

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

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

Approval of Minutes: A motion was made by Celeste Meyeres and 2nd by Chris Heaton to approve the minutes of the previous meeting as amended. Motion passed.

Public Comment: Charlie Saba spoke of building designs and presented photographs giving examples in **Santé** Fe, New Mexico.

Discussion Item, discuss design standards and features for the commercial zones [C1, C2, C3]: Mike Reynolds presented an example of design standards from Sedona, Arizona. Sedona uses a formula-based design requirement for buildings exceeding twenty feet in height. The formula uses a plus and minus calculation based on design. General discussion followed with members present showing interest in the formula-based design requirements. The discussion considered how stringent requirements should be for the C1 zone and whether C2 and C3 should be held to the same standard. Melvin Watson asked staff what the commission should look at first in the design standards. Jeff Stott suggested the commission might want to clearly identify those areas where the strictest requirements should be implemented. He further suggested considering expanding the C1 zone further south or designate the area to 300 South to be within the strict requirements of C1.

The consensus of the members was that they would support the C1 zone being expanded from 100 South to 400 South along 100 East for the purpose of stricter requirements in design standards.

Joan Thacher stated she would be going to Home Depot this week and would attempt to get the color chart. Mike Reynolds demonstrated how to use the color matching program.

Staff Report: None.

Commission Member Report: None.

Council Member Liaison Report: None.

Celeste Meyeres adjourned.

Chairperson

Date