

IRON COUNTY COMMISSION MEETING
JANUARY 26, 2026

Minutes of the Iron County Commission meeting convened at 9:00 a.m. January 26, 2026 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Karsten Reed	County Assessor
Luke Little	County Auditor
Kenneth Carpenter	County Sheriff
Nicole Rosenberg	County Treasurer
Blaine Nay	Bee Inspector
Terry Palmer	Building & Zoning
Sam Woodall	Deputy Attorney
George Colson	Emergency Management
Jennifer Bradbury	HR Director
Mike Worthen	Natural Resources
Brett Hamilton	Planning & Zoning

Others in Attendance:

Ray Adams	Christian Bennett	Rebecca Bennett
Rand Bettridge	Marvin Bracken	Ryan Brindley
David Burton	Ken Dunn	Dan Jessen
Rex Jessop	Bruce McDonald	Cassie Meredith
Frank Nichols	Gaylene Platt	Brad Robbins
Pat Robbins	Marvin Schill	

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INVOCATION

An invocation was offered by Scott Schill.

PLEDGE OF ALLEGIANCE

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

APPOINTMENT OF THE IRON COUNTY COMMISSION CHAIR FOR 2026

Michael Bleak made a motion to appoint Commissioner Kenneth Robinson as the Iron County Commission Chair for 2026. Second by Kenneth Robinson: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF MINUTES

Paul Cozzens made a motion to approve the minutes of the Iron County Commission meeting held on December 8, 2025. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson.

APPROVAL OF CLAIMS FOR PAYMENT

Michael Bleak made a motion to approve Claims for Payment from December 8, 2025, to January 25, 2026. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Absent.

PRESENTATION OF TRAINING REGARDING OPEN MEETING LAW

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

COMMISSION REPORTS

Michael Bleak, Iron County Commissioner, reported that work continued to move forward on the new Iron County Sheriff's Complex. Mike noted that he had worked with George Colson, Iron County Emergency Management, regarding HB48 – Wildland Urban Interface (WUI). The maps had been received, but the Iron County Commission had been forced to handle the program and was not going to follow through until things were corrected. He reported that in 2022, the Emergency Medical Services (EMS) supervision was returned to the counties. The EMS included Gold Cross and Intermountain Life Flight, and they were working well together.

Paul Cozzens, Iron County Commissioner, reported that the 5 County meetings went well, and that they had officially moved out of the office space in the Visitors Center, which was now ready for occupancy. Terry Palmer, Iron County Building & Zoning, noted that the USU Extension Office had reached out and was interested in expanding their current space. Paul reported that the School & Institutional Trust Lands Administration (SITLA) owned lots that

were used by agricultural farmers who grazed their cattle and sheep on the lands. SITLA was making agreements with solar farm companies to use the land and gave little to no notice to the agricultural farmers. The solar companies were coming in one to two weeks before they moved onto the land and telling the farmers they had to remove their animals. They were placing solar panels on prime agricultural land in Iron County, with no control from Iron County.

Commissioner Cozzens continued to report and discuss the issue with the other commissioners.

Kenneth Robinson, Iron County Commissioner, noted that he agreed with the comments from Commissioner Cozzens regarding the solar farm incentive. Ken reported that he had met with his insurance agent regarding HB48 and asked if the map was going to affect insurance coverage, and the agent reported that it would absolutely not. Ken continued to attend meetings regarding the new Sheriff's Complex and was pleased that everything was moving forward. He reported that he had received several calls concerning roads, and who was responsible for maintaining them after a developer deeded the road to Iron County, and the expectations of a realtor, developer, or prospective buyer. Ken noted that he was setting up a meeting with the Board of Realtors to discuss the road issues, and land use with prospective buyers purchasing land next to public lands with public grazing of cattle or sheep.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE DENIAL OF A PROPOSED ZONE CHANGE (ORDINANCE 2026-1), TO THE IRON COUNTY ZONING MAP – MAP ZONE CHANGE FROM RURAL AGRICULTURE 20 ACRE (RA-20) TO COMMERCIAL (C), OF APPROXIMATELY 22.48 ACRES LOCATED NEAR 200 S AND 2400 W, PAROWAN, UTAH Applicant: Frank Nichols & Ryan Brindley

Brett Hamilton, Iron County Planner/Special Service Coordinator, explained that the proposed rezone request from the current Rural Agriculture (RA)-20 Acres to Commercial (C) was to allow for personal storage facilities and billboards. Brett reported that after a careful and thorough review of Iron County Policy-Evaluation Considerations for Re-Zoning, the staff report, and public comments, the Iron County Planning Commission (ICPC) recommended denial of the requested RA-20 to C zone change. The rezone offers insufficient community benefit to justify the associated impacts on the health, safety, and welfare of the surrounding community. Brett explained the General Plan inconsistencies.

Kenneth Robinson, Iron County Commission Chair, declared a Public Hearing open regarding Ordinance 2026-1.

Frank Nichols, owner of the property, expressed his concerns with the lack of notification on the previous zone change from Commercial to R-5, and he was not aware of the evaluation considerations. He noted that this was a good location for storage units and billboards along the freeway, and there would not be an issue with increased traffic.

Comments were shared by Rex Jessop, Brad Robbins, Rebecca Bennett, Christian Bennett, Brad Robbins, and Ray Adams for opposition to the zone change because it would change the adjacent property owners' way of life they now enjoy, and the developers were only interested in making more money.

Terry Palmer explained that the owners would be required to abide by the rules of the ordinance and would require approval if any changes were made. He explained the Zone change notifications made by the state.

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

Paul Cozzens reported that he usually did not go against a Planning Commission's recommendation. Prospective buyers would not want to build a home there next to the freeway, and a commercial zone would be the logical zone for the property.

Paul Cozzens made a motion to approve Ordinance 2026-1, a zone change from Rural Agriculture 20 acres (RA-20) to Commercial (C) on approximately 22.48 acres located near 200 S & 2400 W, Parowan, Utah. Mike Bleak noted that he would second the motion under the condition that more research was needed. There was a discussion with Dan Jessen, Parowan City Manager, and a discussion regarding an issue not on the agenda regarding the zone change of Ray Adams' property. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2026-1

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING THE IRON COUNTY ZONING MAP – CHANGING 22.48 ACRES (APN: C-1067-0000-0000 & C-1051-0006-0000) FROM RA-20 (RURAL AGRICULTURE 20 ACRE) TO C (COMMERCIAL), 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 denial; 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 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. Within the Iron County Zoning Map, the property identified as APN's: C-1067-0000-0000 & C-1051-0006-0000, totaling 22.48 Acres, shall be, and hereby is, identified and amended to be zoned from Rural Agriculture 20 Acres (RA-20) to Commercial (C) and shown on the official zoning map and website of Iron County (ironcountyut.gov) – and as shown on Exhibit A, hereto attached.

SECTION 2. Severability.

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

SECTION 3. Effective Date.

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

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF IRON COUNTY, UTAH this 26th day of January, 2026.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

Signed by: 
Kenneth Robinson, Chair

ATTEST:


Jonathan T. Whittaker, Clerk

VOTING:

Michael Bleak Aye
Paul Cozzens Aye
Kenneth Robinson Aye

**PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF AMENDMENTS
TO THE IRON COUNTY ZONING ORDINANCE (ORDINANCE 2026-2), INCLUDING
DEFINITIONS IN SECTION 17.20.010, TABLE OF USES IN SECTION 17.16.030,
GUEST HOUSE REGULATIONS IN SECTION 17.36.270, AND A NEW SECTION
17.36.700 FOR VEHICLE STORAGE LOTS**

Brett Hamilton, Iron County Planner/Special Service Coordinator, explained that the amendments would clarify definitions, refine permitted uses, introduce standards and regulations, and address guest house regulations to better align with evolving development patterns, rural character preservation, and administrative efficiency. Brett presented a summary of the Code Amendments to Section 17.16.030 Table of uses, Section 17.20.010 Use Definitions, Section 17.36.270 Guest House Regulations, and the new Section 17.36.700 Vehicle Storage Lots. He reported that after discussion and review, the Iron County Planning Commission recommended approval of Ordinance 2026-2.

Kenneth Robinson, Iron County Commission Chair, declared a Public Hearing open regarding Ordinance 2026-2.

No Public Comments were offered.

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

Michael Bleak made a motion to approve the amendments to the Iron County Zoning Ordinance 2026-2 as presented. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2026-2

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING SECTION 17.16.030 TABLE OF USES, SECTION 17.20.010 USE DEFINITIONS, SECTION 17.36.270 GUEST HOUSE, AND ADDING A NEW SECTION 17.36.700 VEHICLE STORAGE LOT, AND PROVIDING AN EFFECTIVE DATE.

Whereas, Iron County has determined in accordance with the desire to clarify definitions, refine permitted uses, and introduce standards and regulations to better align with evolving development patterns, rural character preservation, and improve administrative efficiency, 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.**

USES	TABLE OF 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	XE	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	
Distribution center	X	X	X	X	X	X	X	X	X	C	P	X	
Dwelling, single-family	P ⁽²⁾	P	P	P	P	P	P	P	X	X	X	P ⁽²⁾	
<u>Educational facility</u>	X	X	X	C	C	C	C	C	C	X	X	X	
Electric substation	C	C	X	C	C	C	C	C	C	C	C	C	
Electric transmission line	A	A	A	A	A	A	A	A	A	A	A	A	
Emergency care facility	C	X	X	X	X	X	X	X	P	P	C	X	
Expanded home occupation ⁽¹¹⁾	A	A	X	A	A	A	A	X	X	X	X	X	
Farm	P	P	X	X	X	X	X	X	X	A	P	P	
Farm stand	A	A	X	A	A	A	A	X	A	A	A	A	
Fish farm	P	P	X	X	X	X	X	X	C	P	P		
General industrial activity	X	X	X	X	X	X	X	X	X	C	X		
Geothermal power plant	C ⁽⁵⁾	X	X	X	X	X	X	X	X	C ⁽⁵⁾	C ⁽⁵⁾		
Golf course	P	P	C	P	P	P	P	P	X	P	P	X	
Guest house ⁽¹²⁾ * More than 1 guest house	P/A*A	P/A*A	P/A*A	PA	PA	PA	PA	X	X	X	X	X	
Indoor recreation	C	X	X	X	X	X	X	X	AE	P	X	X	
Park and ride facility	AE	X	C	X	X	X	X	X	P	P	P	C	
Private educational facility	E	X	X	E	E	E	E	E	E	E	E	E	X
Private club	C	C	X	X	X	X	X	X	C	C	X	X	
Professional office	A	X	X	X	X	X	X	X	P	P	X	X	
Protective housing facility	C	X	X	X	X	X	X	X	C	X	X	X	
Public educational facility	E	X	X	E	E	E	E	E	E	E	E	E	X
Retirement home	C	X	X	X	X	X	X	X	AE	X	X	X	

Telecommunications site/facility	A	A	C	A	A	X	X	X	C	A ^E	A ^E	C
Temporary construction or sales office	P	P	P	P	P	P	P	P	P	P	P	P
Temporary dwelling unit	A	A	A	P	P	P	P	A	X	X	X	A
Temporary use	P	P	P	P	P	P	P	X	P	P	P	X
Townhouse(s)	X	X	X	X	X	X	P ⁽⁸⁾	P ⁽⁸⁾	X	X	X	X
Trade or vocational school	C	X	X	X	X	X	X	X	C	C	C	X
Vehicle storage lot ⁽¹¹⁾	C	X	X	X	X	X	X	X	C	P	P	X

⁽¹¹⁾ See Definition.

⁽²⁾ Requires an agricultural acknowledgment to be signed and recorded.

⁽³⁾ See also Section 17.34.030.

⁽⁴⁾ See also Section 17.34.050.

⁽⁵⁾ See also Chapter 17.35.

⁽⁶⁾ See also Chapter 17.33.

⁽⁷⁾ See also Chapter 16.25.

⁽⁸⁾ Permitted when incorporated into a new subdivision, including the provisions in Section 17.36.050.

⁽⁹⁾ See also Section 17.36.600.

⁽¹⁰⁾ See also Chapter 17.37.

⁽¹¹⁾ See also Section 17.36.280.

⁽¹²⁾ See also Section 17.36.270.

⁽¹³⁾ See also Section 17.36.700.

SECTION 2.

Within **Section 17.20.010 – Definitions**, a portion of the Iron County Code, shall be, and hereby is, identified and amended to read as follows:

17.20.010 - Definitions

"Educational facility" means buildings and uses providing general academic instruction or research with a structured curriculum, including kindergarten, elementary, secondary, or post-secondary education, whether operated by a public or private entity. Educational facilities may include accessory residential facilities for students, faculty, or staff. The term does not include facilities whose primary purpose is occupational, trade, or vocational instruction, training, or certification, as defined under *Trade or Vocational School*.

"Educational institution" means a public or private educational facility primarily providing regular instructional services to students, including elementary, secondary, seminary, parochial school, or post-secondary education (not including trade or vocational school). For purposes of this title, educational institutions are considered sensitive land uses when referenced in separation, setback, buffering, or compatibility standards. ~~a public elementary or secondary school, seminary, parochial school or private education institution having a curriculum similar to that ordinarily given in grades one through twelve in a public school system. The term "educational institution" for the purpose of this title does not include post high school educational facilities or educational facilities which include residential facilities for its students.~~

"Personal storage facility" means a facility for indoor storage of personal items in individual units, bins, rooms or containers. Any unit, bin, room or container must be a permanent structure. This use does not include outdoor storage of vehicles, boats, or trailers, which are regulated as a vehicle storage lot.

~~"Private educational facility" means buildings and uses for educational or research activities which has a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education, which may include residential facilities for faculty, staff and students.~~

~~"Public educational facility" means buildings and uses for educational or research activities which are operated by a public entity and have curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education, including facilities for faculty, staff and students.~~

~~"Trade or vocational school" means a post high school educational or vocational training facility, a post-secondary educational facility whose primary purpose is to provide occupational or job-specific instruction, training, or certification in skilled trades, technical fields, or professions customarily requiring specialized occupational training, including apprenticeship, licensing, or workforce training programs. Trade or vocational schools do not provide general academic instruction as their primary function and are distinct from an "educational facility" for purposes of this title.~~

SECTION 3. Within **Section 17.36.270 – Guest House**, a portion of the Iron County Code, shall be, and hereby is, identified and amended to read as follows:

17.36.270 Guest house.

One guest house is permitted by right in the zoning districts identified in Section 17.16.030, Table of Uses. Additional guest houses (beyond the first) in the A-20, RA-20, and RR-20 zoning districts may be authorized as an administrative land use permit by the zoning administrator, in accordance with the provisions of Chapter 17.38, Administrative Land Use Permits, and subject to the maximum number of guest houses allowed per lot as set forth below.

The maximum number of guest houses allowed (in addition to the primary dwelling) for each legal lot of record shall be as follows:

Zoning District	Maximum Number of Guest Houses per Lot
A-20	Three
RA-20	Three
RR-20	Two
R-5	One
R-2	One
R-1	One
R-1/2	One
R4K	None

Note: If legal lots of record within the A-20, RA-20, or RR-20 zoning district are less than ten acres in size, the number of guest houses allowed shall be the same as the R-5 zoning district (one).

Standards for All Guest Houses. All guest houses, whether permitted by right or via administrative land use permit, shall comply with subsections A through R below.

The proposed guest house:

- A. Shall not be recorded under a separate deed from the principal dwelling and shall not be sold separately from the principal dwelling;
- B. May be rented separately or as part of the principal dwelling;
- C. If attached to the principal dwelling, will be considered a duplex, which is not permitted in any zone;
- D. Shall be subject to the setbacks and separations established in the respective zone for dwellings;
- E. Must be consistent with the principal dwelling in building type, i.e., architectural style, color, etc.;
- F. Must provide adequate water and sewer resources and facilities (quantity and quality), including but not limited to, certification by the appropriate water and sewer authority or public health authority that the water and sewer services are adequate for the projected number of residents;
- G. Must be situated and oriented on the property to reduce the potential to invade the privacy of adjoining dwellings (on the same lot and surrounding properties) and maintain the aesthetics of the neighborhood, considering the physical characteristics surrounding the guest house, including landscape screening, fencing and window and door placement;
- H. Must provide for two off-street parking spaces particular to the guest house, and shall have an all-weather surface area providing vehicular ingress and egress and shall be maintained to a practical standard to minimize dust and mud track out;
- I. Must share the same access to a public right-of-way as the principal dwelling, unless an alternative access is authorized by the Iron County engineer;
- J. Dwellings meeting the definition of a "mobile home" are prohibited;
- K. Must comply with all required County, State, Federal, and Health Department regulations, laws, rules, and ordinances, including but not limited to the Utah Wildland-Urban Interface Code;
- L. Prior to commencement of construction, shall obtain all required building permits from the Iron County Building Department and have all required inspections performed;
- M. Must obtain appropriate garbage collection services through the Iron County Clerk; the storage, collection, and disposal of solid waste shall be accomplished so as to prevent fire and health hazards, rodent harborage, insect breeding, accidents, and odor;
- N. The applicant shall ensure acceptable mitigation during construction and occupancy from nuisance factors, such as noise, smoke, dust, dirt, odors, gases, and glare;

- O. All outside and security lighting shall be of a type, height, and design to direct lighting downward, shielding to the greatest extent practical, and directed away from adjoining properties; minimal lighting is desired to preserve the ‘night sky’ effect;
- P. In areas subject to the open range doctrine, the owner is responsible to provide and maintain an appropriate fence built to minimum County standards to keep unwanted livestock out;
- Q. The guest house shall be for residential use only and shall not be used for the operation of any commercial business, home occupation, or commercial enterprise, unless such use is expressly permitted in the underlying zone and has received all required County land use approvals, licenses, and permits; and,
- R. In the event Iron County receives a complaint alleging noncompliance with the standards in this section, the appropriate County department may request access to the property, giving reasonable notice to the owner, for the purpose of investigating the alleged violation. If access is denied, the matter may be referred to the County enforcement officers (pursuant to Section 17.72.030) for review and enforcement action in accordance with applicable County procedures.

SECTION 4. Section 17.36.700 – Vehicle storage lot, a portion of the Iron County Code, shall be, and hereby is, created and added to read as follow:

Section 17.36.700 - Vehicle Storage Lot

A. General Regulations

B. The minimum regulations for a vehicle storage lot shall be as follows:

- a. The minimum lot size shall be one (1) acre. Where adjoining an existing residential use, a minimum setback of 35 feet shall be provided between the storage area and the residential property line. This setback may shall include low impact features such as rock or mulch ground cover. The setback area may also be used for drainage purposes and shall be maintained and free from weeds.
- b. All storage areas shall be screened from public view from any adjoining properties and from the public rights-of-way by appropriately designed walls, fencing, berms, or evergreen landscaping. A view-obstructing wall or fence not less than 6 feet tall shall be constructed and maintained around the perimeter of the use to substantially block the view of the storage yard. The wall or fence shall not encroach into any required setback along a front or street side yard or encroach into any required sight visibility area.
- c. All vehicles stored shall be operable, legally registered, and in good repair. Storage shall exclude hazardous materials, leaking fluids, or silviculture operations.
- d. Storage areas shall be hard surfaced with asphalt, concrete, or equivalent materials (as determined by the County Engineer). The site shall provide adequate drainage.
- e. Exterior lighting, if provided, shall be downward directed, fully shielded, and directed away from adjoining properties. Minimal lighting is desired to preserve the night sky effect.

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.

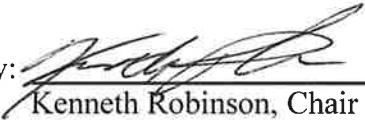
SECTION 6. Effective Date.

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, UTAH this 26th day of January, 2026.

**BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH**

Signed by:



Kenneth Robinson, Chair

ATTEST:



Jonathan T. Whittaker, Clerk



VOTING:

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

DISCUSSION REGARDING THE ESCALANTE VALLEY HOUSING AUTHORITY OF IRON COUNTY STATUS AND COOPERATION WITH IRON COUNTY

Sam Woodall, Iron County Deputy Attorney, explained that in March of 1970, the Iron County Commission passed a Resolution creating the Escalante Valley Housing Authority. Sam noted that Mr. Marvin Bracken, resident of Escalante Valley, was asking the commissioners to consider two things: 1. The Iron County Commission's willingness to work with the Escalante Valley Housing Authority on becoming compliant, and helping them to hire legal counsel themselves, and 2. Financial obligations of assessing property taxes. He explained that, historically, the Housing Authority had not been assessed property taxes. Mr. Bracken would like the commission to allow the Escalante Valley Housing Authority to be exempt from property taxes as a quasi-body of Iron County. Mr. Bracken reported on the Escalante Valley Housing Authority's background and noted that the issue of the Housing Authority's existence came up when they were reorganizing the board. The State Commission and the Lieutenant Governor's Office had no record of an Escalante Valley Housing Authority. The resolution was created for migrant housing and low-income housing. He reported on the location of the low-income housing and that minutes had been taken of board meetings since 1970. There was a discussion on what needed to be done to become compliant as the Escalante Valley Housing Authority.

Paul Cozzens made a motion to approve a letter of support for the Escalante Valley Housing Authority of Iron County to become compliant with the State of Utah, to appoint a liaison from the commission, and to approve the Escalante Valley Housing Authority board members when submitted. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC COMMENTS

No Public Comments were offered.

PRESENTATION OF THE ANNUAL BEE INSPECTOR REPORT

Blaine Nay, Iron County Bee Inspector, explained that this report was in accordance with 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 all beekeepers were required 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 spore-forming, and spores were viable for up to 80 years. Blaine reported that he inspected 30 bee-yard Apiaries with 87 different colonies in those 30 bee-yards. If, upon inspection, any diseased or parasitized 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 hives collapsed. There were good products used to put in hives to keep the mites out, which were very effective.

2026 COOPERATIVE AGREEMENT FOR UTAH STATE UNIVERSITY (USU) EXTENSION SERVICES

Jon Whittaker, Iron County Clerk, explained that this was an Annual Agreement with Utah State University (USU), via its Cooperative Extension Service, to promote and provide cooperative extension services. The annual Iron County USU Operating Budget was \$239,982 for support staff, telephone service, office equipment, supplies, travel expenses, vehicle operations, dues, fees, permits, program grants, youth service learning, staff in-service training, and facility expenses. There was a discussion regarding the use of the vacated space by 5-County.

Michael Bleak made a motion to approve the 2026 Cooperative Agreement for Utah State University (USU) Extension services for \$239,982. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

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

Mike Worthen, Natural Resource Management Specialist, explained that the amendment modified the original agreement by removing the Natural Resource Specialist responsibilities from the scope of work and refocusing the Contractors' duties on the maintenance of the Color County Off-Highway Vehicle (OHV) Trail System. Mike reported that he would provide OHV trail maintenance services utilizing trail maintenance equipment, including but not limited to: trail dozer, skid steer, mini-excavator, and chainsaws throughout Iron County's Color Country OHV Trail System. The budget of \$24,525 would begin January 1, 2026, and end December 31, 2026.

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

DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION 2026-1, A RESOLUTION SUPPORTING CULINARY WATER HAULING WHEN LOCALLY REGULATED

Mike Bleak, Iron County Commissioner, noted that he was approached by a member of the Republican Party and a local realtor with concerns regarding culinary water hauling. Mike turned the time over to Paul Cozzens to explain culinary water hauling that was directed by 5-County, for all 5 counties, and the issues resulting in each county not regulating their own water hauling. Paul noted that Reed Erickson spent many hours on a Septic Density Survey to help protect water sources. Rural areas have their own unique geographic, hydrologic, and

infrastructure constraints that limit the availability of centralized culinary water systems. Water hauling was a legitimate and necessary water supply option in rural areas, and the Iron County Commission asserts that regulation of water hauling and associated subdivision approvals should remain under local county authority. Paul reported that he would present this Resolution at the 5-County work meeting to be held in St. George on January 28th.

Paul Cozzens made a motion to approve Resolution 2026-1, which supports culinary water hauling when locally regulated, with contingent that there may be more changes. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY RESOLUTION 2026-1

A RESOLUTION OF THE IRON COUNTY COMMISSION EXPRESSING SUPPORT FOR THE USE OF SEPTIC SYSTEMS IN WATER-HAULING SUBDIVISIONS AND AFFIRMING IRON COUNTY'S POSITION OF SUPPORTING WATER HAULING WHEN LOCALLY REGULATED BY THE IRON COUNTY COMMISSION

Whereas, Iron County is a rural county with unique geographic, hydrologic, and infrastructure constraints that limit the availability of centralized culinary water systems in certain areas; and

Whereas, water hauling has historically been, and continues to be, a lawful and practical means of providing culinary water to rural residences and subdivisions within Iron County when appropriately regulated; and

Whereas, Utah law recognizes the authority of counties to regulate land use, subdivisions, and local water delivery systems in a manner that reflects local conditions and community needs; and

Whereas, Iron County has adopted subdivision, land use, and public health standards designed to protect public health and safety while allowing reasonable rural development; and

Whereas, properly designed, permitted, and maintained septic systems are a widely accepted and state-approved method of wastewater treatment and disposal, including in areas served by hauled water; and

Whereas, the allowance of septic systems in water-hauling subdivisions is essential to maintaining property rights, and rural development in Iron County; and

Whereas, decisions regarding water hauling and wastewater systems are best made at the local level where the County Commission can evaluate infrastructure capacity, environmental conditions, and long-term community impacts;

NOW, THEREFORE, BE IT RESOLVED BY THE IRON COUNTY COMMISSION:

1. Support for Septic Systems in Water-Hauling Subdivisions

The Iron County Commission affirms its support for allowing the use of properly designed, permitted, and regulated septic systems within subdivisions served by hauled water, provided all applicable state and county health and land use requirements are met.

2. Support for Water Hauling as a Viable Water Supply Method

The Iron County Commission recognizes water hauling as a legitimate and necessary water supply option in rural areas of the county and supports its continued use when conducted in compliance with county standards and conditions of approval.

3. Local Control and Oversight

The Iron County Commission asserts that regulation of water hauling and associated subdivision approvals should remain under local county authority to ensure decisions reflect Iron County's unique conditions, infrastructure limitations, and community needs.

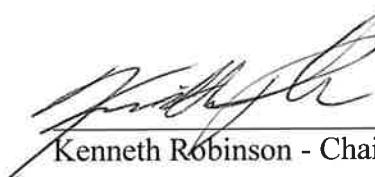
4. Coordination with Regulatory Agencies

Iron County will continue to coordinate with the Iron County Health Department, the Utah Department of Environmental Quality, and other applicable agencies to ensure public health, environmental protection, and compliance with state law.

5. Policy Statement

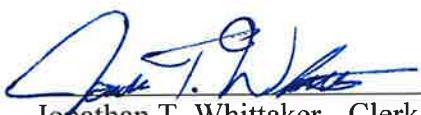
It is the policy of Iron County to support rural solutions, including water hauling and septic systems, which are responsibly regulated, locally controlled, and protective of public health while preserving property rights and affordability.

PASSED AND ADOPTED by the IRON County Commission this 26th day of January, 2026.
IRON COUNTY COMMISSION



Kenneth Robinson - Chair

ATTEST:



Jonathan T. Whittaker - Clerk



DISCUSSION AND POSSIBLE APPROVAL OF THE UPDATED 2026 PER DIEM AND MILEAGE RATE

Lucas Little, Iron County Auditor, explained that the current rates were the standard for all of Utah and were updated every January from the State General Services Administration (GSA). Luke reported that the Per Diem rates for Breakfast (\$16), Lunch (\$19), and Dinner (\$28) remained the same. He explained that Per Diem rates for specific locations higher than the standard rate were allowed, but the person requesting the rate must look up the rate on the GSA Website (www.gsa.gov) and submit the form with the reimbursement request. Mileage was raised to \$0.725/mile with no pool vehicle available, and \$0.428 for a personal choice vehicle, and Lodging with a family, friend, or RV was \$50.00. The 2026 pooled vehicle mileage rate (charged to departments) would be: Cars and SUVs \$0.428, and Trucks \$0.507.

Paul Cozzens made a motion to approve the updated 2026 Per Diem and Mileage Rate as presented. Second by Michael Blake. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the re-hire of Josh Nielson as a Part-Time Bailiff in the Sheriff's Office-Patrol, effective January 5th, the new hire of Kaden Barkdull as a Full-Time Deputy 1 in the Sheriff's Office-Patrol, effective January 5th, the new hire of Carter Mitchell as a Full-Time Deputy 1 in the Sheriff's Office-Patrol, effective March 1st, the transfer/promotion of Gabe Carlson from Full-Time I.T. Technician to Full-Time Patrol Deputy in the Sheriff's Office-Patrol, effective February 1st. This was a backfill of a vacant position; the new hire of Kristen Preciado as a Part-Time Administrative Assistant in the Sheriff's Office-Patrol, effective January 26th. This was a backfill of a vacant position; and a position transfer for Carolyn White from Part-Time Administrative Assistant to Full-Time benefited Administrative Assistant in the Sheriff's Office-Patrol, effective January 18th; the request for bilingual pay for J.D. Allen and Bryan Aguayo in the Sheriff's Corrections, effective January 18th; the promotion of Jordon Hatch from Technician 2 to Technician 3 in the Landfill Department, effective January 18th, the new hire of Thomas Lundstrom as a Landfill Technician, effective February 2nd. This was a backfill of a vacant position; the new hire of Brandon Barrow

as a Natural Resource Specialist, effective March 2nd. This was a backfill of a vacant position; the new hire of Cassie Meredith as a Full-Time Community Wildfire Specialist in Emergency Management, effective January 20. This was a newly approved position; the new hire of Tori Sessions as a Part-Time Cedar City DMV Technician in the Assessor's Department, effective January 20th. This was a newly approved 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.

Jennifer Bradbury presented the update to Personnel Policies and Procedures Section 15: Reimbursement for Travel Expense to reflect proposed changes to the 2026 per diem rates.

Paul Cozzens made a motion to approve the update to Personnel Policies and Procedures Section 15: Reimbursement for Travel Expense to reflect proposed changes to the 2026 per diem rates. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

NON-DELEGATED ITEMS

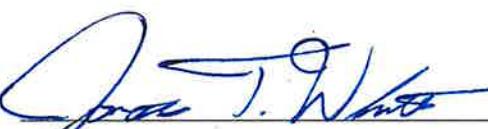
Closed Session:

CLOSED SESSION

Michael Bleak made a motion to move into a closed session to discuss the potential disposal of Real Property pursuant to UCA § 52-4-205(e). Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

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

I, Kenneth Robinson, 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) for discussion regarding the disposal of Real Property.


Signed: Kenneth Robinson, Chairman
Attest: Jonathan T. Whittaker, County Clerk

Kenneth Robinson, Iron County Commission Chair, declared the closed session ended, and the resumption of the open Iron County Commission meeting.

ADJOURNMENT

Kenneth Robinson, Iron County Commission Chair, declared adjournment.

Signed: Kenneth Robinson, Chair


Attest: Jonathan T. Whittaker, County Clerk
January 26, 2026