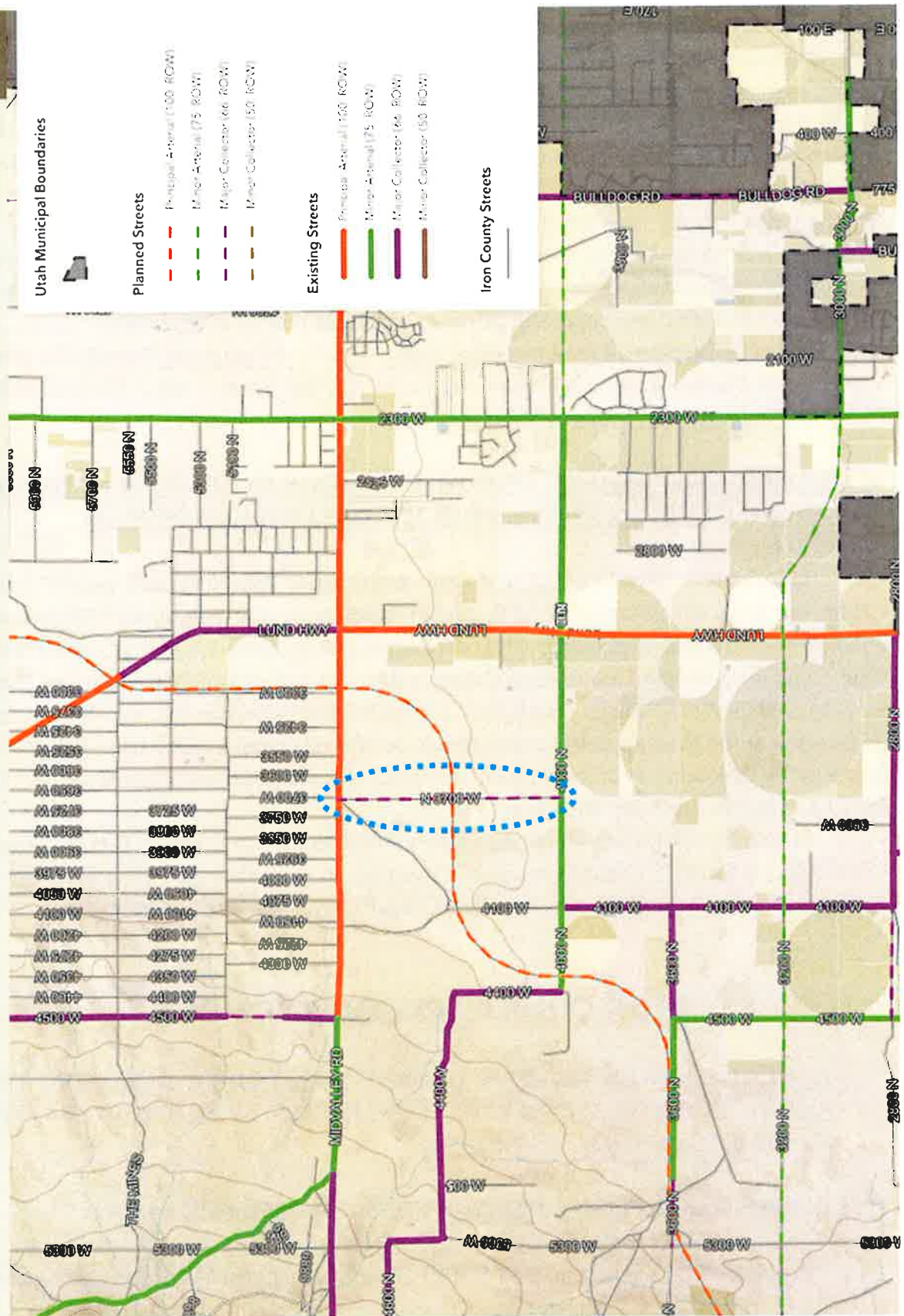

Jonathan T. Whittaker, Clerk



VOTING:

Michael Bleak	<u> Aye </u>
Paul Cozzens	<u> Aye </u>
Kenneth Robinson	<u> Aye </u>

Exhibit A – Iron County Transportation Plan (3700 West)



PUBLIC COMMENTS

No Public Comments were offered.

REVIEW, DISCUSSION, AND POSSIBLE APPROVAL OF NON-COMPLIANT PROPERTY FOR PROPERTIES LOCATED IN THE PLEASANT HILLS SUBDIVISION

Sam Woodall, Iron County Deputy Attorney, explained that this property was part of an illegal subdivision, “Pleasant Hills”, and had no legal, buildable lots, approved water system, and no evidence of compliance with Utah Department of Environmental Quality for public water systems, and was not compliant with applicable provisions set by the Southwest Public Health Department. He noted the property had no improved/dedicated roads, nor any recorded legal

access. No existing structures were unpermitted and were not eligible to receive any permits. This subdivision and any lots therein, including this property, were ineligible for municipal service other than emergency services, as accessible, and solid waste services, with applicable fees paid to Iron County. The document was a filing to be attached and recorded with each property to red-flag any future purchases in the subdivision. Sam reported that the ultimate approach with the filing was to make sure current and future property owners know what they have and what they can and cannot do, which would aid in the enforcement of the zoning ordinance. This document was “Notification was informational to current and future property owners. Not construed as a waiver, release, or limitation of the authority of Iron County to enforce and applicable law, code, regulation, or ordinance now or in the future.”

Kenneth Robinson made a motion to approve the Non-Compliant Property for properties located in the Pleasant Hills Subdivision. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION 2025-8 AUTHORIZING THE FILING OF CROSS-APPEALS FOR 2025 CENTRALLY ASSESSED PROPERTIES

Jon Whittaker, Iron County Clerk, explained that this “was in the best interest of the Iron County that it file a cross-appeal(s) so that Iron County could fully participate in the proceedings initiated by the owner(s), including subsequent appeals to the District Court or Utah Supreme Court, with the purpose to protect Iron County’s financial interests and the equality of the tax burdens of taxpayers within its jurisdiction. The Iron County Commission would direct the prosecution of the cross-appeal(s) under the advice of legal counsel, authorizing Thomas W. Peters to file the necessary cross-appeals.” Jon noted that this Resolution was made for Utah Iron, LLC, and Pacific Corp, Inc. only.

Michael Bleak made a motion to approve Resolution 2025-8, authorizing the filing of Cross-Appeals for 2025 Centrally Assessed Properties, as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY RESOLUTION 2025-8

A RESOLUTION OF THE IRON COUNTY COMMISSION APPROVING THE FILING OF CROSS-APPEALS TO 2025 APPEALS FILED BY TAXPAYERS SUBJECT TO CENTRAL ASSESSMENT.

IT IS HEREBY RESOLVED BY THE IRON COUNTY COMMISSION THAT:

Whereas, Utah Code Ann. § 59-2-1007 allows a county to object to an assessment and request a hearing with the Utah State Tax Commission (“cross-appeal”) within sixty days from when an owner of a centrally assessed property objects and requests a hearing (“appeal”);

Whereas, the following owner with centrally assessed property in Iron County has filed an appeal with the Utah State Tax Commission contesting their 2025 assessment:

1. **Utah Iron, LLC**
2. **PacifiCorp, INC**

WHEREAS, it is in the best interest of the County that it file a cross-appeal(s) so that the County can fully participate in the proceedings initiated by the owner(s), including subsequent appeals to the District Court or Utah Supreme Court arising from such proceedings, with the purpose to protect the County’s financial interests and the equality of the tax burdens of taxpayers within its jurisdiction. In the event any taxpayer files an action in the United States

Federal Court, pursuit of and defense of such action on behalf of the County is also authorized.

NOW, THEREFORE, the IRON COUNTY COMMISSION resolves as follows:

- 1. That a cross-appeal should be filed by legal counsel and pursued in response to the appeal initiated by the following owners: 1. **Utah Iron, LLC.** 2. **PacifiCorp, INC.**
- 2. That the County Commission direct the prosecution of the cross-appeal(s) under the advice of legal counsel, hereby authorizing Thomas W. Peters Esq., to file the necessary cross-appeals to protect the County’s interests.
- 3. That in the event an appeal by an owner not identified above is subsequently discovered, legal counsel is authorized to file a cross-appeal using his discretion to ensure timeliness, but such cross-appeal must be subsequently brought before the Commission as soon as possible for ratification.

APPROVED and ADOPTED this 8th day of September 2025.

IRON COUNTY COMMISSION

Paul Cozzens, Chair

ATTEST:

By: 
Jonathan T. Whittaker County Clerk



APPROVED AS TO FORM:


County Attorney

Voting:

Paul Cozzens	<u> Aye </u>
Mike Bleak	<u> Aye </u>
Ken Robinson	<u> Aye </u>

DISCUSSION AND POSSIBLE APPROVAL OF TWO PROPOSED OFF-PREMISES ADVERTISING SIGNS LOCATED AT 3035 S OLD HIGHWAY 91, APPROXIMATELY 0.99 ACRES (APN: E-242) Applicant: Saunders Outdoor Advertising

Commissioner Cozzens called Mr. Saunders so he could participate in the above agenda item via phone. Brett Hamilton, Iron County Planner, explained that these 2 off-premise signs (Billboards) would be located on one acre of land at the Hamilton Fort Storage Units along Old Hwy 91. Brett reported that the Planning Commission reviewed Iron Code, Chapter 17.52-Signs, Section 17.52.020-Maximum allowed signage, and found the signs followed all criteria and recommended approval.

Kenneth Robinson made a motion to approve the two Off-Premises Advertising Signs located at 3035 S Old Highway 91, as presented by Brett Hamilton. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury presented the new hire of Nick Hulet as the Full-Time Children's Justice Center (CJC) Director, effective September 15th (Salary, Career Service Exempt Status, and Appointed). This was a backfill of a vacant position; the new hire of Sydney Harrison as a Full-Time Cedar City DMV Technician in the Assessor's Department, effective September 29th. This was a backfill of a vacant position; the new hire of Hannah Dockery as a Part-Time Legal Assistant in the Attorney's Office, effective September 2nd. This was a backfill of a vacant position; the new hires of Reilly Bess, Jeff Rexrode, and Jason Ward as Full-Time Landfill Technicians in the Landfill, effective September 15th for Jeff Rexrode, and September 29th for Reilly Bess and Jason Ward. These were backfills of vacant positions; the new hire of Kobe Brunson as a Full-Time Road Technician, effective September 15th. This was a backfill of a vacant position; the new hire of Jose Jiminez as a Full-Time Automotive Technician in the Fleet Department, effective September 15th. This was a backfill of a vacant position; the new hire of William Duncan as a Part-Time Meals-on-Wheels Driver (Parowan) for Council on Aging (COA), effective September 3rd. This was a backfill of a vacant position, and the new hire of Brooke Zemp as a Part-Time Seasonal Recreation Technician for Parks and Recreation, effective August 25th. This was a backfill of a vacant position.

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

Commissioner Cozzens reported that his son hired an employee from a temporary employment service in Cedar City. Paul spoke with the temp service, and they told him there were many looking for work. Some of them were CDL drivers and equipment operators. Paul noted that Bruce Anderson, Iron County Public Works Director, might want to consider checking the service company for workers. Jennifer Bradbury replied that Bruce brought that idea to her attention and had begun utilizing the Temp Service this year. A discussion continued regarding the temp service.


NON-DELEGATED ITEMS


No Non-Delegated items were discussed.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.




Signed: Paul Cozzens, Chair


Attest: Jonathan T. Whittaker, County Clerk

September 8, 2025

IRON COUNTY COMMISSION MEETING
SEPTEMBER 22, 2025

Minutes of the Special Iron County Commission meeting convened at 9:00 a.m.
September 22, 2025, in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Lucas Little	County Auditor
Ken Carpenter	County Sheriff
Terry Palmer	Building & Zoning
Sam Woodall	Deputy Attorney
Richard Wilson	Chief Engineer
Jennifer Bradbury	Human Resources
Mike Worthen	Natural Resources
Bruce Anderson	Public Works

Others in Attendance:

Darin Bushman	Roger Carter	Grant Cox
Lauren Denhalter	Eldon Harker	Samuel Harker
Kathryn Moster	Eli Steed	Amberlee

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INVOCATION

An invocation was offered by Bruce Anderson.

PLEDGE OF ALLEGIANCE

Those assembled were led in the Pledge of Allegiance by Terry Palmer.

APPROVAL OF MINUTES

Michael Bleak made a motion to approve the minutes of the Iron County Commission meeting held on September 8, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT

Kenneth Robinson made a motion to approve Claims for Payment from September 8, 2025, to September 21, 2025. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

Terry Palmer, Iron County Building & Zoning Administrator, reported on the Building Department. As of September 22, 2025, Building & Zoning had issued a total of 406 permits compared to 416 in 2024, 40 Commercial permits were 40 compared to 25, 101 new dwelling permits compared to 119, and 2564 inspections compared to 2706, and 450 Plan Reviews projects. Terry expressed his appreciation to Crystal Carrizosa, Office Manager, and Ely Navarro, part-time Administrative Assistant, for quickly picking up what needed to be done. Both employees were working well with the department. Trent Sukowaty, Building Inspector, had 3 of the 4 Residential Inspections certifications, and would have the final certificate by the end of this year. He noted that Nate Dennett, Assistant Building Official/Zoning, was in Salt Lake City this week for his last Commercial Certification. Once completed, he will be a Combination Inspector in both Residential and Commercial construction. Terry expressed his appreciation for all his office staff for stepping up to the fraud case. Terry reported on the Zoning Department. Riley Westwood was hired as the new Code Enforcement Officer. He is learning quickly, and he would be a great asset to Iron County. Terry reported on the Planning Department. Brett Hamilton was hired as the new Iron County Planner, replacing Reed Erickson, as Reed was going to retire. Reed has given Brett specific things to accomplish to come into compliance with different state requirements and new Iron County Ordinances. Terry expressed his appreciation to Reed Erickson, Iron County Planner, for all he had done to promote growth and development within Iron County. He was an asset that would be missed with the knowledge and understanding of the ordinances and how things had progressed over the past 20 years. Terry reported on the Maintenance Department. Thayne Hainsworth, Iron County Building//Maintenance Supervisor, and Landon Wall, Iron County Maintenance, had spent many hours working around the Iron County Fair Grounds fixing water lines and sprinklers, cutting down dead trees, and leveling out three different areas around the clinic for extra parking spaces. Terry reported on the work they had done around Iron County. He noted that there was an issue regarding the elevator improvements regarding the cost. There was a discussion on the elevator improvement issue.

Richard Wilson, Iron County Chief Engineer, reported that the Engineer Department was doing well. He noted there had not been any major events during the monsoon season. He continued to monitor flood capacity and the abilities of the channels. Richard reported that he had spoken with Amber Hatch, Iron County Weed Supervisor, concerning vegetation management using goats to eat down weeds. The Engineer Department purchased property for a retention pond and continued to move forward. He noted that he had been working with the designer of the two properties right next to the retention pond, so there could be a relief on the channel. He has asked for a 25-foot right-of-way to cross Midvalley Road and pick up water from the Peak view Subdivision, as well as out of the Webster Ditch. There was a contract with Sunroc to dig out a retention pond. Richard reported that there were numerous opportunities to purchase a corridor right-of-way. He noted that they hired Morley McConkie, St. George Commercial Real Estate Appraiser, to appraise two commercial properties, which would allow Iron County to make an offer on the two properties for the Belt route down in the industrial area on Hwy 56 and Iron Spring Road. Richard reported that he was considering placing a 36-inch culvert across Midvalley Road, which would prevent the backup of water into the 2575 entrance to Peak View subdivision. He noted that he and Reed Erickson, Iron County Planner, sent out a Request for Proposal (RFP) for a Capital Improvement Project and an impact fee study. He conveyed that he was contemplating the current detention pond or retention pond sizing and explained why. He expressed his appreciation to Bruce Anderson and the great relationship between the different departments, and working well together. There was a discussion with the Commissioners regarding a company that was putting in a fiber optics line in Right Hand Canyon and proper traffic control.

Bruce Anderson, Iron County Public Works Director, reported on the Road Department. They had resurfaced approximately 80 lane-miles of roads this year, not including skim patching. The Road Department was working on engineering for Gold Springs, Summit Road to Ellen Gardeners, blading mountain roads, cattle-guard cleaning, and culvert cleaning. Bruce reported that he was beginning to work on his 2026 budget. He noted that there was a new rule from the state that says any oiled road that has traffic faster than 35 mph needs to be striped by 2026. Bruce reported on the Landfill Department. The fall water samples would be taken on Wednesday. The State Department of Environmental Quality (DEAQ) was doing a recycling survey, which was about half done. The Front-end cans that they changed to were working well, and he was able to get the work done much faster. He noted that he was planning to expand that effort in 2026. Bruce reported that 2 new employees would begin work at the landfill next week. The Cedar City landfill had received 71,630 tons to date, and Parowan received 25,545 tons. All the Landfill Equipment was in good shape. Bruce reported that fires continued to be a problem at the landfills. He had a meeting scheduled with the state to address the fires. He noted that 99% of the fires were caused by lithium-ion batteries.

Michael Bleak, Iron County Commissioner, reported that he had been asked to serve on a committee with the Intermountain Health and Cedar City Hospital regarding mental health issues in our area. The committee met on September 9th and toured the Receiving Center in Hurricane. There was an issue with the center not being easily accessible. Law Enforcement has met to figure out how to address the issue between different agencies. Mike explained the accessibility issue for our area. Mike reported that the Utah Economic Development Executive Committee. He explained that this was a 501(c)4 organization that explored the development of the entire southern Utah region. The Cedar City Airport board met, and they continued to work towards putting together information for obtaining a control tower, which was important to have. He noted that the Children's Justice Center (CJC) hosted its Golf Tournament fundraiser this past weekend. Commissioner Bleak reported that he was approached by a group of employees from the Cedar City Airport who reported some minor maintenance issues. Mike met with Tyler Galetka, Cedar City Airport Director, and worked those issues out. Mike met with the AMERICA250 Committee and Jamison Robinett, Cedar City Hospital President. On Saturday night, he had the opportunity to attend a memorial service for Charlie Kirk at Mountain View Ranch by Grant Cox, the owner of Mountain View Ranch. He noted that he asked Grant Cox to speak during the Public Comments today. Commissioner Bleak reported that he completed his

employee evaluation and discussed how to reconstruct the evaluation program to have a more meaningful and sincere evaluation.

Kenneth Robinson, Iron County Commissioner, reported that he attended the Bureau of Land Management (BLM) fall coordination meeting, which included the Division of Wildlife, Weed Department, and SITLA. Everyone had positive reports, and it was very productive. He continued to attend meetings regarding the new Sheriff Complex. Ken reported that he met with Maria Twitchell, Iron County Tourism Director, who explained the responsibilities and the process she goes through, and what was involved with her position. They also discussed the 25-year fair program. He noted that he had a conversation with Jami Evans, Iron County Fair Director, about getting Jumbotrons' place in the arena to help facilitate the rodeos being broadcast on the Cowboy Channel. This would provide notoriety and increase interest in the Iron County Fair. Ken reported that he attended the CJC Golf Tournament, which was well attended. He noted that he had to leave after 5 holes because his son's name was Tyler Robinson, and that situation absolutely turned their world upside down for about 36 hours. He expressed his condolences to the parents of Tyler Robinson, Charlie Kirk's assassin. Ken was able to attend the end of the SUU Memorial for Charlie Kirk. They handed out 600 candles, and they ran out of candles. The memorial was very well attended and gave people the opportunity to get together and memorialize Charlie in a positive way. Ken expressed his appreciation to Governor Cox for doing a great job of pointing out that there was a better way to react, and Utah did that well.

Paul Cozzens, Iron County Commissioner, reported that he watched the funeral service for Charlie Kirk, which was very moving and touching. The most touching part was when Charlie's wife forgave her husband's killer. Paul noted that he attended the State Water Planning meeting at the Department of Natural Resources (DNR) to discuss conservation and other water issues. He attended the Iron County Planning Commission (ICPC) meeting. Paul expressed his appreciation to the ICPC and Terry Palmer for all that they do for Iron County. He spoke with Ron Larson about the building for the Weed Department, which continued to move forward. Commissioner Cozzens expressed his condolences to the John Black family, who passed this last week.

PUBLIC HEARING AND POSSIBLE APPROVAL OF A SALE OF REAL PROPERTY (APN: E-1387-12, #0187390). NOTE: PART OF THIS DISCUSSION MAY BE CLOSED PER UCA §52-4-205(d)

Jon Whittaker reported that Eldon Harker has expressed interest in this parcel for some time. The parcel was a gravel pit that was used up. The parcel was located in Beryl Junction. Mr. Harker owned the property surrounding this parcel and wanted to purchase it to complete the property. Jason Bushnell, Appraising Utah, LLC, appraised the property at \$17K, which was a minimal value for the property. Notice was posted for 2 weeks as required, and it also required a public hearing. Jon reported that there were no other interested parties, and Mr. Harker was willing to pay the appraised amount.

Paul Cozzens, Iron County Commission Chair, declared a public hearing open regarding the sale of real property.

No Public Comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the public hearing closed.

Michael Bleak made a motion to approve the sale of Real Property APN: E-1387-12 for \$17K, as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC COMMENTS

Grant Cox, a resident of Parowan, spoke about the tragic assassination of Charlie Kirk on September 10th. He waited for someone in the area to do something to honor Charlie Kirk. There was a large gathering at SUU, and he held a memorial at his Mountain View Museum.

PRESENTATION ABOUT A PROVERTY REDUCTION PROGRAM OFFERED BY FIVE-COUNTY ENTITLED "CIRCLES"

Kathryn Moster, 5-County CAP Community Action Project, explained that the "Circles" program was an effective poverty reduction initiative that revolved around building intentional relationships across income lines. Circle participants would be called "Circle Leaders" because they lead themselves out of poverty. Leaders are families that want to become financially stable; they are leading the change in their lives. They commit to being honest, building intentional friendships, attending weekly meetings regularly, being open to new perspectives, and trusting the process even when it is challenging. Each leader was matched with two "Allies", middle and upper-income volunteers, who help the leaders use their unique gifts and skills to reach their personal and financial goals. Kathryn reported that all participants and volunteers received training, Circle Leaders set goals, and Allies support them as they meet their goals, meet weekly as a group, and attend monthly sessions that would engage community leaders in the work of poverty reduction. Commissioner Cozzens suggested that they could use the conference room at the Cedar City Senior Center. Kathryn noted that if anyone needed to get in touch with her about the program, they could email her at kmoster@fivecounty.Utah.gov. Kathryn reported on Iron County statistics: 38.6% live below 200% or 4 out of 10 households, the average was \$2,651, and the state was %5242. Living wage was based on zip code, min 17.25 per hour, poverty is 12. By building community to end poverty through intentional friendships, personal transformation. Allies support them as they meet their goals, meet weekly as a group, and attend monthly sessions that engage community leaders in the work of poverty reduction.

Darrin Bushman, 5-County AOG Executive Director, expressed his appreciation to Kathryn for doing a great job with the Circles Program and encouraged the commissioners to think of people who would be willing and interested in helping with the program.

INTRODUCTION OF FIVE-COUNTY ASSOCIATION OF GOVERNMENTS (AOG) LOCAL ADMINISTRATIVE ADVISOR (LAA) PROGRAM

Roger Carter, 5-County AOG Administrative Advisor, explained this was a state-funded initiative between the Utah League of Cities & Towns (ULCT) in partnership with AOGs statewide. The program was to provide administrative support to communities, primarily rural, throughout the state of Utah that do not have any professional or full-time administrative expertise. Roger introduced himself and reported on his extensive knowledge in public offices. He noted that 21 communities qualify for assistance in the 5 County area. Roger explained the steps needed to qualify and why this program was needed. Many small towns still have management obligations but lack the staff capacity to keep up with legal, budgetary, and compliance requirements. Tasks like drafting ordinances, preparing budgets, ensuring compliance with state laws, personnel policy, and meeting procedures often fall on elected officials. The state has allocated ongoing funding to support towns through professional administrative support. He reported that Services that the LAA program offered were: reviewing or updating ordinances, resolutions, and policies to align with state code; helping with budget preparation and monitoring, financial oversight, ensuring balanced budgets, and public accountability; creating templates and best practices; advising town leadership on governance matters: meetings, agendas, personnel management, and performance evaluation; strategic planning and goal setting, helping towns define priorities and long-term objectives; and website and technology upgrades, including .gov website conversions and cybersecurity compliance.

Darrin Bushman, 5-County AOG Executive Director, reported that the Iron County AOG was the only organization in the State of Utah to have a City Administrator. Darrin expressed his appreciation to Roger Carter for the experience, resources, and connections he had that were very helpful. Roger does not want to be the administrator of the different cities or replace them. He wants to build capacity. He noted that last year, this program was in the middle of a political tussle. The Utah League and City of Towns were the ones who administered the funding. The legislature decided to hit this program for \$500,000, which was a negative consequence for the program. Darrin explained the three positions in the %-County AOG and what they were responsible for. Darrin reported that they would need the commissioner's help to restore funding

from the legislature. At the next AOG meeting, he was going to ask the commissions to sign a letter of support.

DISCUSSION AND POSSIBLE APPROVAL OF A LOCAL CONSENT FOR A SINGLE EVENT PERMIT, OKTOBERFEST FESTIVAL TO BE HELD ON OCTOBER 17TH AND 18TH AT THE IRON SPRINGS RESORT

Lauren Denhalter, Iron Springs Resort, noted that this was for the annual Oktoberfest that was held every year. Lauren introduced Amberlee as her Assistant Manager and turned the time over to her. Amberlee explained that this agenda item was to have the Local Consent permit approved to serve beer and wine during the Oktoberfest.

Kenneth Robinson made a motion to approve the Local Consent for the Single Event Permit, Oktoberfest Festival, as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF A UTAH OUTDOOR RECREATION OFF-HIGHWAY-VEHICLE (OHV) GRANT CONTRACT FOR MAINTAINING OHV TRAILS IN IRON COUNTY

Mike Worthen, Iron County Natural Resource Management Specialist, explained that the grant was from the Utah Division of Outdoor Recreation (UDOR) to assist in maintaining Off-Highway Vehicle (OHV) trails. This was a maintenance-type grant that would be for the purchase of a six-way blade and a part-time contractor for running the equipment and maintenance. The grant was \$33,550.

Michael Bleak made a motion to approve an OHV Recreation Grant from the Utah Outdoor Recreation Division to assist in maintaining OHV Trails in Iron County, as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF EXTENDING AN AGREEMENT WITH DIXIE NATIONAL FOREST TO FINISH THE CONCRETE CONSTRUCTION AT THE SNOWMOBILE PARKING AREA FOR ONE YEAR AND THE OHV GRANT

Mike Worthen, Iron County Natural Resource Management Specialist, reported that the Forest Service asked to put together a grant application to extend the deadline on the agreement to finish the concrete construction at the snowmobile parking area on the Kane/Iron County line for one year. The grant funds would purchase a six-way blade for the skid steer and hire a part-time, seasonal, or contractor to run the operational equipment. The grant was \$33,550 and lasted two years.

Kenneth Robinson made a motion to approve the extension of the Agreement with Dixie National Forest to finish the concrete construction at the snowmobile parking area for one year. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF A LETTER OF SUPPORT FOR PAROWAN CITY'S APPLICATION FOR UNITED STATES ECONOMIC DEVELOPMENT ADMINISTRATION FUNDING TO AID IN CONSTRUCTING A ROAD AND UTILITY INFRASTRUCTURE NEAR THE PAROWAN CITY AIRPORT

Jon Whittaker, Iron County Clerk, noted that agenda items 8 and 9 were similar, from Parowan City asking for a letter of support from the commissioners to help the Parowan Airport infrastructure.

Michael Bleak made a motion to approve the letter of support for Parowan City's application for United States Economic Development Administration funding to aid in constructing a road and utility infrastructure near the Parowan Airport. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF A LETTER OF SUPPORT FOR PAROWAN CITY'S APPLICATION FOR UTAH GOVERNOR'S OFFICE OF ECONOMIC OPPORTUNITY (GOEO) RURAL COUNTY OPPORTUNITY GRANT FUNDING TO AID IN CONSTRUCTING A ROAD AND UTILITY INFRASTRUCTURE NEAR THE PAROWAN CITY AIRPORT

Kenneth Robinson made a motion to approve the letter of support for Parowan City's application for the Utah Governor's Office of Economic Opportunity (GOEO) Rural Opportunity Grant funding to aid in constructing a road and utility infrastructure near the Parowan Airport. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the new hire of Hadley Hickman as a Full-Time Corrections Deputy 1 in the Sheriff's Office – Corrections, effective October 12th. This was a backfill of a vacant position; the status transfer for Fernando Gomez from Full-Time Corrections Deputy 1 to Part-Time Bailiff in the Sheriff's – Patrol, effective September 14th; the promotion of Lori Neighbors from Full-Time Judicial Assistant to Full-Time Senior Judicial Assistant in the Justice Court, effective September 14th; and the status change for Brad Benson from Part-Time Fair Maintenance Technician to Seasonal Fair Maintenance Technician, effective September.

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

NON-DELEGATED ITEMS

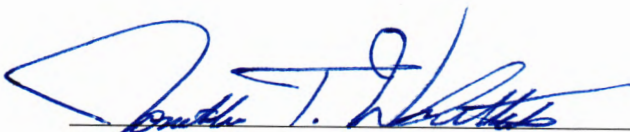
No Non-Delegated items were discussed.

ADJOURNMENT

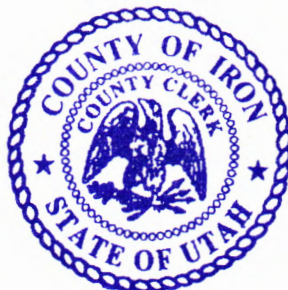
Paul Cozzens, Iron County Commission Chair, declared adjournment.



Signed: Paul Cozzens, Chair



Attest: Jonathan T. Whittaker, Clerk



**IRON COUNTY COMMISSION MEETING
OCTOBER 13, 2025**

Minutes of the Iron County Commission meeting convened at 9:00 a.m. October 13, 2025
in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Karsten Reed	County Assessor
Luke Little	County Auditor
Kent Carpenter	County Sheriff
Nicole Rosenberg	County Treasurer
Terry Palmer	Building & Zoning
Sam Woodall	Deputy Attorney
Carrie Christiansen	Deputy Auditor
McKayla Meinhardt	Deputy Auditor/Abatement
Jami Evans	Fair Director
Jennifer Bradbury	HR Director
Brett Hamilton	Planner
Melanie Hall	Deputy Treasurer

Others in attendance:

Dallas Buckner Bruce Washburn

SYNOPSIS

ADJOURNMENT	15
APPROVAL OF CLAIMS FOR PAYMENT	2
APPROVAL OF MINUTES	2
BOARD OF EQUALIZATION RECOMMENDATIONS.....	14
DEPARTMENTAL REPORTS.....	2
INVOCATION	2
NON-DELEGATED ITEMS.....	15
PERSONNEL	14
PLEDGE OF ALLEGIANCE.....	2
PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY HORN	12
ORDINANCE 2025-9 ZONING MAP CHANGE IN BRIAN HEAD	14
ORDINANCE 2025-10, TIER CHANGE IN BRIAN HEAD	8

ORDINANCE 2025-11, ZONE CHANGE IN BRIAN HEAD 10

PUBLIC COMMENTS 7

RESOLUTION 2025-9, UCIP REPRESENTATIVE/ALTERNATE REPRESENTATIVE 12

TAX ABATEMENTS AND EXEMPTIONS FOR 2025 13

INVOCATION

An invocation was offered by Karsten Reid.

PLEDGE OF ALLEGIANCE

Those assembled were led in the Pledge of Allegiance by Sam Woodall.

APPROVAL OF MINUTES

Michael Bleak made a motion to approve the minutes of the Iron County Commission meeting held September 22, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson.

APPROVAL OF CLAIMS FOR PAYMENT

Kenneth Robinson made a motion to approve Claims for Payment from September 22, 2025, to October 12, 2025. Second by Michael Bleak. Voting: Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

Karsten Reed, Iron County Assessor, reported that the Assessor’s Office lacked functional Personal Property software, which had resulted in many issues and challenges with Personal Property. The application, “Paragon Utah Mass Appraisal Software” (PUMA), was to be installed by January of 2026. Karsten noted that the State had a new requirement that all Assessors had to receive a designation. The challenge with the requirement was that it was an increased requirement for training, which was primarily held in Salt Lake City. He reported that currently three-fourths of his staff have a designation, and with another two classes, the whole office would be designated. The Southern Utah Assessors have asked that more of the classes be held in Southern Utah to help ease budgets. Karsten reported that the Board of Equalization (BOE) appeals were low this year. He noted that the Assessor budget was on track

Jami Evans, Iron County Fair Director, reported that the two new Fair Office employees were a great addition and they played an important role in making the Iron County Fair a success. Jami noted that she implemented several new procedures and streamlined many of their operations, which helped with efficiency. They sent a survey out to all participants in the different events this year. Many of the surveys were beginning to come back, and there had been some valuable responses. She reported that the Fair Master Plan was nearing completion. Once finalized, they would move forward with planning and implementing the different phases as the budget and time allowed. During the Iron County Fair, the proposed Master Plan was displayed in the Exhibit building, and a survey link was shared for public feedback. There were positive and thoughtful comments from the public. Jami reported that the fair staff was currently searching for a new theme for the 2026 Iron County Fair and accepting recommendations for the 2026 Grand Marshall. The Boots and Buddies Adaptive Rodeo was a new event at the fair and turned out great. Feedback was overwhelmingly positive, and this would become an annual event. She heard from the PRCA Rodeo and stock contractors, who were very pleased with the continued growth of the rodeos. The stock contractor had one major request, which was to implement a Jumbotron and explore live streaming through the Cowboy Channel. This would create new sponsorship opportunities and increase exposure for the Iron County Fair and Iron County tourism on a national level. Jami reported on attendance at the different events. Jami expressed her appreciation to the Iron County Sheriff’s Department, Search and Rescue, and VIPs for their outstanding assistance throughout the fair. They are always there when needed and

willing to do whatever we ask them. She noted that with the increase in attendance at the events, there was a need for additional seating. Jami reported that there were 34 new sponsors and for the first time, 2 Diamond sponsors, who donated \$10K each. She expressed her appreciation to all the sponsors, which consisted of 140 sponsors. This year, the sponsorship goal was \$100K, and as of October 10th, the total was \$186K. The Spanish Trail Rodeo did well, which was moved to June this year. Jami reported that the Equestrian Club used the fair arena this year and booked their full schedule of events for next year. She was excited about the direction the fair and fairgrounds were heading and looked forward to the continued growth and community involvement in the coming year.

Karsten Reed, Iron County Assessor, reported that HB 237-Rollback Tax Amendments-modified provisions related to property taxes and fees imposed when land was no longer used for agricultural purposes. The funds collected within the county went into a Lee Ray McAllister Working Farm and Ranch Fund, which would be appropriated by the Legislature. The Iron County Treasurer would deposit 100% of the rollback tax, or fee-in-lieu payments, funds into an account or fund of the county set aside for preserving or restoring open land and agricultural land, to establish a conservation easement, or similar methods to preserve open land or agricultural land. If the funds were not used within 10 years, the county would pay the balance to the LeRay McAllister Working Farm and Ranch Fund. Karsten reported that the commissioners were responsible for allocating those funds for Iron County. There was a discussion between Karsten, the Commissioners, and Luke Little, Iron County Auditor, regarding the funds.

Nicole Rosenberg, Iron County Treasurer, reported Product Sales as of January 2025 were \$17,329,725.77. The Property Tax extract was sent to the Data Center to be printed on Friday, October 10th, and billed out over \$64,017,503.93. Nicole noted that Tax Distribution to Iron County was \$2,888,780.19. She reported that the collection of property taxes was approaching, and the money coming in would drastically change the amounts. Pooled Cash was \$86,334,227.25, and the Public Treasurers Investment Fund (PTIF) interest rate was holding at 4.38% and had collected \$1,304,866.09 in interest this year. Moreton Asset invested additional funds with a long-term rate of over 4.67% and collected \$750,888.75 in interest. Nicole reported that the Outstanding Taxes were \$2,182,255.10 compared to \$1,279,855.75. She noted that the Treasurer's budget was on track.

Kenneth Robinson, Iron County Commissioner, reported that after the last commission meeting, he attended the Forest Service meeting that afternoon regarding plans for watershed management and contracts being sent out for timber. During the meeting, the DWR talked about some wild-hog issues in Washington County. Invasive hogs were coming up from the Virgin River and moving up the Santa Clara River. Ken noted that he had a meeting with Jami Evans, Iron County Fair Director, to discuss an issue on 100 N and Parowan City's interpretation versus the Iron County interpretation of what the street would become. Parowan City was under the understanding that 100 N would become public access into a subdivision on the east side of Parowan. He met with Parowan Mayor Halterman and Dan Jessen regarding his concerns that 100 N needed to be closed for fairgrounds use. This discussion about 100 N was ongoing. Ken reported that he met with the DWR regarding the ongoing Wildlife Management of the Utah Prairie Dogs (UPD) west of Parowan. The DWR was to maintain the UPD in side that area, but the UPD numbers were getting out of control and decimating 2 of the adjoining farms, the DWR trapped 597 off the two farms. This lack of control of the UPD was a failure of the DWR for not upholding their part of the agreement. He also spoke with Rex Shipp and Evan Vickers who affirmed that they were going to get something put through the state legislature to have some compensation available to those who had damage on their property caused by the UPD, and we need to hold the DWR accountable. Ken was also able to attend the Farm Bureau's annual business meeting.

Michael Bleak, Iron County Commissioner, reported that he met with Nick Hulet, CJC Director, and discussed the impact of Group Homes and Residential Treatment Centers and how it was having cascading effects. Mike noted that they were going to target this as a discussion for

the upcoming legislative session to see if there was something that could be done to rectify this issue. He spoke with the Southwest Education Academy (SEA)/Adult Education Program, which was mandated to take in children from these homes and centers. There had been so many that had been taken in, it was pushing seats out for our local students, taking them out of the SEA program. Mike reported that he worked evenings in Parowan as a police officer and had access to all the calls, and there was at least one call per night, either assault, runaway, sex offense, runaway breaking into a house, or suicidal. There was a discussion on what could be done on a local level. He noted that he attended the quarterly Fire Chief's meeting, and the topic of conversation was regarding HB48 Wildland and Wildland Urban Interface, which appeared to be a horrible piece of legislation. The bill addressed efforts to oversee wildfire risks associated with Wildland-Urban Interface (WUI) properties, which comprised most of Iron County. The basic requirement of WUI was that the exterior of a structure be ignition-resistant and able to resist the entry of flying embers and fire radiation during a wildfire. HB48 required the county to assess each property, and if they were not in compliance, the owner of the property would be fined. Mike noted that he spoke with Representative Rex Shipp at length to get this bill repealed. There was a lengthy discussion regarding the effects of HB48. Commissioner Bleak reported that Mike Phillips, Cedar City Fire Chief, was injured in a multi-agency training exercise, which left him hospitalized in the burn unit in Salt Lake City. Chief Phillips was in good spirits and optimistic about his recovery. The Iron County Fire Chiefs Association, along with the Cedar City Fireman's Association, hosted a whole-hog barbecue fundraiser dinner on October 6th for Chief Phillips. It was well attended, and they served over 600 meals and raised \$37K. The funds raised will help with the costs of travel, lodging, meals, and time away from work for his wife, Becky. Governor Spencer Cox attended and spent some private time with the Phillips family. Mike reported that he attended meetings with the Capital Facilities Plan, the Airport Board, the Utah Summit held at SUU, Fly Iron County, and the SUU Legal and Athletic Department regarding the Athletics Project. He noted that Kanarraville received 3.49 inches of rain over the weekend. There were no major problems, but there was a lot of debris on the roads, which was cleared up in good time. Mike and George Colson, Iron County Emergency Management, delivered sand to Kanarraville to fill sandbags with their sanding machine. George helped Kanarraville Mayor Allred from Thursday to Sunday morning to make sure Kanarraville was taken care of.

Paul Cozzens, Iron County Commissioner, noted that he called Rich Wilson, Iron County Engineer, to have a backhoe staged at Ladybird Nursery. Paul expressed his appreciation to Bruce Anderson, Iron County Public Works, and his crew for all their help with flood mitigation. He called Cedar City Manager, Paul Bittmenn to place a backhoe at the Woodbury split. Paul explained that the problem at the Woodbury Split when these big events happen, the big boulders come through, and when they exit going towards Quichapa, the rocks lose velocity and stop and pile up there. There was a plan in place by the NRCS to fix that exit. He noted that 5-County passed a Resolution on the Forest Service timber sales. Garfield Commissioner Pollock took the resolution to Washington, D.C., and asked if the timber sales could be administered by the counties, which they agreed to. Paul attended the Board of Health and Behavioral Health meetings last week. He had a meeting with the Division of Natural Services (DNR) regarding their state water plans. There was a discussion with Nicole Rosenberg, Iron County Treasurer, and Bruce Anderson regarding all-year access to Braffits Creek for the new owner. Commissioner Cozzens reported that there was a winter water issue at the Cedar City Senior Citizens Center. He explained that during the winter, the water melts and collects on the curb and ices over, making it very slippery. He gave Stephanie Rainey, Iron County COA Director, permission to have a galvanized deck plate placed over the curb to cover it up. Paul reported that the Cedar City Republican Party organized a pancake dinner at the Cedar City Park on Tuesday evening, October 14th, beginning at 5:00 p.m. This was a Charlie Kirk-Turning Point type of event to honor him and raise funds for the SUU local chapter.

Terry Palmer, Iron County Building & Zoning Administrator, reported that there was no light at the back door of the basement of the Cedar City Senior Center. Terry had spoken with Marshall Evans, an Electrician, about getting a light placed there. He noted that there were no

smoke or carbon monoxide detectors in the older section of the center. Terry would speak with Marshall Evans to arrange for those detectors to be installed. Commissioner Cozzens suggested that it might be easier to put a larger floodlight up higher on a pole. Terry reported that Thayne Haynesworth, Building Maintenance Supervisor, had pictures of a boy doing brookies (donuts) in the fairgrounds parking lot. Thayne followed the boy back to Parowan High School and was able to take photos of the license plates. Terry told Commissioner Bleak that he would have Thayne pass that information on to him. Jon Whittaker, Iron County Clerk, explained that the courthouse has faced challenges for some time in controlling the building's temperature. One of the issues was that there are Honeywell controllers and Trane equipment, which do not work seamlessly together, and they have to be reset many times. The air conditioner was running at the same time as the boiler. The temperature was different in each office. Jon asked if the commission would approve having a Return on Investment (ROI) analysis on what it would cost and what the ROI would be from a utility perspective on changing the controllers to match the system, so there would be better control of the temperature. It would be wise to figure out how to furlough the building for the weekends,

**PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED
ZONE CHANGE (ORDINANCE 2025-9) TO THE IRON COUNTY ZONING MAP-
ZONE CHANGE, FROM RURAL AGRICULTURE 20 ACRE (RA-20) TO
RESIDENTIAL ½ ACRE (R-½) ON APPROXIMATELY 141.25 ACRES LOCATED
NEAR 4400 W 4400 N Applicant: Equestrian Trails Ranch LLC, represented by Go Civil
Engineering**

Brett Hamilton, Iron County Planner, reported that the applicants' proposed use to change to R-½ acre was for residential use. Brett explained that the 141.25 acres were currently zoned RA-20, and were adjacent to other R-½ zoning and were located southwest of Midvalley Road and Lund Highway by the 3 Peaks Recreation Area. Services available were: Water-CICWCD, Sewer-Cedar City Sewer Department, and other utility services in the area (power, gas, communications, etc.). There was a good turnout at the Iron County Planning Commission (ICPC) regarding the zone change. One of the main concerns was with the traffic and keeping the area rural. Brett Hamilton reported that the Iron County Planning Commission (ICPC) had reviewed the Evaluation Considerations for Re-Zoning and recommended the approval of the zone change.

Dallas Buckner, Go Civil Engineering, explained the request and plans for the subdivision and drainage plans. There would be HOA-type amenities in this subdivision. The stormwater basin would be approximately 2 acres and at least 20 feet deep. Discussing continued with commissions regarding drainage in the subdivision. Commissioner Robinson noted that he had concerns with smaller plots and the safety of residents walking because of the lack of sidewalks.

Paul Cozzens, Iron County Commission Chair, declared a public hearing open regarding a proposed zone change.

Bruce Anderson, Iron County Public Works Director, noted that he was opposed to this zone change for many reasons. His concerns about the zone change were: Clark Webster just had his property put into an Agriculture Protection Area, after the ground was stripped of the sage brush, the Utah Prairie Dog (UPD) would show up, and who was going to protect the agriculture protection area and others with farm animals from the UPD, and traffic going to and from 3 Peaks Recreation Area, which residents complain about. Bruce reported that this year the Public Works Department did a project to mitigate what was already there, and it cost \$56K to oil just one road. He explained that 3 Peaks held 14 weeks of events in 24 weeks. Bruce reported on the impact fees and how the current residents would be affected. He noted that all this construction needed to slow down because these developments were going up so fast that he was not able to keep up with his services. This area was set as RA-20 to protect the 3 Peaks Recreation Area and the water situation.

Ken Carpenter, Iron County Sheriff, noted that he agreed with Bruce. His department was beginning to get further and further behind. He asked for 16 new deputies last year because of the growth, but it was not approved. Iron County was continuing to grow, and he was expected to provide Law Enforcement (LE) for the area, but he was not able to do so. Sheriff Carpenter reported that he did not have enough deputies to be able to keep up with the growth. The crime stats continue to rise, and he was losing deputies because Iron County was not competing with other departments in the state in pay. He noted that he was going to ask for 16 additional deputies once again during his budget hearing. If the Sheriff's services continue to be expected in these new areas, then he would need extra deputies to keep up.

Paul Cozzens, Iron County Commission Chair, declared the public hearing closed.

Ken Robinson noted that there were good reasons for concerns. The State Mountain Bike Finals were being held this weekend at 3 Peaks Recreation Area, and Maria Twitchell reported that there were 3,500 contestants. That number does not include any family or spectators. The area would be inundated, and residents in that area were already being burdened. If the area continues to be developed with homes, the complaints were going to continue to grow. Mike Bleak agreed with what had been conveyed. The current policies and regulations have all been met, and we need to respect the rule of law. There was no other recourse or solution but to approve the zone change. Paul Cozzens reported that after seven years on the commission, everyone was still asking to stop the growth. He noted that we do not tell someone what they can or cannot do with their own property, and he was 100% property rights. Sam Woodall noted that the zone change was a legislative decision, and as the legislative body, they have a lot of discretion. Ken Robinson noted that we were getting further behind because the policies were not being implemented, or we were not changing the policies to force developers to pay for what they were doing.

Michael Bleak made a motion to approve zone change (Ordinance 2025-9) to the Iron County Zoning Map-Zone Change, from RA-20 to R-½ as presented by Brett Hamilton. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Nay.

IRON COUNTY ORDINANCE 2025-9

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING THE IRON COUNTY ZONING MAP – CHANGING 141.25 ACRES (APN: D-0515-0006-0000, D-0515-0014-0000, D-0602-0001-0006) FROM RA-20 (RURAL AGRICULTURE 20 ACRES) TO R-½ (RESIDENTIAL ½ ACRE), 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 language of 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

October 13, 2025

Plan with the following condition of approval;

County staff shall include an advisory note on the plat or other recorded documents stating that the property is located in proximity to established recreational and agricultural uses and activities. Such uses are afforded priority and may generate noise, dust, traffic, lighting, or other impacts customary to their normal and lawful operation. The use and enjoyment of this property is expressly conditioned upon acceptance of any annoyance or inconvenience resulting from such activities. Complaints regarding these pre-existing uses operating lawfully may not be considered grounds for enforcement or other County action.

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’s: D-0515-0006-0000, D-0515-0014-0000 & D-0602-0001-0006 (141.25 Acres) shall be, and hereby is, identified and amended to be zoned from RURAL AGRICULTURE 20 ACRES (RA-20) TO RESIDENTIAL ½ ACRE (R-½) and shown on the official zoning map and website of Iron County (IronCounty.net) – 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 13th day of October, 2025.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: Paul Cozzens
Paul Cozzens, Chair

ATTEST:

Jonathan T. Whittaker
Jonathan T. Whittaker, County Clerk



VOTING:

Michael Bleak Aye
Paul Cozzens Aye
Kenneth Robinson Nay

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL ON A PROPOSED GENERAL PLAN TIER AMENDMENT (ORDINANCE 2025-10)-TIER CHANGE, TIER III TO TIER IV, TIER IV TO TIER II, AND TIER II TO TIER IV, FOR PROPERTIES AROUND THE BRIAN HEAD AREA, GENERALLY LOCATED WITHIN SECTIONS 30, T35S, R8W; SECTIONS 22-28 & 32-35, T35S, R9W; AND SECTIONS 3-4 T36S, R9W, SLB&M, IRON COUNTY, UTAH

Brett Hamilton, Iron County Planner, noted that this initiative was a two-part process. This was a Brian Head Tier II Area Planning, General Plan Amendment. Brett reported on the Tier II Historical Review, and he explained the Tiers I, II, III, and IV. He noted that the majority of Iron County was in Tier IV. Brett showed the current Tiers and where the changes would be in the Brian Head area. Some land to the south was in the Forest Service area, and Brian Head Town currently has a lease agreement with them. Brian Head was under current negotiations to potentially acquire the area from the Forest Service. Brett Hamilton reported that the Iron County Planning Commission (ICPC) had reviewed the Tier Considerations for Re-Zoning and recommended the approval of the zone change.

Paul Cozzens, Iron County Commission Chair, declared a public hearing open regarding a proposed General Plan Tier change.

No public comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the public hearing closed.

Kenneth Robinson made a motion to approve the General Plan Tier Amendment, Ordinance 2025-10, as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2025-10

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING THE IRON COUNTY GENERAL PLAN – TIER BOUNDARIES, CHANGING SOME AREAS OF TIER III TO TIER IV, TIER IV TO TIER II, TIER II TO TIER IV, ALL IN THE BRIAN HEAD TOWN AREA; AND PROVIDING AN EFFECTIVE DATE.

Whereas, Iron County has determined in accordance with the desire to update the Iron County General Plan – Tier area around Brian Head Town, various provisions and mapping need to be added, amended or modified; and

Whereas, the County Commission finds that it is in the best interest of the County after taking into consideration the citizen’s health, safety and welfare, to amend some county general plan Tier boundaries; and

Whereas, the Planning Commission of Iron County has held a duly advertised and noticed public hearing on the proposed amendments to the Tier Map of the Iron County General Plan, and has carefully and thoroughly reviewed and considered the comments received, and has voted to forward the proposed plan 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 Tier boundary amendments and after considering the public comments and the language of the proposed plan change, the County Commission concludes that the proposed plan 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 General Plan, changes to the Tier boundaries of Tier III to Tier IV, Tier IV to Tier II, Tier II to Tier IV, all in the Brian Head Town area shall be, and hereby are, identified and amended, as shown on Exhibit A, hereto attached and maintained on the official website of Iron County (IronCounty.net).

SECTION 2. Severability.

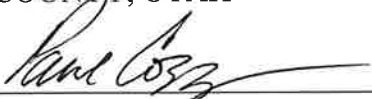
Should any portion of this ordinance be found for any reason to be unconstitutional, unlawful, or otherwise void or unenforceable, the balance of the ordinance shall be severable therefrom, and shall survive such declaration, remaining in full force and effect.

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 13th day of October, 2025.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: 
Paul Cozzens, Chair

ATTEST:


Jonathan T. Whittaker, County Clerk



VOTING:

Michael Bleak	<u> Aye </u>
Paul Cozzens	<u> Aye </u>
Kenneth Robinson	<u> Aye </u>

**PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED
ZONE CHANGE (ORDINANCE 2025-11) TO THE IRON COUNTY ZONING MAP-
ZONE CHANGE, FROM A-20, R-1 & R-½ TO R-5; A-20, C, AND SPA TO RA-20; AND
C TO A-20 IN THE BRAIN HEAD AREA**

Brett Hamilton, Iron County Planner, explained that Brian Head updated their General Plan and Annexation Plan in 2018. Brian Head adopted a larger Tier II and a smaller Tier III, and they found that this did not work because some of the land was Forest Service property that cannot be annexed. He noted that potential buyers would look at the property and then want to subdivide. There was no sewer system or water infrastructure in that area, so it could not be subdivided into anything less than 5 acres, and until those utilities were brought up to code. There were concerns about how this would affect current property owners. Brett showed each of the zone change areas. Brett reported that the Iron County Planning Commission (ICPC) had reviewed the Evaluation Considerations for Re-Zoning and recommended the approval of the zone change.

Paul Cozzens, Iron County Commission Chair, declared a public hearing open regarding a proposed General Plan Tier change.

No public comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the public hearing closed.

Michael Bleak made a motion to approve the Zone change, Ordinance 2025-11, as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2025-11

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING THE IRON COUNTY ZONING MAP – CHANGING NUMEROUS PROPERTIES IN AND AROUND THE BRIAN HEAD TIER II AREA FROM A-20, R-1, & R-½ to R-5; A-20, C & SPA to RA-20; & C to A-20; 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 County’s review, 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 regarding of the proposed zoning changes, 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 properties identified on Exhibit A shall be, and hereby are, identified and amended to be zoned from A-20, R-1, & R-½ to R-5; A-20, C & SPA to RA-20; & C to A-20; as shown on Exhibit A, hereto attached, and displayed and maintained on the official zoning map and website of Iron County (IronCounty.net).

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 13th day of October, 2025.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: 
Paul Cozzens, Chair

ATTEST:


Jonathan T. Whittaker, County Clerk



VOTING:

Michael Bleak	<u> Aye </u>
Paul Cozzens	<u> Aye </u>
Kenneth Robinson	<u> Aye </u>

PUBLIC COMMENTS
No Public Comments were offered.

DISCUSSION AND POSSIBLE APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN IRON COUNTY AND KIMLEY HORN & ASSOCIATES, INC. FOR THE PREPARATION OF A CAPITAL FACILITIES PLAN AND IMPACT FEE ANALYSIS

Brett Hamilton, Iron County Planner, explained that to collect impact fees, there has to be a Capital Facilities Plan in place. The primary purpose was to identify existing infrastructure and future needs to identify future development and growth. The three focus areas of this capital facilities plan would be sewer, storm drainage, and transportation. It would allow Iron County to comply with Utah Code title II, Chapter 36a, Part 3 Impact Fee Facilities Plan, and to create and adopt appropriate impact fees and service fees to help pay for the infrastructure and services. Brett reported that an RFP was processed, and there were 3 proposals received from three different firms. Two interviews were conducted, and they selected a consultant who they felt would be able to perform the work to the greatest extent. The recommendation to the Commission was to approve Kimley Horne & Associates, Inc. for a bid of \$335,273 for the Capital Facilities Plan and Impact Fee Analysis, with a timeline of approximately 12 months. The Primary deliverables that would be provided were: GIS database of existing facility inventory, Level of service standards and future needs, Sewer infrastructure operations and management summary, Short, medium, and long-term projects lists, Cost estimates for short-term projects, Project prioritization, Capital facilities Plan & Impact Fee Assessment, and User & service fee considerations.

Kenneth Robinson made a motion to approve the Professional Services Agreement between Iron County and Kimley Horn & Associates, INC., for the preparation of a Capital Facilities Plan and Impact Fee Analysis. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

RESOLUTION 2025-9, APPOINTING A REPRESENTATIVE AND AN ALTERNATE REPRESENTATIVE FOR THE ANNUAL UTAH COUNTIES INDEMNITY POOL (UCIP) ANNUAL MEETING TO BE HELD NOVEMBER 21, 2025

Jon Whittaker, Iron County Clerk, explained that there was a Class 3 Representative up for vote this year on the Utah Counties Indemnity Pool (UCIP) board. Jon reported he would be willing to continue as a UCIP Representative, and Jennifer Bradbury as an Alternate Representative.

Michael Bleak made a motion to approve Resolution 2024-9, appointing Jonathan Whittaker as a Representative and Jennifer Bradbury as an Alternate Representative for the UCIP meeting to be held on November 22, 2024. Second by Kenneth Robinson. Voting: Michael Bleak, aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY RESOLUTION 2025-9

A RESOLUTION OF THE IRON COUNTY COMMISSION APPOINTING A REPRESENTATIVE AND AN ALTERNATE REPRESENTATIVE FOR THE UTAH COUNTIES INDEMNITY POOL ANNUAL MEMBERSHIP MEETING.

Whereas, the Governing Body of Iron County, Utah, is the proper authority to appoint a qualified person to act as the official representative for Iron County at the Utah Counties Indemnity Pool Membership Meeting to be held on November 21, 2025; and

Whereas, the Governing Body of Iron County, Utah, has been informed that the By-laws of the Utah Counties Indemnity Pool require that the official representative and an alternate representative for Iron County must be an elected or appointed officer or employee of a Member and must be appointed by majority vote of the Governing Body of the Member to be the Member's official representative for the purposes of the Pool.

Now, Therefore, be it hereby resolved that the Governing Body of Iron County, Utah, hereby appoints Jonathan T. Whittaker as the official Iron County Representative for the Utah Counties Indemnity Pool Membership Meeting to be held on November 21, 2025, with Jennifer Bradbury as an alternative representative.

RESOLVED, ADOPTED, AND ORDERED this 13th day of October, 2025.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: Paul Cozzens
Paul Cozzens - Chairman

ATTEST:


Jonathan T. Whittaker – Iron County Clerk



Michael P. Bleak	<u>Aye</u>
Paul Cozzens	<u>Aye</u>
Kenneth Robinson	Aye

CONVENE AS THE IRON COUNTY BOARD OF EQUALIZATION (BOE)

Paul Cozzens, Iron County Commission Chair, declared the convening of the Iron County Board of Equalization (BOE).

REVIEW AND POSSIBLE APPROVAL OF VETERAN, CIRCUIT BREAKER, LOW INCOME, AND BLIND TAX ABATEMENTS FOR THE 2025 TAX YEAR

McKayla Meinhardt, Iron County Deputy County Auditor, reported on Veteran (100 new), Circuit Breaker, Low Income, and Blind Tax Abatements and Religious & Charitable Tax Exemptions submitted. McKayla noted that all circuit breakers had been applied and accounted for. The State of Utah would reimburse Iron County \$243,897.18 for the Circuit Breaker relief. The total taxable value was \$240,208,680.00, and total relief was \$1,847,243.40

Kenneth Robinson made a motion to approve the Veteran, Circuit Breaker, Low Income, and Blind Tax Abatements and Religious & Charitable Tax Exemptions submitted for the 2024 tax year. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

REVIEW AND POSSIBLE APPROVAL OF THE BOARD OF EQUALIZATION (BOE) HEARING OFFICER RECOMMENDATIONS FOR VALUATION APPEALS FILED FOR THE 2025 TAX YEAR

Carrie Christiansen, Iron County Deputy Auditor, reported on the recommendation for Valuation Appeals filed for the 2025 Tax Year. Carrie noted that there were 311 appeals this year for the BOE board. Of the appeals, there were 101 approved by the BOE Hearing Office recommendations, 198 approved of Assessor's Recommendations/adjustments for a total of \$65,492,002 in market value adjustments, and \$63,117,439 taxable value adjustments. She reported the impact on the General Fund for taxes was a loss of \$75,740.93, and Municipal Services was \$51,592.86 for a total adjustment of \$127,333.78.

Michael Bleak made a motion to approve the BOE Hearing Officer recommendations for Valuation Appeals filed for the 2025 tax year. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

RECONVENE AS THE IRON COUNTY COMMISSION

Paul Cozzens, Iron County Commission Chair, declared the reconvening of the Iron County Commission.

MODIFIED MOTION AND VOTE REGARDING ORDINANCE 2025-9

Commissioner Cozzens referred to Agenda Item #1 and asked if property deeds of the residents living, or purchasing property, out by 3 Peaks Recreation Area, could have something included to let them know they were by a recreation area. Terry Palmer reported that it could be included on the recorded plat. An adjustment to the previous motion was made on Agenda #1.

Michael made a modified motion to reiterate his prior motion on Agenda #1 with the addition that Iron County staff be directed to include informative and advisory content on a subdivision plat, or other recorded documents, to notify property owners of the proximity to recreational and/or agricultural property. Also, complaints could be ignored regarding the recreation/agriculture area that was present before the property was purchased. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Nay.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the transfer of Tanner Taylor from Sheriff's Office-Corrections Deputy to Sheriff's Office-Patrol Deputy, effective September 28th. This was a backfill of an upcoming vacant position; the new hire of Dallin Linginfelter as a Full-Time Deputy 1 for the Sheriff's Office-Patrol, effective October 13th; the transfer of Ginny Bettisch from Part-Time Sheriff's Office Administrative Assistant to Full-Time Judicial Assistant in the Justice Court, effective October 12th. This was a backfill of a vacant position; the new hire of Angela Pearson as a Part-Time Parowan Meals on Wheels driver for the Council on Aging (COA), effective October 14th. This was a backfill of a vacant position.

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

Jennifer Bradbury presented the Presentation/Proposal for approval of the Employee Insurance Benefits for the 2026 plan year. Jennifer expressed her appreciation to the Insurance Committee for doing their due diligence this year by meeting twice and for making sure their departments knew what was discussed and getting feedback from them. She also expressed her appreciation to the commission for its support of the employees and to Sam Woodall for attending the meetings. Jennifer reported that the committee recommended that the commission

approve staying with PEHP on a high-deductible healthcare plan with an HSA component. The renewal rate for PEHP was an increase in premiums of 9.7%. She noted that the initial quote from PEHP came in at 11.9% and was negotiated down after being sent to carriers for bid. Jennifer reported that the increased cost for the 2026 High Deductible Healthcare Plan premium rates was \$776.36 for Single Coverage, compared to \$707.72 in 2025. The 2-party rate was \$1,607.08, compared to \$1,464.98, and the Family rate was \$2,173.82, compared to \$1,981.60. Total cost for the increase was \$316,762. The HSA component, per IRS, had increased from \$1,650 to \$ 1,700 per year. She noted that the insurance committee also elected to propose the use of \$200K from our prior self-funded bank account to offset the costs of this year's premium increase, with the remaining to be used on another high quote year. Jennifer reported that the insurance committee elected to keep the EMI Dental Plan and the VSP Vision Plan. Currently, our Life Insurance, Long-term Disability, and AD&D was with Equitable, and the committee proposed to switch to New York Life for these services, and proposed to remain on MetLife for Accident, Critical Illness, and Hospital Indemnity.

Michael Bleak made a motion to approve the proposal for the Employee Insurance Benefits for the 2026 year as presented by Jennifer Bradbury. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

NON-DELEGATED ITEMS

County Boards

Economic Development Advisory Board: Tricia Haris explained that Commissioner Bleak could no longer be a voting member of the Economic Development Advisory board because he votes on the items brought before the commission from the board. The board has recommend Lucas Little as the new county member. This would not change any of Mike's responsibilities as the commission liaison.

Michael Bleak made motion to appoint Lucas Little as a member of the Economic Development Advisory Board. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

ADJOURNMENT

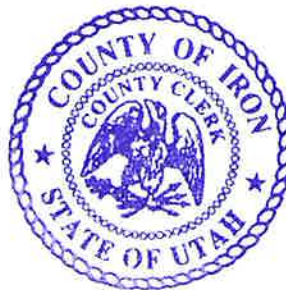
Paul Cozzens, Iron County Commission Chair, declared adjournment.



Signed: Paul Cozzens, Chair



Attest: Jonathan T. Whittaker, County Clerk



**IRON COUNTY COMMISSION MEETING
OCTOBER 27, 2025**

Minutes of the Iron County Commission meeting convened at 9:00 a.m. October 27, 2025
in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Chad Dotson	County Attorney
Kenneth Carpenter	County Sheriff
Nick Hulet	CJC
Sam Woodall	Deputy Attorney
Jennifer Bradbury	HR Director
Lori Eichelberger	Justice Court
Brennen Wood	SWATC
Jaden Thomas	Victim Advocate

Others present:

Kate Richardson (via phone)

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INVOCATION

An invocation was offered by Brennan Wood.

PLEDGE OF ALLEGIANCE

Those assembled were led in the Pledge of Allegiance by Lori Eichelberger.

APPROVAL OF MINUTES

Kenneth Robinson made a motion to approve the minutes of the Iron County Commission meeting held on October 13, 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 October 13, 2025 to October 26, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

Chad Dotson, Iron County Attorney, noted that the Attorney's Department was under budget, he had no concerns of going over the budget, the department was fully staffed, and the new attorney, Joseph Shaha, began in September. Chad reported that since January 1st, the Attorney's Office had reviewed 1,737 Criminal Cases, compared to 1,495 in 2024. From those 1,737 cases, there were 668 District Court cases filed, 709 Justice Court cases filed, 76 Juvenile Delinquency Cases, 381 cases were assigned to the Victim Advocate, and 115 Civil Case assignments. There were 255 drug cases, 54 theft/burglary related, 103 assaults/domestic violence, 57 stalking/protective order violations, 30 fraud, 128 DUIs, 38 child abuse/child endangerment, 40 sex offenses of adult and child, 2 arson, 2 homicide (4 total cases), 30 Drug Court participants, and 5 Jury Trials. Chad gave an update on the Jury Trials. Robert Hart was convicted of child sex abuse and sent to prison. Isaac Wall was convicted of a first-degree felony of kidnapping and aggravated assault and sent to prison. In the Kaylee Dutton homicide case, the shooter and driver in those cases have been sentenced to prison, and one co-defendant was remaining in that case. He noted that there was a four-day jury trial that ended with a verdict of not guilty on sex offenses because there was no cooperative evidence. Seven of the eight jurors stayed after the trial and talked to the prosecutors, and gave them some good feedback. There was a discussion on issues with the Group Homes and Chrysalis Homes.

Nick Hulet, Children's Justice Center (CJC) Director, noted that the budget was on track. The CJC was in the first quarter of the grant cycle. Nick reported that there were 22 Interviews conducted, 2 Medical exams, and 42 Contracted Therapy sessions. He noted that in the years 2021-2024, the Interview's monthly average was 18.6; thus far in 2025, the average was 24.2. In 2024, there was a total of 226 interviews, and the CJC was on track to go over 300 interviews in 2025. The Medical exams' monthly average from 2021-2024 was 4.45 and 5.2 in 2025. There was a discussion regarding the possible cause of the increase in numbers. Nick reported that many of the CJC clients were taking advantage of the therapeutic services that they provided. In the last four quarters, the sessions went from 144 to 161. In the last quarter, the CJC paid for 166 sessions for clients that were able to get some mental health services a result of the grant they have. Nick expressed his appreciation to the amazing Iron County community. In the last month the CJC had received either in-kind or financial contributions from the Leavitt Group, Mountain America Credit Union, Clearway Energy, and Fiddler's Canyon and the Willowwood LDS Wards activity days. They received quilts and blankets for children. It was wonderful to be supported by the community.

Lori Eichelberger, Iron County Justice Court Administrator, reported that Ginny Bettisch was the new Judicial Assistant and was doing well, and Lori Neighbors was the Senior Judicial Assistant. Lori expressed her appreciation to her staff for all their help doing extra work. She noted that one position remained open, and she would open that position after the last employee was trained. The budget was under up to September 30th at 62.45%. Lori reported on the Justice Court Monthly recap from January to September in comparison to 2024. DUIs, Driver's License Violations, Moving violations, Controlled Substance/Narcotics, Domestic Violence, and other miscellaneous misdemeanors/infractions were all up, and Impaired Driving DUIs, Non-Moving Violations, Assaults, and Theft had decreased in numbers. Small Claims and appeals were both down. She reported that Revenue Collected was up by \$41,337, Revenue

Disbursed was up by \$23,313, and Revenue Retained by Iron County was up by \$18,024. Citation comparison for Cedar City Police was up by 41 from 2024, SUU Police was down by 19, Iron County Sheriff's Office was up by 62, and the Utah Highway Patrol was up by 142.

Jaden Thomas, Iron County Victim Advocate Services Program Manager, noted that the Victim Advocate services were primarily funded by two grants, and they were within the ranges of those grants. Jaden reported that there were 196 clients served from July 1st to September 16th, an increase from 148 clients from the previous quarter. 16 of those clients had more than one victimization, and of those 196 clients, the most common victimizations were domestic violence, child sexual assault, and adult sexual assaults. He noted that the Utah Office for Victims of Crime (UOVC) completed its site visit, and the grant audit was complete, with no issues found. They did applaud the Iron County program for good record-keeping and effective delivery of services. Jaden reported on an advocate/case of a vehicle recovery that was stolen by the client's partner, along with all of her financial cards, money, and he drained her bank accounts. The victim was a Home Health nurse, so having a vehicle was crucial to her being able to work. He noted that her vehicle was recovered in Colorado, and he utilized emergency funds to get the victim a plane ticket, retrieve her car from the tow yard, and get her safely back to Cedar City. Jaden reported that Savannah Gardner, Cedar City Police Victim Advocate, received a Hero award from Canyon Creek Services at their latest Awards Banquet. Jaden read the letter that was given at the banquet.

Brennen Wood, Southwest Applied Technical College (SWATC) President, noted that the SWATC mission was, "Empowering individuals through innovative, hands-on technical education to build careers and strengthen communities." There was a 93% Full-time fall-to-fall to fall retention rate, which was 13 points above the average of Utah Technical Colleges, and a 93% Graduation rate, which was 25 points above comparison groups. SWATC's service region included Beaver (64 students), Garfield (32 students), Kane (144 students), and Iron (1,647 students) Counties. Because of the dual enrollment with SUU, students come from across Utah, including 23 out of 29 counties, 60 students from out-of-state, 3 International students, and 580 students have completed the program. Brennen reported that the Council on Occupational Education (COE) had a 70% placement rate benchmark for all accredited programs, and SWATC was above the threshold of 70% in all of the programs. He noted that in Dual Enrollment, there were 1,728 STECH students, 824 SUU credits, 4,690 Credits awarded, which was a \$1,711,148 value of credits awarded. Brennen explained the national study from the NCHEMS report to the Higher Education Appropriations Subcommittee and the Financial Aid for FY24. He explained the application process for SWATC. Brennen reported that SWATC was going to be the first responder training hub for Southern Utah through their Southwest Tech Training Advancement Center (STAC), and the ribbon-cutting for the center would be sometime next spring. STAC was a purpose-built training environment designed to prepare first responders, emergency personnel, and public safety students for the complex and high-pressure challenges they would encounter in the field. STAC would play a vital role in enhancing the region's capacity to respond to emergencies, meet workforce demands, and support economic development through hands-on, industry-aligned training. The Master Plan for the center included training in mass casualty, crash rescue, fire trainer, rubble trainer, high-angle rescue, hazmat, an urban response complex, a trench trainer, a future first responder memorial, and a future trainer bay. He explained each of the training areas and what was involved at each station. There was a discussion on the budget and sponsorships. He noted that 85% of the SWATC operating budget came from the State of Utah. Utah supported Technical Colleges extremely well. Jon Whittaker, Iron County Clerk, asked Brennen to explain how the Life Skills program worked. Brennen explained that the Life Skills program was called "Empower You." The program was initiated last year to help students learn life skills that included a bit of each program, and included budgeting. SWATC had created a student Navigation (NAV) Center where students could go to get resources.

Kenneth Robinson, Iron County Commissioner, reported that he continued receiving calls from Kanarraville and Bumblebee residents regarding flooding issues. Budget hearings were held and went well. Ken noted that he participated in a Zoom meeting regarding HB48, and he wanted to know what this bill was solving, but didn't get the chance to ask it. Commissioner

Cozzens noted that HB48 Wildland Urban Interface Modifications was sponsored by Casey Snider and Michael McKell, and there was another Zoom call scheduled for tomorrow. Ken noted that he would ask the question because he had not found any answers. Paul Cozzens noted that it was to raise money for the state. Commissioner Robinson reported that he participated in the Livestock & Heritage Festival Parade, and it was incredible to see how many people attended the parade. He estimated that there were at least 10K along the route. He reported that there was an issue with a stock trail that was locked in the Kanarraville area.

Michael Bleak, Iron County Commissioner, reported that he attended the Iron County budget hearings and the ribbon-cutting for the Grand Opening of Johnny Mac's on October 17th with Maria Twitchell. It was a great restaurant, and would be instrumental in bringing residents to the north end of town. Commissioner Robinson reported that he tried to go on Saturday night, but the lines were long, and the wait time was over an hour. Mike noted that he attended the America250 Committee meeting, and there was access to the calendar for the celebration events. Residents can visit the website www.visitcedarcity.com/america250. Reed Erickson, Iron County Planner, reported that Scott Phillips was involved with America250 and was on the committee that was helping design a roundabout for a new Hamilton Fort Interchange, a project that they would like to be a part of the America250 Celebration to help with funding. Reed explained the project. Commissioner Bleak reported that next year it would be Iron County's 175th Birthday as well, in conjunction with America250. He noted that the Transient Room Tax (TRT) and Tourism, Recreation, Culture, & Convention (TRCC) Tax had received their grant application presentations, and he met with Maria Twitchell to review the applications and the recommendations from the committee. Those recommendations would be presented to the commission before the end of the year. Mike reported that he also attended the Livestock & Heritage Festival Parade, and was an emcee with KSUB radio. Commissioner Bleak noted that the Dancing with the Community Stars CJC fundraiser would be held on November 18th at 7:00 p.m., and that Chad Dotson, Iron County Attorney, was one of the contestants. He encouraged everyone to attend and donate to support the CJC.

Paul Cozzens, Iron County Commissioner, reported that he attended the Livestock & Heritage Festival Parade with his grandsons, which was always a highlight for them. He met with Ed Deffner, Layton Construction, and Taylor Parkin, Axex Financial, regarding budget and change orders with the new Sheriff's Complex, which continued to move forward. Commissioner Cozzens noted that, as Commissioner Robinson mentioned, there would be a Zoom call regarding HB48 at 9:00 and invited anyone who was interested could join in the call.

PUBLIC COMMENTS

No Public Comments were offered.

PRESENTATION FROM THE DIVISION OF WILDLIFE RESOURCES (DWR) ABOUT A PROPOSED LAND ACQUISITION IN IRON COUNTY FOR EXPANSION OF THE PAROWAN VALLEY WILDLIFE MANAGEMENT AREA, AND POSSIBLE APPROVAL OF A LETTER OF SUPPORT

Kate Richardson, USU Extension Entomologist, participated via telephone. Kate explained that the proposed land acquisition, by code, had to be reviewed by the Iron County Commission. This was a 20-acre parcel adjacent to the existing Parowan Wildlife Management Area, northwest of Parowan City. The private land owner had passed away, and a lawyer reached out to see if the DWR was interested in the parcel, which they were because of the location. She reported that the Utah Prairie Dog (UPD) was a federally threatened species that was only in southwestern Utah, and the property had a very large colony of them. Purchasing this property would increase some of that habitat connectivity for other colonies and increase the number of UPD for other species that rely on the UPD colonies and burrows. Kate explained the importance of this expansion. Once the UPD colony numbers were high enough, they eventually hoped to delist the UPD, which would mean a lot for Iron County in terms of development and the mitigation fees that had to be paid. Commissioner Robinson asked Kate how this would protect the adjacent farmers from the continued devastation of their crops. He stated that the DWR had

not followed their previous contract for the Parowan Wildlife Management Plan to maintain the UPD, and they needed to be held accountable. The UPD had devastated crops over the last 20 years, which was unacceptable. There was a discussion regarding the maintenance of the UPD, mitigation costs to remove the UPD, UPD-take by land owners, and a boundary fence. Kate reported that she worked with the lands team and, as far as management, she would meet with the regional staff about the UPD issues. She noted that she appreciated the feedback and suggestions from the commissioners. Jon Whittaker was assigned to include the commissioners' concerns to the draft letter of support.

DISCUSSION AND APPROVAL OF A CONTRACT FOR PROFESSIONAL SERVICES WITH WATSON ENGINEERING FOR MATERIALS AND SPECIAL INSPECTION SERVICES IN SUPPORT OF THE IRON COUNTY JAIL CONSTRUCTION

Jon Whittaker, Iron County Clerk, explained that this contract was for professional services for special inspections for the new Sheriff's Complex. Tim Watson, President of Watson Engineering, had been handling this on an on-call basis, and this contract would formalize that work. Jon asked Sam Woodall, Iron County Deputy Attorney, to report on this agenda item. Sam reported that he had reviewed Tim's proposed contract. There was some boilerplate language that was added. He noted that there was an addendum to the contract, which Tim agreed to sign, that addressed indemnification that Iron County was self-insured. Sam reported that Watson Engineering added Iron County as an insured on their policy, which not only streamlines any claims that we may have, but was also cost-effective for adding that additional layer of comfort if anything does go wrong. Sam noted that he would encourage the Iron County Commission to sign off on the contract, so we can move forward in getting that additional insured endorsement.

Kenneth Robinson made a motion to approve the Contract for Professional Services with Watson Engineering for materials and special inspection services in support of the new Sheriff's Complex, as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

REVIEW OR REQUIREMENTS UNDER UCA §63A-19 incl, UTAH GOVERNMENT DATA PRIVACY ACT. PRESENTATION OF PRIVACY PRACTICES SELF-EVALUATION. ALSO, POSSIBLE DESIGNATION OF A CHIEF ADMINISTRATIVE PRIVACY OFFICER

Jon Whittaker, Iron County Clerk, explained the Privacy Governmental Entities – Iron County, which was a new requirement for governmental entities. Jon reported that he, Jennifer Bradbury, and Sam Woodall had met and had received several trainings. They developed a simple plan to move forward. HB 491 required government entities to, 1. Initiate a privacy program by December 31; 2. Preparation phase: A. Designated a Chief Administrative Officer for Privacy (CAO), B. CAO appoints Records Officers, C. GRAMA trained, D. Privacy awareness training; 3. Planning and Assessment Phase: A. ID, draft, formalize practices, B. Maturity assessment, C. ID and prioritize strategies; and 4. Execution and monitoring Phase: A. Implement prioritized strategies, B. Privacy impact assessments (PIA). Jon noted that Iron County was very zealous to guard the information that we collect and temporarily keep. He explained the Privacy Chart that was prepared by the state based on the categories: Government, Identify, Control, Communicate, and Protect. Jon noted that he was willing to serve as Chief Administrator Privacy Officer (CAO).

Michael Bleak made a motion to appoint Jon Whittaker as the Chief Administrative Privacy Officer. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the promotion of Brittany Hafdahl from Full-time Deputy 1 to Full-Time Deputy 2 in the Sheriff's Office-Corrections, effective October 26th, and the re-hire of Shawn Coston as a Part-Time Bailiff for the Sheriff's Office-Patrol, effective October 27th. This was a backfill of a vacant position.

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


NON-DELEGATED ITEMS

No Non-Delegated items to discuss.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.


Signed: Paul Cozzens, Chair


Attest: Jonathan T. Whittaker, County Clerk



IRON COUNTY COMMISSION MEETING
NOVEMBER 10, 2025

Minutes of the Iron County Commission meeting convened at 9:00 A.M. November 10, 2025 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Lucas Little	County Auditor
Kenneth Carpenter	County Sheriff
Nichole Rosenberg	County Treasurer
Terry Palmer	Building/Zoning
George Colson	Emergency Management
Wade Adams	Fleet Manager
Jennifer Bradbury	HR Director
Reed Erickson	Planner
Brett Hamilton	Planner
Candace Reid	Public Defender-Via Telephone
Josh Martin	USU Director

Others present:

Alan Adams	Jamee Andersen	Kevin Bunnell
Mollie Halterman	Sam Halterman	Marla Hoyt
Rebekah Iverson	Jeff Raiser	Kate Richardson
Barbara Sherman	Taryn Wahlquist	Bruce Washburn

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PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Rebekah Iverson.

INVOCATION

An invocation was offered by Wade Adams.

APPROVAL OF MINUTES

Kenneth Robinson made a motion to approve the minutes of the Iron County Commission meeting held on October 27, 2025. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT FROM

Michael Bleak made a motion to approve Claims for Payment from October 27, 2024, to November 9, 2024. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

Commissioner Cozzens invited Jeff Raiser from Senator Curtis’s office to speak.

Jeff Raiser, Outreach Advisor for Senator Jim Curtis, reported that steps were being taken to bring the Federal Government closer to opening. He noted that Senator Curtis sent his best. Senator Curtis had been working with a task force trying to have Iron County and one other county (yet to be determined) meet with Senator Curtis online at least 4 times a year to discuss any issues. Mr. Raiser listed the services that Senator Curtis’s office could assist with: Military and Veteran affairs, healthcare navigation, immigration assistance, post office issues, social security, public benefits, IRS, taxpayer advocacy, passports, public land assessment, energy sector concerns, and natural resources. There was a discussion regarding the government shutdown.

DEPARTMENTAL REPORTS

Jon Whittaker, Iron County Clerk, noted that the Clerk’s budget was on track, except for the travel training budget, and the elections postage and shipping were close to going over. Some of the election costs would be reimbursed through state and federal funds. Jon reported on the 2025 General Election. The election went well, and the post-election audit was scheduled for November 12th, with the canvasses on November 18th. He noted that the most asked question was why someone could not vote. Jon explained that this was a Municipal Election, and the unincorporated areas of Iron County could not vote because they were not within the city boundaries. He reported that he, Luke Little, Nicole Rosenberg, Marcus Keller, and David Johnson met with the Board of Realtors, where they discussed Public Infrastructure Districts (PIDs). He expressed his appreciation for his office staff for working hard and handling challenges well.

George Colson, Iron County Emergency Management (EM) Manager, noted that the Emergency Management budget was on track. George reported on his activities during the last quarter. In September, George, Sheriff Carpenter, and Commissioner Bleak met and discussed issues regarding Air Ambulance/Gold Cross. He also met with the State EMS Director to discuss a solution. There was an Airport Emergency Exercise which resulted in burn accident with Chief Phillips. He was home and doing well. In October there was a fundraiser dinner held in behalf of Chief Phillips. George was on flood duty October 9th through 12th, mainly in the Kanarraville/New Harmony areas, he attended the Summit County Voluntary Organizations Active in Disasters (VOAD) meeting where they discussed the support of Hazmat Teams state-wide. On October 28th, he participated on a call with Representative Snider regarding his HB48,

which raised more questions and no solutions. There was going to be a Public meeting held on November 18th at 7:00 p.m. in the Cedar City Heritage Center, where Mr. Snider would report on HB48. There was a discussion on HB48 regarding the implementation of the program. George reported that he received an email from the Fire District, which said they had completed 75% of the Fire District Feasibility Study and needed a Zoom call with Fire Chief Wayne Peterson. Once that was completed, they would present that report to the commission. He explained the confusion with a burn permit issued to Mr. Hulet, which Dispatch denied, and George was able to get it turned around to allow him to use the permit, and he explained the burn permit process.

Wade Adams, Iron County Fleet Manager, reported that the budget was on track, except for vehicle operations, which were over budget. One employee left, and some of the vehicles had to be sent to the Premier Vehicle Installation (PVI), which put the budget over. The new hire, Jose Jimenez, was doing well and was a diligent worker. Wade noted that Dave Utley finished outfitting one of the Sheriff's vehicles last week. PVI quoted him \$28K to do a full outfit of the vehicle, and with Dave doing the job, the cost was \$18K. He reminded the commissioners about discussing the issues with the shop floor and the leaking roof. There was a discussion regarding possible solutions. Wade explained that he was still looking at different auction sites to handle the Public Auctions.

Jennifer Bradbury, Iron County Human Resource (HR) Director, noted that the budget was doing well at 78.36%. Jennifer reported that since the last HR report, there had been 22 posted, interviewed, and hired positions, 10 internal promotion/transfers, and in the process of recruiting 4 full-time positions, and 1 part-time position. She reported that the present employee turnover for 2025 was 15.32% which equated to 38 positions. The Iron County Insurance open enrollment was held the week of November 3rd and was completed. Jennifer expressed her appreciation to Betsy Cummings and Carrie Christiansen for all the work and hours they put in preparing the open enrollment. She reported on the milestone employee anniversaries. Celebrating 10 years were Colby Hulet in Roads, Lori Neighbors in the Justice Court, Nate Dennett in Building & Zoning, and celebrating 20 years was Exilda Serrano in Assessors. Jennifer reported that the Workers Compensation Experience Modification (EMOD) decreased to .76 for the 2025 year. EMOD figures under 1.0 result in lower overall costs for Iron County.

Candace Reid, Iron County Public Defender, via telephone, reported that the budget was on track, and she did not anticipate going over. Candace noted that the only thing they were working on was reimbursements for Conflict Attorneys and a few District Court expenses. She reported that she would be working on extending contracts and getting them renewed before the end of the year, which she had discussed with Sam Woodall, Iron County Deputy Attorney.

Josh Martin, Iron County USU Director, noted that there was no longer an after-school program. The budget was on track, with no concerns. Josh reported that there had been a change in programs and personnel in the department due to employees leaving. Marla Hoyt moved from the after-school program to the 4H Coordinator position, Taryn Wahlquist was over Extension Home and Community, Rebekah Iverson was the new Agriculture and Natural Resources, and Jamee Anderson was a Staff Assistant. Josh turned the time over to have each person, those previously listed, report on their programs. Taryn Wahlquist introduced herself as the new Home and Community faculty member. Taryn reported on the Civil Dialogue Program she was putting together to teach the community how to have civil conversations with challenging topics. She was also working on addressing our youth's mental health, which was the top need from the community Needs Assessment Program. Taryn noted that the food preservation program would continue. Rebekah Iverson was over Agriculture and Natural Resources. Rebekah reported that there were 560 people in attendance at the Utah/Arizona Workshop, and Temple Grandin, Animal Behaviorist, was the guest speaker. There were 75 in attendance at the Cattleman's Reproduction Workshop, which was \$330,000 in terms of knowledge. She reported on Water Moisture Sensors, the Gofer A, research on shock collars on cows, fencing research for the UPD, the Iron County Fair Livestock Show and the upcoming Soil Health Field Day. Marla Hoyt, 4H Coordinator, reported that there were close to 800 children registered last year, with 25 clubs, and 20 camps during the summer. Marla noted that the 4H Robotic Team won the state competition and they did well at the World Competition in Canada. She reported on pre-clinics for the Livestock show, and

they were becoming interested in working with small animals. Jamie Anderson reported that she was a Staff and programs assistant. Josh expressed his appreciation to the commissioners for their support.

Michael Bleak, Iron County Commissioner, noted that he was also on the call with Representative Snyder, and he would be attending the open meeting at the Heritage Center. Mike reported that he met with representatives from the Utah Association of Counties (UAC) and the Military Installation Development Authority (MIDA) regarding a resolution of support for an energy project in Iron County. He met with the Children's Justice Center (CJC) advisory board, where they discussed Group Home statistics. Sheriff Carpenter, Chiefs of Police from municipalities, the hospital, and probation and corrections were in attendance. The CJC board continued to collect data, and once that was all collected, they would meet with Nick Hulet, CJC Director, to work on a solution and approach it as a multidisciplinary team. Mike met with the Gold Cross Ambulance and discussed logistics on coverage areas. Some new supervisors were not familiar with the Iron County operating agreement. He also met with Paragonah Fire Chief Barton.

Kenneth Robinson, Iron County Commissioner, reported that he attended the ribbon-cutting for the 4-million-gallon water tank, a meeting regarding the Cross Hollow Event Center addition, scheduling changes, and rate increases, and the Iron County Council of Government (ICCOG). Terribles was open and Maverick in Parowan would open soon. Ken noted that Parowan Mayor Halterman announced that the Terribles and Maverick stations had their final inspection, and Terribles was open for business, and he attended a Jail meeting.

Paul Cozzens, Iron County Commissioner, reported that he met with Layton Construction regarding jail issues with change orders and paperwork. Paul had a Zoom meeting with Union Pacific Railroad regarding the deeding of 2 of their wells to the Lund and Modena water systems. Justin Wayment and Richard Wilson participated in the Zoom call. He explained the water and decommissioned water wells by Union Pacific. Commissioner Cozzens noted that it was good to see President Trump was addressing concerns facing lamb and beef producers.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED GENERAL PLAN AMENDMENT (ORDINANCE 2025-12) AMENDING THE IRON COUNTY GENERAL PLAN TO INCLUDE A WATER USE AND PRESERVATION ELEMENT IN ACCORDANCE WITH UTAH SENATE BILL (SB) 110

Brett Hamilton, Iron County Planner, explained the role of the General Plan: 1. an advisory guide to land use decisions; 2. describes where you are, where you want to be, and how you will get there; and 3. does not create regulations or requirements, but may recommend new policies or strategies. Brett reported that under Utah Code §17-27a-40 and §17-27a-404, as amended by SB110, Iron County was required to adopt a Water Use and Preservation Element as part of its General Plan, which must include 4 legislative requirements (SB110 & SB76): A. the effect of permitted development or patterns of development on water demand and water infrastructure; B. methods of reducing water demand and per capita consumption for future development; C. methods of reducing water demand and per capita consumption for existing development; and D. opportunities for Iron County to modify operations to eliminate practices or reduce conditions that waste water. He noted that Iron County was not a water provider. The Central Iron County Water Conservancy District (CICWCD), private wells or municipal providers, each with independent water rights, supply these, and he noted that the Utah Hydrologic Basin was primarily comprised of Cedar City and Beaver, and the Regional Goal was to reduce gallons per person/per day. Brett reported on the Parowan Valley, Cedar, and Escalante/Beryl Safe-Yield and Groundwater Management Plans, Groundwater Management Plans, Growth forecasts, Conservation for Existing Development, Conservation for Future Development Strategies, Agriculture Strategies, and County Operations and Agriculture. There was a discussion between the commissioners, Reed Erickson, Iron County Planner, and Brett, regarding water issues.

Paul Cozzens, Iron County Chair, declared a Public Hearing open regarding Ordinance 2025-12.

No Public Comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson, Iron County Planner, reported that the Iron County Planning Commission (ICPC) held a Public Hearing, and after review of the Criteria Evaluation, the Iron County Planning Commission (ICPC) recommended the approval of Ordinance 2025-12 Amendment.

Kenneth Robinson made a motion to approve the proposed General Plan Amendment to include a water use and preservation element, as presented by Brett Hamilton. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC COMMENTS

No Public Comments were offered.

PRESENTATION FROM THE DIVISION OF WILDLIFE RESOURCES (DWR) ABOUT A PROPOSED LAND ACQUISITION IN IRON COUNTY FOR EXPANSION OF THE PAROWAN VALLEY WILDLIFE MANAGEMENT AREA AND APPROVAL OF A LETTER OF SUPPORT

Kate Richardson, DWR, introduced Barbara Sherman, Utah Prairie Dog (UPD) Recovery Biologist, and turned the time over to her. Barbara clarified/reviewed the purpose of the land acquisition for the expansion to place the UPD that was reported at the previous commission meeting held on October 27th. She explained that there was a development of the UPD habitat in Iron County, which was under the U.S. Fish and Wildlife Service (FWS) General Conservation Fund. The habitat and the mechanism for allowing it were developed. When a UPD was taken, a mitigation payment was collected, which goes towards land acquisition for UPDs, which was the fund that was being used to purchase the property. Barbara reported that the UPD was listed as federally threatened under the Endangered Species Act. The FWS had the management authority and had the ultimate say. They dictate all of the rules, laws, and regulations for the UPD, and they were currently working towards delisting the UPD, and she explained the process. She gave a report on the Baseline Survey that was taken when the Parowan Valley WMA was established, and the control efforts. There was a discussion with the commissioners regarding the control efforts that were allowed for the adjacent property owners, UPD counts, recovery units, fencing, and the species status assessment. Barbara reported the history of trapping the UPD, and clarified that the division covered the cost of all live trapping, translocation of the live trapped UPD, and the costs of performing lethal control efforts. She noted that the division wants to make sure they acknowledge that there had definitely been negative impacts on adjacent landowners, and she would not minimize that in any way. They would continue to work with the landowners to address and mitigate the conflicts to the best of their ability within the U.S FWS rules and regulations. The division was committed to trying to work on their habitat management within the Parowan Valley WMA to come up with strategies to reduce the conflicts.

Sam Halterman and Alan Adams, property owners of the adjacent property being discussed, reported on their issues with the UPD damage on their property. They agreed that there must be a stronger commitment to honoring the contract by staying on top of the management of the UPD. Kevin Bunnell, Regional UDWR, expressed his appreciation for all the staff's efforts to explain this land acquisition. They were in the process of rewriting the Management Plan and committed to include Alma Adams and Sam Halterman in writing the contract. Kevin reported the UPD delisting process. A discussion continued about the delisting and management of the UPD. Jon Whittaker read the Letter of Support.

Michael Bleak made a motion to approve the Letter of Support regarding the proposed land acquisition of 20 acres in Iron County for expansion of the Parowan Valley Wildlife Management Area, and a Letter of Support, as is, with the following added verbiage: "A physical barrier be installed on the East and South side of the property. The DWR will take into consideration, and commit to the issues as discussed in their upcoming Management Plan, and there be a combination of fencing, and or, other methods to protect the adjacent landowners from encroachment." Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL AND PRESENTATION OF THE IRON COUNTY 2025 TENTATIVE BUDGET

Lucas Little, Iron County Auditor, explained that Utah Code Annotated §17-63-303 was renumbered and approved by the State Legislature last week. The main item was, “On or before November 1st, the Finance Officer shall prepare for the next budget period, and file with the governing body a tentative budget for each fund for which a county budget is required.” He noted that he filed that and sent it to the commission on October 30th. Luke reported that this was not a public hearing and only the presentation of the tentative budget. A public hearing would be held at the next Commission meeting on November 24th and would be adopted at the December 8th Commission meeting. Luke covered some of the budget highlights, and the Tentative Budget would be available to the public ten days before the Public Hearing on December 8th.

Michael Bleak made a motion to approve the presentation of the Iron County 2025 Tentative Budget as presented by Lucas Little. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Iron County HR Director, presented the new hire of Skyler LaPrelle as a Full-Time Deputy Medical Technician in the Sheriff’s Department-Corrections, effective November 10th. This was a backfill of a vacant position; the promotions of Jared Ferguson and Jacob Borges from Part-Time Deputy 1 to Full-Time Deputy 2 in the Sheriff’s Department-Corrections, effective November 9th; the promotion of Madisen Kropf from Full-Time Medical Deputy 1 to Full-Time Medical Deputy 2 in the Sheriff’s Department-Corrections, effective November 9th; the new hire of Alondra Valdez as a Part-Time Animal Shelter Technician in the Sheriff’s Department-Patrol, effective November 10th. This was a backfill of a vacant position; the new hire of Alyssa White as a Part-Time Patrol Administrative Assistant in the Sheriff’s Office-Patrol, effective November 3rd. This was a backfill of a vacant position; the new hire of Chet Smith as a Part-Time Reserve Deputy for the Sheriff’s Department-Patrol, effective November 10th. This was a backfill of a vacant position; the new hire of Amber Nessen as a Part-Time Cedar City Activities Director for Council on Aging, effective November 12th. This was a backfill of a vacant position; the new hire of Britni Robertson as a Part-Time Parowan Activities Director for Council on Aging, effective November 3rd. This was a backfill of a vacant position; the promotion of Maliah Larson from Part-Time Assistant Cook to Part-Time Lead Cook for Council on Aging, effective November 9th. This was a backfill of a vacant position; the new hire of Lisa Woolsey as a Part-Time Administrative Assistant for Building and Zoning, effective November 24th; and the new hire of Austin Sannebeck as a Full-Time Landfill Technician, effective December 8th. This was a backfill of a vacant position.


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

NON-DELEGATED ITEMS


No Non-Delegated items were presented.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.


Signed: Paul Cozzens, Commission Chair




Attest: Jonathan T. Whittaker, County Clerk
November 10, 2025

**IRON COUNTY COMMISSION MEETING
NOVEMBER 24, 2025**

Minutes of the Iron County Commission meeting convened at 9:00 a.m. November 24, 2025 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Paul Cozzens	Commission Chair
Michael Bleak	Commissioner
Kenneth Robinson	Commissioner
Jonathan T. Whittaker	County Clerk
Sam Woodall	Deputy Attorney

Also present:

Karsten Reed	County Assessor
Lucas Little	County Auditor
Ken Carpenter	County Sheriff
Stephanie Rainey	COA
McKayla Meinhardt	Deputy Auditor
Jennifer Bradbury	HR Director
Reed Erickson	Planner
Brett Hamilton	Planner
Maria Twitchell	Tourism/Parks & Rec
Amber Hatch	Weed Supervisor

Others Present:

Robert Ballou	Pat Brower	Miken Larson
Charles Milby	Paula Milby	Boston Miles
Roger Ming	Diana Shiller	Riley Shotwell
Bruce Washburn	Bryce Williams	

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INVOCATION

An invocation was offered by G’Ne Bartholomew.

PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Karsten Reed.

APPROVAL OF MINUTES

Kenneth Robinson made a motion to approve the minutes of the Iron County Commission meeting held on November 10, 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 November 10, 2025, to November 23, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

Lucas Little, Iron County Auditor, explained that new legislation would take effect in 2026, SB202, regarding the Board of Equalization (BOE). Under this legislation, county personnel involved in the BOE process were required to receive a designation through the Utah State Tax Commission (USTC) before participating in BOE activities. Luke reported that this designation was known as the “County Property Tax Designation.” County personnel must attend 2 one-day classes to be held on April 21-22, 2026, at the Iron County Courthouse, taught by the USTC. He noted that the current BOE was nearly complete for 2025. Luke reported that Senator Dan McKay drafted a bill that would change the abatement program. Luke listened to the Revenue and Taxation Committee during the interim session, and they voted against this bill. Senator McKay was determined to get this bill passed and would make changes and bring it back next year. He noted that the Public Hearing for the 2026 budget was being held later today, as listed on the agenda.

Stephanie Rainey, Iron County Council on Aging (COA), Director, reported that through October 2025, the Cedar City Senior Center had delivered 5,493 Meals on Wheels, compared to 4,377 in 2024 for a 25.5% increase. The Parowan City Senior Center had delivered 3,613 MOWs, compared to 3,031 in 2024 for a 19.22% increase. The Meals on Wheels food budget was on track. In July, the COA received an additional \$11K from the Social Services Block Grant to help support transportation expenses. Stephanie noted that the COA was in need of volunteer drivers. Several Cedar City drivers may be retiring soon, and there was also a need for additional substitute drivers. She explained that they may have to split the Enoch route soon, which would require an additional truck. She reported that the Cedar City Senior Center reception area was recently re-carpeted, creating a much more welcoming space. Attendance at the Cedar Center had grown substantially, and the biggest complaint was the lack of parking. Bingo attendance had grown from roughly 20-25 participants to 50. Stephanie reported on staff changes. She noted that the Senior Prom, held in June, was a huge success. There was a “Rowdy Bingo” night held in October, which was also a success and nearly sold out. Stephanie expressed her appreciation to all the COA volunteers, Maintenance Department, Fleet Department, and HR for all they do for the COA..

Maria Twitchell, Iron County Executive Director of Parks & Recreation, and Cedar City/Brian Head Tourism, reported on Tourism. As of the last Tourism report in September, the Tourism budget was 66% used, and the Tourism, Recreation, Culture & Convention (TRCC) budget was 61% used. The Transient Room Tax (TRT) collections were down 6% to date, and Occupancy and the Average Daily rate were the same as this time last year at 65.8%. However, the Restaurant Tax saw a 17% increase over 2024. She noted that Tourism was awarded \$95K from the Utah Office of Tourism (UOT) Grant for marketing purposes. Maria reported that the Iron County Restaurant Tax Advisory Board had met earlier in November to review the applications for the 2026 budget. She presented the grant funding recommendations to the commissioners for a total of \$523K allocated to projects. Maria reported on results from the Destination Development Program, which showed that Iron County had 2.6M visitors.

Maria Twitchell reported on Parks and Recreation. Maria expressed her appreciation to Mike Worthen, Iron County Natural Resources, for all of his assistance over the years. Mike had been a great asset to the Parks & Recreation Department, especially working with Bryce Williams and helping them obtain grants. She wished him well on his retirement. Maria noted that the budget was on track at 71% spent. Iron County hosted the State High School Mountain Bike Championships on October 17th and 18th, with an average of 13,900 in attendance. The Mountain Bike Championships had a huge economic impact in Iron County, and sadly, they reported that they would not be coming back in 2026. They want to begin to move the race around the state. She noted that she was going to convince them that they should still hold the race in Iron County, and they would still be having 2 regional Mountain Bike races here. Maria reported that to date, revenue generated in the parks from special events, camping fees, and pavilion fees was \$14,148. She reported on work that had been done at Wood Ranch, 5-Mile, Three Peaks, and the Shooting Range. Commissioner Bleak expressed his appreciation to the staff at the Visitors Center for their great work in supporting Iron County.

Ken Carpenter, Iron County Sheriff, reported on Current Law Enforcement (LE) issues: Metro SWAT-Search/Arrest Warrants, other high risk calls had 20 call outs to date this year; the Drug Task Force was very active, and have 2 new commanders, Sergeant Bryan Moore from the Cedar City Police Department (CCPD), new agent Officer Clint Anderson from the CCPD; and the ICSO/Washington County Task Force Bomb Squad continued to work with the Explosive Detection for K9's. Sheriff Carpenter reported on the Total Incident Reports since January 1, 2025. There were large increases in Simple Assaults from 59 in 2024 to 94 this year, Child Abuse/Neglect from 38 to 64 cases, Felony Offenses from 194 to 227, and Sex crimes against a child from 8 to 25. He noted that the Rocky Mountain Information Network (RMIN) and the Regional Information Sharing System (RISS-part of the eight-state region) were federally funded programs nationwide, which provided LE a tremendous amount of support in a number of different ways. Sheriff Carpenter explained and gave examples of how RISS worked. He noted that the Tren De Aragua (TdA) was a violent transnational criminal organization that began in Venezuela, and were involved in drug trafficking for "Pink Ketamine (Tusi). The major hubs were Denver and Salt Lake City, and it had not been seen in Iron County yet. Credit Unions need to be aware that TdA does something called "jackpotting," where they take their laptop computers and plant a virus into the ATMs that overrides the system. Sheriff Carpenter reported that there were fraudulent phone calls nationwide telling the person that they have a warrant out for their arrest and identifying themselves as a police officer. He emphasized that the ICSO would never call people on the phone and tell them they have a warrant for their arrest. If anyone received a call regarding warrants, hang up and call the police. Sheriff Carpenter reported on Youth Homes, and that they continue to increase in crimes from 347 in 2024 to 618 in 2025. Serious Assaults went from 33 in July to 59 to date, and 8 out of the 59 were aggravated assaults resulting in broken jaws, being kicked in the face, hair torn from their scalp, among many others. The State Legislatures need to be aware of this problem. They need to seriously look at the juveniles and hold them accountable for their serious offences. He noted that, as of now, unless there was a felony, there was nothing that LE could do. There was a male employee who endured a very serious aggravated assault at one of the group homes. He stepped back to defend himself and hit the boy with a closed fist and knocking the juvenile down. Even though it stopped the

assault, the employee was fired for defending himself. The officers had put in 618 hours dealing with group homes compared to 347 in 2024 at a cost of \$46,350. There was a discussion on what could possibly be done to stop these assaults and allow the staff to defend themselves without the fear of being fired or sued. Commissioner Bleak reported that the group homes could provide their own security, but they would not be allowed to do anything. They could not touch the child or restrain them. The Division of Child & Family Services (DCFS) was in control of what they could or could not do. Discussion continued on this issue. Sheriff Carpenter reported on the current strength of Patrol and future ops and concerns.

Michael Bleak, Iron County Commissioner, reported that he met with the Southern Utah Executive Committee for Economic Development, which encourages and recruits Economic Development throughout the region. He met with the Sheriff Complex, the Airport Board, and with Terry Palmer, Iron County Building and Zoning, discussing new projects and new subdivisions; with Parowan City Administration regarding fire issues; with Maria Twitchell and Sam Woodall regarding ongoing contract negotiations with SUU for their athletic department. Mike reported that he had several meetings regarding EMS and Air Ambulance coverage. He expressed his appreciation to Josh Merideth, IT, for collecting data from the database to help with the issues. He attended the Wildlife Urban Interface and the public meeting regarding HB48. They were told that the requirements of HB48 would need to be implemented by January 1, 2026, but there were still no clear rules, a map, or definitive answers. Mike stated that he would not approve the implementation until everything was made clear. He reported that he met with the Tourism Board regarding the grant presentations, met with Danon Hulet, Southwest Area Fire Manager, regarding employee coverage during the winter, and met with rPlus Energies, LLC, the new energy company responsible for the Appaloosa 1 and 1 Solar projects. Commissioner Bleak reported that he met with Luke Little, Nicole Rosenberg, and a company that was interested in locating in Iron County. The company sought to use the Military Installation Development Authority (MIDA), which was the same as the Inland Port. It was a state agency that provided funding, as the Inland Port does, except for military projects. Mike noted that the Commission needed to write a resolution to open talks with MIDA.

Kenneth Robinson, Iron County Commissioner, reported that he was able to listen to the Wildlife Urban Interface meeting, and he had the same frustrations expressed by Commissioner Bleak. Ken noted that he was out of town and couldn't attend any other meetings.

Paul Cozzens, Iron County Commissioner, reported that Cedar City was combining with the Central Iron County Water Conservancy District (CICWCD) for municipal water service, turning over the exploration and development of water resources to the CICWCD. Paul explained the water pressure issues that Cedar City was having with pumping water from the Quichapa Water Basin. Cedar City was considering tying into the new water tank put in by the CICWCD. This would be a positive move forward. He noted that he drove up Parowan Canyon and saw that their pipe had been laid for their state-funded recharge project. Paul reported that he met with the Southwest Behavioral Health Board and Steering Committee last week. Paul expressed his appreciation to Darin Bushman, 5-County AOG Executive Director, for doing such an amazing job. Paul continued to monitor the progress of the new Sheriff Complex.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED AGRICULTURE PROTECTION AREA (APA), ACCORDING TO PROVISIONS OF UTAH CODE §17-41, FOR APPROXIMATELY 105.51 ACRES LOCATED ON FIVE PARCELS GENERALLY LOCATED ON 4100 W. BETWEEN 3200 N AND 4000 N

Applicant: Clark & Ruth Webster

Brett Hamilton, Iron County Planner, explained that the application included 2 separate parcels owned by the Clark & Ruth Wester Family Trust of 105.51 acres (5 parcels). The property was currently zoned RA-20 and A-20. Brett reported that the State Code Provisions changed this month and renumbered some of the code. What was Utah Code §17.14 was now Utah Code §17.81 Agriculture, Industrial, or Critical Infrastructure Materials Protection Areas (effective 11/6/2025). The areas Brett would focus on were Part 1- Proposal and Approval of a Protection Area, and Part 3- Protection of Land in a Protection Area. Brett explained the

protections and benefits to the landowner in an Agriculture Protection Area (APA) regarding Limitations on local regulations (Section 302), Nuisances (Section 304), and Eminent domain restrictions (Section 305). He explained the Criteria to be applied in evaluating a proposal for APA: 1. Whether or not land is currently being used for agricultural use (yes), 2. Whether or not the land is currently zoned for agricultural use (yes), 3. Whether or not the land is viable for agricultural use (yes), 4. The extent and nature of existing or proposed agricultural improvement (yes), and 5. Anticipated trends in agricultural use and technological conditions. Brett reported that the Agriculture Advisory Board and the ICPC felt that Webster's had met all the criteria for the APA. He explained that when notices were sent to property owners within one thousand feet of the proposed APA, it allowed those property owners to request to be included in the APA. There was one request from an adjacent property owner, the Paul Sheratt Family Trust, just south of the proposed APA, which wished to be included. The ICPC had met with Paul Sheratt, and they agreed to consider a separate APA application for the Paul Sherratt Family Trust.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding the proposed APA.

Robert Ballou, a citizen of Cedar City, noted that he became aware of Webster's petition to become an APA in October and thanked the Iron County Clerk for posting it. Robert reported that he had done his own research, and he was encouraged to support this APA.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Kenneth Robinson made a motion to approve the proposed APA, according to provisions of Utah Code §17-81, for approximately 105.51 acres as presented by Brett Hamilton. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL FOR DISPOSAL OF A PARCEL(S) OF REAL PROPERTY (APN: D-1024-5-1, AND APN: D-1024-5-2)

Jon Whittaker, Iron County Clerk, explained that the parcels were located in Cedar Highlands and were acquired by the town of Cedar Highlands for the intent to improve or modify Cedar Highlands Road. Jon reported that the town of Cedar Highlands had dissolved, and the project was scrapped. The property was now owned by Iron County, and Jon listed the property for sale approximately 18 months ago. There was an offer submitted, and Iron County countered at \$160K for both properties. He noted that the proceeds of the sale would be deposited in the Corridor Preservation Fund, as the properties were purchased from that fund.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding the disposal of parcels.

No public comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Michael Bleak made a motion to approve the disposal of real property (APN'S D-1024-5-1 and D-1024-5-2) as presented by Jon Whittaker for a total of \$160K to be deposited in the Corridor Preservation Fund. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC HEARING, REGARDING THE PROPOSED IRON COUNTY 2026 FINAL BUDGET

Lucas Little, Iron County Auditor, reported on the Iron County 2026 Final budget. He noted that this was a Public Hearing and the final approval of the 2026 Iron County Budget would take place at the December 8, 2025, Commission meeting. Luke highlighted some main points from the proposed budget. He explained the Sales Tax Revenue history compared to FY2023 and FY2024, and reported on the 2026 General Fund budgeted \$4,939,362; Municipal Services Fund budgeted \$2,734,284; Average Home values in Iron County by the Assessor's Office was \$431K; Recording Fees budgeted \$550K; and Building Permits budgeted \$850K. He noted that there was no new additional Outstanding Debt for 2025, and explained the outstanding debt from 2024. Luke reported on Capital Expenses for the Sheriff's Complex, Sheriff SWAT vehicles, Road Department, Landfill, Council on Aging (COA), and Building and Grounds, the history of Salary & Wages, the proposed 2026 proposed Salary & Wages, and on job position

changes for 2026 and other significant impacts for Iron County. Some of the 2025 Takeaways were: Inflation rate dropped a little bit in 2025; Utah unemployment rate remained low, below the national average, which made it difficult to keep departments filled and hire new employees; Interest rates started to drop; the General Fund tax increase took effect in 2025; the General Fund balance increased in EY2024-Iron County remains strong and was financial stable; and the Municipal Services Fund balance increased at EY2024.

Commissioner Bleak expressed his appreciation to all Department Heads. This was a lengthy process, and requests were very conservative in their use of our taxes. Commissioner Cozzens agreed with the comments made by Commissioner Bleak. Paul noted that it was important for the public to know that Iron County received only 10% of its funding from taxes. Commissioner Robinson also expressed his appreciation.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding the proposed 2026 Iron County Budget.

No public comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

PUBLIC HEARING, REGARDING A COMPENSATION INCREASE FOR EXECUTIVE COUNTY OFFICERS

Lucas Little, Iron County Auditor, explained that under UCA §17-66-401, a new requirement from the 2024 legislative session was that a public hearing be held whenever the salary of an Executive County Officer was increased. Luke reported that “the annual salaries of the officers of all counties in the state shall be fixed by the respective county legislature.” He explained the meaning of Executive County Officer, what was required for the increase, and presented a list of all Iron County Executive Officers and the percentage of increase to each for the 2026 budget.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding a compensation increase for Executive County Officers.

Jon Whittaker, Iron County Clerk, explained that there was a wide range of salaries for commissioners and council members throughout the state. Compared to similar County Commissioners, the Iron County Commissioners were getting much less than their counterparts.

Commissioner Bleak expressed his appreciation for Jon’s remarks. Mike explained that the commission job was only part-time, and they all held outside employment. He noted that the only pay increase he had received while a Commissioner was cost-of-living-adjustments (COLA), and he was very appreciative of that. Mike viewed his responsibility as more of a public service. Commissioner Cozzens agreed with Commissioner Bleak’s comments. He noted that when he ran for the Commission position, he did not know that it was a paid position. Commissioner Robinson echoed the thoughts and sentiments of the other 2 commissioners. He noted that when he was elected as a Commissioner, he intentionally did not look at what the salary was, so it was never an issue for him.

Miken Larson, a citizen of Iron County, expressed her appreciation to the commissioners, and their comments of being public servants to the citizens they represent.

Paul Cozzens, Iron County Commission Chair, declared the public hearing closed.

PUBLIC COMMENTS

No public comments were offered.

DISCUSSION, AND POSSIBLE APPROVAL OF A RESPONSE TO A LETTER FROM ADVOCACY FOR COMMUNITY AND ENVIRONMENT REGARDING OPPOSITION TO THE PINE VALLEY WATER SUPPLY PROJECT (PVWSP)

Paul Cozzens, Iron County Commissioner, explained that the CICWCD was formed many years ago. The state determines the safe yield of water that comes out of the mountains from snowfall and rain. The Cedar Valley safe yield was 21K acre-feet, and 28K acre-feet was being mined each year. Paul gave a short history of the Groundwater Management Plan Study done on the Cedar Valley Basin, and the Parowan Basin Groundwater Management Plan Study was currently being done. The CICWCD became aware, many years ago, that no water rights had been dedicated in the Wah Wah Valley, Pine Valley, and Hamlin Valley Basins, so they filed for water rights in each of the basins. It was determined that Pine Valley was the best basin for water rights, and the CICWCD purchased a section of property to install solar panels, generating the electricity needed to pump water from the Pine Valley Basin to the Cedar Valley, serving the water users of that valley. Paul explained that in 2019, an agreement was signed with the CICWCD, the State of Utah and the 5th District Court Judge, along with Beaver County. Jon Whittaker, Iron County Clerk, read the letter from the Advocacy for Community Environment into the minutes. Paul Monroe, CICWCD Manager, via phone, explained the process of obtaining the water rights, and confirming the legal process and getting the rights through the court process. Paul Cozzens read the letter from the commissioners to the advocacy group.

Michael Bleak made a motion to approve the response to the letter from the Advocacy for Community and Environment regarding opposition to the Pine Valley Water Project as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION, AND POSSIBLE APPROVAL OF PROPOSED FEE CHANGES FOR IRON COUNTY PARKS & RECREATION

Maria Twitchell, Iron County Executive Director of Park & Recreation, explained the recent changes in the parks and shooting range, and the reason for the fee changes. Maria turned the time over to Bryce Williams, Parks & Recreation Maintenance Supervisor, to report on the fee changes. Bryce reported on the fee changes to the Group Shooting Range, Three Peaks Recreation Park, Wood Ranch, 5 Mile, Campgrounds, and Pavilions.

Kenneth Robinson made a motion to approve the proposed fee changes for Iron County Parks & Recreation as presented by Maria Twitchell and Bryce Williams. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

After the vote was taken, Pat Brower and Riley Shotwell, Southern Utah Practical Shooting Association, approached the commission with opposition to the fees and schedule at the Shooting Range. There was a discussion with the commissioners, and no change was made. Commissioner Cozzens suggested that Pat and Riley meet with Frank Nichols, since he was willing to donate land west of the Shooting Range for their use.

CONVENE AS THE IRON COUNTY BOARD OF EQUALIZATION (BOE)

Paul Cozzens, Iron County Commission Chair, declared the convening as the Iron County Board of Equalization (BOE).

REVIEW AND POSSIBLE APPROVAL OF VETERAN, CIRCUIT BREAKER, LOW INCOME, AND BLIND TAX ABATEMENTS FOR THE 2025 TAX YEAR SUBMITTED AFTER SEPTEMBER 3, 2025

McKayla Meinhardt, Iron County Deputy Auditor, reported on Veteran, Circuit Breaker, Low Income, and Blind Tax Abatements that had been submitted after September 3rd. The reimbursement from the state for 2025 was \$247,726.32 for tax relief for the Circuit Breakers only. She noted that there was no reimbursement for Veterans, Indigent, or hardship. The abatement went from \$1,705.00 in 2024, and \$1,771.00 in 2025. McKayla noted that SB197 was proposed to phase out the Circuit Breaker Tax Relief program. It was vetoed by Governor Cox in March, but Senator McCay was making amendments to it, still trying to push it through. She

plead for solidarity in opposition to legislation that would harm abatement programs that would in turn harm citizens.

Michael Bleak made a motion to approve the BOE Hearing Officer recommendations for Valuation Appeals for the 2025 tax year. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

RECONVENE AS THE IRON COUNTY COMMISSION

Paul Cozzens, Iron County Commissioner, declared the reconvening of the Iron County Commission.

NON-DELEGATED ITEMS

County Boards:

A. Mountain View Special Service District (MVSSD)

Paula Milby, Special Service District, presented the names of the Board Members and their term to the commissioners for approval:

Charles R. Milby (January 1, 2025 to December 31, 2028) 4 year term; Elizabeth Cockrill (January 1, 2025 to December 31, 2028) 4 year term; and Kim Hunter (January 1, 2023 to January 1, 2027) 4 year term.

Paul Cozzens made a motion to approve the ratifications of the MVSSD members as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.



Signed: Paul Cozzens, Commission Chair



Attest: Jonathan T. Whittaker, County Clerk



**IRON COUNTY COMMISSION MEETING
DECEMBER 8, 2025**

Minutes of the Iron County Commission meeting convened at 9:00 A.M. December 8, 2025, in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Lucas Little	County Auditor
Ken Carpenter	County Sheriff
Terry Palmer	Building & Zoning
George Colson	Emergency Management
Shalon Shaver	Corrections
Richard Wilson	Chief Engineer
Sam Woodall	Deputy Attorney
Jennifer Bradbury	HR Director
Brett Hamilton	Planner
Bruce Anderson	Public Works Director
Maria Twitchell	Tourism/Parks & Recreation

Others present:

Loy Brown	Steve Hitz	Tom Jett
Spence Jones	Col. Matheson	Tyler Melling
Jon Oglesby	Justin Osmond	Merrill Osmond
David Price	Jeff Richards	Michelle Walker

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INVOCATION

An invocation was offered by Jon Whittaker.

PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Ken Robinson.

APPROVAL OF MINUTES

Kenneth Robinson made a motion to approve the minutes of the Iron County Commission meeting held on November 24, 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 November 24, 2025, to December 7, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Marilyn Wood, Aye.

DEPARTMENTAL REPORTS

Terry Palmer, Iron County Planning/Building & Zoning Administrator, reported that as of last Friday, December 4th, a total of 495 permits had been issued to date, and 149 new dwelling permits had been issued. In Building, there had been 534 Plan Review projects completed and 4,826 inspections (stops). Nathan Dennett had passed his last commercial inspector certification, which makes him eligible for all Commercial and Residential Certifications. Trent Sukowaty passed the last of his Residential certifications and was certified to inspect Residential structures. Terry reported on upcoming projects, which included continued work on the new Sheriff’s Complex, Lakeside Industrial Park’s third building was under construction, the BZI foundation for the sewer lift station was completed, the BESS systems at three of the Solar sites, and three permits for the shell structures were issued for the Silver Hills Industrial Park. He noted that Iron County was no longer acting as the Building Department for Parowan City. Terry reported that Pronghorn International submitted a Conditional Use Permit (CUP) for a \$600B Data Center project. The building permits for the Pronghorn Data Center project might be issued in 2026. There was a discussion with the commissioners regarding the company. Terry reported that Riley Westwood, Iron County Code Enforcement, was spending time responding to telephone complaints and trying to work with people on cleaning up their property and nuisance complaints. He noted that the upgrade to the elevator in the Iron County Courthouse and the new cleaning company would affect the budget. Terry reported on Planning. He noted that Reed Erickson, Iron County Planner, retired on December 5th. He expressed his appreciation to Reed for his service to Iron County and that he was a great asset to Iron County and wished him well in his future endeavors. Brett Hamilton was the incoming Iron County Planner and was doing a great job. Terry reported on maintenance. Updates on landscaping around the Justice Center had begun. They were trying to keep up on the mechanical equipment in the different buildings, as many were beginning to wear out. He worked with Mike Worthen on different projects, worked on issues at the Senior Centers, and repaired leaks and electrical issues at the Fairgrounds.

Richard Wilson, Iron County Engineer, reported there were no reports of damage resulting from flooding this past season. The retention pond adjacent to the Painted Desert project was complete and had the capacity to hold approximately 130K acre-feet of water. The gas line was lowered 8 feet on 4800 at the Webster Ditch, and was waiting on the fiber optics to be lowered on the other side. Richard would be meeting later today with Justin Christensen, UDOT, and again in 2 weeks regarding the pavement of Iron Springs Road to Desert Mound. He explained what would be discussed in those meetings. Paul Cozzens mentioned that there was an issue with drainage in one of the shooting range bays. Richard noted that he would meet with Bryce Williams regarding the issue. Richard reported that he received a message that a five-foot ditch cleaning bucket was on its way to Iron County from Illinois, which would help maintain the channels. He noted that he was going to meet with Amber Hatch, Iron County Weed Supervisor, regarding using goats to help keep weeds down. There was a discussion on how the goats would be trained for this job. Richard reported that, in regards to the Pronghorn Data Center that the company's biggest hurdle across the country was to have assurance that their permits would be approved. Richard explained how Iron County's permit process worked, and the Pronghorn group were impressed by it.

Bruce Anderson, Iron County Public Works Director, began his report on the Iron County Road Department. Bruce reported that there was a lot of work to be done on Antelope Road, including leveling, numerous coves, and water issues. He noted that he had no concerns with the work that would be done, and it would be a good partnership with Pronghorn. Bruce explained that a new requirement under the Utah Manual of Uniform Traffic Control Devices was that any road with a posted speed limit of over 35 MPH was required to be striped, and they had 90% of those roads completed. Bruce reported that the Road Department was working on the engineering by Platt & Platt on Gold Springs by Platt & Platt. The BLM approved the moving of 3 miles of road off of private land and onto BLM land, working on 5600 West, regarding the Kevin Woods issue in Beryl, and a survey on Summit Road down to the gap underneath Summit Center Street, and he would like to chip seal the road next year. He noted that they were currently working on the East Frontage road north of Paragonah to be able to chip seal it next summer, to alleviate dust issues along the freeway. They were blading mountain roads, cattle guard cleaning, culvert cleaning, and had just completed some fall patching for the winter. Commissioner Cozzens asked if Bruce was planning to buy a portable crusher. Bruce replied that it was cheaper to rent than to buy.

Bruce reported on the Landfill Department. He and Jeremy Truman attended a Utah Department of Environmental Quality (DEQ) training. He noted that the DEQ was pushing recycling statewide, and they were conducting a recycling survey which was nearly complete. Bruce had not heard any results of the survey. Bruce reported that the new Front Load Cans had been a success. There was one position at the Landfill that was vacant. There had been two employees hired at different times, and both backed out the day they were to show up for work. There continued to be a nationwide problem with the fires caused by lithium batteries. There needed to be something done to make the public aware of this problem and to keep the lithium batteries out of the landfills. Jon Whittaker, Iron County Clerk, suggested that a message could be put on the back of the landfill bills. There was a discussion on the lithium batteries. Scott Carter and Jeremy Truman were doing great on equipment maintenance. Bruce reported that the Landfill would be open for half a day on Christmas Eve and open the day after Christmas.

Michael Bleak, Iron County Commissioner, noted that he had been working on some public safety issues. Mike reported that he met with Gold Cross Ambulance and discussed their plans to expand their facilities in Cedar City and Parowan City. Cedar City was going to purchase two more full-time trucks, which would bring their number to 6 full-time trucks countywide. Two new crew quarters would be built in Cedar City and Parowan. The addition of a new crew quarters had begun in Parowan, and Cedar City would be next. Mike met with Allen Cavalieri, Parowan City Fire Chief, to discuss issues with their dispatch. He noted that Chief Cavalieri was Parowan's new Fire Chief, and he was helping him get to know the position. Mike reported that he met with SUU President Benson, Maria Twitchell, Chad Dotson, and Jon Oglesby, and they reached an agreement with the Utah Summer Games and the SUU Athletic

Department, which would be presented later on the agenda. He noted that he, Commissioner Robinson, Luke Little, and Nicole Rosenberg met with Marcus Keller, Iron County Municipal Advisor, to discuss financial issues happening in Iron County. Mike closed by expressing his appreciation to Reed Erickson for his 30-plus years of service for Iron County and wished him well in his retirement. He welcomed Brett Hamilton as the new Iron County Planner.

Kenneth Robinson, Iron County Commissioner, expressed his appreciation to Reed Erickson for his service, and noted that one could always count on Reed to get things done. Ken reported that he spent a day with Bruce Anderson observing the various projects happening on Iron Springs Road. Ken reviewed the flooding situation at the shooting range. He also learned about Monte Vista's issues with garbage collection, and the condition of the roads in Monte Vista.

Paul Cozzens, Iron County Commissioner, reported that he had a phone meeting with Kimley-Horn Engineering Planning and Design Consultants, who were working with Civil Rock Transmission regarding the new Silver Rock Transmission line being installed. They would like to meet with the Commissioners on January 5th, at 9:00 a.m. in the Iron County Courthouse Conference room. Paul noted that at the last Sheriff's Complex meeting, they discussed placing an Automated Gate at the end of Horse Alley. Sheriff Carpenter requested the gate for deputy use. Paul Bittman checked with Mike Shurtz, Interim Cedar City Fire Department Chief, and he reported that there would need to be a lockbox or code for emergency matters. He attended a meeting with Cedar City and Enoch to discuss Cedar City and Enoch City joining the Central Iron County Water Conservancy District (CICWCD) to develop new water sources. The state had mandated that Cedar City chlorinate the water, and to do that, they would need to lower the pressure of water coming into Cedar City by the use of booster pumps. Paul reported that he attended the "10,000 Beds" fundraiser, which was an organization that provided scholarships and support for families struggling with a family member battling an addiction to find a treatment center they could afford. 10,000 Beds was an all-volunteer organization, with no employees, only board members. All funds raised were used for covering treatment and related expenses. Paul also participated in a Zoom call with the Great Basin Water Network regarding the West Desert Water Project.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED DEVELOPMENT AGREEMENT BETWEEN IRON COUNTY AND DDJ DEVELOPMENT, LLC, REGARDING THE PLANNED DEVELOPMENT OF APPROXIMATELY 77.45 ACRES OF UNDEVELOPED PROPERTY, GENERALLY LOCATED AT THE NORTHEAST CORNER OF 3200 N & 2300 W, CEDAR CITY, UTAH. Applicant: DDJ Development, LLC

Brett Hamilton, Iron County Planner, explained that DDJ Development proposed the development of a new project on the property, to be known as Adams Farm Subdivision, featuring a residential community of approximately 225 dwellings comprising a mix of single-family residences and townhomes in the unincorporated area of Iron County, and comprised of 3 different properties for the 77.45 acres. Brett reported that the 2 properties on the north were currently Zoned R-½, and the property on the corner was Zoned R4K. He noted that the Development Agreement was to approve the use, density, general configuration, and development standards. Project benefits for the development were centralized drainage, public access walking trails, off-street vehicle storage, private centralized open space area (min. 4 acres), and various residential densities ranging from 1-acre lots to townhomes. Brett reported that a Public Hearing was held on December 4th at the Iron County Planning Commission (ICPC) meeting, and he listed the public concerns of: flooding, drainage, traffic issues on 2300 W with no turn lanes and that traffic gets backed up, the schools are already at capacity, the loss of rural atmosphere, no infrastructure for the increased density, and infrastructure needed to be in place first. Brett noted that after a discussion, the ICPC recommended approval of the Development Agreement with modifications that townhomes would be restricted to 2 stories in height and not to exceed 120 townhome units, and to specify and designate the clustering of the townhome units, which was included in the description boundary. In summary, Brett noted that rules would be established under the agreement, and that the Development Agreement would not expire until December 8, 2025

all facilities in the subject property had been constructed and accepted as complete by Iron County, and a Certificate of Occupancy had been issued for all dwellings. Commissioner Cozzens asked if there would be adequate room for maintenance of the Stevensville Ditch. Brett replied that there was.

Tyler Melling, a citizen of Iron County, clarified the space for the Stevensville Ditch for maintenance.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding a proposed Development Agreement.

Loy Brown, Monarch Meadows HOA President, and David Price, a resident of Monarch Meadows, expressed their concerns about locating the high-density on the back of the subdivision, the assurance of 1-acre lots, water retention, and drainage.

Tyler Melling addressed those issues and explained the plans and stipulations of the development.

Paul Cozzens, Iron County Commission Chair, declared the public hearing closed.

Kenneth Robinson made a motion for the approval of a proposed Development Agreement between Iron County and DDJ Development, LLC, to include the change to not more than 120 units for the maximum residential density, as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE, ORDINANCE 2025-13, TO THE IRON COUNTY ZONING MAP – ZONE CHANGE FROM LIGHT INDUSTRIAL (LI) TO INDUSTRIAL (I) FOR APPROXIMATELY 77.44 ACRES, LOCATED NEAR 6800 W AND 400 N, CEDAR CITY, UTAH Applicant/Owner: Diamond S Holdings, LLC c/o Go Civil Engineering

Brett Hamilton, Iron County Planner, reported that the purpose of the proposed Zone change was to allow a portion of Lakeside Industrial Subdivision to include heavier uses, so the owner could offer uses in both zoning districts. Brett explained the uses that required a Conditional Use Permit (CUP) and permitted uses in Light Industrial (LI) and Industrial (I) Zones. He reported on the Project Overview, and services available were: Water – CICWCD; Sewer- septic; other utility services in the area (power, gas, communications, etc.).

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding a proposed zone change

No public comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Brett Hamilton, Iron County Planner, reported that the Iron County Planning Commission (ICPC) had reviewed the Evaluation Considerations for Re-zoning and recommended approval of the zone change.

Michael Bleak made a motion to approve the proposal zone change, Ordinance 2025-13, to the Iron County Zoning Map-Zone Change from Light Industrial (LI) to Industrial (I), approximately 77.44 acres as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2025-13

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING THE IRON COUNTY ZONING MAP – CHANGING 77.44 ACRES (APN: E-0176-0005-0000, E-0175-0180-0000, E-0175-0013-0000, Lots 3 & 4 Lakeside Industrial Phase 3) FROM LI (LIGHT INDUSTRIAL) TO I (INDUSTRIAL), 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 language of 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. Zone Change.

Within the Iron County Zoning Map, the property identified as APN’s: E-0176-0005-0000, E-0175-0180-0000, E-0175-0013-0000, Lots 3 & 4 Lakeside Industrial Phase 3 (77.44 Acres) shall be, and hereby is, identified and amended to be zoned from Light Industrial (LI) to Industrial (L) and shown on the official zoning map and website of Iron County (IronCounty.net) – 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 8th day of December, 2025.

**BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH**

By: 
Paul Cozzens, Chair

ATTEST:


Jonathan T. Whittaker, Clerk



VOTING:

Michael Bleak Aye
Paul Cozzens Aye
Kenneth Robinson Aye

PUBLIC HEARING, REGARDING AMENDMENTS TO THE IRON COUNTY 2025 BUDGET

Lucas Little, Iron County Auditor, reported amendments to the General Fund, Municipal Fund, Roads, Library Fund, Transient Room Tax (TRT), Iron County Fair, Restaurant Food Tax, Capital Projects, Sewer Services, Iron County Community Development & Renewal Agency (ICCD&RA), Iron County Special Service District #3 (ICSSD#3), and the Fleet Fund.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding Amendments to the 2025 Budget.

No comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

PUBLIC COMMENTS

No Public Comments were offered.

PRESENTATION BY THE PIONEER LEGACY MUSICAL PRODUCTION AND FIREWORKS SPECTACULAR

Justin Osmond, Youth Pioneer Legacy Pageant, expressed his appreciation for support from the Commissioners and Maria Twitchell. Justin noted that the Osmond family was excited to bring back one of Utah's largest Pioneer Firework celebrations, "The Pioneer Legacy," is a Merrill Osmond Production featuring over 150 local youth, great family entertainment, and free admission. Mr. Osmond noted that the Overall objectives of the pageant were: to be Utah's largest pioneer celebration that becomes an annual long-term family tradition for many years to come; be a non-denominational production inviting the faiths of all religions to participate in this family fun production; strengthen families and the rising generation and all ages to never forget the sacrifices and legacy of our beloved pioneers; raise awareness for the deaf and hard-of-hearing and help benefit their community with the gift of better hearing; and to offer free admission. Justin reported that each year they present a Pioneer Legacy Award. The 2024 Award went to Henry Lunt. Alma Richards was under consideration for the 2026 Award. He noted that any funds raised over production costs were placed in the Olive Osmond Hearing Fund to help someone with the gift of hearing. Justin turned the time over to Merrill Osmond. Merrill expressed his appreciation for all the support from the commissioners. He noted that for 65 years, the Osmond family was focused on creating a family image and concept, which was becoming more of a challenge. Merrill and his wife funded the first Stadium of Fire, and through the hardship of that, they were thankful they invested in that because it created Patriotism. The Pioneer Legacy Musical Production had created an opportunity to bring the pioneer spirit back to our children, and if they were involved in the production, they would never forget it. It was to keep our legacy alive. He noted that they partnered with Cedar City and SUU, and hoped for continued support from Iron County.

Tom Jett, a citizen of Iron County, expressed that this program benefited and educated our youth and Iron County. Tom committed to personally donate \$250 from his organization and encouraged the commissioners to continue their support.

DISCUSSION AND POSSIBLE APPROVAL OF A MEMORANDUM OF AGREEMENT BETWEEN IRON COUNTY AND SUU FOR THE DONATION OF FUNDS FOR SUU PROJECTS

Sam Woodall, Chief Civil Deputy Attorney, reported that this was a Memorandum of Agreement (MOA) between Southern Utah University (SUU) and Iron County Tourism. The purpose of this MOA was to outline a collaboration between SUU and Iron County to renovate the multi-purpose facility (America First Events Center) at SUU, which would benefit SUU, SUU students, the community, and Southern Utah's tourism industry. He noted that if there were unused funds after the project was complete, that agreement specifies how it will be spent. Sam reported that this MOA was a ten-year agreement, and that the scheduling priority would be SUU having first priority for SUU sponsored academic, administrative, and/or athletic events. Tourism related events by Iron County then have priority scheduling over the general public scheduling.

Iron County would have the opportunity to meet with SUU to go over planning and earmark specific events that Iron County would like to have, which allowed for two events per academic year. SUU would waive usage fees for those two events. He reported that this was a good consensus of what the funds would be used for. There was continued discussion regarding the MOA.

Michael Bleak made a motion to approve the Memorandum of Agreement between Iron County and SUU for the donation of funds for SUU projects as explained. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

RESOLUTION 2025-11, ADOPTING THE IRON COUNTY 2025 BUDGET AMENDMENTS

Michael Bleak, Iron County Commissioner, read Iron County Resolution 2025-11, a Resolution of the Iron County Commission authorizing adjustments to the Iron County 2025 Departmental budgets.

Kenneth Robinson made a motion to approve Resolution 2025-11, adopting the Iron County 2025 budget amendments. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye

IRON COUNTY RESOLUTION 2025-11

A RESOLUTION OF THE IRON COUNTY COMMISSION AUTHORIZING ADJUSTMENTS TO THE 2025 DEPARTMENTAL BUDGETS.

Whereas, Iron County Departments have requested adjustments to their budgets for 2025 to cover expenses incurred over time, increases in under-budgeted areas, purchases of unbudgeted but approved equipment, and

Whereas, adjustments must be made to authorize unexpected or approved expenditures above those appropriated in the original budget,

Now Therefore, be it hereby resolved by the Board of Iron County Commissioners that the 2025 budget of Iron County is hereby amended to reflect changes in the adopted and approved 2025 budget to actual expenditures as calculated and filed in the Iron County Auditor's Office.

RESOLVED, ADOPTED, AND ORDERED this 8th day of December, 2025.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: 
Paul Cozzens – Commissioner

ATTEST:


Jonathan T. Whittaker – Iron County Clerk

Michael P. Bleak _ Aye_
Paul Cozzens _ Aye_
Kenneth Robinson _ Aye_



RESOLUTION 2025-12, ADOPTING THE IRON COUNTY 2026 BUDGET

Paul Cozzens, Iron County Commissioner, read Iron County Resolution 2025-12, a Resolution of the Iron County Commission adopting and approving the Iron County 2026 Final Budget.

Michael Bleak made a motion to approve Resolution 2025-12, adopting the Iron County 2026 final budget. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY RESOLUTION 2025-12

A RESOLUTION OF THE IRON COUNTY COMMISSION ADOPTING AND APPROVING THE 2026 BUDGET.

Whereas, Iron County is required by UCA §17-36-15 to, shall adopt the budget which, subject to further amendment, shall thereafter be in effect for the next fiscal period. A copy of the final budget, and of any subsequent amendment thereof, shall be certified by the budget officer and filed with the state auditor not later than 30 days after its adoption. A copy, similarly certified, shall be filed in the office of the budget officer for inspection by the public during business hours; and

Whereas, a tentative budget has been adopted and has been made available for inspection at the office of the County Auditor for at least ten (10) days prior to the public hearing; and

Whereas, December 8, 2025 at the hour of 10:00 a.m. in Commission Chambers at the Iron County Courthouse 68 South 100 East, Parowan City, was the time and place of a public hearing where all interested persons had an opportunity to be heard for or against the estimates of revenue and expenditures and performance data on any item in any fund; and

Whereas, notice of the public hearing was been published at least seven days before the hearing in one newspaper, Daily Spectrum, a newspaper of general circulation within the County;

Now Therefore, be it hereby resolved by the Board of Iron County Commissioners that the budget as presented and filed in the Iron County Auditor’s Office is hereby adopted for calendar year 2026.

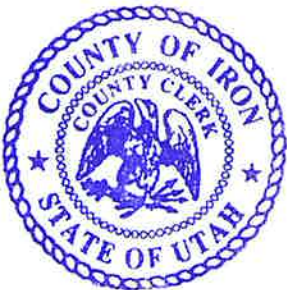
RESOLVED, ADOPTED, AND ORDERED this 8th day of December, 2025

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY UTAH

By: 
Paul Cozzens – Commissioner Chair

ATTEST:


Jonathan T. Whittaker – Iron County Clerk



Michael P. Bleak _Aye_
Paul Cozzens _Aye_
Kenneth Robinson _Aye_

DISCUSSION AND POSSIBLE APPROVAL OF THE IRON COUNTY 2026 COMMISSION MEETING SCHEDULE

Kenneth Robinson made a motion to approve the 2026 Iron County Commission Meeting Schedule. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye, Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Human Resources (HR) Director, presented the promotion of Branden Rowley from Full-Time Deputy 3 to Full-Time Corporal in the Sheriff’s Office-Patrol, effective December 7th; the new hire of Rowshell Fraijo as a Part-Time Assistant Cook for Council on Aging, effective December 9th. This was a backfill of a vacant position.

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

NON-DELEGATED ITEMS

Closed Session:

Kenneth Robinson made a motion to move into a closed session pursuant to UCA §52-4-205(1)(f) – Strategy Session to discuss deployment of security personnel, devices, or systems. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

STATE OF UTAH)
) s.s.
COUNTY OF IRON)

I, Paul Cozzens, Chairman of the Iron County, Utah Commission, hereby certify that the purpose of the closed session convened was conducted in accordance with UCA § 52-4-205(1)(f) for discussion regarding deployment of security personnel, devices, or systems.


Attest: Jonathan T. Whittaker, County Clerk


Signed: Paul Cozzens, Chairman



END OF CLOSED SESSION

Paul Cozzens, Iron County Commission Chair, declared the closed session ended and the return to the open Iron County Commission meeting.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.


Attest: Jonathan T. Whittaker, County Clerk
December 8, 2025


Signed: Paul Cozzens, Commission Chair

