

**Paragonah Town
Planning and Zoning Committee Meeting
44 North 100 West, Paragonah Town Hall
January 31, 2024 – 7:00 p.m.**

Planning and Zoning Minutes

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

Attendance: Kevin Smedley-FCAOG, Sharrah Brewster- P&Z Secretary, Marge Cipkar-Board, Todd Memmott, Joe & Sharon Free, James & Pat Kirkpatrick

Pledge

1. **Call Meeting to Order:** Nancy Dalton
2. **Declaration of Conflict of Interest:** None declared
3. **Adopt Agenda:** Byron Jenkins moved to adopt the agenda as presented. Kevin Guyton seconded the motion. All in favor.
4. **Approve Minutes of November 29, 2023 meeting:** Chuy Jimenez moved to approve the minutes of November 29, 2023. Kris Lindsay seconded the motion. All in favor.
5. **Public Hearing for Paragonah Town General Plan:** Byron Jenkins moved to open the Public Hearing for General Plan. Chuy Jimenez seconded the motion. All in favor.

Kevin Smedley reviewed the General Plan. Joe Free voiced concerns over septic systems and wasn't aware of the septic study that was done for our area. Nancy will follow up with him regarding this topic.

Kris Lindsay moved to close the Public Hearing. Chuy Jimenez seconded the motion. All in favor.

6. General Plan Recommendations for adoption:

Kevin Guyton moved to recommend the General Plan with the following updates: addition of the Paragonah General Plan Map and add H.4 on pg 12 Growth and Housing Goal and Policies-Work with Iron County planning & building on future subdivision in Iron County within the wastewater basin. Chuy Jimenez seconded the motion with the update. All in favor.

7. Recommendation for P&Z Board Member: Kevin Guyton moved to recommend Byron Jenkins for another 5 years. Chuy Jimenez seconded the motion. All in favor.

8. Conditional Use Permit: Todd Memmott explained his new business to the committee for approval. Chuy Jimenez moved to approve the conditional use permit for Legacy Mortgage as long as there is off street parking for any customers. Kevin Guyton seconded the motion. All in favor.

9. Work Meeting:

Work on updating subdivision ordinance next month with Sunrise. Updated ordinance to be completed by December 31, 2024.

Nancy Dalton reviewing the new building packet to improve Paragonah Town's building application. Currently no change to Uniform Zoning Ordinances Chapter 12-5 minimum area, width and yard requirements.

Flood ordinance needs to be reviewed, updated and completed by May 31, 2024.

Discuss short term rental requirements. Committee agrees there should be a Health & safety inspection by the fire department. Committee members to bring ideas for the next meeting to improve the conditional use permit for short term rentals.

Next meeting will be February 28, 2024.

10. Adjourn Meeting: Chuy Jimenez moved to adjourn the meeting. Kevin Guyton seconded the motion. All in favor.