

**Kanab City Planning and Zoning Commission Meeting**  
**April 21, 2020**  
**Kanab City Council Chambers**  
**26 North 100 East**  
**6:30 PM**

**Electronic Meeting (Live on Kanab City Facebook Page)**

**Present:** Chair Chris Heaton; Chair Pro Tem Scott Colson; Commission Members Donna Huntsman, Kerry Glover, Ben Clarkson and Ben Aiken, Land Use Coordinator Mike Reynolds; Attorney Jeff Stott; City Council Liaison Arlon Chamberlain; City Planner Bob Nicholson and Administrative Assistant Janae Chatterley.

**Not in Attendance:** Commission Member Boyd Corry

**Approval of Minutes:** A motion was made by Donna Huntsman to approve the minutes for March 3, 2020 and 2<sup>nd</sup> by Kerry Glover. Unanimous vote, motion passed.

**Public Comment:** None

**Administrative review and vote to approve or deny a site plan final review for the Country Inn Suites; located at the intersection of Hwy 89 and 900 E, between Hwy 89 and Chinle Dr. on parcel K-4-2-Annes and zoned C-3.**

**[Applicant Surya Hospitality & Iron Rock Engineering]**

Mike Reynolds discussed the new site plan review and the changes made to the landscaping and walk/bike trail. Planning Commission discussed the site plan with the applicant's representative, Iron Rock, in regards to the lighting, drainage and sidewalks.

Ben Clarkson made a motion to approve the site plan review for the Country Inn Suites, located at the intersection of Hwy 89 and 900 E, with the condition that any amendments or modifications to the plans are brought back to the Planning Commission for review. Donna Huntsman seconds, unanimous vote; motion passes.

**A public hearing for a proposed zone changes to Parcel K-7-15-Annex from RR-1 [Rural Residential minimum 1 acre] to R-1-20 [Single Family Residential, 20,000 sq. ft]. Parcel K-7-15-Annex is located at 751 S Hillside Drive in Kanab, UT. The purpose of the rezone is to allow for a frontage requirement of a R-1-20 allowing a minor subdivide creating two (2) lots each 1 acre or more. [Applicant; E. Browning]**

Mike Reynolds explained that the applicant would like to split the lot but due to the location of the existing house and available street frontage the lot would not be able to be split and remain a RR-1. The applicant is requesting to change the zone to R-1-20 to accommodate splitting the lot. Ben Clarkson asked if a variance could be done to allow the lot split and remain a RR-1 zone. Jeff Stott responded that because the property owner by requesting a lot split is creating the complication a variance would not be allowed.

No Public Comment

Scott Colson makes a motion to recommend approval to City Council for the proposed zone change to Parcel K-7-15-Annex from RR-1 to R-1-20. Kerry Glover seconds the motion, unanimous vote; motion passes.

**Review and discussion of the recent Kanab General Plan Open House and the related citizen survey results.**

Bob Nicholson provided a summary of his observations of the survey responses:

- Survey respondents were mostly over the age of 46 (81%), owned their home, and had a household size of 1-2 persons (81%). Half of them have lived in Kanab for 20 years or more so are people quite familiar and invested in Kanab. 70% said they were "somewhat knowledgeable of the General Plan" which would represent a really good awareness of the Plan by the public.
- Preferred Density: 42% preferred low density residential (2-3 homes / acre) and 27% preferred Mixed Density. Combining these two responses means that 69% of the respondents were in favor of the type of residential

density generally advocated for much of the area within Kanab which has access to public sewer and water systems. This is a positive endorsement of the current city General Plan.

- Where future growth should occur: The preferred growth areas are 1) between Ranchos subdivision and Cedar Heights subdivision, and 2) Along south side of Chinle Drive. These two major areas are both designated on the current General Plan for Medium Density residential development (3.3 – 5 dwellings /acre). This survey response seems to be a strong endorsement of the present General Plan, at least for these two major areas in Kanab. There is a large area between the Ranchos subdivision and Cedar Heights subdivision which is outside the current city boundary, but annexation is anticipated in the near future. Depending on local street design and capacity, this area or a portion of the area could be designated for MDR.
- Regarding small neighborhood commercial facilities in residential areas the respondents were fairly evenly divided; 45% said yes, and 55% said no. Kanab is still small enough that driving or biking into the core commercial areas is not that far for most residents – the Ranchos subdivision being the exception. Also, the public perception of what comprises a neighborhood commercial center tends to vary a great deal. With the right mix of uses, a small neighborhood commercial center can be a good asset to the surrounding neighborhoods.
- Solutions to help move about Kanab: Respondents were supportive of more trails and bike paths, and sidewalks. Street repair and cross-walks also were supported.
- Top 5 neighborhood problems: Unkept lots, weeds, garbage, abandoned vehicles and equipment parked on streets were the main problems cited. This seems typical of the complaints most cities receive from residents, and it emphasizes the importance of effective city code enforcement. Without on-going code enforcement problem sites will develop and effect surrounding neighborhoods.
- City facilities desired / supported by residents; bike and walk paths, a recreation center with indoor pool, and sidewalks.
- Other issues cited by survey respondents as important issues facing the city; Job creation, affordable housing, preserving the small-town lifestyle, and parks & recreation development.

Planning Commission discussed their thoughts on the Open House and the survey results which overall they thought the turn out was really good as well as the feedback at the open house and with the survey responses. Bob Nicholson believes that overall, the survey responses is in-line with the General Plan and would like the Planning Commission to review the Future Land Use Map and make any recommendations. Staff will make any updates to the General Plan and bring the proposed changes to the Planning Commission for review. After review of the proposed changes and any other recommendations a Public Hearing will be scheduled.

**Staff Report:** Mike Reynolds explained that going forward he will be sending the Commission the proposed projects and applications a head of time so staff can review and be prepared for the meetings.

**Commission Member Report:** Donna Huntsman welcomed Ben Aiken to the Planning Commission.

**Council Member Liaison Report:** None

Kerry Glover motions to adjourn the meeting.

  
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Chairperson

  
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Date