

**Paragonah Town
Planning Commission Meeting
44 North 100 West, Paragonah Town Hall
January 29, 2025 – 7:00 p.m.**

Planning Commission Minutes

Attendance/Planning and Zoning Committee: Nancy Dalton (Chairperson), Byron Jenkins, Kevin Guyton, Chuy Jimenez, Kris Lindsay

Attendance: Marge Cipkar-Board, Mike Abbott-Board, Todd Robinson-Mayor, Roger Carter-Local Admin Advisor Five County, Reed Erickson-Iron County Planner. See attached list for Town Attendance.

Pledge

1. **Call Meeting to Order:** Nancy Dalton
2. **Declaration of Conflict of Interest:** Nancy Dalton declared conflict of interest regarding #10 on the agenda, renewal of her term as chairperson of Planning Commission.
3. **Adopt Agenda:** Chuy Jimenez moved to adopt the agenda. Kevin Guyton seconded the motion. All in favor.
4. **Approve Minutes of November 20, 2024 meeting:** Chuy Jimenez moved to approve the minutes of November 20, 2024. Byron Jenkins seconded the motion. All in favor.
5. **Motion to open Public Hearing:** Kevin Guyton moved to open the Public Hearing for Kay Lister new conditional use and business license permit. Byron Jenkins seconded the motion. All in favor.
6. **Public Hearing for Kay Lister's new business:**
 - Kay Lister explained his business will be phone based only. The Planning Commission's only recommendation was that if Kay's clients do need to come to his home that he must have off street parking available.
7. **Motion to close Public Hearing:** Kevin Guyton moved to close the Public Hearing. Byron Jenkins seconded the motion. All in favor.
8. **Motion to approve Kay Lister's conditional use permit:** Chuy Jimenez moved to approve Kay Lister's conditional use permit and business license with parking recommendation if needed. Kevin Guyton seconded the motion. All in favor.

9. Iron County Tier III & Zoning updates around Paragonah Town:

- Presented by Reed Erickson, who reported on proposed tier and zoning updates bordering Paragonah Town. He presented the position and recommendations by the County. Discussion and concerns were voiced by the town residents in attendance. Two more meetings will take place regarding tiers and zoning. The 1st will be on Feb 6th in Cedar City at 5:30 pm and the 2nd will take place at the Planning Commission meeting in Parowan at 10 am.

10. Planning Commission Chairperson 5 year recommendation: Kevin Guyton moved to recommend to the Town Board to approve Nancy Dalton for another 5 year term as Planning Commission Chairperson. Chuy Jimenez seconded the motion. All in favor.

11. Report on Code Enforcement Coordination Meeting: Nancy reported on a meeting held January 29, 2025 at 4 pm. In attendance were Parowan Chief of Police Addison Adams, Building Inspectors Terry Palmer, Nate Dennett, Mayor Todd Robinson, Nancy Dalton from planning commission and Marge Cipkar from Town Board. There was discussion on cooperation between town, building inspector and police on how to best enforce the town's building codes.

12. Review 2025 business license renewals and July-Dec 2024 building permits.

13. Update on Annexation Policy and Transportation Plan Updates: Roger Carter discussed updates on the annexation policy and transportation plan. The Planning Commission needs to work on a map at the next meeting. The town needs to check on impact fees and act accordingly because the fees need to be used within 6 years or be refunded.

14. 2025 Legislative Session Updates: Nancy reported on legislative updates.

15. Work on Short-Term Rentals Ordinance: Discuss short term rentals. RV's are not permitted as short term rentals according to Terry Palmer- Iron County building inspector.

16. Open Discussion: None

17. Set the Next Meeting Date: February 26, 2025

18. Adjourn Meeting: Kris Lindsay moved to adjourn the meeting. Chuy Jimenez seconded the motion. All in favor.

Attendance:

Benjamin Holt
Shirley Lister
Kay Lister
Julorie Galloway
Jack Waterman
Cassie Waterman
Eric Walker
Mike Tapocik
Doug Fox
JT O'Neal
Mary Jo O'Neal
Kent Neilson
Aurie Neilson
Lynn Thornton
Karla Thornton
Randy Robinson
Robert Arnold
Melisa Arnold
Matt Rhodes