



KANAB
— UTAH —

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

June 21, 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, Call to the Public

Public Hearing. A continued Public Hearing from May 17 and June 7, 2016. Discussion of revisions to the Kanab City Land Use Ordinance Chapter 18, 18-4 [Density Regulation], and 18-6 [Staff;]

Recommendation. Motion; Second; Discussion; Vote to Recommend revisions to the Kanab City Land Use Ordinance Chapter 18, 18-4 [Density Regulation], and 18-6

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 at; 435-644-2534.

See entire packet online a minimum of 24 hours before the meeting at:

<http://www.utah.gov/pmn/index.html>

Kanab Planning Commission Meeting

June 7, 2016

Kane County Commission Chambers

PRESENT: Chairperson Joan Thacher, Chair Pro Tem Mike Downward, Commission Members: Marty Ott, Arlon Chamberlain, Stuart Allan, City Council Liaison Brent Chamberlain, Business/Land Use Coordinator Mike Reynolds, Jeff Stott of Kanab City Legal Council, City Planner Bob Nicholson and Secretary Katherine Ohlwiler.

NOT IN ATTENDANCE: Commission Members: Curtis Cutler and Melvin Watson.

MEETING STARTED AT 6:35 PM

APPROVAL OF MINUTES: Mike Downward made a motion to approve the minutes of May 17, 2016 with the proposed revisions. Arlon Chamberlain 2nd the motion. Motion passed.

PUBLIC COMMENT PERIOD: Charlie Saba explained that since the Kanab Zip Line had been approved, they've been rather a pain. One of the requirements that they were supposed to fulfill was that people would be bused to the zip line from their business in town, they are not doing so. Mr. Saba explained that he almost collided with Zip Line goes out on the highway. The trailer they are also using for business doesn't meet requirements with their sign.

Mike Reynolds will review what their requirements are for their business.

REVIEW AND DISCUSSION ON ACCESSORY BUILDINGS: Mike Reynolds explained that there have been a lot of storage containers being put on properties wherever the owner wants. All of the storage units are supposed to have a permit, and be painted the same color as the house. If the storage unit is 10' X 20' there is not a permit required. Carports-metal structures- have also been an issue. Mike Reynolds recommended going over the ordinances regarding accessory buildings.

CONTINUED PUBLIC HEARING DISCUSSION OF REVISIONS TO THE KANAB CITY LAND USE ORDINANCE

CHAPTER 4 TO INCLUDE OUTSIDE LIGHTING RESTRICTION IN THE RESIDENTIAL AREAS: Arlon Chamberlain made a motion to go in and out of Public Hearing at the call of the Chair. Marty Ott 2nd the motion. Motion passed.

Jeff Stott looked into cities that are Night Sky Friendly. Mr. Stott explained that if the City wanted to become certified it might be something the Beautification Committee could look into doing. He went over some of the requirements that would be needed during the long process. Mr. Stott also explained the definition for Down Lighting that he was directed to create last meeting:

“Down Lighting: To protect the views of the night sky, and to keep light from unreasonably interfering with another's property enjoyment, all outside lighting shall be “down lighting” so that lighting does not trespass to adjoining properties. All exterior lighting should provide for the illumination of buildings and grounds for safety purposes, but in an aesthetic manner. All exterior lighting shall be shielded, hooded,

or directed so that no direct light is allowed to directly trespass onto adjacent properties. The above restrictions do not apply to street lights, public parking lots, or holiday lighting.”

Mike Downward made a motion to recommend to the City Council adopting the new language for section 4-33 on Outdoor Residential Lighting as put forth by Jeff Stott with the addition for the wordage for holiday lighting. Motion passed unanimously by roll call vote.

CONTINUED PUBLIC HEARING DISCUSSION OF REVISIONS TO THE KANAB CITY LAND USE ORDINANCE CHAPTER 18, 18-4 [DENSITY REGULATIONS] AND 18-6: Bob Nicholson went over the modifications he has made to the two sections in chapter 18.

Arlon made a motion to go into Public Hearing. Mike Downward 2nd the motion.

David Donn expressed that these changes gives a lot of leeway to developers. Mr. Donn also wondered how everything gets covered as far as parking requirements and if a garage counted as a parking spot with one car parked behind that car.

Out of Public Hearing. Chairperson Joan Thacher directed staff to continue this discussion next meeting.

STAFF REPORT: Chairperson Joan Thacher declared there wouldn't be a Planning Commission Meeting July 5, 2016.

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIAISON REPORT: None

Stuart Allan adjourned.

Chairperson

Date

Possible Zoning Code amendment to RM (Multi Family) zones
 (new portion is underlined)draft #3 by BN 5/2/16

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	<u>12,000</u> <u>8,000</u> sq ft	<u>11,000</u> <u>7,000</u> sq ft	<u>10,000</u> <u>7,000</u> sq ft	<u>9,000</u> <u>7,000</u> sq ft	<u>8,000</u> <u>7,000</u> sq ft
2 nd unit	<u>6,000</u> <u>2,000</u> sq ft	<u>5,000</u> <u>2,000</u> sq ft	<u>4,000</u> <u>2,000</u> sq ft	<u>3,000</u> <u>2,000</u> sq ft	<u>2,500</u> <u>2,000</u> sq ft
Each additional unit	4,000 sq ft	3,500 sq ft	3,000 sq ft	2,500 sq ft	2,000 sq ft
Density of Existing formula on 1 ac (du/ acre)	6	7	9	12	15
Density w/ Revised formula (on 1 acre)	10	11.8	13.5	15.8	19.2

Proposed amendment to Chapter 18 Multi Family Residential (RM) Zone

Section 18-4 Density.

Rather than regulate the residential density of a project by increasing lot size requirements staff suggests that a simpler and more flexible approach is to rely on the site development standards to limit the overall density of a project. Those site development standards include, parking, landscaping, building height, building coverage, and building setback standards. More important than a projects density (ie, # of units per acre) is the project design which includes the layout of the project and the architectural design of the buildings. One of the main problems with using density as the main zoning criteria is the vast difference in the type and size of dwelling units. Small efficiency units with one bedroom are a much different product than large three plus bedroom units designed for families or vacation retreats. Using the site development standards, rather than density, as the main regulatory tool provides flexibility to developers to more easily meet the local housing need. The project's design including site layout and building design is subject to site plan review process whereby city staff, the Planning Commission, and City Council review the site plan for compliance with the city's adopted site development standards.

Credit goes to Jeff Stott, City Attorney for suggesting this approach as a simpler way to review and regulate multi family housing projects seeking approval from the City.

Staff; Bob Nicholson

Possible Zoning Code amendment to RM (Multi Family) zones

(new portion is underlined)draft #4 by BN 5/24/16

Note: The purpose of this draft is to provide an alternate concept for the regulation of project density. Rather than prescribing a density formula (table, etc) with increasing lot size requirements based on the number of proposed units, the following draft relies on the site development standards to limit the maximum site density. The building height (35'), building coverage (50% max), parking (2.25 stalls/unit) and the landscaping (30% of site) will act to limit the amount of units feasible for a property. Smaller sized units could result in more overall units (ie, higher density), and larger units could result in less overall units (lower density). Credit for this concept goes to Attorney Jeff Stott, who raised this idea as a simpler way to deal with the issue of site density. In addition to simplifying the density issue, this concept would reduce the number of Multi Family zones from five to one, eliminating the need for a RM-7, RM-9, RM-11, RM-13, and RM-15 zones, and simply having one Multi Family zone.

Chapter 18 Multi-Family Residential Zones

Section 18-4 Density Regulations-Flexibility

The density shall ~~not exceed the densities given in the following table~~ is considered somewhat flexible and is subject to the approval of a site development plan by the City Council upon recommendation of the Planning Commission, per Chapter 9 Site Plan Review. The proposed project density must comply with the site development standards set forth in the Kanab Land Use Ordinance, and more specifically with the building height limitations set forth in section 18-3, the parking requirements in section 6-4, and the building coverage and landscaping standards set forth in section 18-6.

Note: The following table is deleted.

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

Section 18-5 Area, Width, and Yard Requirements (Replaces existing table)

Zone	Area	Width	Front Setback	Side Setback	Rear Setback
RM	12,000	100'	25'	10'	10'