



KANAB
— UTAH —

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

April 5, 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. Continued 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; Discussion; Vote on Recommendation 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.

Discussion. A review and discussion regarding Kanab Land Use Ordinance Chapter 7 [signs]

Discussion. A review and discussion on Lights and lighting in residential areas

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>**

Kanab Planning Commission Meeting

March 15, 2016

Kane County Commission Chambers

PRESENT: Chairperson Joan Thacher, Commission Members Arlon Chamberlain, Stuart Allan, Melvin Watson, Marty Ott, Business/Land Use Coordinator Mike Reynolds, City Council Liaison Brent Chamberlain, Jeff Stott of Kanab City Legal Council and Secretary Katherine Ohlwiler.

NOT IN ATTENDANCE: Chair Pro Tem Mike Downward and Commission Member Curtis Cutler.

MEETING STARTED AT 6:30 PM

APPROVAL OF MINUTES: Stuart Allan made a motion to approve the minutes of March 1, 2016 with the change. Melvin Watson 2nd the motion. Motion passed.

PUBLIC COMMENT PERIOD: Mark Sterkel expressed that he is seeing a tendency in Kanab and The Ranchos just as the City grows on restrictive night light use. He explained that there are some homeowners that have really nice new garages that are putting off light that must be a thousand watt bulb and shine several blocks from their property. One thing that concerns him in particular is the Texaco lights at the entrance to The Ranchos; they are so bright that at times he loses his night vision when driving there. Just something he would like Kanab to think about and address.

Caralee Woods wondered if the lights had shields or not.

PUBLIC HEARING DISCUSSION ON A ZONE CHANGE TO PARCELS K-B-12-8 AND K-B-12-13 FROM R1-8 TO RM-15: Arlon Chamberlain made a motion to go into Public Hearing. Melvin Watson 2nd the motion. Motion passed.

Doug Dewitz wondered if the Commission is making the same consideration for the other RM zones such as his RM-7. He appreciates someone wanting to create tiny houses with higher density for people to downsize into.

Mike Reynolds explained that the Commission was just looking at this parcel to change the zoning and that if Doug Dewitz would want to change his zoning to accommodate something similar several factors would have to be in place.

Herb Alexander expressed that he has seen a definite problem with affordable housing and that the Commission is on the forefront of that challenge to figure things out for people so that they can live, the two new hotels will probably pay minimum wage and rent will not be affordable. He suggested to the Planning Commission to be proactive to look and see what developers are thinking of doing.

Melvin Watson made a motion to go out of Public Hearing. Stuart Allan 2nd the motion. Motion passed.

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:

Stuart Allan made a motion to go into Public Hearing. Melvin Watson 2nd the motion. Motion Passed.

Caralee Woods wondered if the Commission was talking about smaller units or separate units.

Mike Reynolds informed her that they were talking about small units that would be attached.

Herb Alexander questioned if the City was going to allow these type of tiny houses would it be written in stone or if someone could do a pilot project and see if it really works rather than changing the zoning to allow it and then find out that it wasn't such a good idea.

Arlon Chamberlain explained that usually the Commission would rezone the section and see if it doesn't end up working they would then change it back. He continued on by saying that you could deal with the problem through the Nuisance Ordinances or different channels.

Claudia Brescia had a thought to be considered that if these are affordable housing for people that work in town many and most are going to be young people or families and even if they move in with two that soon becomes three and so on.

Mark Morgan expressed that other cities are starting to build similar types of housing in their areas.

Doug Dewitz brought up the fact of considering the 80ft diameter turnarounds on a lot for a fire truck.

Mike Reynolds explained that they wouldn't actually need a turnaround area because this particular lot would have an entrance and an exit.

Melvin Watson made a motion to go out of Public Hearing. Stuart Allan 2nd the motion.

Arlon Chamberlain made a motion to table the discussion until the next meeting and go over the density, the RM-15 and also the other zones to come up with a formula to work with and that would be compatible. Melvin Watson 2nd the motion. Motion passed.

STAFF REPORT: None

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIAISON REPORT: None

Melvin Watson adjourned. Marty Ott 2nd.

Chairperson

Date



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Kanab City

76 N Main, Kanab, Utah 84741

435-644-2534

Land Use Coordinator

435-616-0784

Staff Report

Date: April 1, 2016
To: Joan Thacher, PC Chairperson
From: Mike Reynolds, Land Use Coordinator
Subject: Revisions to the Kanab City Land Use Ordinance Chapter 18

On March 15, 2016, a Public Hearing and discussions were held as required on possible changes 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. Kanab Planning Commission voted to continue the public hearing and discussion from the March 15, 2016 meeting to the April 5, 2016 meeting.

Bob Nicholson, City Planner, 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.

During the March 15 meeting, the Public Hearing and discussions posed the questions of allowing the Small Apartment Projects on all RM zoned parcels and not just RM-15. Staff has reviewed the RM-15 and do not find a minimum required parcel size. The RM zones in Section 18-4 [Density Regulations] appears to be for the purpose of calculating and formulating the number of units allowed on a parcel in relation to its Sq. Footage. Staff finds RM zoned properties within the General Planning Future Land Use, where designated Mixed Density Residential [MDR/HDR], could qualify for a re-zone to a RM-15. Property owners could then use the revised RM-15 formula being considered by the Planning Commission. Staff recommends the Planning Commission maintain reasonable control and approval over development of 'Small Apartment Projects' by using the RM-15 zone only.

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.