

Kanab City Planning and Zoning Commission

Kane County Commission Chambers

September 6, 2016

PRESENT: Chairperson Joan Thacher, Commission Members: Melvin Watson, Mary Ott, Arlon Chamberlain, Stuart Allan, Jeff Stott of Kanab City Legal Council, Business/Land Use Coordinator Mike Reynolds and Secretary Katherine Ohlwiler.

NOT IN ATTENDANCE: Commission Members Mike Downward and Curtis Cutler, City Council Liaison Brent Chamberlain and City Planner Bob Nicholson.

APPROVAL OF MINUTES: Arlon Chamberlain made a motion to approve the minutes of August 16, 2016 with the amended changes. Melvin Watson 2nd the motion. Motion passed.

PUBLIC COMMENT PERIOD: None

REVIEW AND GENERAL DISCUSSION ON PROPOSED CHANGES TO 20-4 AND 4-12 OF THE KANAB LAND USE ORDINANCE TO SET A MAXIMUM HEIGHT OF 45' FOR THE BUILDING AND ALLOW AN ADDITIONAL 3' FOR A PARAPET WALL FOR COMMERCIAL BUILDINGS [STAFF AND PUBLIC]: Mike Reynolds explained that unless the Commission rephrases Section 4-12, it still makes it possible for an applicant to obtain a Conditional Use Permit for a building height above 48 feet. The Commission also brought up various height accessories on top of commercial buildings such as steeples, communication towers and cell towers. Celeste Meyers wondered if there was a width restriction on the items that would go on top of a building such as a flag pole or steeple, then maybe it wouldn't be so strictly regulated. Jeff Stott recommended changing the ordinance to state 48 feet be the height limit.

REVIEW AND GENERAL DISCUSSION ON AN AMENDMENT TO THE KANAB LAND USE ORDINANCE DEALING WITH SHORT TERM RESIDENTIAL RENTAL PROPERTY ALSO REFERRED TO AS VACATION RENTAL PROPERTY [STAFF AND PUBLIC]: Mike Reynolds explained that the issues with vacation rentals are statewide. Mr. Reynolds also explained that Hurricane City has thorough regulations on their vacation rentals. Jeff Stott explained that he has talked to Hurricane City as they are trying to pass different ordinances; he would talk more about them once they are passed. The consensus of the Commission was to figure out a way to regulate the Vacation Rentals and somehow better control the situation with those that aren't licensed. Celeste Meyers spoke about the success she has had with her vacation rental and numerous loyal customers that keep coming back to her place. Mrs. Meyers also suggested the owner of the vacation rentals should have ordinances and rules posted in the home they are renting. Jeff Stott explained that he had that suggestion in his draft of the vacation rental ordinance. There would be more information on this subject next meeting.

REVIEW AND GENERAL DISCUSSION ON PROPOSED CHANGES TO THE KANAB LAND USE ORDINANCE 18-1 AND 18-2 IS NEEDED TO BE CONSISTENT WITH RECENT ENACTED CHANGES TO DENSITY REGULATIONS IN 18-4 [STAFF AND PUBLIC]: Mike Reynolds explained that they have changed the RM zones into one zone in the chart in Chapter 18. Mr. Reynolds explained the references to RM-7 thru RM-15 within sections of Chapter 18 need to be modified to show only the RM zone. The Commission came to the decision that the RM zone is implied.

STAFF REPORT: None

COMMISSION MEMBER REPORT: Chairperson Joan Thacher wondered what the options are when there is a big crowd attending the Commission meetings. Jeff Stott expressed he would figure this out.

COUNCIL MEMBER LIAISON REPORT: None

Stuart Allan adjourned.

Chairperson

Date