

Kanab City Planning and Zoning Commission Meeting

July 18, 2017

Kanab City Council Chambers

26 North 100 East

6:30PM

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

**Not in Attendance:** Commission Members Arlon Chamberlain, Melvin Watson and Curtis Cutler.

**Approval of Minutes:** Celeste Meyeres made a motion to approve the minutes from June 20, 2017 with the amended changes. Joan Thacher 2<sup>nd</sup> the motion. Motion passed.

**Public Comment:** Jim Sorenson explained that there is a distinct difference in the road next the Holiday Inn and other roads. He explained that it is the Planning Commission's responsibility to keep beautification of the City in mind.

Rich Csenge updated the Commission on the Lighting Ordinance Draft.

**Administrative Review and Approval of a site plan to build 22 cabins in the rear area of the Rodeway Inn located at 70 S 200 W:** Mike Reynolds explained that the Engineer's approved the Site Plan for the 22 cabins to be built. Celeste Meyeres made a motion that, in accordance with Chapter 9, the Site Plan to build 22 cabins in the rear area of the Rodeway Inn located at 70 S 200 W be approved. Marty Ott 2<sup>nd</sup> the motion. The motion was passed with Joan Thacher having her reservations on this item and anything that could be flooded.

**Public Hearing and Discussion for a Zone Change to Parcel K-17-42A-ANNEX from RA to RR-1 (1acre minimum lot size) on 2.44 acres located in the approximate area of 450 E 1100 S:** Joan Thacher made a motion to go in and out of Public Hearing at the call of the Chair. Marty Ott 2<sup>nd</sup> the motion. Motion passed. Mike Reynolds explained that the applicant would like to continue this Public Hearing. Scott Colson explained that the street designation is critical to the zone change. Mr. Colson would like to present everything at one time.

Jeff Stott explained that the P-Street discussion is for the City Council and the zone change will be handled by Planning Commission.

Donna Bowman wondered what a P-Street was.

Tyler Cornell wondered if the ordinance changed when Country Estates began.

Donna Bowman wondered if the applicants were asking to change the designation of the P-Street and if the discussion was on how much traffic the road can stand.

Gwen Brown explained that she lives adjacent to the proposed zone change property. She believes this area needs to stay zoned as agricultural. She said that the City required them to build on only 2 acres and they had to pay for the road to be put in. She thinks the City should stand by what they were told. This area is the last agricultural area in the City and she feels that it should be preserved. She asked that the City do what is right for Kanab and not to allow this zone change.

Donna Bowman stated that she agrees with Gwen Brown.

Jim Sorenson wondered if staff makes recommendation without a transportation engineer's input.

Becky Glover explained her understanding of the P-Street is that it is only 26 feet wide and where the subdivision Country Estates was put in was 32 feet wide and wondered if the zone is changed, is the City going to come through and ask the property owners to give up more property to get the road up to code. Mrs. Glover explained that they all have plat maps with terms stating what they gave their land up for.

Gwen Brown explained that if someone wants to make a change they should have to pay to bring the road up to standards.

Dave Brown explained that the City might have one more issue which is the intersection at the end of 1100 South and 89 and the Ranchos entrance if there is more growth.

Tyler Cornell wondered if they do away with the P-Street could the whole area be divided.

Donna Bowman wondered if they could bypass the P-Street issue and just not have so many people crowd in to the area.

Dave Brown explained that he has a house within another area of the City that is a part of an HOA and the City doesn't take responsibility for the street. He wondered if that would be the same situation for this area.

Scott Colson explained that he was not planning on making a presentation. Mr. Colson explained that when the people who wanted to build on 1100 South bought property to do so, the City required them to put in a road and then the City would adopt it. At that time, there was a lot of contention with that and a lot of people didn't want it to happen. He understands that this is a very complex and emotional issue for people. All he is asking for is to sub divide his lot one time to split their lot into almost an acre and a quarter pieces. Which does fit the City standards for rural agricultural. They aren't the first ones on the street to ask to be zoned as less than two acres. No one will be forced to sub divide their property and build six homes on it. He's not asking to change the rules he's asking to play by the same rules as everyone else. He is just asking to split two acres. No one else's property rights will be infringed upon.

Dave Brown expressed that Mr. Colson is asking to change the rules. He explained that a property across the street is becoming one-acre parcels.

Donna Bowman explained that she is worried about the property around them becoming different.

Scott Colson explained some solutions being that the north side of 1100 South is zoned for medium density, the lots that everyone is concerned about could be zoned for medium density. Mr. Colson thinks there is potential for 1100 South to be zoned as low-density agriculture.

Becky Glover wondered when the next Planning Commission opening would be.

Out of Public Hearing. Joan Thacher made a motion to continue the Public Hearing next meeting August 1, 2017. Marty Ott 2<sup>nd</sup> the motion. Motion passed.

**Public Hearing and Discussion on an amendment to Kanab City Land Use Ordinance Chapters 4, 16, 17, and 19 to potentially clarify what dwellings/dwelling units are, how many dwellings and dwelling units should be allowed on a single family residential lot, if duplexes should be allowed and to what extent, and potential changes to the definition and requirements of a guesthouse:** Celeste Meyeres made

a motion to go in and out of Public Hearing at the call of the Chair. Joan Thacher 2<sup>nd</sup> the motion. Motion passed.

Jim Sorenson explained he recommended two changes, strike that two-family dwellings should be allowed in single family zones and work on the definition of a guesthouse. Single family zones are for single family homes as multi-family zones are for multi-family.

Gary Mudrow explained that if it's going to be duplexes both doors should face the street. Mr. Mudrow explained his intent is to utilize land to its fullest potential by building a beautiful building. He recommended not eliminating the option of putting in a duplex or guesthouse.

Out of Public Hearing.

Celeste Meyeres made a motion to recommend to City Council that there be a maximum of two dwelling units per property and that a guesthouse, regardless if it has a kitchen or not, be considered a dwelling in single family residential zones. Joan Thacher 2<sup>nd</sup> the motion. Motion passed.

**Staff Report:** None

**Commission Member Report:** None

**Council Member Liaison Report:** None

Joan Thacher adjourned.

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Chairperson

Date