

**PAROWAN CITY COUNCIL MEETING MINUTES
AUGUST 27, 2026 – 5:30 P.M.
PAROWAN CITY COUNCIL CHAMBERS
35 E. 100 N., PAROWAN, UT 84761**

Elected Officials Present: Councilmembers Lyle Barton, David Burton, John Dean, and Rochell Topham

Elected Officials Excused: Mayor Mollie Halterman, Council Member David Harris

City Staff Present: Dan Jessen, City Manager; City Attorney Scott Burns; Callie Bassett, City Recorder.

Public Present: Hannes Frischnecht, Ronnie Barton, Jeffrey Thomas

1. Selection of Mayor Pro Tem

Council Member Rochell Topham nominated Council Member David Burton to serve as Mayor Pro Tem. Council Member John Dean seconded the nomination. The nomination was approved by the Council, and Mayor Pro Tem David Burton presided over the remainder of the meeting.

2. Welcome and Call to Order: Mayor Pro Tem

Mayor Pro Tem David Burton called the meeting to order at 5:33 PM on August 27, 2026.

3. Opening Ceremonies: By Invitation

The invocation was offered by Council Member Rochell Topham, followed by the Pledge of Allegiance.

4. Declaration of Conflicts With or Personal Interest In any Agenda Items: City Councilmembers

Mayor Pro Tem Burton called for declarations of conflict of interest. No conflicts were declared by any Council member.

5. Public Comments (3 minutes each)

Mayor Pro Tem Burton opened the floor for public comments on items not appearing on the agenda. No members of the public came forward, and the public comment period was closed.

CONSENT AGENDA:

6. Meeting Minutes from Special Work Meeting August 13, 2026 and Regularly Scheduled City Council Meeting from August 13, 2026

7. Warrant Register for August 27, 2026

Mayor Pro Tem Burton presented consent agenda items 6 and 7 for approval.

Motion to approve consent agenda items 6 and 7 was made by Council Member Rochell Topham and seconded by Council Member Lyle Barton. The motion carried unanimously.

ACTION AGENDA:

8. Temporary Alcohol Event Permit for September 19th, 2026 – Sweet Pea Farm and Orchard: Dayla Ulrich, Owner

The Council considered a temporary alcohol event permit for Sweet Pea Farm and Orchard for an event to be held on September 19, 2026.

Motion to grant the temporary alcohol event permit for September 19, 2026 to Sweet Pea Farm and Orchard, Dayla Ulrich, Owner, was made by Council Member John Dean and seconded by Council Member Lyle Barton. The motion carried unanimously.

9. Consider Proposed Zone Change for Parcel A-0026-0027-0000 from A-1 to R-2

City Manager Dan Jessen noted that the zone change request had been discussed in detail at a prior work meeting and that he was available to answer questions. The parcel in question was before the Council for consideration of a change from A-1 to R-2 zoning.

Discussion centered on two primary concerns: access and road infrastructure, and development density. Regarding access, Council Member Dean questioned how the first street would exit the property. Jeffrey Thomas, representing the applicant, explained that 100 North would serve as the primary access point, connecting to the existing roadway at the Aspen Cove subdivision, with two additional access points to the north — providing three total points of access. Council Member Dean and Mayor Pro Tem Burton expressed concern that the strip of land connecting to 100 North had not yet been formally secured, with Mr. Thomas clarifying that the property owner had been agreeable to allow purchase but that the zone change would need to occur before agreements were finalized. Council Member Dean further noted that the two northern exit roads were substandard — lacking curb and gutter and measuring approximately 28 feet of asphalt — which he identified as a significant concern.

On the question of density, Dan Jessen explained that the practical difference between an A-1 and R-2 designation for single-family development would likely amount to only four or five fewer lots under A-1, as the applicant's proposed subdivision already averaged lot sizes well above the R-2 minimum of 7,500 square feet. However, he acknowledged that under R-2 zoning, a future applicant could theoretically return with a twin-home proposal resulting in effective lot density as small as 5,000 square feet per unit. Council Member Topham noted that the primary concern she had heard from citizens was the density of development and the resulting traffic impact on existing substandard roads.

Mr. Thomas provided historical context, noting the applicant had previously sought R-3 zoning — consistent with neighboring subdivisions — and had been directed by the Council at that time to return with an R-2 request, which is why the current application was before the Council.

Following discussion, a motion was made to deny the zone change and leave the parcel at its current A-1 designation.

Motion to deny the proposed zone change for Parcel A-0026-0027-0000 and retain the existing A-1 zoning was made by Council Member Lyle Barton and seconded by Council Member John Dean. The motion carried unanimously.

10. Consider Cooperative Land Realignment, Road Dedication, and Property Exchange Agreement with Lance Shotwell relating to Parcels A-0491-0491-0002 and A-0492-0014-0000

Dan Jessen noted that a detailed presentation on this matter had been provided at the prior work session and offered to answer any questions. Mayor Pro Tem Burton stated that he had reviewed the matter thoroughly with Dan Jessen on multiple occasions and expressed his support, noting that the city stood to gain meaningfully from the exchange and that the various concerns he had raised had been satisfactorily resolved. The Council was advised that approval of this agreement would initiate the

process — including road abandonments, boundary redefinitions, and property line adjustments — but would not finalize the actual property transfer, which would come as a separate final step.

Motion to approve the Cooperative Land Realignment, Road Dedication, and Property Exchange Agreement with Lance Shotwell relating to Parcels A-0491-0491-0002 and A-0492-0014-0000 was made by Council Member Rochell Topham and seconded by Council Member Lyle Barton. The motion carried unanimously.

WORK AGENDA:

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

Council Member Topham reported on a recent theater board meeting. The theater has a number of bookings in place, including events hosted by homeschool and Beacon Academy groups. However, she highlighted a significant challenge: the Community Theater Board currently has no director for any remaining productions in 2026. She encouraged anyone interested in directing a play to contact her, Jett Smith, or Jennifer Terry, noting that productions are already planned for 2027 and 2028, but that the remainder of the current year has no play scheduled.

Council Member Lyle Barton reported on his recent attendance at the UAMPS (Utah Associated Municipal Power Systems) conference, accompanied by Dan Jessen and Power Director Jeremy Franklin. He highlighted that the conference addressed significant statewide shortfalls in power generation and transmission capacity. Council Member Barton also noted that Jeremy is exceptionally well-regarded among UAMPS participants, serving as chairman of an important UAMPS board and carrying a substantial administrative load on the city's behalf — a contribution that Dan Jessen said many cities pay a dedicated professional to fulfill.

Council Member Dean reported that Planning and Zoning had been cancelled over the prior two weeks and had no additional items to report.

City Manager Dan Jessen provided several updates:

- **Library Funding (CIB Presentation):** The city is scheduled to appear before the Community Impact Board (CIB) the following Thursday to request grant funding for the library. Dan noted that CIB had sent letters to many municipalities advising them not to apply due to limited funds, but Parowan did not receive such a letter. The city is 25th of 27 applicants on the agenda. Municipal advisor Marcus expressed confidence in the city's application. Dan noted he would be unable to attend due to a long-scheduled knee surgery; Mayor Halterman, Cori Adams (Library Director), and potentially Jerry Ross (City Treasurer) would represent the city, with Marcus Keller present to guide the presentation.
- **Bridge Project:** Dan expressed significant frustration over continued delays. Enbridge, the gas company with infrastructure at the site, had originally planned to bore a new gas line under the road but determined after potholing that trenching would be required. This change necessitates a modification to the existing stream alteration permit — a process that, on an accelerated state timeline, takes approximately 30 days and is unlikely to be resolved before October. He confirmed that project funding remains secure due to strong original bids providing a healthy financial buffer, but expressed deep frustration at ongoing delays.
- **Diversion/Reservoir Project:** The diversion project experienced a setback when part of the structure was affected by recent flooding. Friction arose between the project engineer, soils engineer, and contractor regarding the proper path forward. Dan reported that the situation

had been resolved, with crews having removed and replaced bedding and filter material to ensure the drain line and earthen berm were built to the required standard. The project contractor was eager to resume work, but Dan emphasized the importance of allowing engineers to confirm proper methods before proceeding. The project is back on track, though with a minor delay.

- **Water Reservoir Status:** The Yankee Reservoir Company turned out water that day, with reports indicating water had already reached the weir by that evening. Dan noted this would likely provide approximately two to three weeks of improved water supply — coinciding with the normal end-of-season irrigation window — and that the status may be revisited, potentially allowing a return from red to yellow watering restrictions for a limited period.

12. Closed Session

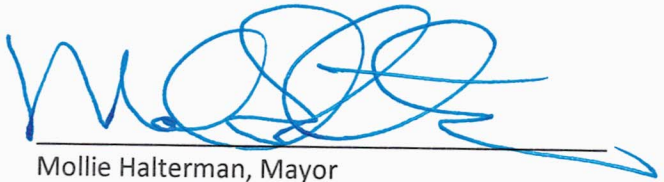
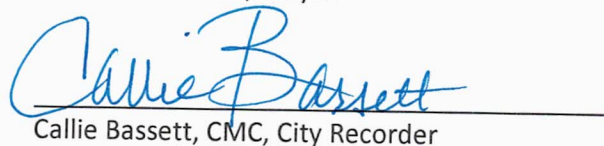
Mayor Pro Tem Burton entertained a motion to enter closed session for strategy discussions regarding pending or imminent litigation, as permitted under Utah Code § 52-4-205.

Motion to enter closed session for strategy sessions to discuss pending or imminent litigation was made by Council Member Rochell Topham and seconded by Council Member John Dean. Roll call vote: Council Member Topham – Aye; Mayor Pro Tem Burton – Aye; Council Member Barton – Aye; Council Member Dean – Aye. The motion carried unanimously, and the Council entered closed session.

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

13. Adjournment

The meeting was adjourned at 6:35 p.m. following the conclusion of the closed session.


Mollie Halterman, Mayor
Callie Bassett, CMC, City Recorder

Date Approved: 9/10/2026