

Kanab City Planning and Zoning Commission Meeting  
May 2, 2017  
Kanab City Council Chambers  
26 North 100 East  
6:32 PM

**Present:** Chairperson Mike Downward, Commission Members Arlon Chamberlain, Celeste Meyeres, Joan Thacher, Marty Ott, Melvin Watson, City Council Liaison Brent Chamberlain, City Planner Bob Nicholson, Land Use Coordinator Mike Reynolds, Jeff Stott of Kanab City Legal Council and Secretary Katherine Ohlwiler.

**Not in Attendance:** Commission Member Curtis Cutler.

**Approval of Minutes:** Melvin Watson made a motion to approve the minutes of April 18, 2017. Marty Ott 2<sup>nd</sup> the motion. Motion passed.

**Public Comment Period:** None.

**Review Final Plat [Phase 1] for Creekside Subdivision consisting of 6 [six] lots on parcel # K-18-1-ANNEX; 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:** Mike Reynolds explained that the recommendations by staff were consistent with the requirements of the Preliminary Plat that was approved by the City Council. The City Council did add one item that the developer make arrangements with South Central Communications. The additional recommended conditions were:

- Addressing to be completed for the subdivision within 30 days.
- Conditions agreed upon put in writing and signed by developer.
- Warranty bond amount established and implemented.
- Title report with any necessary release or approval from mortgage/lien holder.

Mike Reynolds explained that the developer has approximately a year and a half from the time it is approved by the City Council to implement the Final Plat. All of the development will happen in phases.

Melvin Watson made a motion to recommend approving the Final Plat Phase 1 for Creekside Subdivision consisting of six lots on parcel K-18-1-Annex 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 adopting the Creekside Subdivisions conditions approved by Kanab City with the conditions from the staff report:

- Addressing to be completed for the subdivision within 30 days.
- Conditions agreed upon put in writing and signed by developer.
- Warranty bond amount established and implemented.
- Title report with any necessary release or approval from mortgage/lien holder.

Celeste Meyeres 2<sup>nd</sup> the motion. Melvin Watson voted aye, as did Marty Ott, Celeste Meyeres and Arlon Chamberlain. Joan Thacher voted opposed. Motion passed.

**Public Hearing and Discussion for a Plat Amendment to the Kanab Creek Ranch Subdivision for a lot split on Parcel 34-46 [zoned R-1-20] located at 540 West Powell Drive:** Mike Downward recused himself. Joan Thacher made a motion to go into Public Hearing. Marty Ott 2<sup>nd</sup> the motion. Motion

passed. Mike Reynolds explained that everything that the applicant intends to do does meet City Code and Ordinances and Staff recommends approval. Joan Thacher made a motion to go out of Public Hearing. Arlon Chamberlain made a motion for recommendation to City Council the approval of division of lot 46 in the Kanab Creek Ranchos address 540 West Powell Drive into two parcels with the findings that they have met the requirements of the City. Celeste Meyeres 2<sup>nd</sup> the motion. Motion passed by roll call vote.

**Review and general discussion on a definition for a Duplex & Two Family Dwelling:** Mike Reynolds expressed his concerns with the different definitions for duplexes and two family dwellings and how the ordinance states different square foot sizes for the different zones. These definitions need better clarification.

**General training for Commission:** Bob Nicholson presented the Commission with a video on Zoning.

**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