

**Economic Development Meeting**  
**Tuesday, August 6, 2024**  
**5:30 p.m. – Parowan City Offices – 35 East 100 North**

**MEMBERS PRESENT** – Mike Keil (Chairman), Rick Anderson, Tracey Wheeler, Todd Gale, David Harris (Council Representative).

**MEMBERS ABSENT** – Lori Eichelberger, Jared Meibos, Jason Green (Alternate), David Mineer (Alternate).

**STAFF PRESENT** – Dan Jessen (City Manager), Mayor Mollie Halterman, Heather Shurtleff (Substitute Secretary).

**PUBLIC PRESENT** – Micklane Farmer (Jones & DeMille), John Dean.

**CALL TO ORDER** – The meeting was called to order at 5:33 p.m. by Mike Keil.

**APPROVAL OF MINUTES** – Rick Anderson moved to approve the minutes from March 5, 2024. Mike Keil seconded the motion. All members voted in favor of the motion. The minutes were approved.

**INDUSTRIAL PARK MASTER PLAN UPDATE – MICKLANE FARMER FROM JONES & DEMILLE** – Micklane Farmer from Jones and DeMille discussed the status of the Industrial Park Master Plan. Mr. Farmer started with a high-level summary, emphasizing the constraints and challenges the team faced during the planning process, including engagements with property owners and the project timeline.

Mr. Farmer detailed how property surveys, the use of lidar data, and design strategies were employed to understand the infrastructure needs and costs. They described the alignment of roads, lots layout, and intersections, highlighting the importance of this planning for future grant applications. Key components included:

- Intersection alignments with SR-271 and its importance for commercial activities.
- Community and stakeholder engagement, including the challenges faced with specific property owners.
- The projected installation routes for utilities and roadways to support the park.

Discussions also covered the financial aspect, with a detailed breakdown of the preliminary cost estimates, highlighting the considerations for heavy truck traffic and the absence of sewer plans, which shifted towards individual septic systems due to the costs involved.

The attendees discussed potential funding options, the importance of partnership with stakeholders like Goodfellow, and the possibility of seeking grants to offset costs. A phased approach to the project could involve incremental development based on grant availability and community needs.

**INDUSTRIAL CENTER AT AIRPORT** – Attendees discussed the current and future state legal framework, including hangar developments and relationships with the FAA. The conversation included adjustments to airside and landside facilities within the master plan.

Discussion points included significant insights about proper alignment, agency cooperation, and optimizing airport usage without inviting commercial air traffic, which meant re-evaluating planned expansions.

**ISSUES FOR SMALL BUSINESSES** – Attendees brainstormed several strategies for supporting small businesses in Parowan City, including discussions about potential grants, economic plans, and enhancing community engagement through social media campaigns. There was agreement on the importance of understanding and addressing gaps that hinder small business development.

It was suggested to tap into economic development resources like SBA data, World Trade Center contacts, and consult with David Johnson for targeted information. This would ensure alignment of effort and resources towards actionable initiatives, with potential to dovetail into the Industrial Park and airport developments.

Discussions concluded the significance of creating a strategic economic development plan and targeting specific business needs based on comprehensive regional studies.

**MAIN STREET IMPROVEMENT** – Attendees explored grant opportunities and practical ways to improve Main Street's aesthetics and functionality, including expert consultations. Marketplace ideas and maximizing AV hub possibilities were also part of the conversation, aligning with standards set by previous community enhancements.

Notable remarks focused on potential solutions involving crosswalks visibility, metal tree bases for improved maintenance, and general beautification aligned with ADA compliance.

Dan Jessen left the meeting at 6:45 p.m.

There were considerations about parking strategies, with ideas ranging from fabricating wider sidewalks with additional space to sophisticated solutions to manage jaywalking and collision risks. Urban design elements like bump outs and increasing roadway visibility during peak and regular hours were noted as important efforts.

The conversations concluded with affirmations to continuously explore municipal-level solutions while tackling complex challenges like practical access and effective parking management.

**FUTURE CONSIDERATIONS** – Members discussed the need for continued outreach and partnerships for land development within and around the new industrial zones and airport areas. Ongoing interactions with potential stakeholders and landowners were emphasized, alongside ensuring City Council's supportive role.

Potential steps in further aligning community goals and resources amidst pending resource validation and grant procurements concluded as an essential part of Parowan's evolving economic strategy. These steps included developing advanced, justified marketing plans and directed follower feedback initiatives from SMEs for enhanced community throughput.

**DISCUSSION, REVIEW, AND GIVE ASSIGNMENTS ON ANY OTHER TOPICS –**

There was an extensive review of the current power issues facing Parowan City. Letters to state officials and stakeholders were discussed, pressing on the inefficiencies imposed by Rocky Mountain Power adjustments that impacted the city's electrical supply.

Consistent advocacy and presenting comprehensive justification to regulatory bodies to reclass power sensitivity controls as solutions were heavily emphasized. This motion aimed to protect local small businesses and residential sanity by delivering steady interjuncts with plausible interim matching.

**ADJOURNMENT** – Todd Gale moved to adjourn the meeting. Rick Anderson seconded the motion. All members present voted in favor of the motion. The meeting was adjourned at 7:01 p.m.



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*Mike Keil, Committee Chair*



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*Stacy Gale, Secretary*