



PAROWAN CITY PLANNING AND ZONING MEETING MINUTES

Wednesday, January 21, 2026 – 6:00 P.M.

Parowan City Council Chambers

35 E 100 N, Parowan, UT 84761

Office: (435) 477-3331

Commission Members Present: Shane Williamson (Chair), Jamie Bonnett, Weston Reese, Andy Nelson, Councilman John Dean

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

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

Public Present: See attached sign in sheet.

Call to Order

Chairman Shane Williamson called the Planning and Zoning Commission meeting to order at 6:00 p.m. on January 21, 2026.

Declaration of Conflicts by Commission Members with Any Agenda Item

No conflicts were declared by commission members.

Public Comment

Susan Sepe, resident at 186 North 750 West, raised concerns about agenda item #5 regarding the home occupation permit. She noted a discrepancy between the agenda, which listed "Mama Laney's Bakery and Farmstand," and the notice sent to neighbors, which only mentioned "bakery." Ms. Sepe contended that since the nature of the business had changed to include a farm stand, new notifications should be sent to the community before a vote could take place.

Approval of Planning and Zoning Meeting Minutes from January 7, 2026

The commission reviewed the minutes from the January 7, 2026 meeting.

Motion: Jamie Bonnett moved to approve the minutes from January 7, 2026. Weston Reese seconded the motion. The motion carried unanimously.

Consider Home Occupation Permit for Mama Layne's Bakery and Farmstand, 162 N 750 W, Parowan

Shane Williamson noted this item was continued from the previous meeting where the commission had requested input from the fire chief regarding safety concerns about residential ovens being used for a bakery business.

City Manager Dan Jessen reported that he had consulted with the fire chief, who expressed no concerns about the use of residential equipment as long as the operation remained within the parameters of the state-approved cottage license. He explained that the cottage license specifically addresses the type of kitchen equipment to be used.

The commission briefly discussed parking concerns. The applicant committed to maintaining three parking spaces available during business hours. They clarified their operating hours would be from 8:00 a.m. until dark (approximately 8:00 p.m. in summer).

The applicant explained that the business would consist of online bakery orders and a small farm stand operating during daylight hours, with no current plans to sell at other locations, though they acknowledged their cottage license would permit them to participate in farmers markets.

Motion: Jamie Bonnett moved to approve the home occupation permit for Mama Layne's Bakery and Farmstand with the condition that the applicant keeps three parking spots open during business hours. Andy Nelson seconded the motion. The motion carried unanimously.

Consider Proposed Zone Change for Parcel #A-0026-0027-0000 from A-1 to R-3

City Manager Dan Jessen presented a zoning change application for a 15-acre parcel located near 600 West and 200 North. The applicant was requesting to rezone only a portion of the property from A-1 (Agricultural) to R-3 (residential), while leaving the remainder zoned as A-1.

Mr. Jessen explained that while the general plan indicated this area could eventually transition to residential zoning, the unusual request to split-zone a single parcel was concerning. He noted that the city typically does not allow parcels to have multiple zoning designations as it can lead to complications.

The commission discussed access concerns for any potential future development, noting that the surrounding subdivisions already had limited ingress/egress points. Mr. Jessen mentioned that 100 North would eventually extend through the area but would require development of the property in question.

The commission decided to invite the applicant to the next meeting to explain their reasoning for the partial rezoning request before holding the scheduled public hearing. Keith Naylor indicated he would contact the applicant to ensure their attendance.

Member Reports

No reports were given from commission members.

Attorney Scott Burns shared a story about Sheriff Marty Gleason rescuing a deer trapped in ice on Paiute Reservoir, noting the incident would be featured on Channel 5 news.

City Manager Dan Jessen reported that:

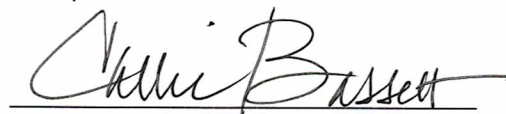
- Land use training opportunities would be provided for planning commissioners and city council this year to fulfill state requirements
- The state legislature was currently in session and could impact local governance
- The City Council would consider the annexation proposal at their meeting the following night

Adjourn

Motion: Andy Nelson moved to adjourn the meeting. Jamie Bonnett seconded the motion. The motion carried unanimously, and the meeting was adjourned at 6:38 p.m.



Shane Williamson, Chair



Callie Bassett, CMC, City Recorder
Date Approved: 2/04/2026