



PAROWAN CITY PLANNING AND ZONING MEETING MINUTES

Wednesday, June 18, 2025 – 6:00 P.M.

Parowan City Council Chambers

35 E 100 N, Parowan, UT 84761

Office: (435) 477-3331

Commission Members Present: Jerry Vesely (Chair Pro Tem), Weston Reese, Shane Williamson, Tracey Wheeler (Alternate), Councilman David Burton

Excused: Heather Peet, Cecilie Evans (Alternate), Jamie Bonnett (Chair)

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

Public Present: Please see sign in sheet.

Call to Order

The meeting was called to order at 6:02 PM by Jerry Vesely, who was elected as chair pro tem in the absence of the designated pro tem. Dan Jessen had initiated the process of electing a chair, and Jerry Vesely was nominated and unanimously approved.

Declaration of Conflicts with Any Agenda Items

No conflicts were declared by any board members.

Approval of Minutes from June 4, 2025

Jerry Vesely explained that the minutes from the previous meeting were not available for approval.

Shane Williamson moved to table the minutes from June 4, 2025. Tracey Wheeler seconded the motion. The motion passed unanimously.

Public Hearing to Hear Comments Regarding Proposed Changes to Sign Regulations in the Historic Preservation Code, Appendix "A," PCMC 15.42.101

Weston Reese moved to open the public hearing. Tracey Wheeler seconded the motion. The motion passed unanimously.

Dan Jessen provided background on the proposed change. He explained that the Historic Preservation Committee had requested a minor adjustment to the signage regulations in Appendix A. The existing code stated that wall or projecting signs could not exceed 10% of the front wall face of the building. The proposed amendment would remove this restriction and instead require that wall and projecting signs be submitted to the Historic Preservation Committee for review and approval prior to installation.

Dan clarified that this change would give the committee more latitude to review each project on a case-by-case basis rather than adhering to a strict percentage requirement.

No public comments were received during the hearing.

Shane Williamson moved to close the public hearing for the proposed changes to the sign regulations in the historic preservation code. Tracey Wheeler seconded the motion. The motion passed unanimously.

Public Hearing to Hear Comments Regarding the Proposed Conditional Use Permit Application Submitted by Russell Emery on Behalf of Big Dog Storage for "Storage Business – Outside Parking" at the Property Located at Approximately 485 S 2200 W, Parowan

Shane Williamson moved to open the public hearing. Weston Reese seconded the motion. The motion passed unanimously.

Dan Jessen provided background on the conditional use permit application. He explained that a storage business in a commercial zone requires a conditional use permit. The application was for outside parking storage at the specified location.

Several members of the public spoke during the hearing:

Larry Zajac expressed concerns about the compatibility of the proposed use with surrounding land uses. He referenced the general plan, which indicates the parcel is planned for medium density, though it is currently zoned commercial. Larry discussed the surrounding zoning, including low-density residential and high-density residential areas. He also raised questions about fencing requirements and cited relevant sections of the city code regarding design review and landscaping.

Danae Wade, speaking on behalf of the Eagle Rock Homeowners Association, expressed strong opposition to the permit. She cited concerns about Mr. Emery's past behavior, including alleged harassment and threats towards community members. Wade stated that residents fear retaliation and that granting the permit could lead to intensified issues.

Kevin McClellan, a resident of Eagle Rock, echoed concerns about Mr. Emery's past behavior and questioned whether the business would be an asset to Parowan. He also raised issues about potential road damage from heavy vehicles.

Jolene McClellan shared personal experiences of alleged harassment by Mr. Emery, including an incident where he reportedly pulled a gun on her husband and daughter.

Chad Schmucker, a realtor and Eagle Rock resident, detailed his experiences living across from Mr. Emery for nine years. He expressed concerns about harassment, bright lighting issues, and questioned whether Mr. Emery would properly run the proposed business.

Sean Bryant, another community member, described an incident where he witnessed Mr. Emery watching residents with binoculars and shining bright lights at houses.

Dennis Cheek spoke in support of the application. He reminded the commission that the property has been zoned commercial for many years and argued that storage would be beneficial for the area, especially given the planned high-density development nearby.

Russell Emery, the applicant, defended himself against the allegations made by other speakers. He denied brandishing firearms or dumping sewage and claimed he was being targeted due to personal conflicts, particularly with Kevin McClellan.

Dan Jessen clarified that no decision would be made at this meeting. He encouraged the commission to focus on substantial issues related to the commercial use of the property and potential negative impacts, rather than personal conflicts. Jessen stated that the matter would be discussed at the next meeting on July 2nd, with a decision to be made then.

Tracey Wheeler moved to close the public hearing on the conditional use permit application submitted by Russell Emery. Shane Williamson seconded the motion. The motion passed unanimously.

Conditional Use Permit for Business Advertisement Sign Placement on Parcel A-0395-0000-0000 – Dwight Hargett

Dan Jessen provided background on this conditional use permit application. He explained that the City Council had agreed to a property trade with Dwight Hargett, exchanging parcels of equal size. Mr. Hargett requested permission to place a sign on the parcel he was giving to the city. Dan clarified that in a highway service zone, an advertising sign (as opposed to a business sign) requires a conditional use permit. The sign would advertise Mr. Hargett's business, which is moving to a less visible location due to the property exchange.

The City Council had agreed to allow the sign for a period of one year, subject to Planning Commission approval of the conditional use permit. The maximum size allowed would be 8 by 12 feet, and it would need to be indirectly illuminated.

Dan showed the location of the proposed sign on a map and explained the city's future plans for realigning Highway 271, which was the reason for the property exchange.

The commission discussed the proposal and found no issues with granting the permit.

Shane Williamson moved to issue the conditional use permit for the business advertisement sign placement on the city parcel A-0395-0000-0000, with a term of one year and meeting the sign requirements in the sign code. Weston Reese seconded the motion. The motion passed unanimously.

Continued Discussion on Short Term Rental Code – Possible Scheduling of Public Hearing

Dan Jessen explained that he had not had time to work on the short-term rental code as planned due to other commitments.

Tracey Wheeler made a motion to table the discussion on short-term rental code and scheduling of the public hearing. Shane Williamson seconded the motion. The motion passed unanimously.

Continued Discussion on Parks/Open Space Subdivision Requirements

Dan Jessen presented updated information on the proposed parks and open space requirements for subdivisions. He explained that the current draft would require subdivisions to dedicate 5% of their gross area for public parks or open space. For subdivisions under 10 acres, there would be an option to pay a fee in lieu of land dedication.

The commission discussed several aspects of the proposal:

1. The relationship between density and open space requirements.
2. The potential for developers to build parks themselves in exchange for waived impact fees.
3. The need for a parks master plan to guide decision-making.
4. Concerns about maintenance of small, scattered park areas.

5. The possibility of adjusting requirements based on zoning density.

Jerry Vesely suggested that each subdivision proposal might need to be treated independently due to varying lot sizes and densities.

Dan Jessen agreed to revise the proposal based on the discussion, potentially incorporating a zone density approach. He also emphasized the importance of creating a parks master plan to guide future decisions.

Recommendation on Proposed Change to Historic Preservation Appendix "A"

Dan Jessen explained that this item was related to the earlier public hearing on sign regulations in the historic preservation code. The Historic Preservation Committee had requested more flexibility in approving signs without the 10% size restriction.

Tracey Wheeler made a motion to recommend the proposed change to Historic Preservation Appendix A, allowing the Historic Preservation Committee to review and approve signs prior to installation, adhering to the following requirements, to the City Council. Shane Williamson seconded the motion. The motion passed unanimously.

Reports

Dan Jessen reported that Keith Naylor had completed his third and fourth certifications for residential building inspection in Colorado. Keith will be transitioning from his role in the justice court to focus on building inspections, code enforcement, and related duties. Dan also mentioned plans to implement new software to streamline the building permit process.

Public Comment

There were no public comments.

Adjourn

Shane Williamson moved to adjourn the meeting. Tracey Wheeler seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:28 p.m.


Jamie Bonnett, Chair


Callie Bassett, City Recorder

Date Approved: July 23, 2025