

Kanab City Planning and Zoning Commission Meeting
May 19, 2020
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Chris Heaton; Chair Pro Tem Scott Colson; Commission Members Donna Huntsman, Kerry Glover, Ben Clarkson, Boyd Corry (arrived @ 6:40 PM) and Ben Aiken (arrived @ 6:45 PM), Land Use Coordinator Mike Reynolds; Attorney Jeff Stott; City Council Liaison Arlon Chamberlain; and Administrative Assistant Janae Chatterley.

Not in Attendance: City Planner Bob Nicholson

Approval of Minutes: Donna Huntsman requested a change in grammar to line 26 & 27. A motion was made by Kerry Glover to approve the minutes for May 5, 2020 with corrections to line 26 & 27; second by Ben Clarkson. Unanimous vote, motion passed.

Public Comment: None

Administrative review and vote to allow or deny a request for the granting of a Certificate of Occupancy with a 45-day delay in completing the required landscaping on three sets of duplexes located in two adjoining properties in an RM zone and a single-family R-1-8 [Applicant; Lance Jackson]

Mike Reynolds explained that Lance Jackson is requesting a Certificate of Occupancy while the landscaping is being completed at his project. Mr. Reynolds has discussed this with staff and City staff do not have any issues with a temporary Certificate of Occupancy for 45 days. Planning Commission had no objections to allowing a Certificate of Occupancy. Ben Clarkson makes a motion to approve a Certificate of Occupancy with a 45-day delay while landscaping is completed; Donna Huntsman seconds, unanimous vote. Motion passes.

Administrative review and vote to approve or deny a one year old [expired] site plan approval from February 5, 2019 on a twenty-four [24] apartment unit consisting of two 12-unit buildings, located at the corner of 300 S and 300 E on Parcels K-45-5 and K-45-6; and two phase construction process at developer's discretion. [Applicant; Gary and April Cooper]

Mike Reynolds discussed that the site plan was reviewed a little over a year ago and approved. Delay on this project was due to the applicant applying for low-income housing which they did not receive. The developer wanted to do this in a single phase but the contractor is recommending a two-phase process. The two-phase process will begin with the front building facing the Highway 89 (300 South).

Planning Commission discussed drainage and flooding issues in the area, entrance from Highway 89 (300 South), and landscaping. The developer will be putting up a retaining wall that will direct any flooding or water towards the street. Planning Commission discussed hardscape for the whole project if Utah Department of Transportation (UDOT) does not approve an entrance off of the highway. The concern was that a two-phase approach to the project would only leave one access to the front building if highway access is not approved. Ben Clarkson was concerned that all of the existing trees and vegetation were cut down, his understanding was that these would remain based on the site plan review in 2019. There was discussion on if an updated landscaping plan would be required or if the developer could be told that those trees will need to be replaced. Jeff Stott said that either option could be done and would need to be included in the motion. Boyd Corry makes a motion to approve the final site plan based on the approved site plan in 2019 with the condition that an updated landscaping plan is approved prior to a building permit being issued, the front building is done during the first phase of the project and the landscaping, is completed prior to the second phase beginning. Planning Commission discussed adding that the hardscape needs to be completed in the motion and an approval or communication from UDOT regarding the access off of Highway 89. No second was provided, motion dies. Chris Heaton tabled the item and requested that staff discuss concerns with the developer regarding the access and

communications from UDOT, updated landscaping design and request information on the different phases and timelines.

Staff Report: Mike Reynolds reported that a different approach on enforcing the lighting ordinance will be put in place. Over the past two years there are new residential homes that have installed non-conforming outdoor lighting. To prevent this in the future the City is asking the Building Inspectors to document on the final inspection that the outdoor lighting meets the City's ordinance. A training will be provided to the Building Inspectors and Certificate of Occupancies will not be issued unless the contractor/home owner meet the City's Outdoor Lighting Ordinance. In addition, a Building Permit will not be issued with out examples of the outdoor light fixtures that will be installed.

Commission Member Report: Ben Clarkson requested that a status update be added to the agenda for current projects and projects that the Commission has requested a resolution to an issue. After further discussion it was decided that notification and communication for project statuses or complications with projects would be done via e-mail.

Council Member Liaison Report: Arlon Chamberlain reported that the Browning Zone Change was approved by City Council.

Kerry Glover motions to adjourn the meeting.



Chairperson



Date