

Kanab City Planning Commission Meeting

February 21, 2017

Kanab City Council Chambers

26 North 100 East

6:30 PM

PRESENT: Chairperson Mike Downward, Commission Members Joan Thacher, Arlon Chamberlain, Marty Ott, City Council Liaison Brent Chamberlain, Business/Land Use Coordinator Mike Reynolds, City Planner Bob Nicholson, Jeff Stott of Kanab City Legal Council and Secretary Katherine Ohlwiler.

NOT IN ATTENDANCE: Commission Members Stuart Allan, Melvin Watson and Curtis Cutler.

PUBLIC COMMENT PERIOD: None

REVIEW AND DISCUSS POSSIBLE DENSITY REGULATION ON NON-OWNER OCCUPIED SHORT TERM RENTALS AND REVIEW SEVERAL POSSIBLE EXAMPLES TO ADDRESS DENSITY CONTROL: Mike Reynolds explained to the Commission the three density regulation examples that staff came up with. The Commission directed staff to further define the examples and present it at the next public hearing.

Celeste Meyeres explained that if the Commission wants to avoid non-owner occupied vacation rentals then they should make the legislature friendlier to owner occupied vacation rentals.

REVIEW AND DISCUSS TWO-FAMILY DWELLINGS AS NOTED ONLY IN CHAPTER 17 AND IS ALLOWED ONLY FOR R-1-8 THROUGH R-1-20 IN THE SINGLE FAMILY RESIDENTIAL ZONE. SHOULD THE TWO-FAMILY DWELLINGS PROVISION BE ALLOWED IN OTHER ZONES SUCH AS RA, RR1, AND MH-KCR: The Commission directed staff to include two-family dwelling units in all residential zones and to move those to public hearing for recommendation to the City Council.

STAFF REPORT: None

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIAISON REPORT: None

Arlon Chamberlain made a motion to adjourn.

Chairperson

Date