

Planning and Zoning Minutes
November 3, 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), Christian Jones (City Attorney), Stacy Gale (Substitute Secretary)

MEMBERS ABSENT: Mark Burris (Alternate)

PUBLIC PRESENT: Matt Gale (City Council), Jon Jensen

CALL TO ORDER: Susan Sepe called the meeting to order at 5:35 P.M.

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

APPROVAL OF MINUTES (OCTOBER 20, 2021): Ken Orton made a motion to approve the minutes from the October 20, 2021 meeting. Larry Zajac seconded the motion. All members present voted in favor of this motion.

PUD – APPROXIMATELY 400 NORTH 600 WEST – JON JENSEN: Susan Sepe asked Jon Jensen to give the committee an overview of the project. Jon Jensen said the project is 24 units; 2 buildings with 6 units on the ground floor and 6 units on the top floor. Most units are 2- and 3-bedroom type configurations. He said they need to allocate space for snow removal, and potentially more parking for recreational vehicles. He feels this is a good area to put it in. Jon said he hopes the architectural and uses fit Parowan City standards and zoning. Jon said ultimately, they want to make it a nice project and place to live.

The committee presented the following questions/concerns:

- Susan Sepe asked if the units were owner leased. Jon said this will be a “for rent” project.
- Susan asked how many of the units will be 2 and 3 bedroom; Jon said it be 50/50, but they are leaning towards larger units to accommodate families.
- Susan asked what the average square footage of each unit is. Jon said they are pushing 1,300 square feet.
- Susan asked what amenities they anticipate for this project. Jon said they are planning on putting in a basketball court, barbeque pit, maybe a gazebo, and areas for pets. They are going to add some potential additional parking for recreational vehicles, where appropriate, without creating a visual nuisance.
- Larry Zajac asked about visitor parking; Jon said he and Cleve Matheson calculated 1.3 parking stalls per bedroom, but they probably need to add more parking for visitors.
- Ken Orton asked if the drive isle is big enough for emergency vehicles access, and about snow removal storage. Jon said they will add snow removal storage. As for emergency vehicle access, he will need to get feedback from the city fire department on what they would want

them to do. Jon said they can take the curve out of the road coming into the parking area to allow for room for a fire truck to come in and turn around.

- The committee suggested using the darker gray shaded area for recreational vehicle parking. Jon said that would be an appropriate place for that.
- There was a discussion about off street parking, particularly on 400 North. Jon said they did not include off street parking in the design.
- Susan asked who the builder is, and who owns it. Jon said he is the owner/developer; it is an LLC. There is no builder at this time. Susan asked what his long-term goals are. Jon said their business model is based on cash flowing assets, so they create cash flow for investors and they are the owners of that. They want to keep it a long enduring asset.
- Jake Hulet asked if they have a plan for storm water. Jon said they are going to modify their plans so it drains to a lower portion on the west side.
- Susan asked if the units are single story units with one on the top and one on the bottom. Jon said yes, there is a floor of 6 units, and a floor of 6 units; there will be two buildings that mirror each other. The buildings will be slab on grade, about 12 inch above the parking lot grade. Jon said the main floor will generally be no more than 11 feet from ground height, and the top of roof could be as high as 30 feet. They generally sprinkler buildings like this; this building will.
- Misc. questions/concerns: Will an office will be on site; no. Is the staircase inside? Yes. Will there be a phone number for a property manager? Yes. The property manager will cover all maintenance issues, nuisance/noise problems, and sales and leasing. How much will be charged for rent for 2- and 3-bedroom unit? \$1,200 for a 3-bedroom unit. Will each unit have its own laundry facility? Yes. Susan would like Jon to assure the committee that the apartments will look like condos, that the snow will be removed, the grass will be cut, the trees will be trimmed.

Susan clarified the objective tonight is not to approve it, but to say the concept is sound, and whether or not we find it appealing and would like Mr. Jensen to pursue and go forward.

Susan asked the committee based on the information that was presented, is this a project that the committee can support? Larry Zajac said assuming we can reach common ground on the changes discussed, he voted yes. Lily Shurtleff said given the information she can't see a reason not to go forward, she voted yes. Jake Hulet voted yes. Susan Sepe voted yes. Sharon Downey voted yes. Ken Orton voted yes.

MEMBER REPORTS: Susan said she had a discussion this week with David Burton and Cleve Matheson on the finalization of the general plan. The pictures have been updated. David provided the information to Ryan Robinson in regards to the two roads that were in question. Ryan Robinson has put the links to the maps. David said the maps are only a reference, and the pictures are going to updated periodically, but they are not required for this to be approved.

Susan said the general plan is ready for the City Council to approve at their next meeting. Cleve said he will send the final draft to the City Council, and Judy will send it to the committee.

ADJOURN: Sharon Downey made a motion to adjourn the meeting. Larry Zajac seconded the motion. The meeting was adjourned at 6:20 P.M.