



PAROWAN CITY PLANNING AND ZONING MEETING MINUTES

WEDNESDAY, DECEMBER 3, 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), Jamie Bonnett, Weston Reese, Tracey Wheeler (Alternate), Councilman David Burton

EXCUSED: Shane Williamson (Chair), Cecilie Evans (Alternate),

CITY STAFF PRESENT: Mollie Halterman, Mayor; Dan Jessen, City Manager; Callie Bassett, City Recorder

PUBLIC PRESENT: Councilmember John Dean

CALL TO ORDER

The meeting was called to order at 6:07 PM by Jerry Vesely.

DECLARATION OF CONFLICTS WITH ANY AGENDA ITEMS

No conflicts were declared by any Commission members.

APPROVAL OF MINUTES FROM NOVEMBER 19, 2025

Motion: Jamie Bonnett made a motion to approve the minutes from November 19, 2025.

Second: Tracey Wheeler

Vote: Motion passed unanimously.

PATRIOT JIU JITSU COMMERCIAL PROJECT APPROVAL

Dan Jessen, City Manager, presented the Patriot Jiu Jitsu commercial project for consideration. He explained that while not all commercial developments come before the Planning Commission, he felt this project should be reviewed by the Commission despite not being complex or tricky.

Mr. Jessen provided background on the property, explaining that the city had completed a property trade with Dwight Hargett, owner of Patriot Jiu Jitsu. The property trade involved exchanging land that Mr. Hargett owned on Paragonah Highway (behind Family Dollar) for city-owned property on 300 East, south of the UDOT road shed. This trade was beneficial because Mr. Hargett's original property would have required extensive utility extensions in an area that might eventually be redeveloped with a different road configuration.

The project involves constructing a 74' x 40' metal building for a jiu jitsu/martial arts gym on the traded property. Watson Engineering prepared the plans, which have been reviewed by the city. Mr. Jessen noted the following project details:

- The developer will extend sewer and water lines
- A cross gutter will be installed
- The parking area will use compacted road base rather than asphalt but will include a concrete ADA-compliant parking pad
- The project includes proper drainage control through a detention basin
- The building will be slab-on-grade construction

- Power will connect from the back of the property

David Burton asked about drainage management on 300 East. Mr. Jessen confirmed that the developer will retain their own runoff and not add to the existing drainage along 300 East, which is a significant conveyance point during flood events.

Jerry Vesely inquired whether a sewer lift would be needed, and Mr. Jessen confirmed this wasn't necessary as the sewer could gravity-feed into the system.

Motion: Jamie Bonnett made a motion to approve the Patriot Jiu Jitsu commercial project plans.

Second: Weston Reese

Vote: Motion passed unanimously.

ANNEXATION POLICY PLAN & MAP – CONSIDER INPUT FROM AFFECTED ENTITIES

Dan Jessen explained that following the previous meeting, which had been scheduled to receive input from affected entities, the county planner had contacted him. The planner was surprised to learn about the meeting notice, as it had been sent to the county clerk's office but not forwarded to the planning office. Despite this, the county planner indicated they had no comments on the proposed annexation policy plan and map.

No written comments were received from any affected entities, so there was nothing substantive to consider at this time.

SCHEDULE PUBLIC HEARING DATE FOR ANNEXATION POLICY PLAN – DECEMBER 17, 2025

Motion: Tracey Wheeler made a motion to schedule a public hearing for the annexation policy plan for December 17, 2025.

Second: Jamie Bonnett

Vote: Motion passed unanimously.

ROAD TYPICAL SECTIONS DISCUSSION AND POSSIBLE SCHEDULING OF PUBLIC HEARING

Dan Jessen continued the discussion from the previous meeting regarding potential changes to the city's road typical sections. He recapped several key points:

1. The Commission previously discussed eliminating the "no on-street parking" option (60-foot right-of-way with 32 feet of asphalt).
2. Mr. Jessen had presented a proposed 50-foot right-of-way design that would eliminate the 1.5-foot buffer on each side of the sidewalk, reduce curb and gutter from 2.5 feet to 2 feet, and maintain a 5-foot sidewalk. This design would include 36 feet of asphalt.
3. The Commission also discussed whether to continue allowing the "no curb, gutter, and sidewalk" option for new subdivisions.

Regarding the "no curb, gutter, and sidewalk" option, Mr. Jessen noted that state law limits the maximum required asphalt width to 32 feet if curb, gutter, and sidewalk are not required. This raised the question of whether this option should be eliminated entirely or perhaps limited to certain zones, such as rural estates (which require minimum one-acre lots).

Tracey Wheeler mentioned that she had investigated costs and found that not having curb, gutter, and sidewalks might only save about \$1,500 because drainage ditches are also expensive to create. She noted that such designs look more rural than urban.

The Commission generally agreed that:

- The "no on-street parking" option should be eliminated
- The existing "local street section" for old town areas should be maintained
- New subdivisions should require curb, gutter, and sidewalk, except possibly in rural estate zones
- The 50-foot right-of-way design should be considered as an option

David Burton mentioned that he had spoken with the fire chief, who planned to evaluate different road widths to ensure adequate access for emergency vehicles, particularly when deploying hoses.

The Commission decided to schedule a public hearing on these potential changes, which would include:

1. Eliminating the "no on-street parking" option
2. Changing pavement width from 26 to 32 feet on some sections
3. Considering a potential 50-foot right-of-way design

Motion: Jamie Bonnett made a motion to schedule a public hearing for the road typical sections modifications for December 17, 2025.

Second: Tracey Wheeler

Vote: Motion passed unanimously.

MEMBER REPORTS

No member reports were given.

PUBLIC COMMENT

No public comments were made.

ADJOURN

Motion: Tracey Wheeler made a motion to adjourn the meeting.

Second: Weston Reese

Vote: Motion passed unanimously.

The meeting adjourned at 6:47 PM.



Jerry Vesely, Chair Pro Tem



Callie Bassett, CMC, City Recorder
Approved: 12/17/2025