

**Kanab City Planning and Zoning Commission Meeting**  
**June 17, 2020**  
**Kanab City Council Chambers**  
**26 North 100 East**  
**6:30 PM**

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

**Not in Attendance:** Chair Pro Tem Scott Colson

**Approval of Minutes:** A motion was made by Kerry Glover to approve the minutes from 6/2/2020 with the correction on line 20; second by Donna Huntsman. Unanimous vote, motion passed.

**Public Comment:** None

**A public meeting to approve or deny a conditional use permit for establishing a bed and breakfast located at 787 W Aspen Dr. on parcel 72-482. The property is .31 acres located in the R-1-8 residential zone {Applicant; Bethany Ebling}**

Mike Reynolds discussed that this property has been doing business as a vacation rental, the property owner Bethany Ebling, recently moved into the home and would like to convert the property to a Bed and Breakfast. Larry Erdmann, the manager of the business, stated that there would only be three units rented out for the Bed and Breakfast. He also mentioned that the parking for the guests is on the south side of the home and hidden from street view. Boyd Corry makes a motion to approve the conditional use permit for establishing a bed and breakfast located at 787 W Aspen Dr on parcel 72-482. This meets the four findings in the Conditional Use Permits of the Kanab Land Use Ordinances, Chapter 8, Section 8-6 (B). Kerry Glover seconds, unanimous vote; Motion passes.

**Continuation; Review and discussion on Chapter 7 [sign ordinance] of the Kanab Land Use Ordinance.**

Commission discussed the proposed draft that has the changes and suggestions from the Planning Commission's previous meetings and Jeff Stott's legal review. The Commission would like to take this draft to the Public Hearing to hear any feedback and suggestions from the public.

**Continuation; Review and discussion on review of the General Plan [economic development].**

Bob Nicholson discussed the document he put together with the Planning Commission's review and updates. Mr Nicholson has incorporated some help from City and County staff in updating some of the sections of the General Plan. These individuals have the knowledge and most updated information on these sections. Bob Nicholson suggests adding a guideline into the General Plan that discusses "Adequate Public Infrastructure Necessary". This section would discuss having the necessary infrastructure in place for major subdivisions, commercial and industrial projects. Commission discussed the Future Land Use Map and that they feel it is necessary to update some of the designations for future growth in the City. The Commission would also like to see designations on the Future Land Use Map that show properties that are buildable, steep slopes that may be unbuildable, designated county properties in the city limits, and future annexation areas to the north, northwest, south, and southeast of the City limits.

**Review and discussion on Chapter 4-10 [construction and design of a guest house]**

Chair Chris Heaton continued this item to the next meeting.

**Staff Report:** None.

**Commission Member Report:** None.

**Council Member Liaison Report:** None.

Kerry Glover motions to adjourn the meeting, Ben Aiken seconds.

  
Chairperson

07-09-2020  
Date