

**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 17<sup>th</sup>. 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 23<sup>rd</sup>. 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 23<sup>rd</sup>. 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 7<sup>th</sup>. 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

