

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 Kanarraville 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 – TABLE 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. Jaren 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