



PAROWAN CITY PLANNING AND ZONING COMMISSION
NOVEMBER 6, 2024 - 6:30 P.M.
PAROWAN CITY COUNCIL CHAMBERS
35 EAST 100 NORTH, PAROWAN, UTAH 84761

Planning and Zoning Commission Present: Larry Zajac, Chairman; Commission Members Heather Peet, Jamie Bonnett, Weston Reese, Tracey Wheeler (alt), David Burton (Council Representative)

Commission Members Absent: Jerry Vesely, Troy Hoyt (alt)

City Administrators and Staff Present: Mayor Halterman, Dan Jessen, Scott Burns, Callie Bassett

1. Call to Order

The meeting was called to order by Larry Zajac at 6:40 PM. An apology was issued for the tardiness due to some necessary training that preceded the start.

2. Declaration of Conflicts from Commission Members with Any Agenda Item

Larry asked if there were any declarations of any conflicts of interest from commission members regarding the agenda items. All members responded that they had no conflicts.

3. Approval of Minutes from October 2, 2024

During the meeting, the members reviewed the minutes from October 2, 2024. Larry noted a pagination issue and suggested a minor textual change for clarity. After addressing these, a motion to approve the amended minutes was made and passed unanimously.

"I make a motion that we approve the minutes from October 2, 2024, with the approved changes."
Motion by Jamie Bonnett. Seconded by Heather Peet. The motion carried with all in favor.

4. Application for Home Occupation Business License – 40 N 300 W, Vianely Alvarez

The applicant, Vianely Alvarez, presented their plan for a home-based business called "Mexican Homestead Pantry," specializing in preordered healthy Mexican meals. They addressed concerns about traffic and parking, explaining that pickups would be limited and carefully scheduled. Members of the commission asked several questions to further clarify the business model and adherence to applicable codes and ordinances outlined by the city. Following the discussion, a motion to approve the application was made and passed.

"I move that we approve the application for a home occupation business license at the location of 40 North 300 West."

Motion by Heather Peet. Seconded by Tracey Wheeler. The motion carried with all in favor.

5. AJM Application – Density and Zoning Recommendation

The commission engaged in an in-depth discussion about the AJM application concerning zoning designations and density for a proposed development. The applicant's representative presented a zoning map with proposed variations, addressing previous feedback from the commission. Points about desired density, compliance with the city's general plan, and strategic considerations for zoning were discussed.

Separate motions were made for approving the zoning proposal and the overall proposed density, with both receiving positive recommendations to bring these items to the city council.

"I move that we give a positive recommendation to the city council for the zoning recommendations with the exception of zone 3 being changed to commercial."

Motion by Jamie Bonnett. Seconded by Tracey Wheeler. The motion carried with all in favor.

"I make a motion that we give a positive recommendation to the council for the proposed density as stated for pods, totaling 556 units as presented on proposal 2, dated 10/3/2024."

Motion by Heather Peet. Seconded by Jamie Bonnett. The motion carried with all in favor.

6. Reports

It was noted that Keith Naylor, who regularly reports to the commission, was absent.

Dan presented an overview of administrative updates and training including the participation in the Land Use Institute's presentation. He informed that changes to land use codes may be forthcoming influenced by trends and legislative directions noted within recent sessions.

Dan also hinted at the City Council's potential interest in revisiting the existing container storage code for refinements, all whilst having public engagement in procedural developments.

7. Adjourn

A motion to adjourn the meeting was made, and the meeting concluded.

"I make a motion that we adjourn."

Motion by Heather Peet. Seconded by Tracey Wheeler. The motion carried with all in favor. The meeting adjourned at 8:21 p.m.



Callie Bassett, CMC
City Recorder

Date Approved: 11/26/2024