

**IRON COUNTY COMMISSION MEETING
APRIL 13, 2026**

Minutes of the Iron County Commission meeting convened at 9:00 a.m. April 13, 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:

Lucas Little	County Auditor
Ken Carpenter	County Sheriff
Terry Palmer	Building & Zoning
Cassie Meridith	Emergency Management
George Colson	Emergency Management
Richard Wilson	Engineer
Sam Woodall	Deputy Attorney
Spencer Rollo	Fire Warden (via phone)
Jennifer Bradbury	HR Director
Brandon Barrow	Natural Resources
Brett Hamilton	Planner

Others in attendance:

Ray Adams	Jake Benson	Clint Coates
Jeff Coates	Riley Cooper	Jennifer Fife
Diana Girtain	Marcy Griffiths	Bob Holt
Jared Holt	Mike Keil	Jason Lamoreaux
Bruce McDonald	Marion Munn	Tyce Palmer
Nicole Phillips	Crystal Rockwood	Mary Stults

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INVOCATION

An invocation was offered by Richard Wilson.

PLEDGE OF ALLEGIANCE

Those assembled were led in the Pledge of Allegiance by Paul Cozzens.

APPROVAL OF MINUTES

Paul Cozzens made a motion to approve the minutes of the Iron County Commission meeting held on March 23, 2026. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT

Michael Bleak made a motion to approve Claims for Payment from March 23, 2026, to April 12, 2026. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

COMMISSION REPORTS

Paul Cozzens, Iron County Commissioner, reported that he attended the Government Affairs meeting, which was sponsored by the Iron County Home Builders Association. He and Richard Wilson, Iron County Engineer, met with a group where Jason Dodge, Jones & DeMille Engineering, were the hosts. They discussed forming a Flood Control Authority consisting of Enoch, Cedar City, and Iron County. Paul asked Rich Wilson why Parowan and the west were not in this group. Rich explained that they looked at the area that draws the drainage into the Cedar City Valley. There would have to be a separate organization for Parowan because they were in a different flood drainage system, as was Kanarraville. Rich explained the purpose of the Flood Control Authority. Paul noted that he met with the 5 County Southwest Board of Health, and the new Sheriff’s Complex meetings continue to be held every Tuesday. He attended the Iron County Planning Commission meeting, where there were discussions regarding the Data Center, and attended the Cedar/Beaver Water meeting in Enoch. Paul reported that he had been receiving complaints from property owners about the Group Home in the west desert. There were issues with kids running away from the Group Home and breaking into cabins, using a backhoe until it ran out of gas, and causing stress and worry with the property owners. There were too many issues, and it was time to look at the Conditional Use Permit to find a solution and make the Group Homes more responsible.

Michael Bleak, Iron County Commissioner, reported that he and Bruce Anderson, Iron County Public Works, met with Cedar City Mayor Nelson to discuss the possibility of repaving

the parking lot around the Cedar City Senior Center. Cedar City would need more parking space on the East side of Canyon Park, and this would be a combined project between Iron County and Cedar City. Mike met with the President of the Intermountain Cedar City Hospital, Jamison Robinette, George Colson, Iron County Emergency Management, and Sheriff Carpenter, and decided that they would need to have regular coordinating meetings to stay ahead of security issues with detainees brought into the hospital, and provide the best service for Iron County residents. Mike reported that he met with Enoch City Manager Ryan Robinson and Mayor Jim Rushton to build relationships with the new Administrators; the Cedar City Airport Board meeting discussed flight schedule issues and obtaining a Traffic Control Tower. He noted that SUU Aviation would begin taking aerial photos of progress on the new Iron County Sheriff's Complex. Mike reported that he was working with the Iron County CJC Multi-team and Advisory Board to develop a solution for the Group Homes. They tried to make some inroads through the State Legislation before the last legislative sessions, but no one was interested. There was a discussion with Terry Palmer, Iron County Building & Zoning, regarding the Conditional Use Permit (CUP) or an Ordinance, and whether there was a way to change some of the language to help with some of the issues. He reported that a group of 15 people, including the commissioners, who represented different areas in Iron County, took a tour of the Aligned Data Center in Salt Lake. From the parking lot, there was no audible noise and "dark sky" downward lighting. Security was very tight, and they had to have security clearance before entering. A discussion continued regarding the visit to the Data Center. Commissioner Cozzens reported that 20 years ago, the CICWCD filed for unallocated water rights in the Pine Valley (15K acre-feet), Wah-Wah Valley (12K acre-feet), and Hamblin Valley (10K acre-feet). There was an EIS done in Pine Valley and approved by the BLM. He explained that some think the 15K acre-feet was approved just because of the possible Data Center, but 20 years ago, there was no data center. Paul compared the initial fill of water to be the equivalent of 18 to 19 homes' worth of water, and maintenance after that would be 3-5 homes' worth of water. Commissioner Bleak explained that they were working with a private company (Data Center) to develop this technology on their private property. Iron County had not recruited this company, and the only time a Zone change came before the Iron County Commission was with the CUP. State law says Iron County could issue the CUP if the entities meet the standards of the CUP. Then the terminology in the code was "the county shall" issue that permit, and we cannot legally block them from coming in.

Kenneth Robinson, Iron County Commissioner, noted that during a recent Planning Commission meeting, Mr. Gray commented that Three Peaks Elementary School used 2 times the water annually compared to the Data Center. He had a great visit to the Data Center and observed what happened in the Data Center. The majority of concerns would be mitigated through the CUP. He expressed his appreciation to the Iron County Planning Commission for all the research they had done regarding the Data Center CUP. Ken reported that he had visited 6-7 different event centers from Duchesne County to Spanish Fork, to find some ideas for the fairgrounds facility in the future. He noted that he continued to get calls from concerned citizens about the stock trails, who owns the county roads, what roads were going to be maintained by the county, and stock rights. Ken reached out to the Board of Realtors and got a time slot at their meeting, along with Bruce Anderson, Iron County Public Works, and Scott Stubbs, Iron County Farm Bureau President. They wanted to make the realtors aware of which roads were county roads and if the road was being maintained by Iron County. Richard Wilson, Iron County Engineer, commented that if a road was not maintained, do not just assume it was a county road. Ken reported that there was a meeting on April 20th at the Heritage Center with the Utah Department of Agriculture and Food (UDAF) to discuss drought programs that were going to be available through the State of Utah for the drought situation. He attended a SUU Behavioral Science Marketing class that put together different presentations for advertising the Iron County Fair, and he got to choose a winner. Last week, there was an article by KSL that reported Cedar City was recognized by the International Mountain Bicycle Association as one of the top spots in the nation to come mountain biking. He reached out to Maria Twitchell, Iron County Tourism Executive Director, and congratulated her for all the effort she puts into Iron County and for receiving that recognition.

Commissioner Bleak wanted to express his appreciation to Cleave Weaver for planning a cleanup project on Saturday, April 10th. There were approximately 165 participants who picked up trash for about 3 hours beginning at the Maverick on Airport Road to the Y split along Hwy 56. There were groups assigned to different places along the route, and they threw over 60 DOT garbage bags, which were 6 feet tall, and over 650 regular garbage bags into dumpsters placed along the route from Rocky Ridge. There were volunteers from the Cedar City Police Department and Iron County Sheriff's VIP's who provided traffic control, and early warning signs were out for safety. Everyone did a great job, and it was a very successful day.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE (ORDINANCE 2026-6), TO THE IRON COUNTY ZONING MAP- ZONE CHANGE FROM RESIDENTIAL 5 (R-5) ACRES TO COMMERCIAL (C) FOR APPROXIMATELY 15.58 ACRES LOCATED AT THE SOUTHWEST CORNER OF 200 S AND 2200 W, PAROWAN, UT Applicant: Kenneth H. Adams Living Trust

Brett Hamilton, Iron County Planner, explained that the property (APN: C-1069), was previously discussed at the March 9th Commission meeting. During a Tier change the property was unfairly changed to R-5 without notifying the owner. The property was purchased with the intent of being used for commercial purposes, and the owner requested that it be changed back to Commercial.

Ken Robinson, Iron County Commission Chair, declared a Public Hearing open regarding the zone change.

No Public Comments were shared.

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

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

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

IRON COUNTY ORDINANCE 2026-6

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING THE IRON COUNTY ZONING MAP – CHANGING 15.58 ACRES (APN: C-1069) FROM RESIDENTIAL 5 ACRE (R-5) TO COMMERCIAL (C), AND PROVIDING AN EFFECTIVE DATE.

Whereas, Iron County has determined in accordance with the desire to update the Iron County Zoning Map, various provisions and map changes are to be amended or modified; and

Whereas, the County Commission finds that it is in the best interest of the County after taking into consideration the applicant’s request, public comments, health, safety, and welfare, to amend the county zoning map; and

Whereas, the Planning Commission of Iron County has held a duly advertised and noticed public hearing on the proposed zoning map amendment, and has carefully and thoroughly reviewed and considered the comments received, and has voted to forward the proposed zoning map amendment to the Iron County Commission with a recommendation for approval; and,

Whereas, the Iron County Commission has held a duly advertised and noticed public hearing on the proposed zoning map amendment and after considering the public comments and the language of the proposed zoning change, the County Commission concludes that the proposed zone change appropriately considers and balances all interests in accordance with the purposes and goals of the County Land Use, Development, and Management Act; and the Iron County General Plan.

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

SECTION 1. Within the Iron County Zoning Map, the property identified as APN: C-1069-0000-0000, totaling 15.58 acres, shall be, and hereby is, identified and amended to be zoned from Residential 5 Acre (R-5) 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 13th day of April, 2026.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: 
Kenneth Robinson, Chair

ATTEST:


Jonathan T. Whittaker,
County Clerk



PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE (ORDINANCE 2026-7) TO THE IRON COUNTY ZONING MAP- ZONE CHANGE FROM AGRICULTURE 20 (A-20) ACRES TO INTENSIVE AGRICULTURE (I-A) ON APPROXIMATELY 1,106 ACRES, LOCATED WEST OF 1600 W (BAR-V ROAD) AND NORTH OF 2400 S, NEWCASTLE, UTAH

Applicant: Escalante Farms, LLC

Brett Hamilton, Iron County Planner, explained that the 1,106 acres identified as APNs E-1399-1 (160 acres), E-1399-1430-1 (388 acres), E-1427-0030-1431 (478 acres), and E-1427-2 (80 acres) were the properties involved in the zone change. The majority of the site was used for agricultural purposes. The proposal was to change all four properties currently zoned A-20 to I-A. Brett reported that there were two letters of concern from Ashley Christensen and Kyle Christensen regarding the proximity of the feedlot to the Newcastle drinking water well. After extensive discussion during the Iron County Planning Commission (ICPC) meeting, the applicant voluntarily agreed that the North side of 1600 S would not have confined animal operations, which would protect the well.

Ken Robinson, Iron County Commission Chair, declared a Public Hearing open regarding Ordinance 2026-7.

Jared Holt, Escalante Farms Representative, explained that there were no lagoons on the site for rezoning, nor plans for any additional lagoons in the area.

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

Brett Hamilton, Iron County Planner, reported that, after review and findings, the Iron County Planning Commission (ICPC) recommended approval, with an agreement in place for exclusion of the portion of property North of 1600 S.

Michael Bleak made a motion to approve the Zone change (Ordinance 2026-7) to the Iron County Zoning Map change from A-20 to IA, with an agreement in place for the exclusion of the portion of property North of 1600 S. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2026-7

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING THE IRON COUNTY ZONING MAP – CHANGING 1,106 ACRES (APN: E-1399-0001-0000, E-1399-1430-0001, E-1427-0030-1431, and E-1427-0002-0000 FROM AGRICULTURE 20 ACRE (A-20) TO INTENSIVE AGRICULTURE (I-A), AND PROVIDING AN EFFECTIVE DATE.

Whereas, Iron County has determined in accordance with the desire to update the Iron County Zoning Map, various provisions and map changes are to be amended or modified; and

Whereas, the County Commission finds that it is in the best interest of the County after taking into consideration the applicant's request, public comments, health, safety, and welfare, to amend the county zoning map; and

Whereas, the Planning Commission of Iron County has held a duly advertised and noticed public hearing on the proposed zoning map amendment, and has carefully and thoroughly reviewed and considered the comments received, and has voted to forward the proposed zoning map amendment to the Iron County Commission with a recommendation for approval; and,

Whereas, the Iron County Commission has held a duly advertised and noticed public hearing on the proposed zoning map amendment and after considering the public comments and the language of the proposed zoning change, the County Commission concludes that the proposed zone change appropriately considers and balances all interests in accordance with the purposes and goals of the County Land Use, Development, and Management Act; and the Iron County General Plan.

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

SECTION 1. Within the Iron County Zoning Map, the properties identified as APN: E-1399-0001-0000 (160 acres); E-1399-1430-0001 (388 acres); E-1427-0030-1431 (478 acres); E-1427-0002-0000 (80 acres), totaling 1,106 acres, shall be, and hereby is, identified and amended to be zoned from Agriculture 20 Acre (A-20) to Intensive Agriculture (I-A), 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.

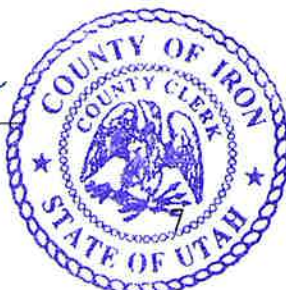
PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF IRON COUNTY, UTAH, this 13th day of April, 2026.

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

By: 
Kenneth Robinson, Chair

ATTEST:


Jonathan T. Whittaker,
County Clerk



April 13, 2026

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF AMENDMENTS TO THE IRON COUNTY ZONING ORDINANCE (ORDINANCE 2026-8), INCLUDING MODIFYING PARKING AND OUTSIDE STORAGE REQUIREMENTS FOR SINGLE FAMILY LOTS 10,000 SQUARE FEET OR GREATER IN SECTION 17.36.320 –R4K GENERAL REQUIREMENTS, AND LIGHTING STANDARDS IN SECTION 17.36.700 – VEHICLE STORAGE LOT Applicant: Iron County

Brett Hamilton, Iron County Planner, explained that the amendments were: 1. Section 17.36.320 (R4K Zoning District Standards), the modifications to off-street parking and outdoor storage provisions were to “remove the additional common parking spaces for guests/visitors and the minimum outdoor storage area requirements for single-family residential lots that were 10,000 square feet or greater. 2. Section 17.36.700 (Vehicle Storage Lot) was to expand details on exterior lighting to preserve the night sky and minimize impacts on adjacent properties, and additional clarity was proposed for the description of what hard-surfacing was in the context of a vehicle storage lot. Brett explained the change in requirements.

Ken Robinson, Iron County Commission Chair, declared a Public Hearing open regarding Ordinance 2026-8.

No comments were offered.

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

Brett Hamilton, Iron County Planner, reported that, after review and findings of the Criteria for Approval, the Iron County Planning Commission (ICPC) recommended approval.

Paul Cozzens made a motion to approve Ordinance 2026-8, with recommendations from the Iron County Planning Commission, as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2026-8

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING SECTION 17.36.320 (R4K GENERAL REQUIREMENTS) AND SECTION 17.36.700 (VEHICLE STORAGE LOT), AND PROVIDING AN EFFECTIVE DATE.

Whereas, Iron County has determined in accordance with the desire to update the R4K zoning district standards, and enhance lighting and site surfacing regulations for vehicle storage lots, 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 17.36.320 – General Requirements, a portion of the Iron County Code, shall be, and hereby is, identified and amended to read as follows:

Off-Street Parking

1. Provide two off-street parking spaces on each lot. Single-family residential lots less than 10,000 square feet or less than 80 feet in width shall also require additional common parking spaces for use of guests/visitors at a rate of one parking spaces for every five such lots, or portion thereof;
- E. Create at least two ingress/egress locations;
- F. **Single-family residential lots that are less than 10,000 square feet or less than 80 feet in width shall provide a minimum of 250 square feet of outdoor storage area per lot**, which may be provided on the individual lot or in common storage areas within the project.

SECTION 2. Within Section 17.36.700 – Vehicle Storage Lot, a portion of the Iron County Code, shall be, and hereby is, identified and amended to read as follows:

A. General Regulations

1. The minimum regulations for a vehicle storage lot shall be as follows:
 - a. The minimum lot size shall be one-half (1/2) acre. Where adjoining an existing residential use, a minimum setback of 25 feet shall be provided between the storage area and the residential property line. This setback area 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 salvage operations.

- d. Storage areas shall be hard-surfaced with an impervious surface: including but not limited to asphalt, concrete, compacted gravel for driving, parking, vehicle storage, or storage unit access, which prevents or significantly reduces infiltration of water into the ground. The site shall provide adequate drainage.
- e. Exterior lighting, if provided, shall be designed to preserve the night sky and minimize impacts on adjacent properties.
 - 1. Lighting shall be downward directed and fully shielded so that no light is emitted above the horizontal plane of the fixture.
 - 2. Bare lamps and unshielded fixtures are prohibited.
 - 3. Lighting fixtures shall not exceed twenty (20) feet in height, whether on a pole or building.
 - 4. Light sources shall be directed to illuminate only the user's premises and not spill over onto neighboring properties.
 - 5. Pole-mounted lights shall be setback from property lines equal to the height of the pole.
 - 6. All exterior lighting shall have illuminance no greater than 0.01 footcandles 10 feet beyond the site boundary.
 - 7. Lighting shall be controlled by automatic timers, set to turn off within 30 minutes of facility closure, except for minimal security lighting. Photocells or motion sensors are encouraged.
 - 8. Manufacturer specification sheets shall be provided for all exterior lighting fixtures demonstrating compliance with this section.

SECTION 3. 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 4. Effective Date.

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

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF IRON COUNTY, UTAH, this 13th day of April, 2026.

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

By: 
Kenneth Robinson, Chair

ATTEST:


Jonathan T. Whittaker,
County Clerk



PUBLIC COMMENTS

Issues of concern regarding the proposed Data Center included: health, heart issues, childhood asthma, elevated cancer risks, premature birth, miscarriages, challenges that the gas would be clean, effect of AI on the younger generation, skeptical of jobs being offered to locals, promise of sustainable jobs and income, health of livestock, air and water quality, and increased taxes, were expressed by Marion Munn, Rylie Cooper, Jason Lamoreaux, Nicole Phillips, Jennifer Fife, Mike Keil, Mary Stults, Diana Girtain, Crystal Rockwood, and Jeff Coates.

Richard Wilson, a citizen of Iron County, was concerned with SB 153, which was recently passed during the Legislative Session and signed by the governor, which takes away the privacy of voting, and allows your voting information to become public record. Richard expressed his appreciation to the commissioners for fighting against SB 153. He did not want his family to be targeted and would fill out the “at-risk” form.

Terry Palmer, Iron County Planning/Building and Zoning Administrator, expressed his appreciation to the public for coming in and sharing their concerns and issues regarding the proposed Data Center. Terry invited anyone with concerns to email him at (tpalmer@ironcountyut.gov), and he would look into those concerns. He noted that there was no timeline in place at this time to approve/deny the Data Center.

Mike Bleak explained that the Conditional Use Permit (CUP) was monitored by the Iron County Planning Commission (ICPC) through code enforcement. The CUP does not come before the Iron County Commission (ICC) unless a zone change was involved. There was a discussion regarding the CUP and getting the public more involved.

Jon Whittaker, Iron County Clerk, explained the Table of Usage and what was allowed in different zones. There was a discussion regarding what the ICC and ICPC were empowered to do. A discussion began about understanding the Table of Usage.

Brett Hamilton noted that a CUP was intended to mitigate and limit impacts based on the site itself. A conditional restriction had to be specifically tied to an impact area that had been identified in the code. Brett expressed his appreciation to those who have expressed their concerns.

Ken Robinson expressed his appreciation for all the public comments. He stated that there had not been any discussions between the ICC, staff, and any other Elected Official that said that this Data Center was going to happen. He had heard the same concerns expressed here today, everywhere he went, and those concerns were being addressed through the CUP.

DISCUSSION AND UPDATES ON AN IMPORTANT MEETING FROM THE UTAH DEPARTMENT OF AGRICULTURE & FOOD (UDAF) AND ENTERPRISE & IRON CONSERVATION DISTRICT

Tyce Palmer, UDAF Zone 5 Resource Coordinator, and Jake Benson, UDAF Conservation Planner, explained that they were coming before the ICC to present an Annual Report of what the UDAF did. Tyce reported that the current board members were Nancy Clark, Chairman; Mark Halterman, Vice Chairman; Brandon Hunter, Cody Staheli, and Keith Christensen were Supervisors, and Ruth Carter, Secretary. The function of the Conservation District was to take available technical, financial, and educational resources and focus or coordinate them so that they meet the needs of the local land user for conservation of soil, water, and related resources. He reported that they received a \$20M grant for the purchase of a no-till drill/over 3,000 acres utilized drill promoting soil health; they co-sponsored the Utah/Arizona Range and Livestock Workshop, the SW Junior Livestock show, the annual trip for the SUU Ag Club, and the County Soil Health Workshop. They had assisted Iron County on the Weed Board and as the Ag Advisory Board/APA, and sponsored the State Woolgrowers Meeting in 2025. Tyce reported that there was a Conservation District Legislative, County, and Partner Leadership Meeting on May 13, 2026 at the Heritage Center at 6:00 p.m. to discuss strengthening Utah’s conservation districts. Kelly Pehrson, Commissioner of the UDAF, had invited anyone that was interested to attend the meeting. He noted that in the past, the ICC had contributed \$3K to the operating budget and was requesting the same amount for this year. Jon Whittaker reported that

the \$3K contribution was included in the budget, and Luke Little, Iron County Auditor, asked that they send him an invoice.

DISCUSSION AND POSSIBLE APPROVAL OF OHV MUTUAL INTEREST AMENDMENT TO MAINTAIN OHV TRAILS THROUGHOUT IRON COUNTY

Brandon Barrow, Iron County Natural Resource Management Specialist, explained that the United States Forest Service (USFS) was asking that Iron County enter into a Mutual Interest Agreement to document the cooperation between Iron County and USFS to collaborate on Off-Highway Vehicle (OHV) trail maintenance activities on National Forest System (NFS) Lands. Well-maintained OHV trails provide residents with quality opportunities for hiking, biking, and other activities. Brandon noted that Iron County would supply in-kind contributions through heavy equipment, heavy equipment operators, and trail maintenance crews. He reported that the agreement had a term of 5 years, and there was no exchange of funds. The agreement requires the signature of the Iron County Commission Chair, Ken Robinson.

Paul Cozzens made a motion to approve the OHV Mutual Interest Agreement to maintain OHV Trails throughout Iron County. Second by Ken Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Nay.

DISCUSSION AND POSSIBLE APPROVAL OF IRON COUNTY ORDINANCE 2026-9, AMENDING IRON COUNTY ORDINANCE 8.04.100 AND 8.04.101, REGARDING CLOSED AND OPEN BURN DATES

Sam Woodall, Iron County Deputy Attorney, explained that Spencer Rollo, Iron County Fire Warden, had updated the closed and open burn dates. Ordinance 2026-9 would amend the date change that, “burning is prohibited during the statutorily closed fire season from June 1 through October 31, and the regulatory Closed Fire Season was changed from November 16 through the last day of February to September 15 through October 31, and Burning permits will be issued only when in compliance with the Utah Air Conservation Regulations, written by the Iron County Fire Warden (Code 8.04.100), June 1 through October 31.” Spencer Rollo, via telephone, reported that the Open Fire Season dates changed from “March 1 through May 31 to November 1 through May 31.” A written county burning permit must be filled out completely and “approved” before starting a fire in the unincorporated areas of Iron County. Spencer reported that the clearing index was lowered to 250 or above from 500 during the dates specified in Ordinance 2026-9. These changes would be consistent with the new state law and rules for burning that the Department of Air Quality changed. Sam Woodall noted that he failed to post a public meeting, so no action would be taken today, and he would post and schedule a public meeting at the April 27, 2026, Commission Meeting.

No action was taken.

DISCUSSION AND POSSIBLE APPROVAL OF A NEW COOPERATIVE WILDFIRE SYSTEM (CWS) AGREEMENT WITH FORESTRY FIRE, THE STATE OF UTAH, AND IRON COUNTY

Spencer Rollo, Iron County Fire Warden (via phone), explained that this Cooperative Wildfire System (CWS) Agreement was required to be re-signed every 5 years. No conditions had changed in the CWS, only a few verbiage changes.

Michael Bleak made a motion to approve the Cooperative Wildfire System Agreement with Forestry Fire, the State of Utah, and Iron County. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF A COOPERATIVE WILDFIRE SYSTEM 2026 PARTICIPATION COMMITMENT STATEMENT

Spencer Rollo, Iron County Fire Warden (via phone), explained that the Participation Commitment Statement was to show that Iron County would adhere to reducing moderate to high fire dangers by mitigation actions, prevention, and preparedness.

Paul Cozzens made a motion to approve the Cooperative Wildfire System 2026 Participation Commitment Statement. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF AN AGREEMENT FOR REIMBURSEMENT TO BZI FOR SEWER UPSIZING

Richard Wilson, Iron County Engineer, explained that Iron County's percentage for the 30" sewer line had been previously approved, but it did not include the lift station. Richard noted that he had not re-met with Cedar City, and as a result, this agenda was not ready to present. No action taken.

DISCUSSION AND RATIFICATION OF A MEMORANDUM OF AGREEMENT (MOU) BETWEEN BZI INNOVATION PARK, LLC AND IRON COUNTY

Richard Wilson, Iron County Engineer, explained that Iron County received a grant for the Iron Springs Road project, and at that time, BZI was already building, and he had asked BZI to delay construction of the Innovation Way turnout lane and acceleration lane. He noted that it would be a lot smoother to complete the lane when working on the Iron Springs Project. BZI set aside the money that would have been used for the expansion and agreed to give that money to Iron County, and Iron County would pay for the work through their match. An MOU had been previously approved and signed; it now had to be signed by the commissioners.

Michael Bleak made a motion to approve a MOU between BZI Innovation Park, LLC, and Iron County, as presented. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Nay.

PURCHASE EASEMENT FOR THE BELT ROUTE. THIS ITEM MAY BE CLOSED PURSUANT TO UCA §52-4-205 (D), TO "DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY"

Sam Woodall, Iron County Deputy Attorney, explained that the City Valley Water Conservancy (CVWC) had previously taken action to approve the Agreement, and a closed session was not needed. Richard Wilson, Iron County Engineer, explained that the CVWC was taking an effluent discharge pipe over for recharge purposes to Enoch City, and they attempted to get an Agreement of Purchase for an easement across from the Sewer Plant in Enoch. To do so, they needed to go through some private property, and they had begun their negotiations. Justin Wayment, Attorney, asked if Iron County would sign an agreement with them with the intent to purchase the property, which was about a third of the Belt Route. Richard noted that the Agreement needed to be signed by Molly Halterman, who was the Chair of the County of Governments (COG), because Preservation Funds would be used to purchase this property easement. There was a discussion regarding the purchase of the property, the signing of the agreement, and the belt route.

Paul Cozzens made a motion to approve the Letter of Intent to purchase the easement for the Belt Route and recognize that the Letter of Intent would be signed by another party. Second: Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Carpenter, Aye.

PERSONNEL

Jennifer Bradbury, Iron County Human Resources (HR) Director, presented the new hire of Rudy (Alex) Nevarez as a Full-Time Deputy in the Sheriff's Office-Corrections Department, effective April 12th. This was a backfill of a vacant position; the new hire of Chayton Lundgren as a Full-Time Deputy in the Sheriff's Office-Corrections Department, effective April 13th. This was a backfill of a vacant position, and the new hire of Timothy Goodman as a Full-Time

Maintenance Worker for the Road Department, effective April 13th. This was a backfill of a vacant position.

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

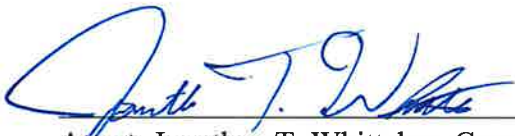
NON-DELEGATED ITEMS

No Non-Delegated items were shared.

ADJOURNMENT

Kenneth Robinson, Iron County Commission Chair, declared adjournment.


Kenneth, Commission Chair


Attest: Jonathan T. Whittaker, County Clerk

