

Kanab City Planning and Zoning Commission Meeting
August 17, 2021
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Scott Colson (Arrived at 6:32); Commission Members Donna Huntsman, Chris Heaton (Arrived at 6:32), Ben Clarkson (Arrived at 6:32), and Boyd Corry; Deputy Recorder Celeste Cram; Building Inspector Janae Chatterley; City Planner Bob Nicholson; City Council Liaison Arlon Chamberlain; and Land Use Coordinator Mike Reynolds.

Not in Attendance: Commission Members Chair Pro Tem Kerry Glover, Commission Member Ben Aiken, and City Attorney Jeff Stott.

Approval of Minutes: Donna Huntsman made a motion to pass minutes with no corrections. Chris Heaton seconds. 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 206 S. Fairway Dr. Parcel K-77-A-36. [Applicant; Bruce McDonald]

Mike Reynolds stated that Bruce McDonald wants to live on his property in an RV while he builds his home. He is aware of the requirements, and that staff recommends approval. The commission briefly discussed the circumstance of the request, and Donna Huntsman made a motion to approve a conditional use for temporary lodging with the conditions that it isn't for longer than 6 months, and that he is connected to water, sewer and electric. Boyd Corry seconds, unanimous vote, motion passed.

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

Boyd started the discussion with mentioning that businesses might end up not having enough parking spaces if Kanab requires them to have oversized parking, but that they will also be preferred over hotels that don't have oversized parking. Bob Nicholson said that he thinks the commission should get evidence that it is actually a problem in Kanab, before they try to take it to City Council and try to make a new regulation. Bob continued that he couldn't find that any surrounding cities that currently require oversized parking, but that doesn't mean Kanab couldn't. Bob also suggested that they make a draft to take to City Council if they do find that it is necessary. The commission continued to discuss and decided to document the current hotel and restaurant parking lots over the weekend of Western Legends and come back to it.

Discussion Item: A discussion at creating or adding a requirement for all commercial and multi-family newly constructed configurations be required to hook up onto the Kanab City wastewater system. This discussion might include minor commercial subdivision: or when rezoning commercial, or multi-family requiring City wastewater availability to each lot/parcel.

Mike Reynolds said that in the past, the planning commission had decided to utilize what the state required instead of making their own requirements. Currently, developers that are coming to Kanab are preferring to hook up to sewer instead of septic. Mike suggested that Kanab start regulating who is going to be required to hook onto city sewer since it is becoming more available for people to tie into. Boyd mentioned wanting to see an overlay of where the current sewer system is at, and that developers that are paying to put in sewer along long stretches of land should get some compensation. The commission discussed at length the different ideas and potential requirements for requiring commercial and multi-family to hook up onto sewer. Ben Clarkson suggested having a discussion with Civil Science about it so they can see all the different options and decide specifics. Mike confirmed that he will write something up and schedule for Civil Science to join a meeting to discuss it further.

Staff Report: None.

Commission Member Report: None.

Council Member Liaison Report: Ben Clarkson asked Arlon Chamberlain where the City Council was at on Annexing out east, and Arlon said he thought they would've been done by now, so he was unsure. Mike mentioned that it would probably be a couple more months.

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



Chairperson

09-13-2021

Date