

**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:

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:

SYNOPSIS

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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 brodies (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

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	<u>Aye</u>
Paul Cozzens	<u>Aye</u>
Kenneth Robinson	<u>Nay</u>

**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
AROUNG 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.

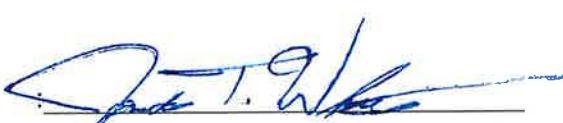
This ordinance shall become effective immediately after the required publication thereof, as set forth in Utah Code §17-53-208.

**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 Aye
Paul Cozzens Aye
Kenneth Robinson Aye

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.

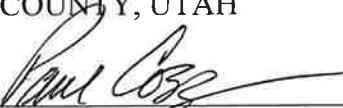
Whereas, the Governing Body of Iron County, Utah, is the proper authority to appoint a qualified person to act as the official representative for Iron County at the Utah Counties Indemnity Pool Membership Meeting to be held on November 21, 2025; and

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 - Chairman

ATTEST:


Jonathan T. Whittaker – Iron County Clerk



Michael P. 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 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: 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 recommended 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

