

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

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

Approval of Minutes: A motion was made by Celeste Meyeres to approve the minutes Chris Heaton 2nd.

Public Comment: None.

Review and Discussion to approve or deny final site plan for the Jeff Allen RV Park, located at 584 East 300 South on parcel K-7-26-ANNEX and zoned C-2: Mike Reynolds explained that the application is straight forward and everything is permitted. Needs to go before the City Council for final approval. The Allen's are willing to loop the water line back to 400 South. Arlon Chamberlain wondered about where they would tie into the water line and if each RV spot would have sewer. A motion was made by Marty Ott and 2nd by Breck Judd to recommend to City Council to approve the Jeff Allen RV Park located at 584 East 300 South on parcel K-7-26-ANNEX zoned C-2. Motion passed by roll call vote.

Review and Discussion to approve or deny final site plan for the new 3 story Country Inn & Suites Hotel, located at the intersection of Hwy 89 and 900 East, between Hwy 89 and Chinle Drive on parcel K-4-2-ANNEX zoned C-3: Arlon Chamberlain and Chris Heaton recused themselves. Mike Reynolds explained that the site plan has been reviewed and all the items needed for adjusting have been met. The site plan is recommended for approval although it does not meet landscaping requirements for the highway. Tom Avant explained that there are some plantings on the north side along highway 89 and there is a lot of blue clay on the highway side of the lot therefore if they planted anything along that side it would cause water to flow towards the building and cause problems. Arlon Chamberlain explained that he is afraid this hotel will look trashy, was hoping to see trees planted to beautify the entrance to Kanab. Arlon Chamberlain also wondered about the runoff and how it would be contained. Brent Chamberlain wondered if the normal curb and gutter is going to handle the flow of storm water. A motion was made by Celeste Meyeres and 2nd by Breck Judd to approve the site plan for the new 3 story Country Inn & Suites Hotel, located at the intersection of Hwy 89 and 900 East, between Hwy 89 and Chinle Drive on parcel K-4-2-ANNEX zoned C-3 with the conditions that there is a chance to approve final colors of the hotel and approve final landscaping plan. The reason the Commission is granting more than 25% xeriscape is because of the soil. Motion passed by roll call vote.

Review and Discussion to approve or deny a Conditional Use Permit and Final Site Plan for the Kane County Children’s Justice Center to be built and operated at 445 North Main Street on parcels K-C-4-1 & K-10-KC-ANNEX that is zoned R-1-8: Mike Reynolds explained that the Conditional Use was because it is a government building being built in a residential zone. Mike Reynolds suggested giving him the authority to approve the landscaping for the building.

Devan Shakespear explained that if someone, child or adult, claims abuse of some sort this place provides a place that is more home like to make it more comfortable for questioning and investigating purposes.

A motion was made by Breck Judd and 2nd by Chris Heaton to approve the Conditional Use Permit to allow the Kane County Children’s Justice Center to be built and operate in the location of 445 North Main Street on parcels K-C-4-1 & K-10-KC-ANNEX that is zoned R-1-8 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 welfare of persons residing, or working in the vicinity, or injurious to property or improvements in the vicinity.
3. That the proposed use will comply with the regulations of this Ordinance.
4. That the proposed use is in harmony with the intent and purpose of the Kanab City Master Plan or that the plan shall have first been amended through public hearing.

Motion passed by roll call vote.

A motion was made by Marty Ott and 2nd by Breck Judd to approve the final site plan for the Kane County Children’s Justice Center, located at 445 North Main Street and authorize the zoning administrator to approve the final site plan if there are any changes. Motion passed.

Staff Report: Mike Reynolds explained that the City Council, Planning Commission, Moderator meeting concerning the Dark Sky Ordinance is still being discussed.

Commission Member Report: None.

Council Member Liaison Report: Brent Chamberlain explained that City Council will soon approve close to what the Planning Commission had recommended on the Two-Family Dwelling Ordinance.

Marty Ott adjourned.

Chairperson

Date