

Kanab City Planning and Zoning Commission Meeting
July 3, 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, Joan Thacher and Marty Ott; City Council Liaison Brent Chamberlain; Land Use Coordinator Mike Reynolds; Attorney Jeff Stott; and Administrative Assistant Janae Chatterley.

Not in Attendance: Commission Members Melvin Watson

Approval of Minutes: Correction needed on Page 3 (spelling and grammar), A motion was made by Joan Thacher and 2nd by Chris Heaton to approve the minutes from June 19, 2018 with the amendments. Motion passed.

Public Comment: None

Continuation from the June 19, 2018 Planning Commission meeting. Review and discuss to amend Kanab Land Use Ordinance chapter 9, chapter 20 and any other chapters related to design standards in the commercial zones : Jeff Stott explained that the only changes made on current version were the recommendations from the commission during the last meeting. Joan Thacher recommends that the information regarding sidewalk setbacks for pedestrians, plazas, benches, landscaping and outdoor eating areas in Section 20-8 C2 f is removed as the guideline pertains to parking lots. The recommendation and decision are to make a new paragraph with a new letter for the sidewalk setbacks for pedestrians, plazas, benches, landscaping and outdoor eating areas. Discussion regarding Section 20-8 C3 and the colors for the C1 zone took place, commission recommends using both the picture and color graph in the guidelines to encourage the business owners to stay within these colors and would like the verbiage to exclude fluorescent and predominate black colors.

A motion was made by Marty Ott and 2nd by Chris Heaton to recommend to the City Council recommendation amending the Kanab Land Use Ordinance chapter 20 and any other chapters related to the design standards in the commercial zones by adding design standards provided by staff.

Celeste Meyeres dismissed Marty Ott at this time

Public Hearing to review and discuss to amend Kanab Land Use Ordinance Chapter 6-7A [Maintenance of Parking Lots - Surfacing], and any other chapters related to parking lot surfacing in all residential and commercial zones to allow an alternative to hard surfaces : Arlon Chamberlain motions to allow the chair to go in and out of public hearing, Chris Heaton second this motion roll call vote was unanimous. Mike Reynolds discussed the request from Best Friends to amend the ordinance, to allow alternative parking lot structure of Cellular Paving. Cellular Paving consists of a grid or honeycomb

style cellular gravel stabilization system. Mike discussed that in the packet WOW the architectural firm included some information for the Cellular Paving. This information was provided by the company and is part of a promotional packet that provides data and pictures of the design. In addition to the data and pictures, a re-write of the ordinance has been provided with specific standards for allowing this type of surface. A staff report was prepared, which is a discussion with staff personnel, the city and the city engineer. A lot of the reports are non-committal due to limited information on the product. The city engineers couldn't answer to liabilities, they only have experience with similar products used on walkways and in parks, not parking lots. Numerous requests were made to cities and businesses that may have used this product as a parking lot without success. A conversation took place between the City Manager and the National Park Manager for Escalante who used a similar product for a year and then pulled it out due to not meeting the expectations or needs. It is unknown if the product used in this situation was the same design being requested with this site plan. It did have a grid system but the type of material used and aggregate used is unknown. At this time the staff can not recommend an amendment of the ordinance to City Council.

Josh Beazer commented and asked if the ordinance could be re-written to not only just parking but also alternative things that are not in the Kanab City ordinance. If it is agreed upon through a written contract with the city and include a standard to investigate after the product is in use.

Jeff Stott mentioned that with conditional permits there are specific requirements. The city would like to get away from the city allowing property owners to do what ever they want due to liabilities and that it is to discretionary. The ordinance needs to have specific requirements that would apply to all property owners.

Arlon Chamberlain feels that if left too broad it would open it up to allow for anything and that it would be better to limit the ordinance to specific parking exceptions. There are advantages if it works regarding waste water and run-off. He also believes that any review should be more than 1 year.

Mike Reynolds commented that if allowed that it should be for more than a year and that the inspector should be a city engineer and be an expense for the property owner. Tax-payers shouldn't have to bear that cost.

Joan Thacher has concerns about flooding and snow removal. Discussion regarding the product with these concerns and what can be done.

Celeste Meyeres commented and agrees with adding options to the businesses on alternative parking. If the risk and expense is on the business then there is not much to lose and would provide additional options for property owners. Her only concern would be liabilities to the city if there is injury.

Chris Heaton doesn't oppose the alternative but is concerned that we do not have enough information and that the information is one-sided and provided from the company promoting the product. Snow and Flash flooding is also a concern, but with the right edging and protection it could work. If the agreement was to set up a condition with a year or three-year inspection would it be included in the ordinance?

Jeff Stott commented that it could be done through a contract or a bond.

Joan asked for clarification, if there are multiple property owners that wanted to do this a contract or bond would have to be set up for each property owner?

Jeff Stott clarified that you could get really specific and add it to the ordinance and it would go in as a conditional use and what the conditions would be. A conditional use can be revoked at any time if the standard is not being met.

Charlie Saba suggested allowing exceptions for experimental products.

Mike explained that the standard for the experimental would be an issue. A specific standard would be a better option.

Discussion regarding on making the ordinance more specific to the current request or opening the ordinance to other alternative options or future alternatives. Brett Chamberlain commented that the ordinance should be specific to Cellular pavement and to address any other alternatives if they are requested. The overall recommendations were to keep any changes to the specific request of the cellular paving.

Scott Colson also agrees with looking at alternative options to the concrete and asphalt and agrees with Brett Chamberlain that at this time the language should be restrictive to the cellular pavement.

Celeste asked the commissioners for their thoughts. Arlon is in agreement of recommending an ordinance change to allow Cellular paving, Joan has concerns as staff does not recommend due to the lack of information received on the product, and Chris agrees with Joan but feels that if the property owners are willing to take the risk and expense he is open to change.

A motion was made by Arlon Chamberlain and 2nd by Chris Heaton to continue to the next meeting. Roll call vote was unanimous.

Staff Report: Discussed an increase in building permits this year for the city.

Commission Member Report: None.

Council Member Liaison Report: Night Sky was passed at the last City Council meeting.

Celeste Meyeres adjourn the meeting.

Chairperson

Date