



PAROWAN CITY PLANNING AND ZONING MEETING - NOTES

Wednesday, March 5, 2025 – 6:00 P.M.

Parowan City Council Chambers

35 E 100 N, Parowan, UT 84761

Office: (435) 477-3331

Commission Members Present: Jamie Bonnett, Heather Peet, Shane Williamson, Weston Reese, Councilman David Burton

Excused: Jerry Vesely, Cecilie Evans (Alternate), Tracey Wheeler (Alternate)

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.

1. Call To Order

Jamie Bonnett called the Planning and Zoning meeting to order on March 5, 2025.

2. Declaration of Conflicts with any Agenda Item

Jamie Bonnett asked if there were any conflicts with the agenda items. Commission members stated they had no conflicts.

3. Approval of Minutes from February 19, 2025

Jamie Bonnett asked if there were any changes to the February 19 minutes. Heather Peet stated she saw no changes needed.

Heather Peet moved to approve the minutes from February 19, 2025. Shane Williamson seconded the motion. The motion passed unanimously.

4. Public Hearing to Receive Public Comment Regarding a Proposed Amendment to the Parowan City Municipal Code (PCMC) Title 15 Section 56

Heather Peet moved to go into public hearing to receive public comment regarding a proposed amendment. Shane Williamson seconded the motion. The motion passed unanimously.

Public Comments

KC Jones, one of the owners of Painted Hills RV, expressed support for removing the restriction. He stated it would allow them to manage their business effectively and bring more customers into the community, benefiting local businesses.

Jennelle Zajac, a Parowan resident, stated she has always been an advocate for the Painted Hills RV Park. However, she expressed concern about inconsistent enforcement of ordinances in the city. Due to this, she said she could not support relaxing the ordinance for long-term stays.

Heather Peet moved to leave the public hearing and return to the regular planning and zoning commission meeting. Shane Williamson seconded the motion. The motion passed unanimously.

5. Conditional Use Application to Accept Sign Height at Terrible's – 750 North Main

Keith Naylor introduced the conditional use application for sign height at Terrible's. Matt Franks explained they were proposing an 80-foot tall gas price sign to be placed on the end of the property closest to the interstate to drive traffic. He also mentioned a proposed 100-foot tall flagpole.

Matt Franks confirmed he had submitted applications to the FAA for both the high-rise sign and flagpole, noting it could take 45-60 days for a response. He stated that based on preliminary conversations, it likely wouldn't be an issue but still required analysis.

The commission discussed the proposed sign and flagpole locations, lighting requirements, and potential impacts. They also reviewed the proposed 31-foot Chevron fuel price sign.

Jamie Bonnett expressed concern about keeping the Chevron sign smaller due to its proximity to residential areas.

Shane Williamson moved to approve the conditional use application for the sign and flagpole height at Terrible's, conditioned on FAA approval, and to approve the Chevron sign at 31 feet. Weston Reese seconded the motion. The motion passed unanimously.

6. Legacy B Estates (JKL LLC) PUD Initial Review

Dan Jessen presented an initial review of the Legacy B Estates Planned Unit Development (PUD) proposal. He explained it was a proposed plan for a PUD on property off 2200 West, across from Eagle Rock.

The commission reviewed and discussed various aspects of the proposal, including:

- Street widths and layout
- Lack of open space and recreational areas
- Setbacks and unit spacing
- Parking provisions
- Potential snow storage issues
- Water and utility plans

Commissioners expressed concerns about the density, lack of open space, narrow streets without sidewalks, and limited parking. They requested the developers make several changes, including:

1. Wider streets with sidewalks
2. Increased setbacks between units
3. More open and recreational spaces
4. Improved parking solutions

5. Consideration of snow storage
6. A fully looped road system for better access

Dan Jessen said he would forward these comments to the developers and have them return with updated proposals addressing these concerns.

7. "Rural Done Right" Presentation and Discussion

Dan Jessen gave an extensive presentation on a proposed "Rural Done Right" initiative being considered by the City Council. The key points included:

- Parowan is facing growth pressures and demographic shifts, with an aging population
- The initiative aims to balance property rights, managed growth, attainable housing, and preserving Parowan's rural character
- Proposed zoning changes would restrict certain urban-style housing types while allowing some new rural-friendly multifamily options
- Smaller lot sizes would be allowed in R-2 and R-3 zones to enable more affordable housing
- A first-time homebuyer program is proposed with incentives like impact fee discounts
- Short-term rentals would be restricted for non-owner-occupied properties
- Downtown mixed-use development would be encouraged with historical design requirements
- The annexation map may be updated to limit sprawl

Dan explained this was an initial concept for the Planning Commission to review. He suggested discussing it further at the next meeting and eventually preparing formal recommendations for the City Council.

The commission thanked Dan for the detailed presentation and agreed to study the proposal for further discussion.

8. Member Reports

Councilman Burton had nothing to report.

Keith Naylor reported on ongoing projects and zoning enforcement actions. He mentioned continuing to study and prepare for building inspection exams.

There were no additional reports.

9. Adjourn

Heather Peet moved to adjourn the meeting. Weston Reese seconded the motion.

The meeting was adjourned at 7:52 p.m.



Callie Bassett, CMC

City Recorder

Date Approved: 3/19/2025