

**Paragonah Town  
Planning Commission Meeting  
44 North 100 West, Paragonah Town Hall  
December 3, 2025 – 7:00 p.m.**

**Planning Commission Minutes**

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

**Attendance:** Marge Cipkar-Board, Sharrah Brewster-P&Z Secretary, Carla Thornton, Tony Dalton, Dakota Veater

**Pledge**

1. **Call Meeting to Order:** Nancy Dalton

2. **Declaration of Conflict of Interest:** None

3. **Adopt Agenda:** Byron Jenkins moved to adopt the agenda. Kevin Guyton seconded the motion. All in favor.

4. **Approve Minutes of October 29, 2025 meeting:** Chuy Jimenez moved to approve the minutes of October 29, 2025. Byron Jenkins seconded the motion. All in favor.

5. **Discuss and make recommendation to Delete Title XV Zoning**

**153.088-Maximum height of Accessory Buildings:** Kevin Guyton moved to recommend deletion of ordinance 153.088, height of accessory buildings. Chuy Jimenez seconded. All in favor.

6. **Discuss and make recommendation to Amend Title XV Zoning 153.238-Building**

**height regulations :** Kevin Guyton moved to recommend word changes to current ordinance to read: No building shall exceed two and one-half stories and not more than 35 feet in height. No dwelling shall be less than one story in height. Chuy Jimenez seconded. All in favor.

7. **Discuss and make recommendation to Amend Title XV Zoning**

**153.090-Maximum height of fences, walls and hedges:** Kevin Guyton moved to recommend the following recommendations:

(A) Fences, walls and hedges may shall be erected or allowed up to the permitted height when located within the buildable area, provided that any physical structure over six feet in height shall require a building permit.

(B) Fences, walls and hedges may shall not exceed four feet in height within any

required front yard or side street side yard corner lot side street.

(C) On corner lot side streets, fences, walls and hedges may be erected up to the permitted height of six feet after the front building setback requirement is met. All fences, walls and hedges on corner lots shall be built of materials that allow visibility to meet traffic line-of-sight safety requirements.

(D) Fences, walls and hedges may shall not exceed six feet in height within any required rear yard, or interior side yard or side lots that are at least 30-feet or more from the corner.

The rest of the existing (D) through (H) will have their letter designation moved up one alphabet letter (E) through (I).

Byron Jenkins seconded. All in favor.

**8. Public Comments:** None

**9. Set Next Meeting Date:** January 28, 2026

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