

Kanab City Planning and Zoning Commission Meeting
June 4, 2019
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Chris Heaton; Commission Members, Ben Clarkson, Donna Huntsman, and Joan Thacher; Land Use Coordinator Mike Reynolds; City Council Liaison Arlon Chamberlain; Attorney Jeff Stott, and Administrative Assistant Janae Chatterley.

Not in Attendance: Chair Pro Tem Scott Colson; Commission Member Boyd Corry; and City Planner Bob Nicholson

Approval of Minutes: No Corrections, a motion was made by Donna Huntsman and 2nd by Joan Thacher to approve the minutes from May 21, 2019. Unanimous vote, motion passed.

Public Comment: None

A discussion focused on Chapter 13 of the Kanab Land Use Ordinance [Recreational Vehicle Parks]. Additional discussion to include looking at the relationship between RV parks and Mobile Home Parks, and possibly extended stay RV parks. Objective; to fully understand the current ordinance and examine immediate and future changes.

Mike Reynolds explained that after reviewing the Chapter 13 version posted on the website it was discovered that some of the sections and changes from the ordinance that was passed in 2012 were missing. This was corrected immediately and the updated version matching what was passed in the 2012 ordinance is now available online. This discussion is coming before the Planning Commission to discuss what the ordinance currently allows and to determine if the ordinance needed to be more flexible and possibly updated. There is interest from developers on an extended stay RV park and determination is needed on if a separate ordinance would be needed or just an addition to Chapter 13. There is some concern with extended stay RV parks in relation to the Transient Room Tax (TRT) and if they would apply to an extended stay RV park. Discussion among staff and commission included separating each of the subjects, RV Parks, Mobile Home Parks and extended stay RVs into their own chapters within the Land Use Ordinances, how the ordinance may be challenged or misinterpreted on RVs visiting homes in the residential zones, is this allowed or is it not permitted and parking or storing a RV on City easements. The Commission decided that they do want to clear up the ordinances on what is allowed throughout residential zones regarding visiting friends and families that are traveling in a RV and parking and storing RVs on city easements. There was also discussion on if a property owner owns a RV could visiting family and friends stay in that RV temporarily. The Commission decided that they would like to tackle each of these individually starting with the extended stay RV park. They felt extended stay RV parks are the priority since developers have been requesting more information or inquiring on if it is permitted.

The discussion continued on some of the ideas and thoughts on what may or may not be allowed with an extended stay RV park. Commission is not opposed to allowing RV Parks to have some extended stay sites within an RV Park, as long as the RV Park meets the requirements of an extended stay RV Park for that portion designated as extended stay. Commission would like to make sure the requirements include enough parking to accommodate the RV, additional vehicles, any off-road vehicles and any visitors that may stop by. They would also like it to include an area or storage for other personal items.

Commission will review extended stay RV park examples provided in the packet, they would also like to hear from current RV Park owners and gather public input. They have asked staff to put together a few options, invite the RV Park owners, and send out a public notice for the July 2, 2019 meeting.

Staff Report: Mike Reynolds discussed that a possible zone change may be requested to change a Residential Agriculture lot to a Commercial lot and a possible apartment project coming in the near future.

Commission Member Report: None.

Council Member Liaison Report: None.

Ben Clarkson motions to adjourn the meeting.

Chairperson

Date