

**IRON COUNTY COMMISSION MEETING
MAY 11, 2026**

Minutes of the Iron County Commission meeting, convened at 9:00 a.m. on May 11, 2026, in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Kenneth Robinson	Commission Chair
Michael Bleak	Commissioner-excused
Paul Cozzens	Commissioner
Shaneal Bess	Chief Deputy Clerk

Also present:

Karsten Reed	County Assessor
Chad Dotson	County Attorney
McKayla Meinhardt	County Deputy Auditor
Kenneth Carpenter	County Sheriff
Nick Hulet	CJC
Sam Woodall	Deputy Attorney
David Johnson	Economic Development
Jennifer Bradbury	HR Director
Brett Hamilton	Planner
Jaden Thomas	Victim Advocate

Others present:

Brett Houser	Bruce McDonald	Jordan Merrill
Jeff Richards	Jamison Robinett	Nicole Shannon
Bruce Washburn	Steven Young	

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INVOCATION

An invocation was offered by Sam Woodall.

PLEDGE OF ALLEGIANCE

Those assembled were led in the Pledge of Allegiance by Shaneal Bess.

APPROVAL OF MINUTES

Paul Cozzens made a motion to approve the minutes of the Iron County Commission meeting held April 27, 2026. Second by Kenneth Robinson. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT

Paul Cozzens made a motion to approve Claims for Payment from April 27, 2026, to May 10, 2026. Second by Kenneth Robinson. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

Kenneth Robinson, Iron County Commission Chair, excused Commissioner Bleak from today’s meeting.

DEPARTMENTAL REPORTS

Chad Dobson, Iron County Attorney, reported that during the period from January 1st through April 2026, a total of 651 cases were reviewed for prosecution, including criminal referrals of 27 juvenile cases, and 47 civil cases. Jessica Cramer, Victim Advocate, was assigned 100 cases, and Holly Peterson, Victim Advocate, was assigned 54 cases. Chad noted that the Iron County Attorney’s Office continued to manage a diverse and demanding caseload involving: Felony prosecution, Misdemeanor and Infraction enforcement, Juvenile matters, Civil Advising and Litigation, Victim services, participation in Specialty Court Programs, Appeals and Court proceedings, and Interagency Coordination and Legal Review. Ken Robinson asked if Chad would comment on the UAC Council’s report that a bill was passed asking the Board of Parolees to extend jail sentences. Chad explained that the Legislature had added three Prosecutor positions to the Sentencing Commission. He reported that he was selected to be the Rural Prosecutor for the Sentencing Commission. There was a discussion regarding the Sentencing Commission and the effects of its decisions.

Nick Hulet, Iron County CJC Director, reported on the 3rd Quarter of the 2025-2026 grant cycle. Since January 1st, the CJC has completed 113 interviews and 32 medical examinations. The monthly average for medical exams for 2026 was 6.5 per month, which was a 4.58 increase. Interviews were 27.25, an increase of 3 interviews per month. They continued to work with the community partners to meet with Residential Treatment Centers (RTC). There had been several positive conversations with the leaders of the RTC, and there would be more meetings. Nick noted that many of their clients were taking advantage of the therapeutic services offered through the grants. The FY26 VOCA Grant was on track at 73% spent, and reimbursement requests were submitted in April. Nick reported that members of the CJC staff were able to attend the 42nd International Symposium on Child Abuse in Alabama. There were approximately 30 signatures on the Proclamation naming April 29 as the Child Abuse Prevention and Awareness Day, which would be presented to the commission at a later date. He noted that the CJC was holding the “Children’s Justice Center Carnival” at the Cedar City Main Street Park on June 6th, from 11:00 a.m. to 1:00 p.m., and everyone was invited to attend.

Jaden Thomas, Iron County Victim Advocate Services Program Manager, noted that the Iron County Sheriff’s Office (ICSO) Victim Advocate Services Program had served 200

clients in the 1st Quarter. The most frequent victimizations were: 51 domestic violence-related crimes, 28 Stalking/Harassment cases, 21 Adult sexual assaults, 16 Child sexual abuse, 16 Adult physical assaults, and 10 clients with more than one victimization. Jaden reported that Savannah Gardner, CJC Victim Advocate, had completed the Community Justice Advocates of Utah Legal Certificate, which allowed her to provide limited legal advice to clients seeking protective orders. He informed the commissioners about training conferences that the advocates have attended, or will attend, this year. Jaden reported that Victim Services was able to assist a chronically ill mother and her young daughter with navigating life after her ex-boyfriend, who was the child's father, was arrested for domestic violence. He noted that the budget was on track with no concerns. They were approaching the end of Year 1 of the current grants and had utilized the majority of the funds. Revisions for Year 2 would happen shortly to ensure they were ready by July 1, 2026.

Paul Cozzens, Iron County Commissioner, reported that he attended the National Council for Mental Wellbeing (NatCon) Conference in Denver as a member of the 5 County Behavioral Health Board. This organization was beneficial and a great support for those in need of these resources. The conference had added a workshop on using "Faith and God to Support Recovery," which can make a difference in a person's life. He attended the Planning Commission meeting on May 7th. The proposed Data Center continued to be the main topic of discussion. Paul noted that there was information being shared on the internet that does not have the facts correct. He explained the amount of water used between pivots and homes compared to what a data center would use, and that Iron County was conscious of the water issues. Iron County had been using recharge basins for aquifer recharge rather than letting the water evaporate and go to waste. In the years 2022 and 2023, Iron County recharged 3 billion gallons of water into the aquifers. He noted that, in comparison by time, 1 million seconds = 12 days, a billion seconds = 30 years, and a trillion seconds = 30K years. In perspective, Iron County recharged 2 billion gallons into the ground in 2 years. Paul explained the process of the Cedar Valley Water Conservancy District (CVWCD) obtaining the unadjudicated water rights in the Wah-Wah, Pine Valley, and Hamblin Valley, for use in Iron County. Paul reported that he attended the Happy Factory Board meeting and the Sheriff's Complex meeting.

Kenneth Robinson, Iron County Commissioner, reported that during the Utah Association of Counties (UAC) meeting in St. George, he attended the National Resource and Public Land Committee. The following week, the Public Land Council meeting was held in Cedar City, including representatives from Utah, Arizona, and Nevada. He was unable to attend, but the event was reported to be well attended. Ken noted that the new Sheriff's Complex meetings continued. On May 2nd, he attended the Plaque reveal at the Veterans Memorial Park commemorating the 222nd Battalion, the Battle of Gapyeong, and the 20-year return of the Triple Deuce. Ken reported that Friday, May 8th, was the Open House at the Visitors Center to promote tourism. He continued to have interaction regarding the proposed Data Center. The email and phone numbers of the commissioners were unknowingly published with the Davis County Data Center list. Unfortunately, during conversations, emotions quickly took over. The same issues continued to come up with air and water quality, water, power use, and noise.

PUBLIC HEARING, DISCUSSION, AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE (ORDINANCE 2026-10), TO THE IRON COUNTY ZONING MAP, FROM AGRICULTURE 20 ACRES (A-20) TO RESIDENTIAL RECREATION (RR-20) FOR APPROXIMATELY 278.91 ACRES. LOCATED ON BLACK MOUNTAIN, CEDAR CITY, UT, WITHIN SECTION 17, T37S, R10W, SLB&M, IRON COUNTY

Applicant: H2 Family Limited Partnership

Brett Hamilton, Iron County Planner, explained that the property was southeast of Cedar City adjacent to Right Hand Canyon and Black Mountain Roads. The purpose of the request for a zone change to RR-20 was to create a seasonal subdivision. Public concern brought up during the Iron County Planning Commission (ICPC) meeting was to exclude Shepard's Hollow from any commercial venture, property value, increase in taxes, and it may turn into a commercial venue. Brett noted that the owner was in the process of creating Covenants, Conditions &

Restrictions (CC&R) process and wants to keep it as family property. The CC&R would not allow any type of commercial venture or generating revenue from the properties. The commissioners were concerned with the owner understanding that Iron County does not maintain the road there. Brett noted that they were aware of this and understood. Maximum density was 14 2-acre lots.

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

No public comments were offered.

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

Brett Hamilton reported that the ICPC, after findings and review of the Evaluation Considerations for Rezoning, recommended approval of the zone change.

Paul Cozzens made a motion to approve Ordinance 2026-10, a proposed zone change from A-20 Acres to RR-20, as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2026-10

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING THE IRON COUNTY ZONING MAP – CHANGING 278.91 ACRES (APN: D-0330-0000-0000 FROM AGRICULTURE 20 ACRE (A-20) TO RESIDENTIAL RECREATION DISTRICT (RR-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 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: D-0330-0000-0000 acres, shall be, and hereby is, identified and amended to be zoned from Agriculture 20 Acre (A-20) to Residential Recreation District (RR-20), 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.

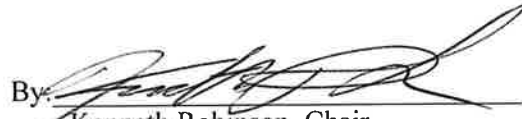
Should any portion of this ordinance be found for any reason to be unconstitutional, unlawful, or otherwise void or unenforceable, the balance of the ordinance shall be severable therefrom, and shall survive such declaration, remaining in full force and effect.

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 11th day of May, 2026.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

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 A PROPOSED ZONE CHANGE (ORDINANCE 2026-11), TO THE IRON COUNTY ZOING MAP ZONE CHANGE, FROM RURAL AGRICULTURE 20 ACRES (RA-20) TO AGRICULTURE 20 ACRE (A-20), FOR APPROXIMATELY 346.74 ACRES, LOCATED EAST OF HARMONY MOUNTAIN RANCH SUBDIVISION, NORTHWEST OF KANARRAVILLE, NEAR BUMBLEBEE SPRINGS ROAD & 7500 WEST, CEDAR CITY, UT Applicant: Fiddlers Linford Nelson

Brett Hamilton, Iron County Planner, reported that the proposed zone change included 17 properties owned by Linford Nelson, the applicant. Brett explained the zoning history of the property. The property was originally zoned A-20, then Iron County changed it to RA-20. The applicant was requesting that the property be returned to the A-20 zone.

Kenneth Robinson, Iron County Commission Chair, declared a Public Hearing open regarding a proposed zone change.

Steve Young, property owner of Harmony Ranch, was concerned that the zone change to A-20 would allow “intensive agricultural, including dairies, pig farm processing, and storage, and building homes with the intent of using them as a B&B. Brett explained the plans for the property and the reason for the CC&R.

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

Brett Hamilton reported that after findings and review of the Evaluation Considerations for Rezoning, the ICPC recommended approval of the zone change.

Paul Cozzens made a motion to approve Ordinance 2026-11, a proposed zone change from RA-20 Acres to A-20, as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

IRON COUNTY ORDINANCE 2026-11

AN ORDINANCE OF IRON COUNTY, UTAH, AMENDING THE IRON COUNTY ZONING MAP – CHANGING 17 PARCELS TOTALING 346.74 ACRES (APN: E-0288-0005-0000, E-0288-0005-0001, E-0288-0005-0002, E-0288-0005-0003, E-0288-0005-0004, E-0288-0005-0005, E-0288-0005-0006, E-0288-0005-0007, E-0288-0005-0008, E-0288-0005-0009, E-0288-0005-0010, E-0288-0005-0011, E-0288-0005-0012, E-0288-0005-0013, E-0288-0005-0014, E-0288-0005-0015, E-0323-0001-0000, FROM RURAL AGRICULTURE 20 ACRE (A-20) TO AGRICULTURE 20 ACRE (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 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-0288-0005-0000, E-0288-0005-0001, E-0288-0005-0002, E-0288-0005-0003, E-0288-0005-0004, E-0288-0005-0005, E-0288-0005-0006, E-0288-0005-0007, E-0288-0005-0008, E-0288-0005-0009, E-0288-0005-0010, E-0288-0005-0011, E-0288-0005-0012, E-0288-0005-0013, E-0288-0005-0014, E-0288-0005-0015, E-0323-0001-0000, consisting of approximately 346.74 acres, shall be, and hereby is, identified and amended to be zoned from Rural Agriculture 20 Acre (RA-20) to Agriculture 20 Acre (A-20), 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 11th day of May, 2026.

BOARD OF COUNTY COMMISSIONERS
IRON COUNTY, UTAH

By: 
Kenneth Robinson, Chair

May 11, 2026

ATTEST:


Shanel Bess, Chief Deputy

Jonathan T. Whittaker, Clerk



VOTING:

Michael Bleak Aye
Paul Cozzens Aye
Kenneth Robinson Aye

PUBLIC COMMENTS

No public comments were offered.

PRESENTATION REGARDING 2025 TAX-EXEMPT STATUS FOR CEDAR CITY HOSPITAL

Jamison Robinett, Cedar City Hospital President, reported that the Cedar City Hospital's mission was "Helping people live the healthiest lives possible," and has a great Board of Trustees who provided insight and information regarding the community. Jamison noted that the hospital was a Non-Profit and they help meet the diverse healthcare needs of the community by providing excellent care at the lowest appropriate cost, regardless of the patient's ability to pay. Jamison reported the State of Utah requirements to receive a charitable property tax exemption included six standards: 1. A hospital must provide financial assistance to the general public, dedicate its property for charitable purposes, and provide hospital care, 2. None of the institutions' net earnings and no donations made to it inure to the benefit of private shareholders or other individuals, 3. The hospital admits and treat admits, and treats all people with zero discrimination, treats everyone regardless of their ability to pay, offers financial assistance, and provides evidence of open access, 4. The hospital has a governing board that was broad and diverse, converses with the County and Board of Equalization annually, and maintains an active charity plan, 5. The hospital must establish that its total gift to the community exceeds its property tax liability for that year, and 6. Use administration and central resources in a way that enhances and improves the governing hospital's mission. Brett reported that the community benefit for the Cedar City Hospital 2025 property tax was &657,749, and the hospital's charity care was \$9,668,332. He reported on capital improvements that the hospital had invested in, which included the completion of the ER expansion and the PET scanner. Brett noted that the Cedar City Hospital was a Top 20 Rural Community Hospital from the National Rural Health Association for the 11th year in a row. Jordan Merrill, Cedar City Hospital, reported on the Community Health Needs Assessment results.

DISCUSSION AND POSSIBLE APPROVAL OF A POTENTIAL EXTENSION OF THE EXISTING BRIAN HEAD COMMUNITY REINVESTMENT AREA (CRA)

Bret Howser, Brian Head Town Manager, explained that the Brian Head CRA was a Tax Increment Financing District. The CRA began in the 2000's, and first collected for the 2009 tax year. The CRA was restructured in 2016. Bret reported on the completed projects, the future CRA projects, and the proposal to extend the Brian Head CRA for 10 Years under the current terms. The Brian Head Mall had a commercial expansion to the shop and restaurant. The General Plan anticipated a pedestrian-oriented mixed-use commercial district in the Village Core area. The town had seen initial drawings of a proposal for such a district and hoped to see an application for construction in the next 1 to 2 years. Parking continued to be an issue, and he hoped the CRA would help resolve those issues. Bret reported that he had met with Adam Long,

Outside Legal Counsel, who suggested that he approach the Iron County School District (ICSD) to see if they would be interested in participating.

Paul Cozzens made a motion to table the Brian Head CRA to allow Bret some time to meet with the ICSD. Second by Kenneth Robinson. Voting: Michael Bleak, absent; Paul Cozzens, Aye; Kenneth Robinson, Aye. No action was taken.

CONVENE AS THE IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (ICCD&RA)

Kenneth Robinson, Iron County Commission Chair, declared the convening of the Iron County Community Development and Renewal Agency (ICCD&RA)

DISCUSSION AND POSSIBLE APPROVAL OF 2025 ANNUAL SOLAR INCREMENT PAYMENT FOR THREE PEAKS, COVE MOUNTAIN 1, AND COVE MOUNTAIN 2 COMMUNITY DEVELOPMENT PROJECT AREAS (CDA)

David Johnson, Iron County Economic Development Director, reported that this was an annual Reimbursement Agreement between Iron County and the existing Solar Farms. The Three Peaks, Cove Mountain 1 and 2 Solar Farms had met the reimbursement requirements.

Paul Cozzens made a motion to approve the 2025 Annual Solar increment payment for Three Peaks, Cove Mountain 1 and 2 Community Development Project Areas (CDA), as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye

RECONVENE AS THE IRON COUNTY COMMISSION

Kenneth Robinson, Iron County Commission Chair, declared the resumption of the Iron County Commission.

CONVENE AS THE BOARD OF EQUALIZATION

Kenneth Robinson, Iron County Commission Chair, declared the convening of the Iron County Board of Equalization.

DISCUSSION REVIEW AND POSSIBLE APPROVAL OF CHARITABLE, PROPERTY TAX EXEMPTION FOR THE 2026 TAX YEAR

McKayla Meinhardt, Iron County Deputy Auditor, reported that she was presenting a request to deny an application for tax exemption because one person owned both entities. One person owned KJ's Ice Barn and was also a partner in Iron Ice. Iron Ice was a non-profit, but KJ's Ice Barn was not. McKayla requested that the Commissioners approve the denial of the requested tax exemptions.

Sam Woodall, Iron County Deputy, explained that a non-profit organization could own real property and earn money from it, but the money had to be used for charitable purposes. He reported that the applicant does not qualify as the business was currently set up.

Paul Cozzens made a motion to approve the denial of the Property Tax Exemption for the 2026 Tax Year, as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Kenneth Robinson, Aye.

RECONVENE AS THE IRON COUNTY COMMISSION

Kenneth Robinson, Iron County Commission Chair, declared the resumption of the Iron County Commission.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the new hire of Carson Mast as a Full-Time Deputy 1 for the Sheriff's Department - Corrections, effective May 11th. This was a backfill of a vacant position.

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

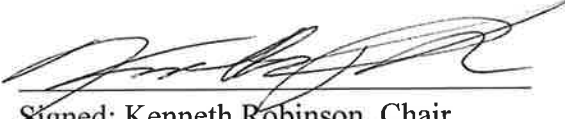
NON-DELEGATED ITEMS

County Boards-replace member of ICPC Jared Christenson resigned.

Kenneth Robinson made a motion to appoint Kyle Christensen to the Iron County Planning Commission Board, to replace Jared Christensen, who resigned in April. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye: Kenneth Robinson, Aye.

ADJOURNMENT

Kenneth Robinson, Iron County Commission Chair, declared adjournment.


Signed: Kenneth Robinson, Chair


Attest: Jonathan T. Whittaker, County Clerk

