

Kanab City Planning and Zoning Commission Meeting
February 20, 2018
Kanab City Council Chambers
26 North 100 East
6:30 PM

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

Approval of Minutes : A motion was made by Celeste Meyeres and 2nd by Chris Heaton to approve the minutes of February 6, 2018 with the amended changes. Motion passed.

Public Comment : Liz Coley wondered what the commercial use was going to be for the zone change on the agenda.

Open and Public Meeting Act Training : Jeff Stott explained that the reason behind this training is to make sure that decisions made by the Council and Commission are open to the public. Anytime there is three or more people on the Commission that are gathered together, they may not talk about the City's business. If you feel like you have done that, at the next meeting have the conversation again but, in front of the public. Once the meeting is over, Jeff Stott advised not to group up in three and talk about the meeting.

Public Hearing and Discussion to recommend or deny a zone change to Parcel K-B-13-5 and K-B-13-7A from R-1-8 to C2 : Mike Reynolds explained that the two lots would become the Nursery for Honey's Marketplace selling shrubberies and other nursery items. Staff recommended approval.

A motion was made by Arlon Chamberlain and 2nd by Joan Thacher to go in and out of public hearing at the call of the Chair. Motion passed.

Liz Coley wondered what the commercial activity would be and she thought that it sounded like a good use for the lot.

Susan Honey (applicant) explained that she wants to make the other lot beautiful and use it for the nursery.

Martin Green explained he is the nursery manager and if it were to vote he would be in favor of it. Out of public hearing.

Joan Thacher wondered if there needed to be a general plan amendment because the future land use map has it has a residential lot. She explained that the Planning Commission should be consistent with their decisions.

A motion was made by Arlon Chamberlain and 2nd by Breck Judd to recommend to the City Council a zone change on parcels K-B-13-5 and K-B-13-7A from R-1-8 to C2. With the findings that this property is within the 300 foot offset of the highway of the commercial corridor and it is also contiguous to other commercial properties. Joan Thacher abstained. Motion passed by roll call vote.

Discuss Design Standards and Features for the Commercial Zones : Mike Reynolds wondered how we could better define the design standards for the City. Jeff Stott explained that they met with City Staff and they wondered what the Commission was feeling about how to enhance the commercial properties. The Commission had a general discussion on the design standards for the commercial zones. Jeff Stott will put something together to decide upon.

Staff Report : None.

Commission Member Report : How do people know if there is an opening on planning commission? UP to the mayor

Council Member Liaison Report : None.

Arlon Chamberlain adjourned.

Chairperson

Date