

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

Present: Chairperson Mike Downward, Chair Pro Tem Melvin Watson, Commission Members Joan Thacher, Marty Ott, Arlon Chamberlain, Celeste Meyeres, City Council Liaison Brent Chamberlain, Jeff Stott of Kanab City Legal Council, Land Use Coordinator Mike Reynolds and Secretary Katherine Ohlwiler.

Not in Attendance: Commission Member Curtis Cutler.

Approval of Minutes: Arlon Chamberlain made a motion to approve the minutes from May 16, 2017 with the amended changes. Celeste Meyeres 2nd the motion. Motion passed.

Public Comment Period: Gary Mudrow of Mudrow Homes and Construction expressed his thought that duplex widths shouldn't be limited to a minimum of 24 feet wide.

Administrative Review and approval of site plan for landscaping only. The purpose of site improvement is to provide a commercial display of services on a C-2 lot located [on HWY 89] at 116 S 100 E Kanab: Chairman Mike Downward recused himself. Mike Reynolds explained the site plan for landscaping for the lot. Arlon Chamberlain made a motion to approve the site plan for 116 South 100 East for landscaping with the conditions that the applicant get a conditional use permit for parking and also a variance for the curb and gutter. Joan Thacher 2nd the motion. Motion passed.

Discussion on Two-Family Dwellings/Duplexes in single family residential zones: Mike Reynolds explained the draft he came up with for Duplexes and Two-Family Dwellings. The Commission discussed the differences and similarities of an attached guest house, an apartment within the residence, and a two-family dwelling. Two-family dwelling would be of similar size to other residences within the zone it's created. A guest house has its own definitions.

Discussion and further review on Dark Sky and possible Public Forum: Donna Huntsman explained the plan for the Dark Sky Ordinance. She expressed having a Public Forum possibly in September. The Beautification Committee has plans to send out questionnaires via email to some of the residents in Kanab to find out their feedback on the proposed ordinance.

Staff Report: None.

Commission Member Report: None.

Council Member Liaison Report: None.

Melvin Watson made a motion to adjourn.

Chairperson

Date