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KANAB
— UTAH —

City Council

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Brent Chamberlain

PLANNING COMMISSION
JUNE 4, 2013
76 NORTH MAIN, KANAB, UTAH

- 6:30 P.M. Work Meeting
- Staff Report
 - Council Member Liaison Report
- 7:00 P.M. Approval of minutes of previous meeting;
- 7:05 P.M. Public Comment Period;
- 7:15 P.M. Continued discussion and review of sensitive lands ordinance

* PLEASE NOTE THAT DUE TO AN OMISSION OF PROPER NOTICE, THE PLANNED PUBLIC HEARING TO CONSIDER AMENDING THE LAND USE ORDINANCE TO ADD "TAVERN" AS A CONDITIONAL USE IN THE C-1 ZONE WILL BE RESCHEDULED TO THE JUNE 18th MEETING

Times listed for each item on the agenda may be accelerated as time permits. 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.

— A Western Classic —

**KANAB CITY PLANNING COMMISSION MEETING
MAY 21, 2013
KANE COUNTY COMMISSION CHAMBERS**

PRESENT: Chairman Byard Kershaw, Kent Burggraaf, Arlon Chamberlain, Teresa Trujillo, Dave Borup, Joan Thacher and Terril Honey. Council Member Jim Sorenson. Staff Member Levi Roberts of Five County and Business/Land Use Coordinator Gary McBride

WORK MEETING: Discussion of agenda items.

Chairman Kershaw opened the regularly scheduled meeting at 7:06p.m.

APPROVAL OF MINUTES: A motion was made by Member Burggraaf and 2nd by Member Honey to approve the minutes of the May 7, 2013 meeting as corrected. Motion passed unanimously.

PUBLIC COMMENT PERIOD: No comments were received.

Member Chamberlain made a motion to go into public hearing. Motion 2nd by Member Trujillo. Motion passed unanimously. Member Burggraaf asked the Commission to postpone the application for a zone change until after they had made the decision on the next agenda item: Adding "Zip-Line" as an allowed use within certain zones in Chapters 16, 20 and 21 of the Land Use Ordinance. Member Burggraaf made a motion to go out of public hearing. Motion 2nd by Member Trujillo. Motion passed unanimously.

Member Burggraaf moved to take the agenda out of order to deal with the adding of zip-lines to the zones specified first and then come back to the zone change application after that.

PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL ON AMENDMENTS TO THE KANAB CITY LAND USE ORDINANCE CHAPTER 16 (AGRICULTURAL AND RURAL RESIDENTIAL ZONES), CHAPTER 20 (COMMERCIAL ZONES), AND CHAPTER 21 (MANUFACTUREING ZONES) TO ADD "ZIP-LINE" AS AN ALLOWED USE WITHIN CERTAIN ZONES WITHIN THESE CHAPTERS, THE PUBLIC IS INVITED TO ATTEND AND GIVE

COMMENTS: Member Honey made a motion to go into public hearing. Motion 2nd by Member Thacher. Motion passed unanimously. Mr. E.C. Barnes stated that the new proposed zip-line would bring a few new jobs to the area and the motels would benefit also. Member Trujillo made a motion to go out of public hearing. Motion 2nd by Member Thacher. Motion passed unanimously. The Commission discussed the different zones and which ones the proposed zip-line best fit. Staff recommendation: That the Kanab City Planning Commission recommends a Land Use Ordinance Amendment of Chapter 16, 20 and 21 to the Kanab City Council listing "Zip-Line" as a conditional use in the following zones:

- RA "Agricultural Zones" (Chapter 16)
- C-3 "Commercial" (Chapter 20)
- M-2 and M-3 "Manufacturing" (Chapter 21)

Member Honey made a motion to recommend to the City Council to amend the Land Use Ordinance to allow a zip-line in the Agricultural Zone, RA as a Conditional Use and also the Commercial Zone, C-3 as a Conditional Use and include that in Manufacturing Zone, M-2 and M-3 as Conditional Uses. With the findings that this is the recommendation from Staff after their

research and that the use is consistent with the uses in those zones. Motion 2nd by Member Trujillo. Motion passed unanimously.

PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL ON A ZONE CHANGE ON PROPERTY (40 ACRES) LOCATED ON PARCEL K-14-14 ANNEX (EAST OF THE GOLF COURSE), FOR JIM BARNES. THE PROPOSED ZONE CHANGE IS FROM PD (PLANNED DEVELOPMENT – RESIDENTIAL) TO C-3 (COMMERCIAL), WITH THE APPLICANT REQUEST THE ZONE CHANGE WITH THE INTENDED USE OF THE PROPERTY BEING TO INSTALL AND OPERATE A COMMERCIAL ZIP LINE. THE PUBLIC IS INVITED TO ATTEND AND GIVE COMMENTS:

Member Chamberlain made a motion to go into public hearing. Motion 2nd by Member Thacher. Motion passed unanimously. Mr. E.C. Barnes felt that the zip-line would be a good asset to the community. Member Trujillo made a motion to go out of public hearing. Motion 2nd by Member Burggraaf. Motion passed unanimously. The Commission felt it would be best to zone this property as Agricultural instead of C-3 (Commercial) and the property owner had no problem with that. Member Burggraaf made a motion to recommend to City Council that parcel K-14-14 Annex be re-zoned to RA-10 (Agricultural 10 acre) based on the findings that this is the recommendation from Staff and it would fit with the surrounding zones. Motion 2nd by Member Chamberlain. Motion passed unanimously.

VALERIE HEINZ – REQUEST TO DISCUSS THE IDEA OF ADDING “TAVERN” AS AN ALLOWABLE USE TO C-1 (COMMERCIAL):

Valerie Heinz addressed the Commission stating that Laid Back Larry’s will be going out of business soon due to lack of revenue. She has done what she can to grow her business and believes she may have a chance to succeed with a new business. She would like to have a Tavern & Restaurant open only in the evening. They would offer a small dinner menu and only 3.2 beer. She feels that getting a “beer” license to add beer to her restaurant would not increase revenue enough to make a living. Instead, she is asking for a “tavern” license so a food order would not be required. She is requesting that “Tavern” be added to uses in the C-1 zone. The Commission suggested to get a public hearing on the agenda for this request to see what the public has to say.

Member Trujillo excused herself.

CONTINUED DISCUSSION AND REVIEW OF SENSITIVE LANDS ORDINANCE: The Commission had asked Levi Roberts to do some research and look at other Sensitive Lands Ordinances from other cities and he chose to look at Ivans City. Levi had a few suggestions that he made to the Commission:

- To have a more discrete definition of Sensitive Lands
- Add a reference to the Floodplain Ordinance in the Sensitive Lands Ordinance

The Commission continued to discuss the Sensitive Lands Ordinance. The Commission asked Levi to have the City Engineer review the ordinance and give his suggestions.

A motion to adjourn was made by Member Chamberlain

CHAIRMAN

DATE

UNAPPROVED-SUBJECT TO CHANGE