

Kanab City Planning and Zoning Commission Meeting
May 15, 2018
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Pro Tem Celeste Meyeres, Commission Members Joan Thacher, Chris Heaton, Arlon Chamberlain, Land Use Coordinator Mike Reynolds, Attorney Jeff Stott, City Council Liaison Brent Chamberlain and Secretary Katherine Ohlwiler.

Not in Attendance: Commission Members Melvin Watson, Marty Ott and Breck Judd.

Approval of Minutes: A motion was made by Chris Heaton and 2nd by Joan Thacher to approve the minutes from May 1, 2018. Motion passed.

Public Comment: None.

Review and Discussion to approve or deny final site plan to develop Lazy A Suites [motel] located at 157 West Center Street on parcel K-17-10: Mike Reynolds explained that the applicant is rebuilding the site but it is new construction and will be a new use of the site. Mr. Reynolds explained what is currently on the property and the current landscaping. The development committee discussed the site plan and went over the proposed landscaping, also discussed the current signage and the applicant will take down the signs that are not in compliance with the ordinance. The applicant will put in one monument type sign that is approved. The development committee recommended approval of this site plan.

Chris Heaton recused himself as it is a conflict of interest.

Chair pro tem Celeste Meyeres explained that because there isn't a quorum, a vote can't take place but she wanted to continue discussing the site plan. The commission suggested adding a few more plants near the parking areas.

Chair Pro Tem Celeste Meyeres tabled the discussion until there is a quorum to vote.

Continuation of the discussion on design standards and features for the commercial zones and expanding the C1 Zone area along with related topics: Mike Reynolds explained that Bob Nicholson updated the draft for the Design Guidelines for the Commercial Zones. Earth tones need to be narrowed down to shades for better description. "Western Classic" needs to be better defined. Jeff Stott wanted to look at the guidelines from Bob Nicholson and try to incorporate everything that has been discussed.

Staff Report: Mike Reynolds explained that Best Friends is removing the asbestos at the old Four Seasons Motel and the old Spurs Grill has been demolished. The Peekaboo Restaurant is taking down their outside awning over their dining area.

Commission Member Report: None.

Council Member Liaison Report: Brent Chamberlain explained that the City Council will be having meetings on Impact Fees and The Night Sky Ordinance as well, coming up.

Joan Thacher adjourned.

Chairperson

Date