

Kanab City Planning and Zoning Commission Meeting
January 16, 2018
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chairperson Melvin Watson, Chair Pro Tem Celeste Meyeres, Commission Members Arlon Chamberlain, Joan Thacher, Marty Ott, Chris Heaton and Breck Judd, Land Use Coordinator Mike Reynolds, City Planner Bob Nicholson, City Council Liaison Brent Chamberlain, City Attorney Jeff Stott and Secretary Katherine Ohlwiler.

Approval of Minutes: A motion was made by Marty Ott and 2nd by Breck Judd to approve the minutes of December 19, 2017 with the corrections. Motion passed.

Public Comment: Gary Mudrow commented regarding the lot combination over on Mesa Hills, he is in support of joining the lots together if he gets to join his lots when he is ready to build on them.

Continuation from the December 5, 2017 public hearing meeting of a Discussion and Recommendation on a draft ordinance, revisions, or amendments to outside lighting.

Suspend any further discussion until further public notice: Chairperson Melvin Watson explained that this would be suspended until further notice. Mike Reynolds explained that there will be a public forum to explain the proposed ordinance and more research of the topic.

Review and Discussion on a request for a Minor Subdivision [Sands] on Parcel K-17-5A-ANNEX into two buildable lots on the 0.63 acres. The parcel is zoned R-1-8 and is located at the approximate area of 225 East 65 0 South: Mike Reynolds explained that this Minor Subdivision meets all requirements. Once the area is developed the curb, gutter and sidewalk will need to be extended as part of the Ordinance requirements. Breck Judd made motion to recommend approval on the request for a minor subdivision Arlon Chamberlain 2nd. Motion passed by roll call vote.

Review and Discussion on a Plat Amendment to the Mesa Hills Subdivision for a Lot Line Adjustment combining lots K-193-31 & K-193-32 making the two lots a single lot: Chris Heaton recused himself. Mike Reynolds explained that staff was satisfied with this plat amendment. Gary Mudrow explained that there has been a white pickup truck sitting in the same spot for quite a while and needs to be removed. Celeste Meyeres made a motion to approve the plat amendment to the mesa hills subdivision for a lot line adjustment combining lots K-193-31 and K-193-32 making the two lots a single lot with the findings that there is good cause for this amendment and that no one will be materially injured. Breck Judd 2nd the motion. Joan Thacher abstained, Breck Judd voted aye, Marty Ott aye, Arlon Chamberlain aye, Celeste Meyeres aye. Motion passed.

Staff Report: None.

Commission Member Report: None.
Council Member Liaison Report: None.
Marty Ott adjourned.

Chairperson

Date