

Kanab City Planning and Zoning Commission Meeting
June 5, 2018
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Pro Tem Celeste Meyeres; Commission Members Chris Heaton, Breck Judd, Arlon Chamberlain, and Marty Ott; Land Use Coordinator Mike Reynolds; Attorney Jeff Stott; City Council Liaison Brent Chamberlain Katherine Ohlweiler and Secretary Janae Chatterley.

Not in Attendance: Commission Members Melvin Watson and Joan Thatcher.

Approval of Minutes: A motion was made by Chris Heaton and 2nd by Breck Judd to approve the minutes from May 15, 2018. Motion passed.

Public Comment: None.

Final 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. The development committee recommended approval of this site plan.

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

A motion was made by Arlon Chamberlain and 2nd by Breck Judd to approve the Lazy A suites on parcel K-17-10 at 157 West Center Street as outlined with a note that the parking is grandfathered in and no further changes would be necessary and the signage will be brought into code. Motion passed by roll call vote.

Review and Discussion to approve or deny final site plan to develop Best Friends [motel] on parcel K-19-10 located at 36 N 300 W also referred as Best Friend's Base Camp project:

Mike Reynolds discussed and explained that the developmental committee met on two occasions, property is remodel and will be brought to standards. Presentation of site plan was done by WOW, the architectural firm, presenter was Christie Fought.

Mike Reynolds explained that the design for the parking area with the permeable surface conflicts with Chapter 9 of the Land Use Ordinance, which requires a hard surface.

Jeff Stott explained that the design plan for the parking area would require an ordinance change that would involve Public Notice and approval from the City Council.

Mike Reynolds recommended approval for the site plan with the exception of the parking area and permeable surface.

Questions were presented by the Commission members regarding the flooding issues with the site, the permeable surface for the parking area, and the color decision of the building.

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

A motion was made by Breck Judd and 2nd by Marty Ott to approve the final site plans for the Best Friends [motel] on parcel K-19-10 located at 36 N 300 W also referred as Best Friends Base Camp project with the specific findings that it meets Chapter 9 of the Land Use Ordinance with

the contingency that the color palette is brought back to the planning committee and the parking lot may be reviewed and approved by Mike Reynolds if the ordinance is changed. Motion passed by unanimous vote.

Review and Discussion to approve or deny final site plan to develop and build a two-family dwelling on parcel K-290-1 located at 221 E 650 S and K-290-2 located at 235 E 650 S in a R-1-8 zone: Mike Reynolds discussed and presented the site plan. Recommendation to approve site plan.

Breck Judd recused himself as it is a conflict of interest.

A motion was made by Chris Heaton and 2nd by Arlon Chamberlain to approve the final site plan to develop and build of a two-family dwelling on parcel K-290-1 and K-290-2 in a R-1-8 zone satisfying the zone requirements of Chapter 17-8 of the Land Use Ordinances. Motion passed by roll call 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. Examples of the earth tone palettes were presented and included in the packet.

Recommendation to the Planning Commission to make a decision on the Earth tone colors that a developer would be able to incorporate in the design plans. Discussion and recommendations on awning requirements and signage requirements were also made by Arlon Chamberlain and Celeste Meyeres. Jeff Stott will convert the guidelines from Bob Nicholson and recommendations from Commission members into the requirements, which will be brought back to the Planning Committee for approval.

Staff Report: Mike Reynolds introduced new staff, Janae Chatterley. Jeff Stott introduced a new intern.

Commission Member Report: None.

Council Member Liaison Report: Brent Chamberlain explained that the City Council will meet for The Night Sky Ordinance on the 12th, and that the impact fees were passed on May 22nd and will go into effect 90 days from the meeting. City Council member will be chosen to fill Joe B Wright's seat.

Arlon Chamberlain adjourned.

Chairperson

Date