

Kanab City Planning and Zoning Commission Meeting
May 5, 2020
Kanab City Council Chambers
26 North 100 East
6:30 PM

Electronic Meeting (Live on the Kanab City Facebook Page)

Present: Chair Chris Heaton; Chair Pro Tem Scott Colson; Commission Members Donna Huntsman, Kerry Glover, Ben Clarkson, Boyd Corry and Ben Aiken, Land Use Coordinator Mike Reynolds; Attorney Jeff Stott; City Council Liaison Arlon Chamberlain; City Planner Bob Nicholson and Administrative Assistant Janae Chatterley.

Not in Attendance:

Approval of Minutes: Donna Huntsman asked if a notation needed to be on the approved minutes regarding the meeting being held electronically. Janae Chatterley to check with Joe Decker. A motion was made by Kerry Glover to approve the minutes for April 21, 2020 and 2nd by Donna Huntsman. Unanimous vote, motion passed.

Public Comment: None

Administrative review and vote to approve or deny a site plan final review for the Canyon View Suites [a five-cabin extended-stay motel resort]; located in the approximate area of 275 E 1100 S on parcel K-17-28A-Annex zoned C-2 [Applicant; Tyler Cornell]

Mike Reynolds explained the difference between a vacation rental and an extended stay motel.

Bob Nicholson went over the landscaping requirements and explained that the realignment of 1100 South road is creating some issues with the landscaping and that possible changes might need to be done in the future when the road realignment has been finalized.

Planning Commission discussed clarifications on the time an occupant can be a guest, the realignment of the 1100 S Road resulting in changes to the landscaping and possibly right away, the outdoor lighting regarding bollard landscape/walkway lights, Civil Science Concerns regarding the sewer, privacy fence and curb and gutters. Mike Reynolds explained that the landscaping could be affected once the final decisions were made with the road realignment. That is why he is requesting that Bob Nicholson and the City Engineer have the final approval of any changes to the site plan in regards to the road realignment. Josh Beazer, Iron Rock Engineer, explained that the outdoor lighting bollards are all directed downwards. Mike Reynolds explained that the sewer requirements will be reviewed during the construction review and the applicant is aware that if the City requires an upgrade of the sewer line it will need to be done with this development. Josh Beazer explained that if the landscaping needs to be adjusted for the road realignment there is still room to shift the landscaping and meet the requirements. Mike Reynolds explained that the applicant is aware that curb and gutters would be required to be installed in front of the Canyon View Suites at the time the City is doing the realignment of the road.

Scott Colson makes a motion to approve the final site plan review for the Canyon View Suites; located in the approximate area of 275 E 1100 S on parcel K-17-28A-Annex zoned C-2 with the conditions that any changes in the site plan due to the 1100 South road realignment be approved by Mike Reynolds and Bob Nicholson, that the development comply with the sewer requirements, that curb, gutter and sidewalks are consistent and installed with the road realignment at that time and findings with the site plan review meets Chapter 9 of the Land Use Ordinances. Kerry Glover seconds, unanimous vote; Motion passes.

Administrative review and vote to approve or deny a site plan final review for the expansion on Kanab Laundromat and Car Wash; located at 153 W 100 N (corrected to 200 E 300 S) on parcel K-B-12-1&2 zoned C-2. [Applicant; Jeff Lewis]

Mike Reynolds provided an overview of the major remodel of the car wash, and minor addition to the laundromat. One concern is the building on the east side of the property encroaches onto this property and is creating an access issue for the third bay of the car wash.

Josh Beazer, Iron Rock Engineer, explained that the owner is in negotiations to purchase the property or to have the current owner remove the portion of the residence that is encroaching into the Kanab Laundromat and Car Wash property.

Planning Commission discussed the landscaping and the access issues due to the encroaching residence. Planning Commission would like reassurance or a solution that bay 3 will not be in use until the property owners have resolved the issue of the encroaching residence. Josh Beazer stated that the owner will not have the wand installed and will barricade the entrance to bay 3.

Planning Commission discussed the parking on City easement. They wanted to clarify and make sure that the owner understands that this is a city easement and the owner would be responsible for repairs and improvements.

Donna Huntsman makes a motion to approve the final site plan review for the expansion on Kanab Laundromat and Car Wash; located at 153 W 100 N on parcel K-B-12-1&2 zoned C-2 with the condition that the Car Wash's third bay will not have a wand installed, will be barricaded and not used until the residential building that is encroaching on the property has been removed. Ben Clarkson asked that the address is updated as it is incorrect and should reflect 200 E 300 S. Scott Colson seconds, unanimous vote; Motion passes.

Staff Report: Mike Reynolds reported that the next meeting count on the meeting being held electronically. The General Plan and Sign ordinance will be on hold until we can hold meetings at the City offices in person.

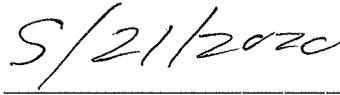
Commission Member Report: None

Council Member Liaison Report: None

Kerry Glover motions to adjourn the meeting.



Chairperson



Date