

Kanab City Planning and Zoning Commission Meeting

August 3, 2021

Kanab City Council Chambers

26 North 100 East

6:30 PM

Present: Chair Scott Colson; Commission Members Donna Huntsman, Ben Aiken, Chris Heaton, and Ben Clarkson; Deputy Recorder Celeste Cram; City Council Liaison Arlon Chamberlain; and Land Use Coordinator Mike Reynolds.

Not in Attendance: Commission Members Boyd Corry, Chair Pro Tem Kerry Glover, City Planner Bob Nicholson, and City Attorney Jeff Stott.

Approval of Minutes: Ben Clarkson made a motion to approve the minutes from July 6th, 2021 meeting with corrections. Donna Huntsman seconded. Unanimous vote, motion passed.

Chris Heaton made a motion to approve the minutes from July 20th, 2021 with corrections. Donna Huntsman seconded. Unanimous vote, motion passed.

Public Comment: None.

A public meeting to Discuss and Approve or Deny a Conditional Use for temporary lodging in a recreational vehicle during the construction of the principal residential dwelling. Reference is Chapter 4-22 #3 of the Kanab City Land Use Ordinance. Property is located at 364 East 150 South, Parcel K-71-5 [Applicant; Chris Heely]

Mike Reynolds stated that Chris Heely has taken over construction of a new residence and he would like to place an RV on the lot to live in during construction. A conditional use permit is required to live in a mobile home or RV during construction for up to 6 months, and can be extended to a year. Mike also said that staff recommends if approved, that it be hooked up to water, sewer and electricity. Janae Chatterley clarified that there is an active building permit on file for that location, and that the next inspection would be a 4-way. Donna Huntsman asked Chris Heely if he expected to be done in 6 months and Chris said he expected the interior to be done by October and the exterior to be finished in another 30 days following that. Donna asked if the fifth wheel that is there now was the one that he would be living in, and Chris clarified that he is making a spot to put his RV on the opposite side of the lot, and that the fifth wheel that is currently there would be moved off the lot. Donna, Mike and Ben Clarkson discussed the ordinance and the current regulations on mobile homes and RVs in the ordinance. Scott Colson asked Celeste Cram to make a note to ask Jeff Stott, the city attorney about Utah Code and how the definitions read so they can clarify the ordinance. Scott confirmed with Chris Heely that it would only be for 180 days.

Chris Heaton made a motion to approve the conditional use for temporary lodging for 180 days, including the four findings as conditioned as stated in Land Use Ordinance Chapter 8, Section 8-6, B. Ben Clarkson seconds, unanimous vote. Motion passed.

Public Hearing scheduled for Hidden Canyon Subdivision preliminary plat has been canceled and will be reposted at a later date.

No public comment.

Public Hearing to Discuss and Recommend to Approve or Deny a zone change to K-19-12-Annex & K-19-13-Annex located in the approximate area of 850 S Hwy 89A, from C2 (transitional Commercial) to C3 (entry Commercial); with the portion of frontage on Hwy 89A remaining C2 zone and the remaining rear acres to be zoned C3 to allow for self-storage units and RV/boat parking. [Applicant; Jeff Peterson]

Mike Reynolds explained the location, and that staff is recommending that planning commission approve for 2/3 of the property to be changed to C3, and the front 1/3 to stay zoned C2. Mike then showed the commission a drawing of the layout for what Jeff Peterson wants to do with the two lots. Mike stated that if they recommend to approve it, he thinks they should say approximately 1/3 instead of an exact size so that it doesn't come back to Planning Commission if the developer changes his mind. Ben Clarkson made a motion to go into public hearing, Chris Heaton seconded. Public Hearing opened. No public comment.

Scott Colson asked why we would do a dual-zone property instead of requiring the developer to apply to do a lot line adjustment and then zone each property. Mike responded that a lot line would just require the developer to do more to get the same result. The commission discussed at length the pros and cons of allowing a dual-zone property. Scott Colson, Ben Clarkson, and Donna Huntsman expressed their concerns regarding a C-3 zone in this area and the different allowances that could happen, especially if the lot is sold or Jeff Peterson doesn't end up buying the property. Scott Colson decided to continue the Public Hearing for K-19-12-Annex & K-19-13-Annex until the next meeting to allow the developer, Jeff Peterson, Jeff Stott and Bob Nicholson to attend and discuss the plans and legal concerns.

Discussion Item: A short discussion to clarify chapter 4-33 on short-term vacation rental setbacks on primary residence.

Mike Reynolds stated that a good portion of vacation rentals are illegal due to the setbacks not being 10 feet from the property line. Mike continued that the commission would need to eliminate "residence" out of the ordinance so that they don't have to meet the 10-foot setbacks for guest houses. Donna Huntsman suggested having Janae Chatterley write a proposed amendment for the council to look at and discuss at a future meeting. Janae read through the chapter and pointed out the areas that were a problem that would need to be redone, and said that she would work with Jeff Stott to prepare a draft bring to a future meeting for the commission to decide on.

Discussion Item: A short discussion of necessity for oversize or additional parking to accommodate accessory vehicles [trailers and ATVs] at a motel/hotel or similar type commercial operations.

Scott Colson would like to discuss requiring pull through parking and oversized parking for future hotels. Ben Clarkson mentioned that there are certain requirements that must be met for parking already and this would be on top of what they already require. Mike told the commission that it would be difficult for a developer to meet this with all of the other things that are already required. The commission continued to discuss at length the current parking requirements and how to balance the parking in commercial and residential areas. Scott asked to have Bob Nicholson look into the oversized parking and see what other cities are doing, then discuss it again.

Staff Report: Mike said that buying and building is big trend right now. Hidden Canyon has been put on hold until further applications have been completed.

Commission Member Report: None

Council Member Liaison Report: Arlon Chamberlain stated that the City Council had passed the flag lot, and approved stage 4 Creekside.

Ben Aiken made a motion to adjourn, Chris Heaton seconds. Unanimous vote, meeting adjourned.



Chairperson

08-23-21

Date