

**PAROWAN CITY COUNCIL MEETING MINUTES
FEBRUARY 12, 2026 – 5:30 P.M.
PAROWAN CITY COUNCIL CHAMBERS
35 E. 100 N., PAROWAN, UT 84761**

Elected Officials Present: Mayor Mollie Halterman, Councilmember Lyle Barton, David Burton, John Dean, David Harris, and Rochell Topham

City Staff Present: Dan Jessen, City Manager; Scott Burns, City Attorney; Keith Naylor, Building Inspector/Assistant Zoning Administrator; Chief Addison Adams, Parowan PD; Aldo Biasi, Public Works Superintendent; Callie Basset, City Recorder.

Public Present: See Sign-In sheet.

1. Welcome and Call to Order

Mayor Mollie Halterman called the Parowan City Council meeting to order on Thursday, February 12, 2026, at 5:30 PM in the Parowan City Council Chambers, 35 E. 100 N., Parowan, Utah.

2. Opening Ceremonies

The invocation and Pledge of Allegiance were led by Councilmember Rochelle Topham.

3. Declaration of Conflicts With or Personal Interest In any Agenda Items

Mayor Halterman asked if any council members had conflicts with any items on the agenda. No conflicts were declared.

4. Public Comments

Mayor Halterman noted that a public hearing originally scheduled for this meeting had to be re-noticed, as the underlying request had been tabled at the planning commission level and was being clarified. She advised any attendees who came specifically for the public hearing that it would not take place that evening, and that a future planning commission meeting and a properly noticed public hearing would be scheduled.

Shelly Roy, a Parowan resident of 57 years, addressed the council regarding a proposed zone change near her neighborhood in Mountain Valley Subdivision. She expressed strong opposition to the introduction of townhomes in that area, describing it as an inappropriate use of agricultural land and arguing that the land, once developed, could never be returned to its prior use. She contended that the subdivision already suffered from inadequate infrastructure, citing a single ingress/egress road she described as one of the worst roads in town. She also alleged that the city had previously allowed a developer to bypass road upgrade requirements and accused the city of setting problematic precedent for future developers. She referenced the city's own future land use documents, asserting the area was designated as low-density and therefore should be limited to R-1 or R-1A zoning. She stated she intended to fight any townhome development in that area.

Tim Roy, husband of Shelly Roy, continued on the same subject. He challenged the notion of a dirt road serving as a secondary exit from a subdivision, calling it unacceptable by modern standards. He estimated that even a modest development of 100 homes could generate 200 or more additional vehicle trips per day through the existing subdivision roads. He expressed frustration with how public notice of the zone change application had been handled, stating that signs were posted at the ends of two dead-end roads where few residents would see them, and that the standard 300-foot notification radius was insufficient given that the traffic impact would be felt throughout the entire subdivision, well beyond that distance. He stated he intended to seek legal counsel to determine whether a broader notification obligation existed and expressed concern that city staff were conducting discussions with developers out of public view. City Manager Dan Jessen briefly interjected to clarify that the conversation Tim Roy had overheard did not involve the developer he believed it did.

Grant Cox, a longtime community member who stated he had just returned to Parowan, introduced himself informally to the council and offered general remarks supporting measured, community-conscious growth. He reflected on his own earlier pro-growth attitudes when he first came to Parowan 47 years ago and acknowledged that long-time residents had helped temper that outlook. He thanked council members for their service.

CONSENT AGENDA

5–7. City Council Meeting Minutes / Warrant Register / Financial Statement

Motion by Councilmember Topham to approve Consent Agenda Items 5, 6, and 7. Seconded by Councilmember Burton. The motion was approved unanimously.

ACTION AGENDA

8. Consent and Possible Approval of New Theater Board Appointments: Erika Peacock and Sydney Cutler

Mayor Halterman proposed releasing Bernadine Bile from the Theater Board with thanks for her contributions, and recommended approving Erika Peacock and Sydney Cutler as new Theater Board members.

Motion by Councilmember Topham to approve Erika Peacock and Sydney Cutler to the Theater Board. Seconded by Councilmember Burton. The motion was approved unanimously.

9. Consider Airport Option to Lease for Future Hangar Development - FBO

City Manager Dan Jessen introduced this item, explaining that the city's Fixed Base Operator (FBO), which had been operational since approximately January 23, was seeking an option-to-lease agreement for a future hangar development. The FBO had partnered with Kurt Goodfellow, who had already funded design work for the hangar project. Dan clarified that this agreement was not a full lease but rather a first-option guarantee — ensuring that no other party could step in to pursue the same development without the FBO first having the opportunity to negotiate a ground lease with the city. The option would expire if no forward progress was made within approximately three to three-and-a-half years. Dan noted that the city was not being restricted in any way it had not already agreed to, given the city's pre-existing intent to work with Goodfellow on this project. The council asked no additional questions.

Motion by Councilmember David Harris to approve the airport option to lease for future hangar development by the FBO. Seconded by Councilmember John Dean. The motion was approved unanimously.

10. Ordinance to Update Engineering Standards – Typical Sections

City Manager Jessen presented two versions of an ordinance to update the city's engineering standards for road typical sections. He explained that both versions accomplished the same core changes — including the removal of a local street section that had no on-street parking and a limitation of rural-style road sections (those without curb, gutter, and sidewalk) to the real estate zone — but that one version additionally included a new 50-foot right-of-way typical section, while the other did not. Dan also noted a typographical error in one ordinance that mislabeled a parking lane as a travel lane, and he had added a provision allowing the industrial manufacturing zone to also use road sections without curb, gutter, and sidewalk, consistent with prior discussions and a specific agreement already executed with a property owner in the industrial park.

The council discussed at length whether to adopt the 50-foot typical section. Councilmember John Dean raised a technical point, noting the display showed only one and a half feet allocated for utilities in the narrower section. Jessen clarified that utility easements would exist outside the right-of-way in new subdivisions and that the typical section did not display those easements by convention.

The bulk of the debate centered on street width and its implications for public safety, maintenance costs, and on-street parking. Public Works Director Aldo Biasi provided technical context, explaining that while 36 feet of clear, unobstructed asphalt functions adequately, the presence of parked cars on both sides of a 36-foot road effectively narrows usable travel width to approximately 20 feet, which creates operational challenges for plowing, fire apparatus, and trash collection. He noted that wider roads cost more to maintain but afford greater service capability, and that narrower roads can work if paired with strict parking enforcement — which he acknowledged would be difficult. He added that when plowing narrower streets, crews often need to make multiple passes, and that any further narrowing would require giving up certain service amenities.

Councilmember David Harris argued that he had lived on a street narrower than the proposed 50-foot section for over four years with no operational issues, and that expanding road width would cost taxpayers more in long-term maintenance without a demonstrated need. Councilmember Lyle Barton countered that as the city grows, traffic, parked cars, and service demands will increase, and that a clean slate of new development should be built to the highest achievable standard. Councilmember David Burton stated that he had spoken directly with Fire Chief Cavalieri, who had clarified that while he would work with whatever width the council mandated, wider streets are always preferable for fire suppression, maintenance, and utility access. Burton cautioned against a "slippery slope" of successive reductions in road width. Councilmember Rochelle Topham expressed concern that narrowing road widths was effectively catering to developers by freeing up more land for private use.

The council discussed the fire chief's written report, which referenced a 30-foot pavement-to-pavement example to illustrate problems with narrow streets when cars are parked on both sides. Dan Jessen summarized that the fire chief's written and verbal positions were consistent: streets become increasingly difficult to navigate for fire apparatus as they narrow, but he did not specifically identify the 50-foot typical section as problematic. Councilmember Barton suggested that, given the fire chief had not been quoted consistently between council members, any future reliance on his opinion should be based only on his written, signed statement. The council declined to delay the vote to invite the fire chief.

A secondary discussion arose regarding the possibility of adding a concrete edge treatment (a flush curb or concrete apron) to road sections in the industrial manufacturing zone to prevent asphalt edge deterioration. Aldo Biasi expressed support for the concept but recommended further review of

concrete mix specifications, jointing details, and freeze-thaw performance before formally adopting a standard, particularly given potential damage from road salt and snow removal equipment. The council agreed to adopt the ordinance without that element and address the concrete edge treatment as a separate addendum once specifications could be reviewed. The council selected the ordinance version that did not include the 50-foot typical section, thereby retaining the existing 60-foot right-of-way as the standard for new subdivisions.

Motion by Councilmember Burton to adopt the ordinance version that does not include the 50-foot typical section, thereby retaining the existing 60-foot right-of-way standard, including the correction of the typographical error and the addition of the industrial manufacturing zone provision. Seconded by Councilmember Topham.

Roll Call Vote:

- Rochelle Topham — Aye
- David Harris — No
- Lyle Barton — Aye
- John Dean — No
- David Burton — Aye

Motion carried 3–2.

11. Resolution Updating Building Permit Fee Schedule

Dan Jessen explained that when the council adopted a building permit fee schedule at a prior meeting, a mathematical error in the discount calculation produced results inconsistent with the council's intent. The original goal had been to align Parowan's building permit fees approximately with Iron County's current rates, with a slight premium. The error stemmed from a discrepancy between the valuation matrix the city uses — a current, up-to-date version — and an older formula the county uses, which was not fully understood at the time. As a result, the previously adopted 30% discount did not achieve the intended fee level. Dan reported that the correct discount to match the county's fee structure (using the current matrix) would be approximately 47%, and proposed the council adopt a 44% discount to be slightly above the county's rate level, mirroring the three-percentage-point margin the council had originally intended. Councilmember Harris and Councilmember Barton concurred with the 44% approach. The council confirmed that the six-month review period established in the prior resolution would remain unchanged, with the only modification being the corrected discount percentage.

Motion by Councilmember Barton to amend the building permit fee schedule to reflect a 44% discount, correcting the mathematical error from the prior resolution while preserving the intent and existing six-month review period. Seconded by Councilmember Harris.

Roll Call Vote:

- David Burton — Aye
- John Dean — Aye
- Lyle Barton — Aye
- David Harris — Aye
- Rochelle Topham — Aye

Motion carried unanimously.

12. Consider New Water Impact Fee

Dan introduced Aaron Anderson of Bowen Collins & Associates, who joined the meeting remotely and presented four alternative approaches for implementing a new culinary water impact fee, emphasizing these were concepts for council discussion rather than final recommendations.

Alternative 1 involved adopting the fee as currently calculated in the Impact Fee Facilities Plan (IFP/IFA) at \$7,284 per equivalent residential connection (ERC) — up from the current fee of \$2,056, which was set in 2011 and had not been updated since. Anderson noted the current fee had been reduced from \$4,789 in 2007 for the purpose of stimulating construction during the economic downturn. He stressed that any fee lower than the calculated maximum would create a revenue shortfall that would need to be covered by user rates charged to existing customers.

Alternative 2 described a framework for waiving or reducing the impact fee for units meeting an affordable housing threshold, with Anderson recommending that any such threshold be clearly defined and include a mechanism for future adjustment as housing costs change. He again noted the revenue shortfall implications.

Alternative 3 proposed a voluntary water-efficient development tier. Under this approach, applicants who commit to reduced water use through a prescriptive landscape ordinance could qualify for a proportionally lower impact fee — for example, a 25% reduction in fee corresponding to a 25% reduction in allocated source water (from 0.5 to 0.375 acre-feet per ERC), or up to a 50% reduction. A tiered rate structure would then discourage those users from exceeding their water allocation. Anderson noted this approach would not create a revenue shortfall because the fee is tied directly to the water entitlement. He added that savings would extend to water rights exaction costs as well.

Alternative 4 described a multi-tier system scaling the impact fee by lot size, with progressively lower fees for smaller lots and higher fees for larger ones, paired with a landscape ordinance establishing corresponding irrigation entitlements. Anderson cautioned against too many tiers due to administrative complexity.

Dan clarified that only Alternative 1 could be acted upon that evening, as the other alternatives would require additional ordinance drafting and code coordination, particularly with the city's water rights exaction provisions and rate structure.

The council debated the merits of the fee level. Councilmember Burton and Councilmember Barton both supported adopting the full calculated fee of \$7,284, with David Burton arguing strongly that existing customers should not be required to subsidize growth through higher rates, and Lyle Barton citing drought conditions and the need to accumulate funds to secure future water supplies. Councilmember Harris expressed concern that the maximum fee would effectively exclude younger families from the housing market, turning Parowan into a retirement community, and suggested a fee in the range of \$5,500 might better balance affordability with city needs. Councilmember Dean echoed this sentiment, noting the fee had gone unchanged for 15 years and that while some increase was clearly warranted, the full jump to the maximum felt extreme. Councilmember Topham expressed mixed feelings, acknowledging both the infrastructure cost realities and her desire for her own children to be able to afford to live in Parowan, but ultimately acknowledged that if the full fee was not collected, the shortfall would fall on existing ratepayers.

Councilmember Barton suggested revisiting the fee in two years, particularly if drought conditions improved. Aaron Anderson advised against adopting the full fee with a stated intent to lower it later, as that could disadvantage those who paid the higher fee. He noted the fee could be lowered without a full study, but increasing it beyond the current cap would require the full statutory process. He recommended a 3-to-5-year review cycle, suggesting approximately 2030 for the next formal study. This item was carried into Item 13 for formal action.

13. Ordinance to Enact New Culinary Water Impact Fees & Update Fee Schedule – Effective 90-days from Enactment Date

Dan Jessen noted that the council could not formally adopt the new impact fee rate under Item 12 alone, as the implementing mechanism was the ordinance under this item. He requested that the motion be restated under Item 13. Councilmember Burton restated his motion to adopt the fee at the study-recommended rate of \$7,284 per ERC, effective 90 days from enactment.

Motion by Councilmember Burton to adopt the ordinance enacting a new culinary water impact fee of \$7,284 per equivalent residential connection, effective 90 days from the enactment date. Seconded by Councilmember Barton.

Roll Call Vote:

- David Burton — Aye
- John Dean — Nay
- Lyle Barton — Aye
- David Harris — Nay
- Rochelle Topham — Aye

Motion carried 3–2.

Dan noted that the water rate analysis, which had been paused pending the outcome of the impact fee decision, would now proceed and be brought back to the council at a future meeting. He confirmed that the rate analysis had already been reviewed by the Water Board and was backed by the council, and that the adopted impact fee level would not require the rate analysis to be revised.

14. Consider Participation in NLC Service Line Warranty Program by HomeServe

Mayor Halterman introduced this item, explaining that she had encountered the HomeServe program at a League of Cities and Towns event. She brought it forward because she was aware that many Parowan residents do not know that the waterline on their side of the city's utility connection is their financial responsibility — not the city's — and that homeowner's insurance frequently does not cover line failures, particularly for aging infrastructure. She noted that Parowan has a significant portion of utility lines at or beyond their expected service life, and that she had personally fielded calls from residents caught off guard by the cost of line repairs. She described the HomeServe program as a low-cost, non-deductible insurance option that would also serve an educational function by informing residents of their financial exposure.

The council discussed the proposal at length. Councilmember Dean expressed concern about the city appearing to endorse a for-profit company, noting the program's online reviews, while generally favorable, included complaints about slow return calls during emergencies, which could reflect poorly on the city if residents associated the city with the product. He also questioned what would happen if HomeServe failed to respond promptly during an emergency and residents called the city for help. He raised the broader principle of whether the city should endorse any single private company, drawing comparisons to pest control, concrete lifting, and similar services.

City Attorney Scott Burns noted that his primary legal concern would be if a resident, particularly an elderly one, felt misled into purchasing the product because of a perceived city endorsement and later had a claim denied or misunderstood the coverage. He acknowledged that HomeServe's hold-harmless representations sounded good but that such protections are sometimes less robust than they appear once litigation begins. He also raised the question of whether HomeServe was the only company offering such a product, noting that Questar/Enbridge had previously offered a similar program through

HomeServe. He acknowledged the city was not obligated to issue a request for proposals since no city funds were involved.

Councilmember Topham supported the educational intent of the initiative but shared the discomfort with having the city's logo appear on a private company's marketing materials. Councilmember Barton suggested that a more appropriate approach would be for the city to send its own letter on city letterhead, reminding residents that they are responsible for infrastructure on their side of the meter and informing them that coverage options may be available from companies in the marketplace, without specifically endorsing HomeServe.

The council reached consensus around this approach: drafting a city-authored letter to educate residents about their service line responsibility and noting that warranty products exist, without formally endorsing any particular provider. No formal partnership with HomeServe would be pursued.

Motion by Councilmember Barton that the city draft a letter to residents reminding them of their responsibility for pipes and infrastructure on their side of the meter and informing them that insurance options are available. Seconded by Councilmember Topham. The motion was approved unanimously.

WORK AGENDA

15. Discussion on Meeks Pond Community Garden

Councilmember Dean introduced the item, reporting that he had met with Public Works Director Biasi, parks staff member Justin Dalley, and Heidi Toya — chairman of the Shade Tree Committee who was spearheading the community garden initiative — to discuss a proposed garden at Meeks Pond Park. Councilmember Barton added that the Heritage Committee had met that day and expressed unanimous support for the project.

Councilmember Dean described the proposed garden as consisting of approximately 8 to 10 raised beds (4 feet by 8 feet each) situated on a roughly 50-by-50-foot plateau adjacent to the old farm equipment and the site of a previous barn fire. He noted that water was already available in the area, though some melted valve boxes from the fire would need to be repaired. Estimated annual water consumption for the raised beds would be approximately 2,400 gallons, while 16 existing donated trees along the highway terrace require approximately 7,200 gallons per year. For context, Dean reported that the two culinary water meters serving Meeks Pond had used a combined 228,000 gallons over the past two years, making the garden's projected water use a very small portion of existing usage.

Councilmember Dean expressed enthusiasm about the community interest the project had generated, noting positive public feedback on social media. Dan added that the city did not anticipate any significant budgetary impact from the garden, as it was consistent with the park's existing use, and that the primary purpose of the agenda item was to keep the council informed and to acknowledge the project publicly.

Dan also noted a separate but related issue: the city's parks department would like to grade and plant grass in an adjacent area of the park currently maintained under an easement that restricts plantings to native species only. He explained that staff had been in contact with the Heritage Foundation, which had expressed openness to amending the easement, but that process needed to be completed before any non-native planting could occur. In the meantime, the plan was to grade the area and plant wildflowers that could be mowed.

No action was taken; the item was for discussion and information only.

16. Continued Discussion on Development Agreement – Legacy B Estates

Dan Jessen provided background on the Legacy B Estates planned unit development (PUD), reminding the council that planning commission had worked through the application and made a recommendation, and that prior city council discussions had addressed the structure of the development — with approximately 10 of 15 acres designated for purchasable lots and 5 acres where residents would lease the underlying land. He summarized the remaining unresolved issues as: road width and city maintenance responsibility, open space requirements, fence requirements, and water impact fees and water rights exaction.

On road width, Dan noted that the parties had been converging on a 50-foot right-of-way as an acceptable compromise for the PUD context, which was wider than the developer's original proposal of a 35-foot right-of-way but narrower than the standard 60-foot requirement. He noted, however, that the council had just voted not to adopt the 50-foot typical section as a city-wide standard, which raised the question of whether the city would agree to take over maintenance of a road that did not conform to its new standard. He explained that if the city did not take over maintenance, the developer would need to maintain the roads through a homeowner's association (HOA), as is done in the Eagle Rock PUD.

On fence requirements, Dan explained that the recently adopted fence ordinance would technically require a masonry perimeter fence around the entire development given its adjacency to commercial or differently-zoned properties. However, because the project is a PUD governed by a development agreement, the council had flexibility to modify or waive that requirement.

On water and impact fees, Dan noted the developer had been consistently requesting some form of relief from the standard water rights exaction and impact fee requirements, asserting that the compact, low-irrigation nature of the development would result in substantially lower per-unit water use than a standard home. He observed that, had the council adopted either an affordable housing impact fee waiver or a conservation tier that evening, those provisions could have been applied here automatically. Since neither was adopted, the council would need to consider the request on its own terms within the PUD agreement framework.

Braden Swanson, representing Legacy B Estates, addressed the council. He described his family's business as a growing enterprise focused on creating a community project in partnership with the city rather than working solely in its own interest. He outlined the project's potential economic benefits, including at least 10 direct construction jobs, increased sales tax and property tax revenue, and support for the local school district. He described the bullet-point issues he wished to discuss: a master meter arrangement for multiple homes, a per-door water allocation of less than 0.5 acre-feet, seeking grants or allocations of water from the city or state, impact fee relief for affordable housing, the perimeter wall requirement, the 50-foot right-of-way, and water shares.

On the master meter concept, Dan explained that while the idea had appeal, it was technically not feasible given the linear layout of the development. State rules limit the number of connections behind a single master meter before the system is classified as a private water system — an outcome the city wished to avoid. Additionally, a cluster arrangement that might allow a master meter would require eliminating a secondary access point, creating fire code violations. Braden acknowledged the technical constraints.

Braden spoke at length about the broader affordable housing challenge, noting that he, at age 28, had not yet been able to buy a first home and that the average first-time homebuyer age had risen to the mid-thirties. He argued that while impact fees, water shares, and utility costs may not be the primary

driver of housing unaffordability, they are among the few variables that can be negotiated at the local level. He acknowledged that concrete, lumber, labor, and financing costs were outside anyone at the table's control. He stated the development was not seeking a giveaway from the city, but rather creative partnership to ensure costs could be kept low enough to serve the market of younger families and tradespeople.

Councilmember Barton expressed that while he was open-minded about what the developer brought forward, he was uncomfortable with the city being asked to generate directions or solutions proactively. He stated his preference was for the developer to come to the council with specific, concrete proposals, which the council could then evaluate fairly. He noted that housing affordability was a multi-factor problem not uniquely caused by or solvable by the city's fee structures. Dan suggested that if the developer were to locate a grant — for example, one that could offset water rights exaction costs — and needed the city to act as a sponsor, that could be a workable approach that the council would be willing to consider.

Mayor Halterman acknowledged the difficulty of the affordable housing challenge, noting that she had attended multiple state-level summits and League of Cities trainings on the subject with no clear solution having emerged. She confirmed the council's openness to creative solutions while emphasizing that any relief granted would need to be defensible and equitable relative to how other developers are treated. She also noted that the city's general plan calls for a variety of housing options, which provided some policy grounding for pursuing this goal.

No formal action was taken. The item remains under active discussion.

17. Discussion on Proposed Disposal of Real Property APN A-0516-0000-0000; Trade with Iron County for APN's A-0020-0000-0000 and A-0003-0001-0000 and Associated Agreement

Dan introduced this item for informational purposes only, noting that the required 10-day public notice period prevented it from being placed on the action agenda for this meeting. He explained that the city and Iron County had been working for some time on a land exchange in which the city would transfer to the county the parcel on which the Parowan landfill sits — property that is owned by the city but operated by the county — and in return the city would receive the parcels comprising the county-owned gravel pit on 300 East and an adjacent nearly 18-acre parcel behind it.

Dan explained the rationale for the trade. The city had previously entered into an agreement with the county to use the gravel pit site for its aquifer recharge project, and the city had since determined it would be advantageous to own that site outright to better control its recharge operations. At the same time, the existing arrangement — where the city owns the landfill property but the county operates it — had created complications in dealings with the EPA and state environmental quality agencies, since the city is technically a party to all regulatory matters pertaining to the site. Transferring ownership of the landfill parcel to the county would resolve that ambiguity.

Dan noted that an associated agreement would allow both entities to continue extracting material from the respective sites: the city could continue to mine riprap from the hillside (even after the county acquires the landfill parcel), and the county could continue to extract gravel from the pit (even after the city acquires it). He explained that mining from both sites is mutually beneficial — deeper excavation at the gravel pit increases the recharge capacity, while deeper excavation at the landfill extends its operational life cycle, which is valuable given the near-impossibility of permitting a new landfill.

Several legal and logistical items remained to be finalized before the agreement could be executed, including carving out the road that runs alongside the landfill (so the city retains ownership of the road it must maintain), and formally documenting easements for access to radio towers, city meter-reading equipment, water tanks, and a road through private property. Dan noted that once those easements were accounted for, the exchange would become approximately acre-for-acre. Councilmember Burton confirmed that the road easement through the private property was already established. The item will be placed on the next council agenda for formal action.

18. Reports, Updates, Old Business Follow Up: Elected Officials and Staff

Councilmember Topham reported on a productive theater board meeting held earlier in the week, including discussions about costume reorganization, a planned cleaning day, and a work order for lighting. She also reported on a meeting with Steve Decker and others exploring potential sites for the Parowan Art Center building, noting the group continues to meet monthly with no definitive outcome yet.

Councilmember Barton reported on recent Iron County Commission activity, including approval of a zone change at the south freeway exit from R-5 back to commercial zoning. He noted the county was routing a billboard sign issue back to the city, and confirmed the land swap with Parowan had been discussed. He reported that both the Shade Tree Committee and Heritage Committee supported the Meeks Pond community garden. He noted the Shade Tree Committee was planning an Arbor Day celebration with elementary school involvement. He also reported that he had contacted county road officials regarding concerns that the county had become reluctant to perform courtesy road maintenance for agricultural producers following road dedications from developers, and had encouraged the county to consider adopting a formal policy affirming its agricultural road assistance practices.

Councilmember Dean reported that he attended the Water Board's annual water distribution system meeting as an observer. He reiterated his discussion of the Meeks Pond community garden planning and his meeting with Kristen Robinson of the Heritage Foundation. He noted the planning and zoning commission meeting had been brief, as the zone change application for 14-plus acres from A-1 to R-3 was tabled because the property owner was not present to answer questions. He closed with a compliment to the public works team for their ongoing efforts at Meeks Pond and the pump track.

Councilmember Burton expressed enthusiasm about the progress of the water recharge project, describing the diversion structure as visually impressive. He noted the meter and splitter box installation near his property was nearly complete. He credited all involved entities — the city, the county, the state, the irrigation company, and the pumpers — for their collaboration on what he described as an unprecedented cooperative effort. He also noted that work at Meeks Pond included the installation of a weir (an adjustable plate set to the surveyed water level for the pond's water right), which he called an ingenious and practical engineering solution. He commented positively on interior painting work at the Rock Church, calling it an important icon of the community.

City Manager Dan Jessen reported on behalf of Councilmember Harris on recent airport board activities, including introduction of the new airport employee, Megan Trudeau, to the board. He described Megan as having hit the ground running and noted that the city was developing a formal snow removal and NOTAM policy for the airport. He also reported that the city had issued a Request for Qualifications (RFQ) to update the airport engineering consultant, pending FAA approval of the solicitation format. He noted that a UDOT presentation on the 30% design for the airport interchange had been made to property owners and other stakeholders; once final materials were received, he intended to bring the

traffic study results and long-term intersection plans to the council, possibly as a public agenda item. He stated that UDOT and property owners may have an opportunity to cooperatively fund relocation of the frontage road to improve the intersection and eliminate the unpopular "pork chop" configuration.

Dan also addressed the public comments made earlier in the meeting regarding the zone change application near Mountain Valley Subdivision. He stated clearly that the application was initiated by the property owner, not the city, and that staff had followed the city's noticing policy to the letter. He explained that the 300-foot notification radius exceeded what state code requires (which is only to post the property itself), and that staff had no relationship with the applicant and were unaware of any development plans beyond the zone change request. He noted that the planning commission tabled the application because it only sought to rezone a portion of the parcel, and that staff would re-notice the matter fully when and if the applicant returned with a revised request. He invited the council to consider changing the notification radius if they felt a broader standard was appropriate.

Dan reported that the EDA grant application remained in good standing, entering a merit review the following week after staff responded to some clarifying questions. He also confirmed that a separate \$600,000 Rural Community Opportunity Grant from the state had been awarded, which would serve as match funding for the EDA grant. The grant covers road and utility extensions past the airport. He estimated the EDA grant decision would arrive around June.

Dan noted that the RAP Tax application period needed to be calendared, and suggested opening it in February with a window through mid-March, timed to align with the spring budget hearing process. The council concurred.

Mayor Halterman thanked all council members for their hard work, acknowledged the weight of the issues being addressed, and encouraged residents to engage directly with the city rather than rely on secondhand information. She expressed confidence in the council's integrity and in the city's administrative process.

Councilmember Burton offered a brief historical note in honor of Valentine's Day, sharing that Valentine's Peak — visible from Parowan — rises directly behind a stretch of 500 West between Center and 100 North that was historically known as Lovers Lane, and that a home there was known for its view of the sunrise over the peak on Valentine's Day.

19. Closed Session

Mayor Halterman announced the council would convene in closed session to discuss the purchase, exchange, lease, or sale of real property, and to discuss the character, professional competence, or physical or mental health of an individual.

Motion by Councilmember Burton to move into closed session for the stated purposes. Seconded by Councilmember Topham.

Roll Call Vote:

- Rochelle Topham — Aye
- Lyle Barton — Aye
- John Dean — Aye
- David Burton — Aye

The motion was approved unanimously. The council moved into closed session at 9:06 p.m.

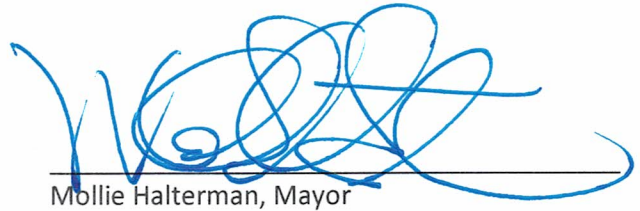
Present in the closed session: Mayor Halterman, Dan Jessen, Scott Burns, Lyle Barton, David Burton, John Dean, Rochell Topham, and Callie Bassett.

The council moved out of closed session at 10:00 p.m.

20.

Adjourn

Motion by Councilmember Rochell Topham to adjourn the meeting. Seconded by Councilmember John Dean. The motion was approved unanimously, and the meeting adjourned at 10:00 p.m.



Mollie Halterman, Mayor



Callie Bassett, CMC, City Recorder

Date Approved: 2/26/2026