

Kanab Planning Commission Meeting

June 21, 2016

Kane County Commission Chambers

**PRESENT:** Chairperson Joan Thacher, Commission Members: Marty Ott, Melvin Watson, Stuart Allan, Arlon Chamberlain, City Council Liaison Brent Chamberlain, Business/Land Use Coordinator Mike Reynolds, and Secretary Katherine Ohlwiler.

**NOT IN ATTENDANCE:** Commission Members: Curtis Cutler and Mike Downward, Jeff Stott of Kanab City Legal Council.

**APPROVAL OF MINUTES:** Stuart Allan made a motion to approve the minutes of June 7, 2016 with the amended changes. Melvin Watson 2<sup>nd</sup> the motion. Motion passed.

**PUBLIC COMMENT PERIOD:** None

**CONTINUED PUBLIC HEARING FROM MAY 17 AND JUNE 7, 2016. DISCUSSION OF REVISIONS TO THE KANAB CITY LAND USE ORDINANCE CHAPTER 18, 18-4 [DENSITY REGULATION] AND 18-6:** Melvin Watson 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.

Mike Reynolds explained that the Commission was leaning towards a percentage base density formula which is a 30% solid on the landscaping, 40% on the building and 30% on the parking lot. The 30% building is based on the number of units and also based on the parking requirement. The streets in town are fairly wide enough to allow for extra parking.

David Donn expressed that the 30% of parking was rather a lot.

The Commission discussed having a 50% building max with 25% landscaping and 25% for parking.

Mike Reynolds also expressed that one of the contractors had an idea to take at least half of the landscaping requirement and have it be in the front and not just all in the back. Everyone agreed that whatever standard is set is what the developers will aim for.

Out of Public Hearing.

Melvin Watson made a motion to accept the revisions as discussed to the Kanab City Land Use Ordinance Chapter 18 section 18-4 and 18-6 with the change of 25% landscaping be required, half of that 12.5% be in the front and reducing the parking requirement per unit to 2 from 2.25. Marty Ott 2<sup>nd</sup> the motion. Motion was passed unanimously by roll call vote.

**STAFF REPORT:** Mike Reynolds reported that he followed up with the Kanab Zipline trailer issue and the trailer isn't being used, there is a parking/waiting area being used for the shuttle. The sign on the trailer was never permitted.

**COMMISSION MEMBER REPORT:** None

**COUNCIL MEMBER LIAISON REPORT:** None

Melvin Watson adjourned.

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Chairperson

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Date