

Planning and Zoning Minutes  
October 20, 2021 – 5:30 P.M.  
35 East 100 North - Parowan City Office

**MEMBERS PRESENT:** Susan Sepe (Chairperson), Sharon Downey, Larry Zajac, Ken Orton, Jake Hulet, Lily Shurtleff, David Burton (Council Representative), Cleve Matheson (City Manager), Judy Schiers (Secretary)

**MEMBERS ABSENT:** Christian Jones (City Attorney), Mark Burris (Alternate)

**PUBLIC PRESENT:** Matt Gale (City Council)

**CALL TO ORDER:** Susan Sepe called the meeting to order at 5:30 P.M.

**ANY CONFLICTS WITH ITEMS ON THE AGENDA:** There were no conflicts declared.

**APPROVAL OF MINUTES (OCTOBER 6, 2021):** Ken Orton made a motion to approve the minutes from the October 6, 2021 meeting with corrections. Sharon Downey seconded the motion. All members present voted in favor of this motion.

**HARRIS/PORTER LOT LINE ADJUSTMENT – 21 N 300 W:** Cleve said according to the plat they are adjusting the lot line, to where the fence is. There is a fence between the properties that was thought to be the property line, so this will move the property line to the fence. Both properties will still be in conformance. It has been reviewed by the surveyor and everything is correct. All property owners, Harris/Porter, are in agreement.

Larry Zajac made a motion to approve the lot line adjustment at 21 North 300 West as requested. Ken Orton seconded the motion. All members present voted in favor of this motion.

**GENERAL PLAN UPDATED:** Susan noticed the pictures in the update has been changed. The only thing that Susan saw in the updated plan is in paragraph 4. The miles for SR 271 and SR 274 are not put in. David said he will get that to Ryan to be updated before the Council see it at the next council meeting. Also in regards to the maps, it now says to contact the City Office.

**MEMBER REPORTS:** Susan said a PUD will be submitted in two weeks. They did not get the required information in to be at this meeting. Cleve said most everything has been submitted. There are a few items that need to be addressed, such as the common area. David asked what this property was zoned. Cleve said it is zoned R2. There is a little over 3 acres. The ordinance allows 7 units per acre.

Cleve said that this will need to be a single owner or management group. It can not be broken up into individually owned town homes. Jake said that the parking should be looked at. There was a discussion regarding what is required for parking. Parowan City **15.52.020 Number Of Parking Spaces states:**

The number of off-street parking spaces required shall be as follows:

1. **Dwellings, single-family, two-family.** Two (2) parking spaces for each three (3) seats of maximum seating capacity.
2. **Retail stores, shops.** One (1) parking space for each two hundred (200) square feet of retail floor space in the building, plus one (1) parking space for each three (3) employees working on the highest employment shift.
3. **Churches and meeting halls.** One (1) parking space for each three (3) seats of maximum seating capacity.
4. **All other uses.** As determined by the Parowan Planning Commission, based on nearest comparable standards.

Under #4, the committee could request more parking, which the members thought is needed. The committee will also like to see them address fire protection, fire hydrants, turn around for emergency vehicles and the leftover land.

**ADJOURN:** Jake Hulet made a motion to adjourn the meeting. Sharon Downey seconded the motion. The meeting was adjourned.