

**Kanab City Planning and Zoning Commission Meeting**  
**May 7, 2019**  
**Kanab City Council Chambers**  
**26 North 100 East**  
**6:30 PM**

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

**Not in Attendance:** Commission Member Joan Thacher and Boyd Corry, City Council Liaison Arlon Chamberlain, City Planner Bob Nicholson

**Approval of Minutes:** No Corrections. A motion was made by Donna Huntsman and 2<sup>nd</sup> by Scott Colson to approve the minutes from April 16, 2019. Unanimous vote, motion passed.

**Public Comment:** None

**A Public hearing and discussion for a proposed zone change on Parcel K-21-4-Annex to a dual zone of C3 [commercial] and M 2 [manufacturing] from a single zone of C3 on 5.31 acres. Parcel K-21-4-Annex is located at 2073 S HWY 89A, Kanab Utah. The intent of the applicant is to maintain the C3 zone in the front portion [to HWY 89A] for the Kanab Farm and Ranch store and add a batch plant on the back section of the property that requires an M2 zoning. [Applicant; Joe Johnson ].**

Mike Reynolds discussed the location of the property and how it is surrounded by commercial & residential agriculture lots, across the highway is manufacturing/industrial. The applicant is remodeling the building for the Farm and Ranch Store. The purpose of the zone change request is to possibly add a batch plant in the back of the property.

Donna Huntsman asked for clarification on the zoning south of the property.

Mike Reynolds stated that the property on the south side is zoned residential agriculture.

Scott Colson makes a motion to go in and out of public hearing at the chair's discretion, Donna Huntsman seconds.

No Public Comment

Donna Huntsman asked what is a batch plant.

Joe Johnson explained that it is a plant to mix concrete.

Joe Thompson discussed the batch plant operations. They have five other batch plants in Utah.

The batch plant will stock pile sand and gravel, there will be a water tank and a low-profile silo.

The only problem they have is when they come back with left over concrete and cleaning the trucks, they will pick a spot on the property to dump the remaining concrete and wash out the trucks. The concrete will be picked up and hauled away.

Ben Clarkson asked about the dust.

Joe Thompson responded that the only way to completely resolve the dust would be to place it in a building.

Bart Battista commented that since this is an outdoor facility that the measure to control any hazard would be to have some type of outside ventilation.

Chris Heaton likes the idea of the batch plant and thinks it is needed.

Scott Colson makes a motion to recommend to the City Council to approve the proposed dual zone change on Parcel K-21-4-Annex to a dual zone of C3 [commercial] and M2 [manufacturing] from its single zone of C3 on 5.31 acres located at 2073 S HWY 89A, Donna Huntsman seconds, unanimous vote. Motion Passes

**Contingent upon Kanab City Council approval of the requested dual zone change on K-21-4-Annex, the applicant is requesting a conditional use permit to allow the installation and**

**operation of a cement batch plant on the back portion of the 5.31 acres located at 2073 S HWY 89A, Kanab, Utah [Applicant; Joe Johnson]**

Mike explained that a batch plant is required to have a conditional use permit. There will be a wash basin, sand pit, rock pit and standard items you would find in a batch plant. The biggest concern is dust. Conditions can be added to control the dust.

Jeff Stott commented that if approved the requirements in Section 8-6 of the Kanab City Land Use Ordinance will need to be included in the motion. The motion should find the proposed use is necessary and desirable, it will contribute to the general well being of the community, it is not detrimental to health, safety, and welfare to persons residing or working in the community and the proposed use will comply with the regulations of the ordinance and it is in harmony with the content of the Master Plan. If there is a concern about the dust there would be a condition regarding the dust or measures to control the dust.

Scott Colson asked if we are going to be adding conditions, do we have metrics to measure. He asked about any complaints the City may have received on the current batch plant.

Mike Reynolds responded that he has not received any complaints.

Bart Battista made a suggestion that any condition require compliance with the best industry practices.

Ben Clarkson commented that he sits on the Water Conservancy District Board, the only concern he could see is that they have to regulate and test the water. Overall for the community this is a needed thing and this is one of the best places to put it. He recommended that the applicant plant some trees on the perimeter.

Donna Huntsman recommends approval contingent upon Kanab City Council approval of the requested dual change, a conditional use permit to allow the installation of a batch plant on parcel K-21-4-Annex on the back portion of the 5.31 acres located at 2073 S HWY 89A, applicant Joe Johnson with the findings in Chapter 8, section 6, 1 - 4, of the Kanab City Land Use Ordinances and with the condition that the applicant will be compliant with the best industry practices regarding any dust, water or soil contaminates, Scott Colson seconds. Unanimous vote, Motion Passes.

**A public meeting to discuss and a possible recommendation for the Johnson Hills Minor Subdivision of 94.4 acres on parcel K-14-6-ANNEX located in the approximate area of 955 E HWY 89 Kanab, UT. The minor subdivision will consist of two parcels with HWY 89 creating the division of the two sections. Current zoning is RA [residential agriculture]. [Applicant; Kanab Gateway LLC represented by Iron Rock Engineering]**

Chris Heaton recuses himself from voting.

Mike Reynolds explained that these are zoned RA and the property is commonly referred to as the Johnson Ranch. Utah Division of Transportation built the highway on the property and already created a division in the property. The purpose of the subdivision is to sell off the property located on the south side of the highway. There is a projected hotel that may go there but an official request has not been received for those plans.

Thomas Avant clarified that the subdivision is to divide the lot into 3 parcels.

Mike Reynolds confirms that there are three lots on the request, it doesn't change the request as public hearing was not required and can be included in any recommendation to City Council.

Donna Huntsman clarified this is not a zone change.

Thomas Avant confirmed this is not a zone change just a subdivision.

Ben Clarkson recommends to the City Council to approve the Johnson Hills Minor Subdivision of 94.4 acres into 3 separate parcels on parcel K-14-6-ANNEX located in the approximate area of 955 E HWY 89, Kanab, UT. Scott Colson seconds, unanimous vote. Motion Passes.

**A public meeting to approve or deny two [2] monument signs on the newly remodeled Roadhouse & Mercantile motel complex located at 36 N . 300 W. on parcel K-19-10. This property is located in the C1 commercial zone [Applicant; Best Friends]**

Chris Heaton recuses himself.

Mike Reynolds explained the request, the size and location of the two signs being requested. The drawings and design meet the Kanab City Ordinances. They are allowed two signs due to the road frontage.

Donna Huntsman commented that she has reviewed the lighting design, these signs are not internally lit, the lights will be tucked into the top of the sign and can be dimmed. She does not have any concerns with the lighting of the sign and the Outdoor Lighting Ordinance.

Discussion and display on size and lighting

Scott Colson makes a motion to approve two monument signs on the newly remodeled Roadhouse and Mercantile motel complex located at 36 N 300 W. on parcel K-19-10. Ben Clarkson seconds, unanimous vote, Motion Passes.

**A public meeting to approve or deny a site plan for Best Friend's Wellness Center that includes a paved parking lot, landscaping, and one [1] monument sign on their property located at 163 S 100 E on parcel K-11-7. This property is in the C2 Commercial zone. [Applicant; Best Friend's Wellness Center]**

Chris Heaton recuses himself.

Mike Reynolds explained where the property is located and that the applicant is remodeling. They will be repaving the parking lot and adding landscaping. The lighting is similar to the sign that will be installed at the Best Friend's Roadhouse and Mercantile. The site plan was displayed showing the landscaping. Staff has reviewed the request and the applicant has done an excellent job with the design; staff recommends approval.

Donna Huntsman stated the sign meets the Outdoor Lighting Ordinance and the lights in the parking area will also be brought into compliance with the outdoor lighting ordinance.

Ben Clarkson makes a motion to approve the site plan for the Best Friend's Wellness Center that includes a paved parking lot, landscaping, and one monument sign on the property located at 163 S. 100 E. on parcel K-11-7. Scott Colson seconds, unanimous vote. Motion Passes.

**A public meeting to approve or deny an extension of an existing conditional use permit allowing the rear parking paving delay granted in 2018 to Quality Printing/One More Canyon. The requested extension is for an additional two or more years that would allow applicant to finish out the center unit, façade, and fire sprinkler systems on the entire complex. [Applicant; Ben Alderman]**

Mike Reynolds explained that he has been in contact with Ben Alderman, the city required that he install a sprinkler system in the entire three buildings, this was an expense that was not included in his construction loan. He needs to finish the sprinkle system, the side parking and the façade on the center building. He is asking for a two year or more extension on the conditional use permit that requires the rear lot to be paved for employee parking. This area is currently enclosed by a fence.

Ben Clarkson asked if we have the authority to lift or remove the conditional use permit.

Jeff Stott responded no, that the ordinance requires a hard surface and a variance or an amendment to the ordinance would have to be done to lift or remove the conditional use permit.

Discussion between commission and staff regarding what the ordinance requires for parking.

Requirements when the space of an existing building has changed and the how this would require the building to come in to conformance of the ordinance. This building usage was changed from one space into three different spaces or uses.

Scott Colson makes a motion to approve an extension of the existing condition for Quality Printing/One More Canyon for the period of 36 months. Ben Clarkson seconds, unanimous vote. Motion Passes.

**Staff Report:** Reported that staff has been meeting with the County for the RV Park called Dark Skies RV Park, this is the RV Park that will be going on the south side of the highway off of Chinle Drive (old highway). Their access is down Chinle Dr. There is an easement right next to them that could be developed into a road between the highway and Chinle. The city is trying to get them to

develop the road for access to their business. The owners are stating they do not have the funds to do this. The county and the city are looking at possible funding, no decisions have been made but we are exploring the possibilities. The city is being included in these conversations due to the annexation plans that were recorded with the State of Utah and the possibility that one day the city limits may be expanded as far or further then the Johnson Canyon road.

**Commission Member Report:** Scott Colson asked about reviewing the pedestrian transportation plan. Mike Reynolds requested that he be sent an e-mail to have it added to the agenda. Chris Heaton reminded the commission that Bob Nicholson requested that everyone read the General Plan and make notations and thoughts for the next discussion. Chris requested that Mike include a reminder in the e-mail.

**Council Member Liaison Report:** Celeste Meyeres commented that the recent denial recommendation regarding adding conditions on a zone change request has not been brought to City Council.

Ben Clarkson motions to adjourn the meeting.

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Chairperson

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Date