

Kanab City Planning and Zoning Commission Meeting
May 16, 2017
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chairperson Mike Downward, Commission Members Arlon Chamberlain, Celeste Meyeres, Marty Ott, Melvin Watson, Land Use Coordinator Mike Reynolds, Jeff Stott of Kanab City Legal Council (via phone) and Secretary Katherine Ohlwiler.

Not in Attendance: Commission Members Joan Thacher and Curtis Cutler, Brent Chamberlain City Council Liaison.

Approval of Minutes: Melvin Watson made a motion to approve the minutes of May 2, 2017 with the amended changes. Marty Ott 2nd the motion. Motion passed.

Public Comment Period: None.

A Review, Discussion and Take Action required for approval of a Conditional Use Permit by the Planning Commission allowing a flag lot on Parcel 34-28A; The Planning Commission finds the flag lot proposed on Parcel 34-28A meets the requirement listed in Kanab Land Use Ordinance Chapter 4-20:

Mike Reynolds explained that the Jacobsen Family is splitting their property and creating a flag lot. There is nothing in violation of the ordinance and it meets all required criteria. Melvin Watson made a motion to approve the Conditional Use Permit allowing a flag lot on Parcel 34-28A located at 160 West Kanab Creek Drive in the Ranchos Subdivision. Celeste Meyeres 2nd the motion. Motion passed.

Review and general discussion on a Plat Amendment to the Kanab Creek Rancho Subdivision for a lot split on Parcel 34-28A [zoned RR-1] located at 160 West Kanab Creek Drive: Mike Reynolds explained that this was a Plat Amendment to the 34-28A Parcel. All the requirements are followed and all new survey points are there. Melvin Watson made a motion to recommend approval to the City Council of a Plat Amendment on Parcel 34-28A [zoned RR-1] located at 160 West Kanab Creek Drive. Arlon Chamberlain 2nd the motion. Motion passed.

Administrative Review and approval of an amended site plan for an addition of two rooms, and the front area to provide a breakfast area for their overnight guests of Rodeway Inn located at 70 South 200 West: Mike Downward recused himself from this item and the next Administrative Review. Mike Downward explained that when this came to the Commission before there were two different parapet options. The owner decided to add two rooms to the second floor. There is enough parking available for those two additional rooms. The breakfast area is the same as it was before when the plan came to the Planning Commission for approval. Mike Reynolds explained it meets all requirements. Celeste Meyeres made a motion to approve the amended site plan for the additional two rooms and the front area to provide a breakfast area for their overnight guests of the Rodeway Inn located at 70 South 200 West. Arlon Chamberlain 2nd the motion. Motion passed.

Administrative Review and approval of a site plan for an addition of rooms to the Beehive Home, addition of storage section, and changes to the front elevation appearance located at 1364 South Powell Drive: Mike Reynolds explained that the Beehive Home has improved their parking situation. Two rooms are being added, while two other new rooms will be utilizing the existing space. Marty Ott

made a motion to approve the site plan for the addition of rooms to the Beehive Home, addition of storage section and changes to the front elevation appearance located at 1364 South Powell Drive. Celeste Meyeres 2nd the motion. Motion passed.

Review and general discussion on a proposed ordinance and implementation of a Dark Sky ordinance

for Kanab: Rich Csenge along with Tim Clarke and Donna Huntsman explained the Draft Ordinance #8 that he, along with the Kanab Beautification Committee and Dark Sky Working Group created. Mr. Csenge expressed the purpose of the ordinance which was, “To limit glare and light trespass, reduce night sky glow, conserve energy and promote astro-tourism, while protecting individual property rights and security.” The Commission directed Mr. Csenge to create a plan or outline for the public forum he would like to have and present it to the Planning Commission at the next meeting June 6th.

Staff Report: None

Commission Member Report: None

Council Member Liaison Report: None

Melvin Watson adjourned.

Chairperson

Date