

**Parowan City Planning and Zoning Minutes**  
**July 19, 2023 – 6:00 P.M.**  
**35 East 100 North – Parowan City Office**

**MEMBERS PRESENT:** Larry Zajac (Chair), Jamie Bonnett, Heather Peet, David Burton (Council Representative), Judy Schiers (Secretary)

**MEMBERS ABSENT:** Jerry Vesely, Weston Reese (Alternate), Jake Hulet, Tony Leydsman (Alternate)

**COUNCIL AND STAFF PRESENT:** Keith Naylor (Zoning)

**PUBLIC PRESENT:** Ron Clayton

**CALL TO ORDER:** Larry Zajac called the meeting to order at 6:03 P.M.

**ANY CONFLICTS WITH ITEMS ON THE AGENDA:** No conflicts were declared.

**APPROVAL OF MINUTES (JUNE 21, 2023):** Heather Peet made a motion to approve the minutes from June 21, 2023. Jamie Bonnett seconded the motion. All members present voted in favor of this motion.

**TINY HOME DISCUSSION:** Larry said he was asked by the City Manager to get this topic moving at the Planning and Zoning level with an eye on making a recommendation to the City Council as to how to treat tiny homes in Parowan. He said that we do not have codes regarding tiny homes in our ordinances. He would like to have an open discussion about concerns, concepts and things that might need to be changed to permit tiny homes, if we want to head in that direction. He would like to list pros and cons and then have this discussion again when more of the Planning and Zoning members are able to attend.

Heather said she had previously handed out literature regarding definitions on what constitutes a mobile home versus a RV versus a tiny home on wheels. The handout had Heber City definitions and UDOTS (the States) definitions. She said her view is that tiny homes are a quick and more affordable way to provide affordable housing. She said in our General Plan, one of the focuses need to be on affordable housing. She said affordable housing is that thirty percent of your income goes to Housing, which is from a national definition. Heather said when you think of housing projects, there are a lot of steps and wait time, not something that will happen in a few months. Tiny homes on wheels can cut that process. The state has worked on code for internal accessory dwelling units and are going to be working on code for external accessory dwelling units. If you just have 300 square feet that a homeowner can build in the backyard the expense is on the homeowner. If you permit tiny homes on wheels, that passes certification, the expense is minimal to the homeowner, because they would just be putting in a slab, electrical and sewer. It would reduce the cost to the homeowner and then the tenant has their investment in their home. She said we could write codes to have cladding so it does not look like it could be driven off the next day. Larry said that there is state code that we cannot specify aspects of cladding or construction. Heather said that skirting would be a better word that she was searching for.

Heather said if the tenant needs to move for a job or whatever, they own their home and can move it. Another aspect would be if the homeowner lives in the tiny home and rents out their home. We would need to state in code that the primary homeowner must live on the property in either the tiny home or main house. She said another thing to consider is do we permit tiny home villages and where would we want to permit those. Heather said if people are nervous about the number of tiny homes, cities could have limits on what is permitted in a year., so it is not an explosion but gradual permitting.

Jamie said first we would need to have a limit on how many homes could be on a property. If they had 20 acres, how many tiny homes would we allow. She said she does not like the wheels aspect and would like to see them on a more permanent foundation and set. David said when Heather was describing the tiny homes coming and going, he felt those were more RVs and mobile homes that are individually owned, not the property owner who owns them. Jamie said if they had wheels, they could go to the RV park. Heather said that is a short-term solution. She said she is not talking about a rental spot of a month or more, more speaking of living there for years. Larry asked the commission their views if the property owner lives in the main structure but is gone six months out of the year. Heather said how would you treat if it was internal as she views it the same. David said would you require separate meters. Judy asked if you want to put in another accessory dwelling unit or second home on property, would you have to bring in water. There was a discussion regarding how to determine water needed. Larry said a discussion with the water board would be needed and a call to the state do see how other cities handle this.

Larry said he thinks this discussion is headed in a good direction. He said we need to put all these issues on the table. Heather said it sounds like a village would be the best option in Parowan, but that would require a developer. Larry said he is not sure that we have reached that conclusion, but it is an option. Heather said that Heber allows tiny homes in a village. Larry said that definitions will be very important on this subject. A tiny home on wheels looks a lot like a RV and that could be problematic because RVs are required to be in a RV park, and as soon as we start allowing tiny homes on pads on lots, we have to explain to residents why they cannot do the same with their RV. We just need this to be very clear. Heather said that the difference is, tiny homes on wheels are stick built with residential windows. Larry said the purpose of tiny homes on wheels is mobility, which is the primary component of a definition of an RV.

Heather had the commission look at different villages throughout the country for tiny homes. Keith said if these are individually owned, it becomes more complicated when evictions are needed. Evictions in mobile homes parks are more complicated. What do you do if the individual owns the lot and stops paying the rent space. He said it is just something to think about.

Larry said that tiny homes are not the only answer to affordable housing. They are an option and part of a solution, but not the only solution. Heather said she will send the commission a link to a documentary that will help them understand the topic better. Keith said since he has taken on some of the zoning responsibilities, he has fielded at least five calls regarding tiny homes, whether on vacant property or property with existing homes. Jamie said it is a hot topic in real estate. Larry said he feels the demand is there. He is not excited about tiny homes on wheels and like Jamie would like to see them on a more permanent structure. Larry said there could be issues if the property owner sells the property and there

is a tiny home on wheels on the property. There was a question on tiny homes vs a casita. Larry said that is why definitions will be crucial for this subject. Heather said the largest statistic for living in tiny homes is single retired women, retirees, and then young couples. Larry said if you went to an apartment complex it would be about the same statistics. Heather said families with kids do not really live in tiny homes because there is just not room. There was a discussion regarding Washington County's ordinances and what is allowed and what is addressed. He suggested that we table this discussion and then reopen a similar discussion when we have a full body to get their comments. Heather will send out links for information to the commission.

**MEMBER REPORTS:** David wanted to make sure that he is on the thread to get the information on the tiny homes. Keith said that there is a meeting with Jones and DeMille to start a new traffic survey to look at the traffic master plan. Heather asked if there were results from the UDOT study on Main and Center by Maverick. Keith said Dan would have that information.

Larry asked Keith or Judy to be prepared to report on the building permits issued for the last year. Keith will prepare something and may go back four or five years to pre-covid.

Keith said there has been a request to be able to land a helicopter on a lot in Heritage Hills and they want to know what they would need to do. Larry said there are a lot of FAA rules and regulations. He said that at one time there was a helipad in that area that fire suppression. Larry thinks this would need to be looked into more. He asked Keith to talk with the airport manager about fly over and regulations. Judy asked if there are CC&Rs in the subdivision he wants to fly into. Larry said there probably are, but that is not something he would think would be in those.

**ADJOURN:** Heather Peet made a motion to adjourn the meeting at 7:20 p.m. Jamie Bonnett seconded the motion. The meeting was adjourned.