

Kanab City Planning and Zoning Commission Meeting

August 15, 2017

Kanab City Council Commission Chambers

26 North 100 East

6:30PM

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

**Not in Attendance:** City Council Liaison Brent Chamberlain and Commission Member Marty Ott.

**Approval of Minutes:** Joan Thacher made a motion to approve the minutes of August 1, 2017 with the amended changes. Melvin Watson 2<sup>nd</sup> the motion. Motion passed.

**Public Comment:** Natalie Button made a comment pertaining to the 1100 South Zone Change, she explained she would like the zone to stay RA and that the future plan is not in compliance. Mrs. Button went on to say that agriculture is important and the general plan says we need to preserve it.

**Public Hearing - Continuation of Public Hearing and Discussion for a Zone Change to Parcel K-17-42A-ANNEX from RA to RR-1 ( 1-acre min lot size) on 2.44 acres. Parcel K-17-42A-ANNEX is located in the approximate area of 450 E 1100 S in Kanab, UT. This is a continuation from the 06/20/2017 meeting. [Applicant George S. Colson ]:** Melvin Watson 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.

Gwen Brown explained that she feels they entered into a contract with the City that said the lots would stay two-acre minimum and paid for the building of the road in good faith that the City would stand by what they said.

Dave Brown stated he agreed with Gwen Brown.

Danny Button explained that every home in this area has to do with agriculture, he wondered if that is taken away where are they supposed to go.

Becky Glover wanted to hear further about amending the P-Street. Mrs. Glover wondered if the P-Street has a two-acre minimum then why allow the Zone Change to happen. She also explained that the plat map has a statement but does not pertain to the P-Street Ordinance.

Chelsea Perkins explained that she doesn't understand why half a mile down the road they can build there on one acre lots and that road is so busy as it is and why these two houses are such a big deal they're not going to bring more traffic.

Gwen Brown explained it's a big deal because one leads to more and it should stay how it was promised and it is going to bring more traffic and the road was not designed for that.

Carrie Cornell explained the intersection of 1100 South is always dangerous. Mrs. Cornell explained she has a letter from UDOT stating that it is the responsibility of the City and that they do not recommend having any expansion on that street until that intersection is taken care of.

Scott Colson explained that he appreciates everyone's efforts to stay positive. Mr. Colson explained the biggest impact on development was during the adoption of the street. The Country Estates subdivision could not have happened without the input of the surrounding neighbors. They said that helping a developer put in the subdivision was beneficial to them. Mr. Colson explained that there never was a promise given to the land owners of this area. The P-Street restrictions were meant to restrict the traffic and transportation so that until the road issues and traffic concerns on 1100 South were addressed then the growth can be controlled and regulated in a responsible manner. If there was a promise, the City Council and Planning Commission would make it known. Mr. Colson explained he is not trying to take away from the atmosphere of 1100 South. Property rights are important and neighbors shouldn't dictate what can be done.

Becky Glover explained that if one house for every two acres gets built, it puts over 158 residences on that road the P-Street will be over limit.

Natalie Button explained that they helped Country Estates because they didn't take any agricultural land away.

Dave Brown explained that if Country Estates would've been two acre lots, this wouldn't even be an issue.

Out of public hearing.

Jeff Stott explained that the City recommendation came from the City Planner, he recommended voting for it based on it qualifying with the ordinance and land use map.

Danny Button wondered if the zone change is approved would that change the zoning on his property.

Dave Brown wondered if the zone change would change the zoning on the properties across the street.

Melvin Watson made a motion to recommend to City Council approval of the zone change for Parcel K-17-42A-ANNEX from RA to RR-1 (one-acre minimum lot size) on 2.44 acres located at 450 East 1100 South. Celeste Meyeres 2<sup>nd</sup> the motion. Melvin Watson voted aye. Joan Thacher voted nay. Celeste Meyeres voted aye. Arlon Chamberlain voted aye. Motion passed.

**Public Hearing and Discussion on amendment to Kanab Land Use Ordinance to potentially clarify what are dwellings/dwelling units, how many dwellings and dwelling units should be allowed on single family residential lots, if duplexes should be allowed and to what extent, and potential changes to the definition and requirements of a guesthouse. Language in Chapters 4, 16, 17, and 19 and any related chapters could change:** Joan Thacher made a motion to go into Public Hearing. Melvin Watson 2<sup>nd</sup> the motion. Motion passed.

Tyler Cornell wondered if you could have one primary residence and then two guest houses.

Becky Glover explained that north of Kanab Creek Drive is RR-1 and a lot of those lots have guest houses. Mrs. Glover explained that it is attractive to buyers coming in.

Out of Public Hearing.

After the Commission went through each requirement of the Two-Family Dwelling MR Draft #1, they decided to table this discussion. Arlon Chamberlain made a motion to continue this discussion to the next meeting. Melvin Watson 2<sup>nd</sup> the motion. Motion passed.

**Staff Report:** None

**Commission Member Report:** None

**Council Member Liaison Report:** None

Melvin Watson adjourned.

---

---

Chairperson

Date