



KANAB
— UTAH —

Kanab City
Planning Commission
76 N Main, Kanab, UT 84741
435-644-2534

March 15, 2016 Meeting

Agenda

Facilitator: Chairperson, Joan Thacher

6:30 PM Call to Order and Approval of minutes of previous meeting
Motion; Second; Vote On Minutes

6:35 PM Public Comment Period

Public Hearing Discussion on a zone changes to Parcels K-B-12-8 and K-B-12-13 from R-1-8 to RM-15. Lots are located on the SW corner of 250 E. 400 S. [Staff, Mike Reynolds]

Recommendation Motion; Second; Vote on Recommendation for a zone change to Parcels K-B-12-8 and K-B-12-13 from R-1-8 to RM-15. Lots are located on the SW corner of 250 E. 400 S.

Public Hearing Discussion on revisions to the Kanab City Land Use Ordinance Chapter 18 [Multi-Family Residential Zones] to allow 20 smaller units [less than 600 sq ft] units per acre. [Staff, Mike Reynolds]

Recommendation Motion; Second; Vote on Recommendation for revisions to the Kanab City Land Use Ordinance Chapter 18 [Multi-Family Residential Zones] to allow 20 smaller units [less than 600 sq ft] units per acre.

Work Meeting
-Staff Report
-Commission Member Reports
-Council Member Liaison Report

Times listed for each item on the agenda may be accelerated as time permits, or may be taken out of order as moved upon by the commission. If you are planning to attend this public meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting, and we will try to provide whatever assistance may be required. Please contact RaeLene Johnson at the Kanab City Offices.

See entire packet online a minimum of 24 hours before the meeting at:
<http://www.utah.gov/pmn>

03-01-16 Minutes Not Published At Time Of This Post



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76 N Main, Kanab, Utah 84741

435-644-2534

Land Use Coordinator

435-616-0784

Staff Report

Date: March 11, 2016
To: Joan Thacher, PC Chairperson
From: Mike Reynolds, Land Use Coordinator
Subject: Zone Change to Parcels K-B-12-8 and K-B-12-13

Kanab Planning Commission is scheduled hold a public hearing on March 15, 2016 to Discuss and Recommend a zone change to Parcels K-B-12-8 and K-B-12-13 from R-1-8 to RM-15.

At the present time, Chris Jones is reconsidering using these properties for his Small Apartment Project. The property size with the two lots combined falls just short of ½ acre. Even with the possibility of a recommended change of Chapter 18 allowing 20 small units per acre, he would fall short of building his desired 10 units.

Therefore, Chris Jones has elected not to proceed with the Zone Change at this time. No other Notices were sent to the surrounding properties.

Mike Reynolds
Land Use Coordinator
Kanab, Utah 84741



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Land Use Coordinator

435-616-0784

Staff Report

Date: March 11, 2016
To: Joan Thacher, PC Chairperson
From: Mike Reynolds, Land Use Coordinator
Subject: Revisions to the Kanab City Land Use Ordinance Chapter

Kanab Planning Commission is scheduled hold a public hearing on March 15, 2016 to Discuss and Recommend revisions to the Kanab City Land Use Ordinance Chapter 18 [Multi-Family Residential Zones] to allow 20 smaller units [less than 600 sq ft. units] per acre.

After several meetings regarding Kris Jones' Small Apartment Project, the Kanab Planning Commission requested The City Planner, Bob Nicholson, to revise for consideration Kanab City Land Use Ordinance Chapter 18 to allow 20 smaller units [less than 600 sq ft. units] per acre. The current ordinance only allows 15 units per acre.

Bob Nicholson objective is to keep it simple and straight forward. He simply changed the density formula in 18-4 to reduce the additional lot size requirement for each additional unit after the first unit to 1,800 sq ft rather than the present 2,500 sq ft. This amounts to a density of 20 units per acre. This would only apply in the RM-15 zone when the dwelling units are 600 sq ft or less.

Although this provides for 20 units per acre, it does not allow for 10 units per ½ acre. This is due to the front load of 8,000 sq ft for the first unit. Staff would not recommend lowering the front load for the first unit. Lowering the first unit would result in a higher density than 20 units per acre with Bob's formula.

Mike Reynolds
Land Use Coordinator
Kanab, Utah 84741

Possible Zoning Code amendment to encourage Affordable Housing (new portion is underlined)drafted by BN 3/2/16

Chapter 18 Multi-Family Residential Zones

Section 18-4 Density Regulations

The density shall not exceed the densities given in the following table.

UNITS	MINIMUM LOT SIZE				
	RM-7	RM-9	RM-11	RM-13	RM-15
1 st unit	12,000 sq ft	11,000 sq ft	10,000 sq ft	9,000 sq ft	8,000 sq ft
2 nd and each additional unit	6,000 sq ft	5,000 sq ft	4,000 sq ft	3,000 sq ft	2,500 sq ft **

** Except that in the RM-15 zone, the minimum lot size requirement may be reduced for dwelling units that are less than 600 sq ft in floor area, not including garage. The 2nd and each additional unit requires 1,800 sq ft, rather than 2,500 sq ft.