

Kanab City Planning and Zoning Commission Meeting
Sept 1, 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, Boyd Corry and Ben Clarkson, City Attorney Jeff Stott City Planner Bob Nicholson; Land Use Coordinator Mike Reynolds; City Council Liaison Arlon Chamberlain (left @ 7:30 PM); Administrative Assistant Janae Chatterley.

Not in Attendance: None

Approval of Minutes: A motion was made by Donna Huntsman to approve the minutes from 8/18/2020 second by Kerry Glover. Unanimous vote, motion passed.

Public Comment: None

A Public meeting and discussion for reconsideration of the Peek-a-Boo Kitchen patio covering and allowing the temporary installation of the patio cover structure due to the limited seating inside the restaurant for required social distancing as a result of the ongoing Corona Virus [COVID-19] pandemic.

Mike Reynolds explained that the patio covering was approved last year for the 2019/2020 fall and winter season with the condition that the business needed to find an alternative patio structure for the 2020/2021 fall and winter season. Francis Battista is asking for reconsideration and an extension to use the patio covering for the 2020/2021 fall and winter season due to the COVID-19 pandemic and the strain this put on the business this tourist season. Francis Battista explained that they are not in a position to spend the money on an alternative structure. Donna Huntsman asked for clarification on the dates this would be needed. Mike Reynolds explained that the extension would be to extend until May 2021. Kerry Glover asked if there had been any research done on an alternative structure prior to COVID-19. Francis Battista said that they did begin researching for an alternative structure and was leaning towards a steel structure that could be taken down for the Spring and Summer seasons.

Scott Colson makes a motion to approve the temporary installation of the patio cover structure for the 2020/2021 fall and winter season. Donna Huntsman seconds; unanimous vote. Motion Passes

A public meeting and discussion 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 discussed how this site plan was reviewed last year but there was some contention between the developer and a neighboring property regarding access. The developer has made some changes to the site plan which would require another review from the Commission. Tom Avant went over the changes to the site plan the biggest change was in the parking area on the north side where they are providing an easement for agriculture use. The Utah Department of Transportation is providing a temporary agriculture access until an alternative access is provided. Kerry Glover makes 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 seconds; unanimous vote. Motion Passes

A public meeting and discussion for a proposed 'Double K' a minor subdivision and a conditional use permit for a private lane servicing two [2] lots created on parcel K-17-22-Annex located in the area of 959 S HWY89A. [Applicant Norman and Sandra Kerr]

Mike Reynolds discussed the request for a minor subdivision the lot will be split into two lots with a house on each lot and a long driveway or private lane that will service both lots. He explained that water meters will need to be installed to service the individual lots. Scott Colson asked about the access to the storage units. The applicant responded that the storage units currently has its own access. Commission discussed the requirements for a private lane as outlined in Chapter 4-21 of the Kanab City Land Use Ordinance

Boyd Corry makes a motion to recommend approval to the City Council for a minor subdivision and Conditional Use Permit for a private lane servicing two lots on parcel K-17-22-Annex located in the area of 959 S HWY 89A. Commission has reviewed and determined that the conditional use permit meets the findings in Chapter 8-6 (B) and the requirements found in Chapter 4-21 of the Kanab City Land Use Ordinance. Ben Clarkson seconds; unanimous vote. Motion Passes.

Review and discussion on General Plan [continued from previous meeting].

Bob Nicholson provided an update of the subcommittee meeting they have had regarding the Future Land Use Map and the recommendations from the smaller group. Commission discussed a new designation on the Future Land Use Map in the Southwest and Southeast areas that are currently designated very-low density to a future development area, suggestion was to call it a Master Development Area. Additional changes would be to add high density designations area near 700 east on both sides of Highway 89. Bob Nicholson went over the recommended changes to the General Plan that have been discussed over the past year and two additional recommendations that he has made. Next steps are to provide a draft to the General Plan and the Future Land Use map for the Commission to review and then move to a Public Hearing for the public's feedback.

Staff Report: Mike Reynolds would like to focus on getting the General Plan and Future Land Use map ready for the public within 30-45 days.

Commission Member Report: Boyd Corry commented that he would like to see some relief given to developers in regards to the City fees.

Council Member Liaison Report: Celeste Meyeres reported that all of the items reviewed in the August 25, 2020 meeting that were recommended to City Council have been approved. Mrs. Meyeres reported that the Sign Ordinance will be discussed again in the next meeting.

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



Chairperson



Date