

Kanab City Planning and Zoning Commission Meeting

October 6, 2020

Kanab City Council Chambers

26 North 100 East

6:30 PM

Present: Chair Chris Heaton; Chair Pro Tem Scott Colson; Commission Members Donna Huntsman, Ben Aiken, Kerry Glover, Ben Clarkson and Boyd Corry, City Attorney Jeff Stott; Land Use Coordinator Mike Reynolds; City Council Liaison Arlon Chamberlain; Administrative Assistant Janae Chatterley.

Not in Attendance: City Planner Bob Nicholson

Approval of Minutes: A motion was made by Scott Colson to approve the minutes from 9/15/2020 with the recommended changes in the motion for the Conditional Use Permit second by Donna Huntsman. Unanimous vote, motion passed.

Public Comment: None

A public meeting, discussion and vote to approve or deny the revised site plan as presented for the Vermillion Loft Apartments on parcel K-312-1, located in the approximate area of 951 S HWY 89A.

Mike Reynolds explained that the site plan has been revised. A list of the changes has been provided in the packet. The changes were recommended by management of other apartment complexes that the developer owns. Commission discussed the changes with Iron Rock Engineer.

Ben Clarkson made a motion to approve the revised site plan as presented for the Vermillion Loft Apartments on parcel K-312-1, located in the approximate area of 951 S HWY 89A. Boyd Corry second, unanimous vote motion passes.

A public meeting discussion and vote to approve or deny a landscaping plan as presented for a duplex [twin home] project on parcel K-228-2 located in the approximate area of 320 E 100 S. [Applicant Matt Wheelwright]

Mike Reynolds explained that the ordinances for new duplexes require a sketch for the site plan review, a front rendering and landscape plan. Staff feels that the plans meet the intent of the ordinance. Commission discussed the setback in regards to the unit on the West side and the front rendering.

Boyd Corry makes a motion to approve the site plan as presented for a duplex project on parcel K-228-2 located in the approximate area of 320 E 100 S. Donna Huntsman seconds, unanimous vote.

A public hearing to discuss and recommend or deny to the Kanab City Council revision and amendments to the Kanab City Land Use Ordinance, Chapter 9 and related paragraph in Chapter 4, Section 18 or any other related chapters and sections of the Land Use Ordinance.

Mike Reynolds explained the Public Hearing Notice includes Chapter 4 and all other Chapters that relate to Chapter 9 of the Kanab City Land Use Ordinances, this was done so that if any amendments needed to be done in those ordinances related to the site plan review or landscaping the Commission would be able to make those recommendations. Jeff Stott commented that he would like to go through the revisions in Chapter 9 first and then look at Chapter 4-18 or any other chapters.

Scott Colson makes a motion to go in and out of public hearing at the Chair's discretion. Boyd Corry seconds, unanimous vote.

Commission discussed if parking lot improvements should be included under the site plan review guidelines to be reviewed by the Planning Commission. Boyd Corry asked Iron rock Engineer if they could provide any feedback from developers on what they thought about our site plan review and the landscaping requirements. Josh Beazer responded there have been some developers that have been discouraged by the impact fees and the landscaping requirements and have decided not to move forward with their project due to this. Commission went through each section of Chapter

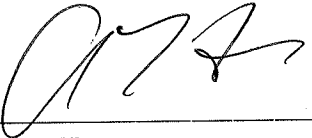
9 and made recommendations and additional amendments. Jeff Stott will send the Word document that he drafted with amendments for the meeting to Janae Chatterley to update with the Commission's recommendations. Scott Colson makes a motion to recommend approval to the City Council the amendment discussed and agreed upon during meeting to the Kanab City Land Use Ordinance, Chapter 9, Site Plan review with the condition that Jeff Stott may re-word Section 9-8, B. Boyd Corry seconds; Ben Clarkson - nay, Donna Huntsman - yea, Scott Colson, yea, Boyd Corry - yea, Kerry Glover - yea, Ben Aiken - yea. Motion Passes.

Staff Report: Mike Reynolds provided an update on Creekside Phase III final plat and the Cooper Apartments

Commission Member Report: None

Council Member Liaison Report: Arlon Chamberlain reported that they were going to be reviewing the sign ordinance at the next City Council meeting.

Kerry Glover motions to adjourn the meeting second by Ben Aiken, unanimous vote.



Chairperson

10/22/20

Date