



PAROWAN CITY PLANNING AND ZONING MEETING MINUTES

Wednesday, February 4, 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, Jerry Vesely, Councilman John Dean

Excused: Andy Nelson, Weston Reese, Cecilie Evans (Alternate), Tracey Wheeler (Alternate)

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

Public Present: Please see the attached sign in sheet.

Call to Order

The Planning and Zoning Commission meeting was called to order by Chair Shane Williamson on Wednesday, February 4, 2026, at 6:00 PM.

Declaration of Conflicts by Commission Members with Any Agenda Item

Commission members confirmed they had no conflicts with any agenda items.

Approval of Planning and Zoning Meeting Minutes from January 21, 2026

Shane Williamson noted there was one change to the minutes, adding Andy Nelson to the attendance roll. After brief discussion, the minutes were approved.

Motion to approve the minutes from January 21, 2026 was made by Jerry Vesely and seconded by Jamie Bonnett. Motion carried unanimously.

Public Comment (topics other than that of public hearing)

No public comments were offered on topics outside of the public hearing items.

Discussion with Land Owners Requesting Zone Change on Parcel #A-0026-0027-0000

City Manager Dan Jessen explained that the Planning Commission had previously expressed concern about rezoning only part of a parcel. He noted that Keith Naylor, his assistant who had been communicating with the landowner, was currently on vacation. The request involved rezoning only a portion of the parcel from A-1 to R-3, leaving a strip of land at the bottom right as A-1.

Jeffrey Thomas, representing the project, explained that the property owner, Polly Pierce (PCP Trust), wanted to keep the orchard in the narrow strip of land for herself while allowing the remainder to be developed as residential homes. He indicated the development would likely include 6,000+ square foot lots, similar to but slightly larger than the adjacent Aspen Cove subdivision. The main roadway would connect to the subdivision to the north with roadways making a U-loop to the south.

Jamie Bonnett asked why R-3 zoning was being requested instead of R-1. Mr. Thomas explained it was because R-3 zoning exists to the east. Dan Jessen clarified that R-3 zoning would allow for 6,000 square foot lots, which matched the developer's intentions. Dan also shared that the Future Land Use Map in the general plan designated the parcel as light density, though the surrounding area had a patchwork of different density designations.

PUBLIC HEARING to received public comments regarding a proposed zone change to the parcel of property located at 825 W and 100 S, owned by PCP Trust, LLC (Parcel #A-0026-0027-0000)

Motion to open the public hearing was made by a commissioner and seconded by a commissioner. Motion carried unanimously.

Austin Leavitt requested clarification about the zoning around the property. Dan Jessen displayed a zoning map and explained that the parcel being considered for rezoning is currently zoned A-1, with R-3 zoning to the east and north, R-1A to the south allowing 10,000 square foot lots, R-2 to the west, and county land with no city zoning below. He further clarified that the request was to rezone the main portion as R-3 while leaving the orchard portion as A-1.

Lawrence Steiner, a resident of Aspen Cove, expressed concerns about:

1. The ingress/egress locations for the development
2. Whether the rural character of the area would be maintained
3. The potential for multi-family housing

Dan Jessen explained that R-3 zoning allows:

- Single-family homes on minimum 6,000 square foot lots
- Duplexes and twin homes on 10,000 square foot lots
- Triplexes and fourplexes with density requirements of 5,000 square feet per unit

Dan clarified that following the "Rural Done Right" initiative, condominiums, townhomes, and apartment complexes are no longer allowed in R-3 zones, though duplexes through fourplexes are still permitted.

Tess Eyre asked if there were plans to extend 100 North all the way through the area. Jessen confirmed that extending 100 North is part of the city's master plan, though the timeline depends on development progress.

Motion to close the public hearing was made by Jerry Vesely and seconded by Jamie Bonnett. Motion carried unanimously.

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

Dan Jessen recommended that the Commission wait for the applicant to clarify whether they want to rezone the entire parcel to R-3 or first complete a minor lot subdivision to separate the orchard portion. Shane Williamson agreed that having a single parcel with two different zones would not be a good strategy for the city.

Jeffrey Thomas reiterated that the development would eventually include a lot split, with the square portion becoming a subdivision and the strip remaining as an orchard. He noted that partial zone changes on a lot are not uncommon in other cities. When asked about specific housing types, he confirmed there would be no apartment buildings and that the lots would be at least 6,000 square feet, matching or exceeding the nearby Aspen Cove lots.

The Commission agreed to table the item until hearing directly from the property owners about their preferred approach.

Motion to table the proposed zone change until the next meeting or until hearing back from the developers was made by Jamie Bonnett and seconded by Jerry Vesely. Motion carried unanimously.

Member Reports

No member reports were presented.

Adjourn

Motion to adjourn was made by Jerry Vesely and seconded by Jamie Bonnett. Motion carried unanimously. The meeting was adjourned at 6:23 p.m.

Shane Williamson, Chair

Recorder Callie Bassett, CMC, City

Date Approved: