



PAROWAN CITY PLANNING AND ZONING MEETING MINUTES

Wednesday, February 18, 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, Andy Nelson, Councilman John Dean

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

City Staff Present: Mollie Halterman, Mayor; Dan Jessen, City Manager; Callie Bassett, City Recorder

Public Present: See Sign-In Sheet

Call to Order

The Planning and Zoning Commission meeting was called to order on February 18, 2026 at 6:00 p.m.

Declaration of Conflicts by Commission Members with Any Agenda Item

No conflicts were declared by any commission members with agenda items.

Approval of Planning and Zoning Meeting Minutes from February 4, 2026

The commission reviewed the minutes from the February 4, 2026 meeting. With no comments or corrections offered, the minutes were approved.

Motion: Andy Nelson moved to approve the minutes from the February 4, 2026 meeting. Motion was seconded by Jamie Bonnett and passed unanimously.

Public Comment

Lawrence Steiner addressed the commission regarding a property that had previously been discussed for rezoning from R-1 to R-3. He inquired about the status of the application, whether any plans had been submitted, and if ingress/egress issues had been addressed. Shane Williamson explained that the application had been tabled pending the applicant's return to discuss outstanding issues, and that the applicant still had due process rights to proceed. Mr. Steiner was informed that another meeting would be held when the applicant returns, and that the matter would be discussed before going to city council. Mr. Steiner indicated he would reserve his comments for that future meeting.

Chuck Thomas Storage Container Application

Chuck Thomas appeared before the commission to request approval for placing a storage container in his side yard. He explained that this location was the flattest spot on his property, requiring minimal leveling work. Mr. Thomas confirmed he had already spoken with his neighbors, who had no objections to the placement.

The container would be positioned at least 10 feet from both the house and property line, as required by code. Mr. Thomas provided specific measurements showing the container would be 42 feet from the neighbor's property at the front corner and 35 feet at the back corner, positioned at an angle. The

container would sit on existing gravel with railroad ties for leveling where a camper had previously been located for ten years.

Mr. Thomas confirmed the 40-foot container was tan-colored, meeting the earth tone requirements in the code, and he would paint over any words if necessary. He noted that a pool visible in photos had been removed and was waiting for disposal. The container would primarily store woodworking tools and provide additional space needed when his daughter returns from her husband's deployment to Syria.

Commission members expressed no concerns, noting that the spacing would allow adequate access for fire apparatus, with 15 feet at the narrowest point between the house and container.

Motion: Jamie Bonnett moved to approve the Chuck Thomas storage container application for placement on the side of his house. Motion was seconded by Andy Nelson and passed unanimously.

Cowen Minor Lot Subdivision

City Manager Dan Jessen introduced the Cowen Minor Lot Subdivision application. He explained that the city still maintains a minor lot subdivision process for situations that do not require full development review, typically involving the division of existing parcels rather than new development.

The application involves a parcel owned by Dan Cowan at the corner of 600 West and 200 North Street. Mr. Cowen seeks to separate a duplex currently sitting on the portion facing 600 West from the larger acreage behind it, which residents informally refer to as "the dirt track" where children ride motorbikes. The separation would create a lot with the duplex of approximately 11,000 square feet, leaving the remaining acreage as a separate parcel.

Dan explained that since this is a minor lot subdivision not creating buildable lots, it doesn't require the full improvement plan review process that typical subdivisions undergo. However, the applicant must provide a water right to the city for the newly created parcel, or pay the water development fee in lieu of the water right. This is the only exception where a payment can substitute for an actual water right deed when dividing a single parcel into two.

The subdivision review committee has not yet reviewed the application but will do so before the next meeting. The proposal does not bisect major roads from the transportation master plan, avoiding triggers for the full subdivision process. A public hearing will be scheduled for the next meeting to complete the process.

Chad Schmucker, representing his uncle Dan Cowen, sought clarification on the water right requirement. Dan confirmed that a half acre-foot must be deeded to the city or the water development fee paid, estimated at approximately \$11,000. If Cowen owns qualifying water rights (1949 or older, underground, in good beneficial use), those could be transferred instead.

Motion: Jamie Bonnett moved to schedule a public hearing for the Cowen Minor Lot subdivision for March 4, 2026. Motion was seconded by Andy Nelson and passed unanimously.

Member Reports

Commission members reported no items for discussion. City Manager Jessen noted that the legislature was busy with various bills, indicating he would provide a report on significant legislation once the session concluded. The mayor expressed appreciation for the commission members' volunteer service, preparation, and quality work.

Adjourn

Motion: Jamie Bonnett moved to adjourn the meeting. Motion was seconded by Andy Nelson and passed unanimously. The meeting adjourned at 6:16 p.m.


Callie Bassett, CMC, City Recorder

Date Approved: 3/04/2026