



**Parowan City Planning and Zoning Commission  
Meeting Minutes  
January 15, 2025 – 6:00 PM  
Parowan City Council Chambers  
35 E. 100 N., Parowan, UT 84761**

**Present:** Jamie Bonnett, Heather Peet, Weston Reese (arrived at 7:14 p.m.), Shane Williamson, David Burton (Council Rep)

**Excused:** Jerry Vesely

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

**Public Present:** Reed Erickson, Britni Robertson, Fred and Beniti Orton, Ryan Cain (YesCo), Clint Carver (Maverik), Councilmember John Dean

- 1. Call to Order:** Chairman Jamie Bonnett called the meeting to order at 6:01 P.M.
- 2. Declaration of Conflicts With Any Agenda Items:** No conflicts were declared by members present.
- 3. Approval of Minutes From Nov. 26, 2024, Dec. 4, 2024, Dec. 11, 2024, and Jan. 8, 2025**

Jamie Bonnett asked if there were any comments on the minutes. David Burton noted he was not listed as being in attendance for the December 11th meeting, but he was present.

Heather Peet made a motion to approve the minutes with the change that David Burton was in attendance on December 11th. Shane Williamson seconded the motion. The motion passed unanimously.

**4. County General Plan Amendment/Tier Change Discussion: Reed Erickson**

Dan Jessen introduced Reed Erickson, the county planner, to discuss county issues that affect Parowan, particularly areas within the city's annexation policy plan. Reed explained the county's tiering system for growth management, established in 1995. He discussed recent septic tank density studies and how they impact development patterns.

Reed presented proposed changes to the tier boundaries around Parowan, showing how the county wants to shrink the Tier 2 boundary significantly. He explained this would limit 5-acre lot subdivisions on septic systems in areas farther from city services. The goal is to encourage annexation and more efficient development patterns as the city grows.

Dan Jessen noted Parowan recently passed an ordinance prohibiting new water connections outside city limits. He said they are redesigning their sewer lift station and will keep the county in mind during that process.

Reed emphasized the importance of protecting groundwater from septic contamination and the long-term goal of expanding central sewer service. He also discussed commercial zoning around highway interchanges.

#### **5. Discussion on Preschool vs. School vs. Daycare in Land Use Code**

Dan Jessen explained that someone wants to open a preschool in a commercial zone, but the current code does not specifically address preschools. He asked the commission how they want to classify preschools - as schools, daycares, or something else. This classification impacts whether it would be a permitted or conditional use.

The commission discussed the differences between preschools, daycares, and K-12 schools. They generally agreed that preschools are more similar to schools than daycares. Jamie Bonnett suggested classifying preschools with schools, making them a permitted use in commercial zones.

Dan Jessen said he would draft language to update the land use code to include preschools, likely classifying them with schools. He will bring this back to the next meeting for a public hearing and consideration.

#### **6. Conditional Use Application for the Maverick Sign**

Keith Naylor presented a conditional use application for Maverick gas station signs at their new location by I-15. The application is for two signs - a 100-foot tall sign visible from the interstate and a 35-foot tall sign for the surface road.

Representatives from YESCO Signs explained the reasoning for two signs and addressed questions about lighting. The commission discussed how the proposed signs compare to other businesses in the area like TA and KB.

After discussion, the commission was generally supportive of approving the conditional use permit for the signs as presented.

Shane Williamson moved to approve the conditional use permit for the Maverick sign as presented. Seconded by Heather Peet. The motion passed unanimously.

#### **7. Storage Container Code Discussion and Setting a Public Hearing Date**

The commission continued their ongoing discussion about updating the city's storage container regulations. Dan Jessen presented a list of items they had previously resolved and items still needing decisions. Weston Reese joined the council at 7:14. He declared a conflict with this item, as he has a storage unit business.

Key points discussed included:

- Containers as dwellings will not be allowed due to size limitations
- Building materials using containers allowed if not visible from exterior

- Removing specific lot size requirements and using 25% rear yard rule instead
- Removing siding requirement but still requiring paint
- Allowing relocation of grandfathered containers if 25% rule is met
- Restricting containers to rear yards only, with possible conditional use for side yards
- Requiring permits for containers
- Modifying regulations for different zoning types (residential, commercial, industrial)
- Changing violation from misdemeanor to infraction

After extensive discussion, the commission decided they were ready to move forward with a public hearing on the proposed changes.

Heather Peet moved to schedule a public hearing for February 5th on the proposed storage container code modification. Seconded by Shane Williamson. The motion passed unanimously.

## **8. Appeal Authority Discussion**

Dan Jessen presented information on transitioning from the current Board of Adjustments to an Appeal Authority system. Key points included:

- Moving from a 5-member volunteer board to a single professional (likely an attorney or planner)
- Appeal Authority would still be subject to open meetings laws
- Would be appointed by mayor with council consent, likely on a contract basis
- Time limit for appeals would remain at 15 days
- Rules of procedure would be set by city council, not the authority itself

The commission was generally supportive of the concept. Dan will bring back more detailed language for review at a future meeting.

## **9. Airport Overlay Update**

Dan Jessen provided an update on the city's airport overlay zone. Key points included:

- State law now requires cities to have and enforce airport overlay zones by the end of 2024
- Parowan already has an overlay zone but needs to update it and add it to the zoning map
- The overlay helps protect the airport from encroachment and informs property owners about airport impacts
- The airport board is working on noise mitigation strategies
- Next steps include updating definitions, checking compliance with FAA rules, and getting the overlay mapped

No action was required at this time. Dan will bring updates back to future meetings.

**Adjourn**

Motion: Heather Peet moved to adjourn the meeting. Seconded by Weston Reese. The motion passed unanimously.

The meeting was adjourned at 8:20 P.M.



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Heather Peet, Chair Pro Tempore



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Callie Bassett, CMC  
Parowan City Recorder

Date Approved: 2/19/2025