



PAROWAN CITY PLANNING AND ZONING MEETING MINUTES

Wednesday, July 2, 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 (Chair), Weston Reese, Shane Williamson, and Jerry Vesely

EXCUSED: Councilman David Burton, Cecilie Evans (Alternate), Tracey Wheeler (Alternate)

CITY STAFF PRESENT: Dan Jessen, City Manager; Scott Burns, City Attorney; Keith Naylor, Assistant Zoning Officer

PUBLIC PRESENT: John Dean, Dennis Cheek, Russ Emery

CALL TO ORDER

Commissioner Jamie Bonnett called the Planning and Zoning Commission meeting to order on July 2, 2025, at 6:00 PM.

DECLARATION OF CONFLICTS WITH ANY AGENDA ITEMS

Weston Reese declared a conflict of interest with the Big Dog Storage conditional use permit application, stating that he could participate in the discussion but would not be voting on it due to being a competitor in that market.

APPROVAL OF MINUTES FROM JUNE 4th AND JUNE 18th, 2025

The Commission reviewed the minutes from June 4th, 2025.

Jerry Vesely noted that Dave Burton was unable to attend tonight's meeting but had shared concerns regarding the June 18th minutes. Specifically, on page 3 regarding the conditional use permit for Dwight Hargett's advertisement sign, the minutes stated "as a part of this agreement," but according to Dave Burton, the sign was not part of the original agreement. Burton requested the words "as part of the agreement" be stricken from the minutes.

Since Dave Burton was not present to clarify his concerns and commissioners were uncertain about the exact details, the Commission decided to approve only the June 4th minutes and table the June 18th minutes until the next meeting.

Motion: Jerry Vesely moved to approve the minutes of June 4th, 2025. Second: Shane Williamson. Vote: All in favor, motion carried.

Motion: Shane Williamson moved to table the minutes from June 18th, 2025. Second: Jerry Vesely. Vote: All in favor, motion carried.

DECISION ON CONDITIONAL USE PERMIT APPLICATION – OUTSIDE STORAGE AND PARKING FOR "BIG DOG STORAGE," RUSS EMERY (APPLICANT) - 485 S 2200 W

City Manager Dan Jessen distributed a form explaining conditional use permits, noting they are administrative acts. He explained that if reasonable conditions can mitigate the reasonably anticipated detrimental effects of a proposed use, the commission is supposed to approve it administratively. The city can only deny a conditional use permit if the detrimental effects cannot be mitigated through reasonable conditions.

Dan presented a list of possible problems that could be mitigated with suggested conditions, with staff recommendations highlighted in bold. He emphasized that any conditions must be enforceable and reasonable.

Jamie Bonnett acknowledged that the property is in a commercial zone and has been zoned that way for a long time, with a storage facility already existing around the corner. Her primary concern was the applicant's history of non-compliance with city ordinances, which made her question whether conditional use requirements would be followed if approved.

City Attorney Scott Burns provided background on the applicant's history with the city. He explained that when he became city attorney, Russ Emery was facing charges related to harassment of neighbors, shining lights into homes, and potentially dumping sewage in a creek. The charges were dismissed after Mr. Emery agreed to move to Arizona. Later issues arose regarding trailers on the property, with Mr. Emery living in one trailer using a stock water permit. An agreement was reached with Mr. Emery's attorney that both trailers would be removed from the property. One trailer was moved to a trailer park, but the second trailer remained on the property despite a 30-day removal deadline that had passed months ago. Scott characterized Mr. Emery's pattern of behavior as non-compliant.

Dennis Cheek spoke in support of the application, stating that the property is located next to a corral and is not conducive to commercial applications other than storage. He mentioned that storage facilities are needed in the growing town, noting that there are already approximately 100 storage units nearby. Mr. Emery addressed the Commission, denying allegations about dumping sewage and explaining that there had been a misunderstanding about the trailer requirement. He stated he thought one trailer only needed to be moved to the fence line where officials could verify it wasn't connected to utilities. Mr. Emery expressed his desire to create a positive business on the property with storage containers and covered parking.

During discussion between Mr. Emery and the Commission, inconsistencies emerged in his statements about living in the trailer. The Commission focused on his pattern of non-compliance with previous agreements and city requirements.

Weston Reese noted that the application was incomplete, lacking the supporting maps, drawings, and site plans required by Chapter 15, Section 18, to properly evaluate impacts and set conditions. He also expressed concern about considering conditions for a property currently out of compliance with existing requirements.

Motion: Shane Williamson moved to deny the conditional use permit pending the property coming into compliance before considering the application. Second: Jerry Vesely Vote: All in favor, motion carried.

Dan Jessen stated he would review the agreement, consult with Scott Burns, and send information to both the Commission and the applicant regarding compliance requirements.

CONTINUED DISCUSSION ON SHORT TERM RENTAL CODE – POSSIBLE SCHEDULING OF PUBLIC HEARING

Dan Jessen requested that this item be tabled for one more meeting, explaining that he had focused on the parks/open space subdivision requirements due to time constraints and had not had a chance to update the short-term rental code.

Motion: Shane Williamson moved to table the short-term rental code discussion. Second: Commissioner Weston Reese Vote: All in favor, motion carried.

CONTINUED DISCUSSION ON PARKS/OPEN SPACE SUBDIVISION REQUIREMENTS - POSSIBLE SCHEDULING OF PUBLIC HEARING

Dan Jessen explained the timeliness of addressing the parks/open space requirements, noting that the City Council had approved the annexation of the Meisner subdivision with an agreement that they would comply with whatever parks/open space code is in place when a subdivision application is submitted. Currently, the city lacks definitive requirements.

Dan presented revised language on public parkland dedication requirements that varied by zone density:

- Rural Estates: No open space dedication or fee required due to large lot sizes
- R1, R1A, and A1: 1.5% of gross area
- R2: 3% of gross area
- R3: 4.5% of gross area

He also proposed requiring an additional 5% of gross site area for common open space in high-density or cluster developments.

The Commission discussed whether the percentages were appropriate. Shane Williamson expressed concern that 1.5% might be too low for a 10-acre subdivision, which would only yield about 0.15 acres of open space. He suggested a tiered approach based on subdivision size, with a higher percentage (such as 5%) for smaller subdivisions and lower percentages for larger developments.

Dan explained that the 5% figure initially discussed was mathematically derived based on park acreage per capita goals in the general plan, and represented the upper end of a 3-5% range. He also noted the importance of applying requirements to gross acreage for consistency.

The Commission discussed related issues, including sidewalk requirements for new subdivisions and how those affect open space needs. They considered practical examples of how the proposed percentages would apply to different subdivision sizes and densities.

After extensive discussion, the Commission decided to schedule a public hearing to gather input before finalizing the requirements.

Motion: Shane Williamson moved to schedule the public hearing for the parks and open space subdivision requirement for the July 16th, 2025 meeting. Second: Jerry Vesely. Vote: All in favor, motion carried.

REPORTS

Jerry Vesely had nothing to report and conveyed well wishes for Dave Burton's health.

Shane Williamson reported that the development on his street was doing a good job with dust control.

Dan Jessen provided an update on ongoing development work, noting that preliminary plats had been approved and they were working through final plat requirements. He explained that developers were moving forward with early grading permits at their own risk before final approval.

PUBLIC COMMENT

No public comments were offered.

ADJOURN

Motion: Jerry Vesely moved to adjourn. Second: Weston Reese Vote: All in favor, motion carried. The meeting adjourned at 7:29 PM.



Jamie Bonnett, Planning and Zoning Chair



Callie Bassett, City Recorder

Date Approved: July 23, 2025