**PAROWAN CITY PLANNING AND ZONING MEETING MINUTES**

**Wednesday, April 2nd, 2025 – 6:00 P.M.**

Parowan City Council Chambers

35 E 100 N, Parowan, UT 84761

Office: (435) 477-3331

**Commission Members Present:** Heather Peet (Chairman Pro Tempore), Weston Reese, Tracey Wheeler, Cecilie Evans, Shane Williamson, Councilman David Burton

**Excused:** Jerry Vesely, Jamie Bonnett

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

**Public Present**: Brody Swanson, Ken & Alyce Armstrong, Bradyn Swanson, Jodie Lemon, John Dean

**Call To Order**

The meeting was called to order by Heather Peet at 6:02 p.m.

**Declaration of Conflicts with any Agenda Item**

Heather Peet were asked if there were any conflicts with agenda items. No conflicts were declared.

**Approval of Minutes from March 19, 2025**

Heather Peet asked if there were any comments or corrections needed for the minutes from March 19, 2025, other than what Jamie had already pointed out. No additional corrections were suggested.

Shane Williamson moved to approve the minutes from March 19, 2025. Tracey Wheeler seconded the motion. The motion passed unanimously.

**Discussion and Possible Recommendation on Legacy B Estates**

Brody Swanson presented updates on the Legacy B Estates project. He clarified the difference between his business, Forger Housing, and his mother's Legacy B Estates. Swanson explained that they had redesigned aspects of the community based on previous feedback, including customized floor plans and the addition of CCNRs (Covenants, Conditions & Restrictions).

Key changes to the project included:

* Removal of some homes to add more storage space for parking
* Restrictions on parking, limiting it to 2 spaces per home with an option for a third
* Maximum home size set at 2100 square feet
* Addition of an easement access to adjacent land

Swanson presented visuals of the community layout, including road widths, curbs, gutters, and sidewalks. He emphasized that only new homes meeting their standards would be allowed in the community. The homes would be manufactured off-site and placed on foundations, with landscaping installed before occupancy.

Tracey Wheeler inquired about the movability of the homes. Swanson explained that while originally mobile, once placed on the foundation and tied down, the homes become permanent structures. He also mentioned that they were working on creating a portfolio loan program for 100% financing of these homes.

Dan Jessen raised concerns about the ownership model, as the current code requires land ownership in mobile home planned unit developments. Scott Burns, the city attorney, explained that the project did not fit the current code definition for mobile home parks or trailer parks, and would require either a code change or a variance from the city council.

Discussion ensued about the benefits and drawbacks of the proposed ownership model, with Swanson arguing that it allows for more affordable housing options compared to traditional developments.

After extensive discussion, the committee considered how to proceed with a recommendation to the city council.

Shane Williamson moved to make a neutral recommendation to the city council and let them look at it. Tracey Wheeler seconded the motion. The motion passed, though Heather Peet expressed that she would have preferred a positive recommendation.

**Discussion on "Rural Done Right" Zoning Recommendations and Setting Public Hearing Date**

Dan Jessen presented updates to the "Rural Done Right" zoning recommendations, including changes to manufactured home subdivisions, commercial districts, and various residential zones. Key points discussed included:

* New definitions for manufactured homes and manufactured home subdivisions
* Changes to lot sizes and setbacks in different residential zones
* Separation of general commercial and downtown commercial districts
* Removal of Planned Unit Developments (PUDs) in residential zones, except for cluster/cottage developments
* New design standards for duplexes, triplexes and fourplexes
* Adjustments to minimum square footage requirements for duplexes and multi-family units

The committee debated the merits of various aspects of the proposal, including concerns about affordability, aesthetics, and maintaining the town's rural character. These included:

* Minimum square footage requirements for various housing types
* Whether to allow townhomes or other multi-unit buildings
* Balancing affordability with design standards
* Potentially keeping mobile home parks as a conditional use
* Using pre-approved building designs to maintain aesthetic standards

Heather Peet presented examples of multi-unit housing designs that could potentially fit within the proposed guidelines while still maintaining a single-family home appearance.

The committee discussed the potential impact on future developments similar to existing projects like Foothills.

Tracey Wheeler moved to set a public hearing for April 16th to review the rural done right zone language proposal. Shane Williamson seconded the motion. The motion passed unanimously.

**Member Reports**

Scott Burns emphasized the importance of moving forward with the zoning changes quickly.

Heather Peet requested that future recommendations to the city council clarify when votes are not unanimous. She also mentioned the need for property owners to receive copies of conditional use permits.

Dan Jessen noted that changes to the conditional use permit process were being discussed at various levels of city government. He also mentioned that at the next meeting, there would be an update on new bills from the legislative session that affect land use.

**Adjourn**

Weston Reese moved to adjourn the meeting. Tracey Wheeler seconded the motion.

The motion passed, and the meeting was adjourned at 7:59 p.m.

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Callie Bassett, CMC

City Recorder

Date Approved: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_