

Kanab City Planning and Zoning Commission Meeting
Aug 7, 2018
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Commission Members Chris Heaton, Breck Judd, Arlon Chamberlain, 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 Joan Thacher

Jeff Stott begin the meeting requesting a vote for a temporary Chair and temporary Chair Pro Tem. Arlon nominated Chris Heaton to hold the temporary Chair, Breck Judd seconds; roll call vote unanimous.

Chris nominates Arlon Chamberlain as Chair Pro Tem, Breck Judd seconds; roll call vote unanimous.

Approval of Minutes: Correction needed on Page 3 (name correction), and clarification to one of the Public comments on page 2. A motion was made by Breck Judd and 2nd by Marty Ott to approve the minutes from July 17, 2018 with the amendments. Motion passed.

Public Comment: Celeste Meyeres thanked the Commissioners and Staff for her time and involvement with the Planning and Zoning Committee.

A review and discussion to approve or deny the final site plan to develop Best Friends Base Camp Phase 2 consisting of a retail building on parcel K-19-10 located at 36 N 300 W [referred to as Best Friends Base Camp project] [Applicant/agent: WOW, Iron Rock Engineering, Frances Battista]

Chris Heaton commented that he works for Iron Rock and although he would not be voting he wanted to have that noted.

Mike discussed the request for the approval or denial of the retail building that will be in front of the hotel. Per an e-mail from WOW, the materials being used are a CMU brick and wood. As a general rule CMU brick are not allowed in the C1 zone. Mike has been unable to discuss this with WOW but Frances Battista may have more information. Mike comments that the building is a nice-looking building but does not appear to be the Classic Western look that is required in the downtown area and that the commissioners may want to look at the design and how it matches with what was approved for the hotel.

Frances Battista provided additional information on the design and material of the retail building. The idea was to take on a mid-century filling station something you would see driving down the highway, Route 66 style. The retail building would include a gift store, convenience market, and registration area for the hotel. There is a pathway between the building that will line up with the break in the hotel. Frances stated that they are not block fans and that the CMU brick will have stucco covering it to match the hotel materials.

Breck Judd had questions on the material and Frances confirmed that it will be the same material as the hotel with the Dynasty Sand stucco material. Breck likes the design. Marty Ott likes the design but is concerned about any push-back with public concerns and how this may be in conflict with the Western Classic planning and design.

Natalie Button with the public, commented that she likes the look of this and doesn't think it clashes with the western look but that it will compliment it.

Frances commented that if they went with the Western Classic it would clash with the hotel's design.

Arlon Chamberlain suggested using concrete with a tint in regards to the parking lot being too hot for the animal's feet. This was a previous concern.

Frances commented that they were going to be using asphalt but it will not be black but a different color to help with the heat asphalt attracts.

Mike discussed the most recent plans appear to show an area on the South side of the building showing a soft surface this was a new change to the site plan. On the original plans this was to be a fire and emergency access that would need to be hard surface.

Josh Beazer stated that per the code this could be an all-weather surface such as road base.

Mike explained that in the C1 zone it must be hard surface. This can be discussed later but the fire chief is indicating that this needs to be a hard surface. This can be solidified on the construction plans.

If the plans are approved in the motion it needs to allow the Fire Chief to designate the surface material for the emergency and fire access.

Arlon Chamberlain makes a motion to approve the final site plan to develop Best Friends Base Camp Phase 2 consisting of a retail building on parcel K-19-10 located at 36 N 300 W for the site plans, materials on the building, and the emergency access surface will be approved by the Fire Chief's and be in the construction's documents. Breck Judd seconds, roll call vote unanimous.

A review and recommendation on a request for a Minor Subdivision [Subway A Minor Subdivision] on Parcel # K-1-1A1, located at 295 E 300 S, Kanab, Utah. K-1-1A1 is .96 acres zoned C2 with two businesses currently on the property. The 2 parcels will remain the current C2 zone. [Applicant; Angie Bonham-Bunting]

Chris Heaton commented that he works for Iron Rock who is representing Angie and although he would not be voting he wanted to have that noted.

Mike explained the request to subdivide the commercial property into two parcels, currently there are two commercial buildings on one parcel. If the subdivision is approved there will be a commercial building on each parcel. The parcels meet the city ordinances, the sub-division meets the city ordinance, Bob Nicholson, City Planner, and the city Engineers have looked at the request and did not have any issues. Staff recommends approval.

Arlon Chamberlain had a question regarding the hash marked area on the plans and if those remain with Subway. Tom Avant from Iron Rock explained that the hashed areas are the parking and or access easement for the properties.

Marty Ott makes a motion to recommend a recommendation to the City Council to approve a Minor Subdivision [Subway A Minor Subdivision] on Parcel # K-1-1A1, located at 295 E 300 S, Kanab, Utah. Breck Judd seconds, roll call vote unanimous

Discuss Item: Discuss and review the Kanab City General Plan. Discussion Item was postponed to the next meeting.

Staff Report: Mike Reynolds reported that he just issued 125 building permits, all of last year there were only 126 building permits issued. Jeff Stott reported that there will be two new members for the Planning and Zoning Commission at the next meeting.

Commission Member Report: Marty Ott had a question regarding the new motel that is supposed to be built next to Wendy's. Mike explained that they are seeking engineering support, the financing is on hold because it is in the flood area. With the steps they have done by raising the foundation they are hoping to move forward with the financing. Breck asked about updated FEMA maps, Mike explained that it is a complex process to have the maps updated by FEMA.

Council Member Liaison Report: None

Arlon Chamberlain motions to adjourn the meeting.

Chairperson

Date