



PAROWAN CITY PLANNING AND ZONING MEETING - NOTES

Wednesday, February 19, 2025 – 6:00 P.M.

Parowan City Council Chambers

35 E 100 N, Parowan, UT 84761

Office: (435) 477-3331

Elected Officials Present: Heather Peet, Shane Williamson, Weston Reese, Tracey Wheeler (Alternate), Cecilie Evans (Alternate), Councilmember David Burton

Excused: Jamie Bonnett, Jerry Vesely

City Staff Present: Mollie Halterman, Mayor; Dan Jessen, City Manager; Scott Burns, City Attorney; Keith Naylor, Assistant Zoning Officer; Callie Bassett, City Recorder

Public Present: See attached sign in sheet.

- Welcome and Call to Order:** Heather Peet (Chair Pro Tempore) called the meeting to order at 6:02 p.m. on February 19, 2025.
- Declaration of Conflicts With or Personal Interest In Any Agenda Item:** No conflicts were declared.
- Approval of Minutes from January 15, 2025 and February 05, 2025**
Motion: Shane Williamson moved to approve the minutes from January 15, 2025 and February 5, 2025. Tracey Wheeler seconded the motion. The motion passed unanimously.

4. PUBLIC HEARING - Zone change application from JKL, LLC Parcel #A-2018-0000-0000

Public Comments

- Lamont Johnson, who owns the property to the east of the parcel in question, objected to the transfer from general commercial. He mentioned that he has several easements and right-of-way through the property that need to be addressed.

5. PUBLIC HEARING - Amendment to the use regulations table (PCMC 15.36.020)

There were no comments from the public.

6. PUBLIC HEARING - Modifications to PCMC 15.65 'Cargo Storage Containers Code

There were no comments from the public.

7. PUBLIC HEARING - Amendments to PCMC 15.14

There were no comments from the public.

Shane Williamson moved to close the public hearing and move back into the regular planning and zoning meeting. Weston Reese seconded the motion. The motion passed unanimously.

8. Recommendation on Zone Change for Parcel #A 2018-0000-0000

Staff Presentation and Discussion:

Dan Jessen presented information about the zone change application:

- The property in question is a landlocked area that has had some issues regarding access.
- There was confusion about which parcels were rezoned previously. Only the 10-acre piece to the north was rezoned, not the 7-acre piece to the south.

- The applicants acquired an additional piece, making the property contiguous and easier to access.
- The rezoning would change the parcel from general commercial to residential R3.
- The surrounding area includes commercial zoning and R3 zoning across the street.
- The city's Future Land Use Map (FLUM) is not entirely consistent with current zoning in the area.
- The proposed rezoning would create an inverted L-shaped R3 zone in the area.

Brody Swanson, representing the applicants, stated that they plan to develop 92 or 93 homes on the 15-acre property if the rezoning is approved. The homes would range from 1,250 to 2,500 square feet, with lots approximately 50 feet by 100 feet.

The commission discussed concerns about creating an island of general commercial zoning to the south and the potential need for fencing between commercial and residential zones. Brody Swanson confirmed that they plan to fence the entire perimeter of the development.

Scott Burns, the city attorney, noted that changing from commercial to residential zoning is generally considered more harmonious than the reverse.

Motion: Shane Williamson moved to recommend the zone change from general commercial to residential R3 for parcel number A-2018-0000-0000 to the city council. Tracey Wheeler seconded the motion. The motion passed unanimously.

9. Recommendation on Amendments to the Use Table (PCMC 15.36.020)

Dan Jessen explained that the proposed amendment would allow preschools as a permitted use in the general commercial zone. Currently, schools (K-12) are permitted, but preschools are not specifically mentioned in the zoning table of uses.

The commission discussed the difference between preschools and daycare facilities, noting that daycare is currently a conditional use.

Motion: Tracey Wheeler moved to make a positive recommendation to the city council on the amendments to use regulations table PCMC 15.36.020 to allow preschools in general commercial zone. Shane Williamson seconded the motion. The motion passed unanimously.

10. Recommendation on Modifications to PCMC 15.65

Dan Jessen noted that the commission had worked on this item for several meetings, going through the code word by word to make modifications. The general intent was to relax the regulations slightly.

Heather Peet pointed out a potential typo in the document and suggested clarifying language regarding the placement of containers in side and rear yards.

Motion: Shane Williamson moved to make a positive recommendation on the modifications to Parowan City Municipal Code 15.65 on storage containers to the city council. Weston Reese seconded the motion. The motion passed unanimously.

11. Recommendation on Amendments to PCMC 15.14 - Appeal Authority Code

Dan Jessen explained that the commission had spent time reviewing these amendments, which include:

- Changing the name from Board of Adjustments to Appeal Authority throughout the document
- Changing the composition from five members to one member appointed by the mayor with city council advice and consent
- Removing term limits and allowing removal of the appeal authority member without cause
- Eliminating sections on officers' quorums and voting procedures
- Changes to meeting procedures

Motion: Shane Williamson moved to make a positive recommendation on the amendments to Parowan City Municipal Code 15.14 for the Appeal Authority Code. Weston Reese seconded the motion. The motion passed unanimously.

12. Text Amendment to Code Title 15-56: KC Jones

KC Jones, representing Painted Hills RV Park, requested a text amendment to remove or modify the 29-day stay limit for RV parks. Key points of the discussion included:

- The current 29-day limit affects their ability to compete with other RV parks in the region.
- Most customers requesting longer stays are building homes or working seasonally (e.g., at Brian Head during winter).
- The RV park has made significant improvements and enforces policies to maintain high standards.
- Concerns were raised about the potential for the park to become a permanent residential area.
- The commission discussed various options, including extending the limit to 120 days, 6 months, or 9 months.
- KC Jones stated a preference for no time limit but would be satisfied with a 6-month or 9-month limit.

The commission decided to put the matter to a public hearing for further consideration.

Motion: Tracey Wheeler made a motion to put the text amendment to code title 15-56 to a public hearing. Shane Williamson seconded it. The motion passed 4 - 1, with Heather Peet voting against.

13. Member and Staff Reports

The commission members did not have any reports.

Dan Jessen reported on ongoing legislative activities, mentioning that there are currently about 800 bills, many related to land use. He noted that there may be changes coming regarding E-ADUs (External Accessory Dwelling Units) and that the Utah League of Cities and Towns is working to ensure cooperation between legislators and cities rather than preemption of local zoning authority.

14. Adjourn

Motion: Shane Williamson moved to adjourn the meeting. Tracey Wheeler seconded. The motion passed unanimously. The meeting adjourned at 7:27 p.m.



Callie Bassett, City Recorder

Date Approved: 3/05/2025