



Parowan City Planning and Zoning Commission Meeting
December 4, 2024 – 6:00 PM
Parowan City Council Chambers
35 E. 100 N., Parowan, UT 84761

Present: Larry Zajac, Heather Peet, Jamie Bonnett, Weston Reese, Troy Hoyt (Alternate), Tracey Wheeler (Alternate), Councilmember David Burton

Administration and Staff Present: Mayor Mollie Halterman; Dan Jessen, City Manager; Keith Naylor, Zoning Assistant; Callie Bassett, City Recorder

Public Present: Leilani Wilson, David Harmon, Councilmember John Dean

Call To Order

The meeting was called to order at 6:05 PM.

Declaration Of Conflicts From Commission Members With Any Agenda Item

No conflicts were declared by any commission members.

Approval Of Minutes From November 20, 2024

Troy Hoyt mentioned that he had sent an email regarding corrections to the minutes. He pointed out that for item number 5, it incorrectly stated that he voted when he had actually recused himself. He also noted that in the last item regarding number 5, it said "SOP" instead of "slope".

Heather Peet moved to approve the minutes from November 20, 2024 with the changes pointed out by Troy. Troy Hoyt seconded the motion. The motion passed unanimously.

Public Hearing To Receive Comments Regarding Amendments To Parowan's Subdivision Code As Required By State Code

Chairman Larry opened the public hearing and provided an introduction to the subdivision code overhaul. He explained that it was mandated by the state and aimed to streamline the subdivision process by creating a new land use authority called the Subdivision Review Committee. He presented slides showing the preliminary and final subdivision application processes, including timelines and review cycles.

Dan clarified that there was still a question about where technical reviews would occur in the process.

Leilani Wilson, a Parowan resident, provided public comments:

1. She expressed concern about allowing 3-story apartment buildings when the fire department may not be capable of handling fires in such structures.

2. She suggested considering requirements for walk paths or bike paths surrounding larger projects, especially for higher density situations.
3. She asked about the possibility of requiring water to be set aside specifically to return to the aquifer for larger projects.

Dan and Larry addressed her concerns, explaining that:

- The fire department issue couldn't be used to deny applications, but the city needs to improve equipment and training.
- The active transportation plan and master transportation plan would be considered for new developments.
- Water rights requirements are already in place for new lots, and the city's code is conservative in managing water usage.

Dave Harmon asked about the city's infrastructure readiness for 3-4 story buildings, particularly regarding fire department capabilities. Dan clarified that the current meeting was not changing building height restrictions, only the subdivision application process.

The public hearing was closed.

Public Hearing To Amend The Master Transportation Plan To Include 100 North

Chairman Larry presented a map and explained the proposal to add a planned road extending 100 North through the fairgrounds area to the east side of town. He emphasized that this was a proposed road that may or may not be built in the future.

Dan mentioned that this addition would facilitate the county's new master fairgrounds plan and help with traffic distribution.

No public comments were received during this hearing.

Heather Peet moved to close the public hearing and enter into the regular meeting. Weston Reese seconded the motion. The motion passed unanimously.

Master Transportation Plan Discussion

The commission discussed the proposed extension of 100 North. Dan clarified that the road would roughly follow the property line shown on the map. No major concerns were raised by the commissioners.

Heather Peet moved to give a positive recommendation to city council to amend the master transportation plan to include the extension of 100 North to the East, east of 300 East. Troy Hoyt seconded the motion. The motion passed unanimously.

Subdivision Code Discussion

The commission decided to table the subdivision code discussion until a future meeting. They agreed to review the latest draft sent by Rural Consultants and discuss it at either a special meeting on December 11th or the regular meeting on December 18th.

Heather Peet made a motion to table the subdivision code discussion to either a special meeting on December 11th or the regular meeting on December 18th, whichever works out with the schedule. Troy Hoyt seconded the motion. The motion passed unanimously.

Storage Container Code Review

The commission reviewed and discussed various aspects of the storage container code:

1. Eliminating the entire cargo container chapter: The commission felt this would be irresponsible and lead to unregulated use of containers.
2. Using containers as dwellings: The commission discussed the current prohibition and considerations for allowing them as habitable structures, including building code compliance and minimum size requirements.
3. Using containers as building materials: The commission considered allowing this if the containers meet engineering standards and are not visible from the exterior.
4. Lot size requirements: They discussed the current 10,890 square foot minimum lot size requirement and considered alternatives based on remaining space or the 25% rule.
5. Container length restrictions: The commission considered allowing 40-foot containers if they comply with the 25% yard coverage rule.
6. Stacking containers: Mixed opinions were expressed, with some supporting stacking for building purposes but not for storage.
7. Siding requirement: remove the word siding and only require paint

Jamie Bonnett made a motion to take out the word "siding" and just require paint as an exterior visual treatment. Heather Peet seconded the motion. The motion passed unanimously.

8. Relocating existing 40-foot containers: The commission discussed allowing relocation if they decide to permit 40-foot containers in the future.
9. Industrial and commercial zones: The commission briefly discussed how the code might apply differently in these zones.

The commission agreed to continue discussing these points at the next meeting and prepare for a public hearing on proposed changes.

Reports – Keith Naylor And Committee Members

Keith Naylor reported on recent building permits and zoning violations:

573 North 200 East: Permit issued for a new residential dwelling

270 South 300 West: Permit issued for a new residential dwelling

145 South 100 East: Enforcement action for individuals residing in a trailer on the property

290 North 200 East: Zoning violation for building and remodeling without a permit (they have since come into compliance)

Troy Hoyt reported on a meeting about the safety action plan for Iron County. He explained that federal funding is available to address traffic safety issues, and the county is seeking input from cities and the public. The commission discussed the importance of identifying problem areas and participating in the planning process.

Adjourn

Heather Peet moved to adjourn. Weston Reese seconded the motion. The motion passed unanimously.

The meeting was adjourned at 8:39 PM.



Callie Bassett, CMC
City Recorder

Approved: 1/15/2025