

Kanab City Planning and Zoning Commission Meeting

August 1, 2017

Kanab City Council Chambers

26 N 100 E

6:30 PM

**Present:** Chairperson Mike Downward, Commission Members Melvin Watson, Marty Ott, Joan Thacher, Celeste Meyeres, Arlon Chamberlain, Council Member Liaison Brent Chamberlain, Land Use Coordinator Mike Reynolds, City Planner Bob Nicholson and Secretary Katherine Ohlweiler.

**Not in Attendance:** Commission Member Curtis Cutler and from Kanab City Legal Council Jeff Stott.

**Approval of Minutes:** Joan Thacher made a motion to approve the minutes from July 18, 2017 with the amended changes. Melvin Watson 2<sup>nd</sup> the motion. Motion passed.

**Public Comment:** Happy Feder wondered if two family dwellings would be discussed. Mr. Feder went on to explain his personal experience where he used to live in dealing with not being able to have a guesthouse on his property and then once he moved some years later it was finally allowed. His point was there is a lot of finances at stake by making changes, and it would be taking away value from people's properties. Mr. Feder explained that people in town have told him there isn't enough low-cost housing for renters and being able to build/have guesthouses would be a great encouragement for homeowners.

Gwen Brown wondered if the Commission would be discussing specific zone changes or just zone changes in general.

**Discussion on Zone Changes and Zoning Maps:** Bob Nicholson explained why zoning matters and what it is for. Mr. Nicholson expressed that when towns adopt zoning they need a general plan— a Land Use Map and then a Street Master Plan to go with that. When staff receives a zone change request, they should compare that request to the Future Land Use Map. If the infrastructure wasn't there, as in sewer and roads, that is when you wouldn't approve a zone change request.

**Discussion to clarify Dwellings/Dwelling Units, 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 requirements of a guesthouse. Language in Chapters 4, 16, 17, and 19 and any related chapters could be discussed:** Mike Reynolds and Bob Nicholson presented a few options on dwellings and on how to define guesthouses. The consensus of the Commission was for staff to create a couple of draft options including the option to create a R-2 zone and present that at the next meeting.

**Staff Report:** None

**Commission Member Report:** None

**Council Member Liaison Report:** None

Melvin Watson adjourned.

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Chairperson

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Date