

Kanab City Planning Commission Meeting

March 7, 2017

Kanab City Council Chambers

26 North 100 East

6:45 PM

Present: Chairperson Mike Downward, Commission Members Melvin Watson, Stuart Allan, Arlon Chamberlain, City Council Liaison Brent Chamberlain, Business/Land Use Coordinator Mike Reynolds, City Planner Bob Nicholson, Rob Van Dyke of Kanab City Legal Council and Secretary Katherine Ohlwiler.

Not in Attendance: Commission Members Joan Thacher, Marty Ott and Curtis Cutler.

Approval of previous minutes: Stuart Allan made a motion to approve the minutes from February 21, 2017. Melvin Watson 2nd the motion. Motion passed.

Public Comment Period: Celeste Meyeres wondered if it was possible for her to create a berm on her property to prevent flooding. The commission directed her to speak with the Land Use Coordinator Mike Reynolds.

Administrative: Discussion and consensus on organizing index page for Kanab Land Use Ordinance Chapter 4 and add "See also Chapter 4 Supplementary Regulations" to the end of the following chapters 16, 17, 18, 19, 20, 21, and 23. Bob Nicholson explained what staff has done to organize the chapters in the Land Use Ordinance. Stuart Allan made a motion to recommend to City Council Chapter 4 Supplementary Regulations as presented by Bob Nicholson to adopt the organizational changes that were made by staff. Melvin Watson 2nd the motion. Motion passed.

Public Hearing: Discussions and revisions to Kanab City Land Use Ordinance Chapter 4-34 regulating density for non-owner occupied short term rental property. Mike Reynolds again explained the three options for density regulations. Melvin Watson made a motion to go in and out of Public Hearing at the Call of the Chair. Arlon Chamberlain 2nd the motion. Charlie Saba thought that the percentage base option would change for the different areas in town. Celeste Meyeres is in favor of the percentage base option because it is easier to compute and figure out. Melvin Watson made a motion to recommend to City Council Example 3 Density Limitation be enacted into Land Use Ordinance Chapter 4-34 with the change of no more than 25% of residential homes are non-owner occupied short term rentals. Stuart Allan 2nd the motion. Motion passed.

Staff Report: None

Commission Member Report: None

Council Member Liaison Report: None

Stuart Allan adjourned.

Chairperson

Date