

Kanab Planning Commission Meeting

February 2, 2016

Kane County Commission Chambers

**PRESENT:** Chairperson Joan Thacher, Chair Pro Tem Mike Downward, Commission Members Stuart Allan, Melvin Watson, Curtis Cutler, Business/Land Use Coordinator Mike Reynolds, Jeff Stott of Kanab City Legal Council, Secretary Katherine Ohlwiler.

**MEETING STARTED AT 6:35 PM**

**NOT IN ATTENDANCE:** City Council Liaison Brent Chamberlain, Commission Members Marty Ott and Arlon Chamberlain.

**APPROVAL OF MINUTES:** Stuart Allan made a motion to approve the minutes of January 19, 2016. Mike Downward 2<sup>nd</sup> the motion. Motion passed.

**PUBLIC COMMENT:** None

**PUBLIC HEARING, DISCUSSION ON A CONDITIONAL USE PERMIT ALLOWING FOR TEMPORARY LODGING, MAX 180 DAYS, USING A TRAILER ON THE PROPERTY DURING CONSTRUCTION OF A PRINCIPAL DWELLING LOCATED AT 928 WEST KANE DRIVE.**

**APPLICANT RUSSELL DUFF:** Mike Downward made a motion to go in and out of Public Hearing at the call of the Chair. Stuart Allan 2<sup>nd</sup> the motion. Motion passed. Out of Public Hearing. Mike Reynolds explained that everything with this Conditional Use Permit is in order and that he had not received any objections or concerns from the public and surrounding neighbors. Mike Downward made a motion to recommend approval of the Conditional Use Permit to the City Council with the following findings:

1. The proposed use is necessary or desirable and will contribute to the general well being of the community.
2. That the use will not be detrimental to the health, safety or general welfare of persons or persons residing or working in the community, or injurious to property or improvements in the vicinity.

3a. That the proposed use will comply with the regulations of the Kanab City Land Use Ordinance; i.e. it is listed as a conditional use.

Or.

3b. That the proposed use is in harmony with the character and intent of the zone in which the use resides.

4. That the proposed use is in harmony with the intent of the Kanab City General Plan.

And also adopt the recommendations of staff. Melvin Watson 2<sup>nd</sup> the motion. Motion passed.

**PUBLIC HEARING, DISCUSSION ON A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION BUSINESS LICENSE LOCATED AT 563 WEST VANCE, WHEREAS MINOR WELDING WILL BE CONDUCTED BY APPLICANT DARREN KNAPE:**

Mike Reynolds briefly expressed that Mr. Knape has requested a Conditional Use Permit to correlate with his business license. He's been doing welding for a number of years as a hobby and he has decided to start making metal objects and art to sell at some local shows and programs. Notification was sent out and Mike Reynolds hadn't received any feedback from the neighbors surrounding. Mike Reynolds also expressed that he and Mr. Knape had discussed a number of things that need to be done to the property and that he already has made significant improvement on the property now and he is going to do some additional things with fencing. Stuart Allan made a motion to go in and out of Public Hearing at the call of the Chair. Mike Downward 2<sup>nd</sup> the motion. Motion passed.

Paul Arndt lives two blocks west of the welding shop and wondered how safe this is with having all the torches and tanks he needs to have. He expressed that you have kids running around and also have the odors from welding and sharp metal pieces that would be his concern. He also wondered how much traffic this will create.

Jo Anne Rando Moon is opposed to the welding business being in a residential area opening up spot zoning mainly because of concerns of a fire hazard and also noise. She thinks it's a great business to have in the industrial part of Kanab just not in a residential area where the houses are so close to each other and it could cause a real problem if a fire started, there is an empty lot next to the house that's pretty overgrown with weeds so that's a concern of hers.

Darren Knape addressed that he has been welding at his residence for a number of years and has never had a complaint or problem. As far as the fire hazards, he has two houses next to him one with a very tall fence. He also explained that it's pretty much an adult neighborhood and that he'd like to do everything right.

Out of public hearing.

Melvin Watson made a motion to approve the Conditional Use Permit and Occupational Business License at 563 West Vance Drive with the following findings:

1. The proposed use is necessary or desirable and will contribute to the general well being of the community.
2. That the use will not be detrimental to the health, safety or general welfare of persons or persons residing or working in the community, or injurious to property or improvements in the vicinity.
- 3a. That the proposed use will comply with the regulations of the Kanab City Land Use Ordinance; i.e. it is listed as a conditional use.

Or.

- 3b. That the proposed use is in harmony with the character and intent of the zone in which the use resides.

4. That the proposed use is in harmony with the intent of the Kanab City General Plan.

And also in compliance with Section 10-7 of the Land Use Ordinance with the additional conditions:

- No arc welding after dark
- A fence be put up to block the glare and security
- Control the weed overgrowth to prevent fire hazard.

Mike Downward 2<sup>nd</sup> the motion. Motion passed.

**REVIEW OF REMODELING PLANS FOR THE PARRY LODGE GIFT SHOP LOCATED AT 89**

**EAST CENTER STREET:** Mike Downward recuses himself from this because his stamp is on the remodeling plans. Mike Reynolds explained that this requires approval of the plan in that it meets the standards and criteria. They are remodeling the west wing of the Parry Lodge to dress it up to be consistent with the main building. Melvin Watson made a motion to approve the remodeling plans to the Parry Lodge gift shop with the finding that the site plan meets the requirements of the Land Use Ordinance and including the opinions expressed in both staff reports provided by the Land Use Coordinator and also the City Planner. Curtis Cutler 2<sup>nd</sup> the motion. Motion passed.

**DISCUSSION ON REVISIONS TO THE LAND USE ORDINANCE CHAPTER 20, EXHIBITS A, B, AND C AND ALSO PROPOSED MINOR CHANGES TO CHAPTERS 6 AND 9:**

Stuart Allan made a motion to table the discussion on Chapter 20, Exhibits A, B, and C and also changes to Chapters 6 and 9 until the next meeting. Melvin Watson 2<sup>nd</sup> the motion. Motion passed.

**STAFF REPORT:** Jeff Stott explained he would like to do an Open and Public Meetings Act Training at the next meeting.

**COMMISSION MEMBER REPORT:** None

**COUNCIL MEMBER LIAISON REPORT:** None

Mike Downward made a motion to adjourn.

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Chairperson

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Date

