

Kanab City Planning and Zoning Commission Meeting
April 3, 2018
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chairperson Melvin Watson, Commission Members Joan Thacher, Marty Ott, Chris Heaton, Celeste Meyeres, Land Use Coordinator Mike Reynolds, City Attorney Jeff Stott, City Planner Bob Nicholson and Secretary Katherine Ohlwiler.

Approval of Minutes: A motion was made by Joan Thacher and 2nd by Marty Ott to approve the minutes of March 6, 2018 with the amended changes. Motion passed.

Public Comment: None.

Review and Discussion to approve or deny final site plan for the Calvary Chapel addition: Mike Reynolds explained during phase one they built the auditorium and parking lot. Phase two will be parking lot curb and gutter, landscaping, and new offices and additions. A motion was made by Joan Thacher and 2nd by Chris Heaton to approve the Site Plan for the Calvary Chappel addition located at 395 S 200 E on Parcel K-B-12-6 with the condition that a landscaping plan is included according to the requirements of the ordinance and that Mike Reynolds approves that plan. Motion passed by roll call vote.

Review and Discussion to approve or deny flat mounted sign on Houston 's Trails End Restaurant: Mike Reynolds explained that the canopy that was over the front walkway of Houston's has been removed and they put a dark brown background in that area. They will paint Houston's Trails End on the brown background and outline the letters in neon lights. The sign meets requirements of the ordinance. A motion was made by Chris Heaton and 2nd by Marty Ott to approve the mounted sign for Houston's Trails End Restaurant located in the C1 zone at 32 East Center Street on parcel K-15-15. Motion passed.

Public Hearing to review and discuss a Conditional Use Permit to operate a welding shop and mobile welding business as part of a home occupation on Parcel K-17-39A-Annex located at 525 East 1100 South: Mike Reynolds explained that this business is transferring to their residence and that it would be located on the P-Street. There is some dispute on the property lines. Not uncommon for agricultural areas to have their own welding equipment. Jeff Stott explained that the ordinance states welding is a heavy home occupation. A motion was made by Celeste Meyeres and 2nd by Joan Thacher to go in and out of public hearing at the call of the chair. Motion passed.

Dave Brown explained that he lives across the street and knows that the applicants have been doing business for a while now and haven't had any problem.

Dave Bischoff second Dave Browns comment and has known that they have been doing this business for years and he doesn't see any problems with it.

Scott Colson explained that he thought this was hypocritical and explained he is a strong believer of property rights and the land owners should have their right to do what they want. Although his concerns are making sure the Buttons are in compliance with the hazardous materials that are onsite and as far as traffic, he wondered once there is commercial traffic allowed is there more hazard to the road. Larger setbacks could be required, the driveway is unapproved will hauling big trucks cause erosion or drainage problems emergency access is his other concern. Mr. Colson wondered if the right of way is an access and that they have sufficient room for the emergency vehicles and fire trucks. Also, if the fire hydrant is accessible. If the concerns are mitigated they should be approved for what they are asking for.

Brenda Button explained that they own the property that they would come across and wondered about the heavy traffic flow and if potential buyers would be affected by their business.

Gwen Brown explained she lives across the street and doesn't think it will change anything and doesn't impact the area and has no problem with the area.

Carrie Cornell lives in the area and explained that the only big trucks they see are the cattle trucks moving in and out and wondered about the wood cutting business they have out front.

Dave Brown explained the wood cutting business doesn't bother him either.

Scott Colson explained that just because they've been doing a business that doesn't necessarily grandfather them in to doing that business, he explained Danny is a qualified guy and would believe him to say that there wouldn't be any sort of problem if the council makes clear the things that are or are not permitted.

Natali Button explained that they thought they had a business license because they didn't know the difference between county and city licenses. If they are approved they will do the same things they will be doing and most of the business is mobile the trucks that they do have are farm equipment. She explained that there can't be any sort of building on ag land unless there is a residence on the property. They do weld little commercial things and farm equipment repair, you can't see it from the road unless you try.

Melvin Watson wondered if there is something in the ordinance that states you can't have a business on a P-street. Jeff Stott explained that the P-Street is about the flow of traffic and how much it can handle before it is designated as a road before it must be upgraded. The applicant does have to meet the setbacks. Melvin Watson explained that they said they were going to protect agricultural land and wondered if this would open it up for more businesses to come in to ag land.

Tyler Cornell explained he's had Danny do mobile jobs for him and thinks that the increase in traffic won't be an issue but wondered about having county licenses versus city licenses, and when will the property lines be figured out.

Brenda Button wondered if they haul cows for money would this fall under that conditional use.

Scott Colson explained that he can just haul his personal things. Not permitted to haul for hire. And wondered if the concern that it won't be necessary or desirable. Change will happen and at some point, homes in the agricultural area should be considered.

Out of public hearing.

A motion was made by Marty Ott and 2nd by Joan Thacher to approve the conditional use permit to operate a welding shop and mobile welding business as part of a home occupation on Parcel K-17-39A-Annex located at 525 East 1100 South with the findings: 1. That the proposed use is necessary or desirable and will contribute to the general well-being of the community. 2. That the use will not be detrimental to the health, safety, or welfare of persons residing, or working in the vicinity, or injurious to property or improvements in the vicinity. 3. That the proposed use will comply with the regulations of this Ordinance. 4. That the proposed use is in harmony with the intent and purpose of the Kanab City Master Plan or that the plan shall have first been amended through public hearing; with the conditions that on a once of year bases the fire chief will inspect this area that is permitted. Motion passed.

Discuss Design Standards and Features for the commercial zones and expanding the C1 Zone area along with related topics: Bob Nicholson went over his handout on design standards that the Mayor asked staff to come up with and present for discussion.

Staff Report: None.

Commission Member Report: None.

Council Member Liaison Report: None.

Joan Thacher adjourned.

Chairperson

Date