

**Kanab City Planning and Zoning Commission Meeting**

**March 21, 2017**

**Kanab City Council Chambers**

**26 North 100 East**

**6:30 PM**

**Present:** Chairperson Mike Downward, Commission Members Stuart Allan, Arlon Chamberlain, Joan Thacher, Melvin Watson, Marty Ott, Business/Land Use Coordinator Mike Reynolds, Jeff Stott of Kanab City Legal Council and Secretary Katherine Ohlwiler.

**Not in Attendance:** City Council Liaison Brent Chamberlain and Commission Member Curtis Cutler.

**Approval of Minutes:** Stuart Allan made a motion to approve the minutes of March 7, 2017. Melvin Watson 2<sup>nd</sup> the motion. Motion passed.

**Public Comment Period:** Charlie Saba explained that he had a problem with putting the approval of Conditional Use Permits in one person's hand, "the breath of things thought about would be too narrow."

**Public Hearing and Discussion on proposed amendments to Kanab Land Use Ordinance Chapter 16 [RA & RR Zones], and Chapter 19 [KCR Zone] to allow Two-Family Dwellings:** Mike Reynolds explained the confusion between attached guest houses and two-family dwellings. The Commission talked about definitions for duplexes and dwelling units. Stuart Allan made a motion to recommend the amendment to Kanab City Land Use Ordinance Chapter 16 RA & RR Zones and Chapter 19 KCR Zone to allow two family dwellings. Melvin Watson 2<sup>nd</sup> the motion. A roll call vote was taken; Melvin Watson, Marty Ott, Stuart Allan, Arlon Chamberlain all voted aye while Joan Thacher voted nay. Motion passed.

**Discussion on when the Zoning Administrator can conduct and approve site plan review or conditional use permits through a staff review process:** Mike Reynolds explained that when someone wants to get a conditional use permit to park a camp trailer while they are building, he should be able to approve that without waiting to go to meeting. Also, if a business wants to change or replace something on their building that's not facing the street, he should also be able to approve that without going to meeting. The Commission felt that certain aspects of Conditional Use Permits could be changed to permitted uses instead.

**Staff Report:** None

**Commission Member Report:** None

**Council Member Liaison Report:** None

Stuart Allan adjourned.

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Chairperson

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Date