

Kanab City Planning and Zoning Commission Meeting
June 18, 2019
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Chris Heaton; Chair Pro Tem Scott Colson; Commission Members, Ben Clarkson, Donna Huntsman, Boyd Corry and Joan Thacher; Land Use Coordinator Mike Reynolds; City Planner Bob Nicholson; City Council Liaison Arlon Chamberlain; Attorney Jeff Stott, and Administrative Assistant Janae Chatterley.

Not in Attendance:

Approval of Minutes: Correction to line 40 & 41, a motion was made by Joan Thacher and 2nd by Donna Huntsman to approve the minutes with the amendments from June 4, 2019. Unanimous vote, motion passed.

Public Comment: Mary Beth Kuntz commented on the motto and mission statements in the General Plan and asked if there is a way to measure the mission statement. She is hoping to tighten up the mission statement in relationship to the motto if it is updated. Mission statement is where we are, the vision statement is where we want to go. She would like to see something about economic development.

Glenn Parrent commented that as the Commission discusses long home stays in mobile homes and RVs to remember that people live in these. Not just people that come here to work or stay 3 months, this is all they can find to live in. He thinks it would be smart and compassionate to include these individuals in our plans and decisions.

Discussion of General Plan

Bob Nicholson presented a Power Point that showed images of New Urbanism developments/communities located in Tucson AZ, Celebration, FL and Denver, CO. These neighborhoods represent compact development; narrow streets, promote walkability and mixed uses.

Discussion regarding the Land Use Map and the General Plan. There were thoughts about having more things verbalized in the General Plan than on the Land Use Map. For instance, in St. George they had Land Use Map similar to Kanab's but there was a policy in the General Plan that allowed commercial use at the corners of intersections on major collector streets. The map didn't necessarily reflect this but in the General Plan it specified this was allowed. Mixed uses and mixed density could be verbalized in the General Plan that would not necessarily be picked up on the map. There was a suggestion of lot size averaging for zoning or communities. This would allow for a mixture of lot sizes and could help with housing affordability.

Commission discussed, new urbanism, lot size averaging and how this would work. Bob Nicholson explained it is more of an overlay which provides flexibility and variety in lot sizes and affordability. Discussion on how new urbanism would work with Kanab already being developed. Bob explained that you could apply this in the newer developments in Kanab or in pockets of Kanab. There are large areas on the southwest, southeast of town and the North side of Rancho Subdivision that could be developed into mixed use communities. There was discussion on how this could be done on an individual basis as well as with a development. There was a question on if the Land Use Map could have overlapping uses or density to allow some flexibility. This could possibly be done by adding the types of transitions and buffers, such as streets, fences, bushes, etc. between the different uses. Discussion on only identifying the density or zone on the map if the land is developed, for the undeveloped areas these could be identified as gray or white in color. Development of these parcels would require an individual or developer to follow the General plan for development but not hold them to a specific density displayed on the Land Use

Map. This would also let individuals buying a parcel near these undeveloped areas know that this area could be developed into multiple things and if they are not comfortable with those possibilities, they could purchase land away from undeveloped parcels. There was concern that the General Plan would not be looked at and that the developer or individual are not being informed on what could be built next to them. Bob Nicholson discussed the General Plan in more details, he feels that the Planning Commission should really focus on Chapter 1 and Chapter 3, the other chapters are more fact based which could be updated from the 2018 Analysis that were done. Bob is asking that the Planning Commission to go through Chapter 1, review the Vision Statement, write down the things they like or don't like for the next review of the General Plan.

Public Hearing to discuss, recommend or deny revisions [clarification] or amendment to the Kanab City Land Use Ordinance Chapter 22 and any other chapter making reference outside lighting .

Donna Huntsman discussed that in doing some research it was discovered that some of the sections in Chapter 22 Outdoor Lighting Ordinance were not very clear. Donna recommends that section 22-5 should clarify that the concrete piers are included in the maximum 20-foot height requirement. Donna is recommending that section 22-6 needs to be amended to include the description that all fixtures should be fully shielded and Table C has clarifications that unshielded fixtures refer to existing residential homes and fully shielded refer to new construction.

The draft versions presented during the meeting were not redlined and did cause some confusion with the Commission on what is currently in the ordinance and what was being recommended as amendments.

Joan Thacher makes a motion to go in and out of public hearing at the Chairs discretion, Scott Colson 2nds.

Rich Csenge commented the beautification board worked diligently for two years to create and communicate this ordinance to City Council they did surveys and audits of the public and the commercial sector. There were meetings and informational forums with the planners. He would feel awful if this got opened up for all sorts of random changes. There was a lot of consensus that brought about this decision and apparently there has been some confusion over small wording in the ordinance, that could easily be dealt with minimal changing to the ordinance without open full discussion on whether we like the ordinance or not. A new group of people come in and he doesn't feel that is appropriate. Donna let me know that there were going to be a few changes and we consulted on the wording, I was able to give input on that. In the parking lot section, a 20-foot pole was a clear statement but developers and applicants were unclear if the concrete pier was included or not in the pole height. This is simply a matter of clarifying the height of the fixture includes the pier. He feels that the verbiage "should be held to a minimum practical height not to exceed" is very important because we are not saying the parking lot lights have to be 20-feet off of the pavement in some areas the parking lights are down below the level of the persons head. This illuminates the ground but leaves the sky dark, when you say minimum practical but not to exceed allows lower heights. As for table C is also another confusing area, people do remodels wonder if the ordinance applies since another section in the ordinance refers to new construction. There was a Chapter 5 that did include existing homes but was taken out of the final approved ordinance. Table C does not include any distinction referring to new construction to existing, he felt the changes Donna and him discussed clarified that. He urges the Planning Commission not to pick apart the whole ordinance but to stick to the few changes. There has been no push back from the community that he has heard about. It has only been a year since the ordinance was enacted, he does not see any reason to unwind the parts of it that were not flagged for clarification.

Planning Commission has asked that staff go back and review the recommended amendments that were discussed and to have a redline version available for the Commission to review.

Donna Huntsman makes a motion to continue the discussion and public hearing, Scott Colson 2nd. Unanimous vote, motion passes.

Follow-up discussion on extended stay RV Park

Mike Reynolds provided an update on the proposed Extended Stay RV Park ordinance. Chapter 13 was updated adding a new section to include the Extended Stay RV Park regulations. A Public Hearing has been scheduled for July 2, 2019.

Bob Nicholson explained that in the draft proposal a time period of 9 months was added with a required conditional use permit. RV spaces for extended stay sites shall be separate from short-term rental area, minimum of 10 sites, that will be a minimum of 30' wide and have adjacent outdoor living area of 300 sq.ft. The overall density shall not exceed 16 spaces per acre and have 10' spacing between units. Other requirements include hard surface parking (standalone trailers may be parked on gravel), recreation area, service building that offers laundry facilities, toilets and showers. No tents allowed except on occasion and wheels shall remain on all RVs.

Scott Colson commented that he would like to see the allowed time period changed to 12 months. He also would like to see the requirements be consistent with either hard surface for all or gravel. He does not feel a laundry facility is necessary since Kanab has a laundromat.

Donna Huntsman agrees with Scott on the time allowed and laundry and does not have an issue with the parking requirements being hard surface or gravel.

Ben Clarkson agrees with Scott on the time period and the laundry. He doesn't believe hard parking should be required for the site. He thinks gravel or road base is appropriate for the site and any travel areas should be hard surface.

Chris Heaton agrees with Ben on the gravel for the site but does worry about hard surface in areas where there is blue clay.

Commission would like to see the changes discussed updated or added to the proposed ordinance and would like to discuss the topic further during the Public Hearing that is scheduled on July 2, 2019.

Staff Report: None

Commission Member Report: None.

Council Member Liaison Report: None.

Joan Thacher motions to adjourn the meeting.

Chairperson

Date