

Kanab City Planning and Zoning Commission Meeting
April 2, 2019
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Chris Heaton, Chair Pro Tem Scott Colson, Commission Members Breck Judd, Joan Thacher, Donna Huntsman, Boyd Corry and Ben Clarkson; Land Use Coordinator Mike Reynolds; City Council Liaison Celeste Meyeres; Attorney Jeff Stott and Administrative Assistant Janae Chatterley.

Not in Attendance: City Council Liaison, Arlon Chamberlain; City Planner Bob Nicholson

Approval of Minutes: Correction needed on line 35 (spelling error/grammar). A motion was made by Scott Colson and 2nd by Donna Huntsman to approve the minutes from March 19, 2019 with the amendments. Unanimous vote, motion passed.

Public Comment: Mary Beth Kuntz commented that she has attended almost every meeting for Planning and Zoning and City Council for the entire year since moving to Kanab. She sat through all the meetings that we had with Best Friends and she has a couple comments regarding affordable housing. She has looked up the Kanab Affordable Housing Plan which was adopted April 9, 2013, by the City Council, page 19 references benchmarks and discusses goals and strategies. The Kanab Affordable Housing Plan should be evaluated on an annual basis to see if the goals have been met and if goals have not been met the strategies should be amended. Her question is, have the strategies been amended since 2013? The general plan does contradict this stating the evaluation should be every two years. Housing is such a big issue in this town and has direct and indirect links to all aspects of the community. The shortage of affordable housing continues to hinder business development and employee retention. She asked if a housing taskforce could be established, in line with what was done with the signs. This would be a broad representative of the community that would try to formalize incentives for developers. Donna Huntsman responded that there was an updated that was done in May 2017. One of the updates implemented a waiver for the impact fees for those kinds of developments. She has also been doing some research and has discussed this with the Mayor and with Shelli Glines, Head of the State of Utah. A recent bill was passed, Senate Bill 34, that will be funding 200 million dollars to affordable housing.

Boyd Corry commented that part of the issue is that nobody likes this type of change and we saw that with Best Friend's. We finally have a developer with money to get a development going and to get the sewer across the creek and they came in with a great idea and look at how they were met. Nobody wants this in their back yard or wants change. We have a private entity who is willing to put the money in and once the sewer is in, there are 120-140 adjacent acres to this property that will be much easier to develop. These types of developments may start to bring the price of lots down so individuals can qualify for USDA loan. Right now, the price of land is too high. He believes that the zone change request from Best Friend's became too personal and prejudicial.

A Public hearing and discussion for a n amendment and revision to Kanab Land Use Ordinance Chapter 7 to permit an exception to the size of an electronic changeable message sign authorized on City property . [Applicant; Staff] .

Mike Reynolds explained that during the last meeting we discussed the amendment and revision for Chapter 7, since the Public Hearing was done in November it was decided that it would be best to bring this back to Planning Commission and to issue a new Public Hearing to allow for any Public Comments.

Celeste Meyeres asked if a public hearing would be required every time a request came in to put a sign on City property.

Mike Reynolds responded no a public hearing would not be required.

Ben Clarkson motions to go in and out of public hearing at the Chair's discretion, Boyd Corry seconds.

Ben Clarkson doesn't have an issue with making exceptions on city property.

Boyd Corry asked for clarification with the proposed draft in regards to A3 and D4, there are discrepancies on the percentage for sign surface.

Joan Thacher has found two other issues, the minimum distance from a residential zone and the sign surface.

Mike Reynolds commented if the proposed draft is approved, the signs on city property would be exempt from the ordinance.

Joan commented that the proposed draft states it is exempt in regards to size.

Mike Reynolds stated that the proposed draft can be changed based on Commissions recommendation.

Discussion regarding future signs, such as the Civic Center and other signs that may be requested.

Ben Clarkson recommended removing the size notation regarding signs in the proposed draft and to have this paragraph be its own section.

Thomas Avant recommended maybe adding Government property so that other buildings such as the Civic Center or the Travel Council would be included in the exception.

Discussion between the Commission and staff regarding what entities would be included in "Government". Kanab High School would not be considered government but more quasi government. The Commission came to the conclusion that they did not want to add government and quasi government to the exception as it would open it up to too many different entities.

Joan Thacher makes a motion to recommend to Kanab City Council to amend Kanab Land Use Ordinance Chapter 7 adding section 7-8I Any signs located and authorized on City property may be exempt from the regulations in this ordinance when recommended by Kanab Planning Commission and approved by Kanab City Council during a public meeting. Donna Huntsman seconds, Breck Judd, Donna Huntsman, Scott Colson, Joan Thacher, and Boyd Corry yea, Ben Clarkson nay. Motion passes.

A Public meeting and discussion to permit Kanab High School to install an electronic changeable message signs up to 53 square feet in size. Kanab City Council has previously authorized Kanab High School to place an electronic sign on City property. [Applicant; Kanab High School and Kanab School District]

Mike explained that this recommendation is based on if the first motion is approved by City Council. Mike went over the two sign designs; one is a free-standing (pole) sign and the other is a monument sign both are about 53 square feet and would be an electronic changeable sign. The freestanding (pole) sign is 16 feet 10 inches high.

Ben Clarkson asked what type of signs have we been asking and encouraging everyone to do Mike Reynolds responded a monument sign but this is in the C2 zone and they are eligible for a free-standing (pole) sign.

Donna Huntsman asked about the KHS letters on the sign and if the KHS letter could be moved to the top of the monument sign and to the bottom of the electronic portion of the free-standing (pole) sign.

Breck Judd motions to go in and out of public hearing at the Chair's discretion, Donna Huntsman seconds.

Thomas Avant commented that looking at both options his opinion would be that the Pole Sign would be safer in regards to drivability and visibility. He likes the pole sign and the KHS at the top, part of Kanab is the High School and the sports there is a lot of pride in that.

Ben Clarkson strongly prefers the monument sign and thinks the KHS at the top is fine. He doesn't agree with the vandalism argument, if somebody wanted to spray paint the sign, they can

paint right down the stone on the pole sign. He commented that the neighbors were shown a monument sign and signed off on the monument sign. He thinks it speaks loudly that we ask all the businesses to go to a monument sign and then a community project allows a 16-foot-high sign. Mike Reynolds is not aware of what signs the neighbors were shown.

Scott Colson is concerned about the exception; he doesn't feel it is right for a city to impose regulations on its citizen that it itself is not required to follow. Personally, he thinks the letters down the pole would like fine, he agrees that vandalism probably isn't a serious issue anymore. Discussion between Commissioners regarding electronic signs and ensuring that there are parameters on how bright they are, shut-off times, or static/scrolling images.

Breck Judd makes a motion to recommend to Kanab City Council to allow Kanab High School to install an electronic changeable message pole sign that is presented in the packet. Contingent on City Councils approval of the amendment to Kanab Land Use Ordinances Chapter 7 authorizing any signs on City property exempt from regulations and ordinance. Scott Colson seconds.

Scott Colson would be fine with asking the High School to put the letters down the pole.

Boyd Corry would be fine letting the High School choose either sign (monument or pole) presented in the packet.

Joan Thacher commented that they (High School) wants the pole sign.

Breck Judd amends his motion to have the KHS letters moved down the pole.

Donna Huntsman prefers the monument with the KHS up top. She also feels that if we are asking the business to install monuments signs, the city should be a leader by having the Highschool install a monument sign.

Boyd Corry made a recommendation that City Council make the decision on the monument or the pole sign.

After discussion between Commissioners it was decided to allow the school to decide on which sign they would install if approved by City Council.

Breck amended his motion to allow the school to decide which sign would be installed if approved by City Council.

Roll Call Vote, Boyd Corry, Breck Judd, Scott Colson yea; Ben Clarkson, Joan Thacher, and Donna Huntsman nay; tie vote, Chair Chris Heaton voted yea, Motion passes.

A Public meeting on a proposed Minor Subdivision (Buena Vista Commerce Park) dividing Parcel K-14-4-Annex into five [5] commercial lots. Parcel K-14-4B-Annex is located in the approximate area of 1109 S Chinle Dr., Kanab, Utah. [Applicant; Carl Zander and Iron Rock Engineering] .

Chris Heaton recused himself from voting.

Mike Reynolds explained that this lot is located off of Chinle Dr. This lot was previously discussed regarding an RV Park and RV extended stay park. This request is to do a minor subdivision of five commercial lots. They are all legal lots. They all have legal access off of Chinle Dr and eventually there will be a road that has access off of highway 89.

Scott Colson asked about the access on Lot 3.

Mike Reynolds explained that there is access to Chinle Dr it is very narrow but it meets the requirement as far as the width. There is not a set frontage requirement for commercial lots.

Thomas Avant explained the different access points for the lots from Chinle and Highway 89. He also explained that there will be an easement along the drainage ditch.

Boyd Corry clarified that the lot is already zoned commercial and asked about the lot size.

Mike Reynolds confirmed that it is zoned commercial.

Scott Colson listed the different lot sizes shown in the packet.

Scott Colson] makes a motion to go in and out of Public Hearing at Chair's discretion, Boyd Corry seconds

Discussion between staff and the Commission about future land use in this area, past zones, and present zones.

Mary Beth Kuntz asked if planned developments have an expiration date.

Mike Reynolds explained that a condition could be added in the decision to include an expiration date.

Scott Colson asked about transportation on Chinle. Chinle is not in the best of condition especially in this area. In the transportation plan Chinle Dr. is shown as a major arterial road, is Chinle up to standard to allow for this type of subdivision.

Thomas Avant responded that he wouldn't have any idea until the owner decides what he will be doing with it. This is already zoned commercial splitting it will not increase traffic; the density is not changing.

Scott's concern is that all the lots are accessing off of Chinle and not the highway.

Thomas responded that traffic would be addressed with the site plan, doing the subdivision doesn't change the density.

Discussion between staff and the Commission about what may be developed on these lots and other developments in the county further up the road that would be accessed off of Chinle. It was explained that for the developments in the City a site plan review would have to be done before any development occurs, traffic concerns would be addressed at that time.

Boyd Corry makes a motion to recommend to the City Council to approve the proposed Minor Subdivision dividing parcel K-14-4-Annex into five [5] commercial lots, located in the approximate area of 1109 S Chinle Dr. Scott Colson seconds, unanimous vote. Motion passes.

Staff Report: None.

Commission Member Report: Breck Judd announced that this is his last meeting and he will be resigning. Joan Thacher would like to propose that the Commission consider a General Plan amendment to return the multi-density property between the creek and Ranchos back to Very Low Density. There were a lot of people against the Best Friend's zone change and it wasn't just because it was Best Friends. It is a very rural area and they were against having the high-density property up against it. She feels that we are going to come up against this again if or when the owners of the other undeveloped properties come in to request a zone change to develop their property. She has concerns with road problems and access issues across the creek. There was discussion with the Commissioners on how the current land owners may feel about changing the zone designation on the Future Land Use Map and the investment they may lose with a lower density development. There was discussion that this area and the property North of this in between the Ranchos and Cedar Heights subdivision are one of the only areas left to develop in city limits. There was discussion on what zone designation should look like and how to apply good planning to the Future Land Use Map to achieve affordable housing. The decision was to discuss and receive some direction from Bob Nicholson, the City Planner, on how to apply good planning to the Future Land Use Map.

Council Member Liaison Report: Celeste Meyeres thanked Breck Judd for his service. She reported that at the last City Council meeting the Best Friends request for zone change was approved 4 to 1 with conditions. They will be required to put R-1-20 on the west and south property boundaries and then and even mix of R-1-8 and R-1-15 throughout the rest.

Scott Colson motions to adjourn the meeting.

Chairperson

Date