

Kanab City Planning and Zoning Commission Meeting  
April 4, 2017  
Kanab City Council Chambers  
26 North 100 East  
6:32 PM

**Present:** Chairperson Mike Downward, Commission Members Joan Thacher, Marty Ott, Melvin Watson and Arlon 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 Member Curtis Cutler and City Council Liaison Brent Chamberlain.

**Approval of Minutes:** Melvin Watson made a motion to approve the minutes of March 21, 2017 with the amended changes. Marty Ott 2<sup>nd</sup> the motion. Motion passed.

**Public Comment Period:** None

**Administrative Review of site plan for an addition to the front area of the Rodeway Inn located at 70 South 200 West to provide a breakfast area for their overnight guests:** Chairperson Mike Downward recused himself as per his involvement with both of the administrative reviews on the agenda. Mike Reynolds explained the addition the Rodeway Inn is wanting to make and that everything they are wanting to change meets the Ordinance and is to code. Mike Downward explained an additional option and presented it to the Planning Commission.

Arlon Chamberlain made a motion to approve the addition for the breakfast area at the Rodeway Inn and leave the option up to the owner as far as the way it looks. Marty Ott 2<sup>nd</sup> the motion. Motion passed.

**Administrative Review of site plan to build 22 cabins in the rear area of the Rodeway Inn located at 70 South 200 West:** Mike Reynolds explained the area the Rodeway Inn wants to put the cabins in at and other details of the project.

Joan Thacher made a motion to ask the Rodeway Inn to come back to the Planning Commission when the City Engineer has approved a plan to prevent flooding or erosion on the property at 70 South 200 West and approving the site plan with the findings that the rest applies to Land Use Ordinance Chapter 9 and the report from staff.

Motion not passed for lack of second.

Arlon Chamberlain made a motion to approve the site plan for the building of 22 cabins on the Rodeway Inn property at 70 South 200 West noting their concern for drainage and erosion of the creek. The Planning Commission approves this contingent upon Mike Reynold's approval after receiving the engineers report and that the City Engineer finds this safe for the current design and that it conforms with Land Use Ordinance Chapter 9 and the staff report.

Motion not passed for lack of second.

Marty Ott made a motion to approve the administrative review of the site plan for the building of 22 cabins in the rear area of the Rodeway Inn located at 70 South 200 West as presented. Arlon Chamberlain 2<sup>nd</sup> the motion. Motion not approved with Joan Thacher opposed.

**Public Hearing and Discussion for a conditional use permit, allowing a new residence to be located at 45 South 300 East, Kanab, Utah [parcel K-43-7] with the front door [building front] not facing the public street as required in Kanab Land Use Ordinance Chapter 4-26. D.1.:** Joan Thacher made a motion to go into Public Hearing. Melvin Watson 2<sup>nd</sup> the motion. Motion passed. Mike Reynolds explained the plans for the applicant to build their home and the circumstances.

Jim Page asked who the “staff” were that goes out and looks at these situations. Celeste Meyeres thought it should be as proposed because of property rights. Lisa Ladd wondered what their address really was.

Joan Thacher made a motion to go out of Public Hearing. Melvin Watson 2<sup>nd</sup> that motion. Motion passed.

Melvin Watson made a motion to approve the Conditional Use Permit allowing a new residence to be located at 45 South 300 East with the front door not facing the public street as required with the following 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.

Joan Thacher 2<sup>nd</sup> the motion. Motion passed.

**Public Hearing and Discussion for a preliminary plat approval for a major subdivision [Creekside Subdivision], located east of Kanab Creek Ranchos Subdivision at the east end of W. Willow Drive and W. Vance Drive between Escalante Drive and the Kanab Creek. [39.95 Acres; consisting of 77 lots; on parcel K-18-1 ANNEX; and zoned R-1-8.]:** Melvin Watson made a motion to go in and out of Public Hearing at the call of the Chair. Marty Ott 2<sup>nd</sup> the motion. Motion passed. Mike Reynolds explained the history of this project and the plans for it currently. Brett Dennett also explained the history of his and his brothers plans for the Creekside Subdivision as well as his understanding of the issues with building there.

Johanna Wells explained that she lives on Escalante and presented the Commission with some pictures she took of the subdivision. “The most hazardous looking place she’s ever seen.” Mrs. Wells explained all of the issues she has had with this Subdivision and her concerns with the safety of this area.

Lisa Hermansen explained that she also lives on Escalante and wanted to know where the six lots would be. Mrs. Hermansen was concerned if she would still be able to walk her dogs on the property after it is developed. She also had concern with how there is only one access into the Subdivision and all of the

traffic that would eventually be there. She would like some requirement from the City to either put in speed bumps or dips.

Steve Hermansen expressed his concerns about the cul de sac that is sinking. Mr. Hermansen also wondered what the integrity was of the sewer line.

Charlie Saba wondered if the roads are private and if they will be deeded to the City.

Brett Dennett explained that the roads will be deeded to the City. Mr. Dennett also explained that there was never a deed on the sewer.

Kris Kowal wondered if there will be a written solution saying the City has accepted that there will be solutions to the problems.

Jim Page wondered if, as this development progresses, there will be curb and gutter. Mr. Page also wondered where all the runoff would end up.

Celeste Meyeres explained that if this is developed it will provide lots of new homes and she hopes that the problems will be fixed.

Brett Dennett explained that they have been to another engineer to assess the problems.

Out of Public Hearing.

Marty Ott made a motion to recommend for approval the Preliminary Plat for a Major Subdivision [Creekside Subdivision] located east of Kanab Creek Ranchos Subdivision at the east end of West Willow Drive and West Vance Drive between Escalante Drive and the Kanab Creek subject to Review of Creekside Subdivision Proposed Improvements by Kanab City Staff. Melvin Watson 2<sup>nd</sup> the motion. Approved by Roll Call Vote with Joan Thacher opposed.

**Staff Report:** None

**Commission Member Report:** None

**Council Member Liaison Report:** None

Melvin Watson adjourned.

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Chairperson

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Date