

Kanab City Planning and Zoning Commission Meeting
May 21, 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, Joan Thacher and Boyd Corry; Land Use Coordinator Mike Reynolds; City Council Liaison Arlon Chamberlain; Attorney Jeff Stott, City Planner Bob Nicholson and Administrative Assistant Janae Chatterley.

Not in Attendance: None

Approval of Minutes: Spelling corrections needed on lines 20, 121 and 135. A motion was made by Scott Colson and 2nd by Donna Huntsman to approve the minutes from May 7, 2019 with amendments. Unanimous vote, motion passed.

Public Comment: None

Review, approve or deny a site plan for Crimson Cliffs Villas located at 275 E. 650 S. on parcel K-17-6-Annex. Primary site plan review for landscaping and lighting.

Ben Clarkson recuses himself.

Mike Reynolds explained that the Preliminary and Final plat have been approved. At the time of the Final Plat review, the commission asked that the lighting and landscaping be brought back to the Commission for review. Mike discussed the site plan and landscaping. To accommodate the 25% requirement of landscaping half of the front strip would need to have grass planted and the other half rock. They are asking for this to be a decorative rock with additional bushes, this strip is also a detention pond and having grass there would make it difficult to maintain. Mike also displayed and discussed the lighting plan, which Donna Huntsman has reviewed and approved. At this time staff would recommend approval.

Donna Huntsman commented that she has reviewed the lighting plan with the Outdoor Lighting Ordinance and didn't have any concerns other than the number of total lumens. She was unable to find the hardscape to calculate the total Lumens as described in Table A of the ordinance. As long as the applicant agrees to follow the ordinance, she has no issues.

Nate Janes agreed to comply with Table A of the Outdoor Lighting Ordinance.

Arlon Chamberlain asked what is the total fixture count.

Donna Huntsman replied seventeen [17].

Discussion on motion detector lights and the types of plants and trees that would be planted. Nate Janes explained the landscaping designs. He discussed fencing plans; each unit will have a fenced small back yard but they are still debating on doing block, vinyl or chain-link with privacy slats

Arlon Chamberlain asked what fencing would go around the perimeter.

Nate Janes responded that what ever fencing is used for the private back yards would also be used on the property around any of the perimeter fencing that would be done. The plan is to have some of the perimeter left open so that it does not feel like a compound coming in to the property.

Arlon Chamberlain asked if fencing is required around the perimeter per the ordinance.

Mike Reynolds responded that they are surrounded by residential he does not believe it would be required. This is not a commercial property.

Donna Huntsman recommends that fencing is put up even though it is outside the ordinance.

Nate Janes stated that there will be fencing directly behind each of the unit but not necessarily in the open spaces.

Donna Huntsman recommends having more trees on the back side.

Charlie Saba commented that currently this lot absorbs the storm water and asked about the drainage in that area.

Mark Burgess commented that the front strip is a detention area to help with any flooding or drainage issues.

Jake Dutton commented that the detention area will be connected to the city drainage and the city is extending the drainage in this area.

Boyd Corry asked if the curb and gutter issue that was discussed during the final plat had been resolved.

Ben Clarkson responded that nothing has been resolved.

Joe Decker, City Manager, responded that this has been resolved with the developer. **The resolution is that curb and gutter will stop 16 ½ foot before the property line.**

Jeff Stott commented that the road starts to curve down right at the Clarkson property, the city asked the developer to have the curb and gutter follow the future road. This caused some issues so now the curb and gutter will stop with enough space to use the current access at the Clarkson property. When you make the motion just make sure to include the change to the curb and gutter. Discussion with the City Manager, Commission, and Ben Clarkson regarding the curb and gutter, the future road, easements and what could or would be done. It was decided that if the curb and gutter stops before the end of the Crimson Cliffs Villas property or up to the easement would not be an issue. The future road does not affect the Crimson Cliff Villa project, the road and easements are a dispute between Ben Clarkson, any other appropriate property owners and Kanab City.

Ben Clarkson asked what's the source of power and if it is overhead or underground.

Mike Reynolds explained that Garkane decides where the power will be coming from, once the power hits the property it must be underground per the ordinance.

Nate Jane stated that per Garkane it would be pulled from the pole that sits in front of Scott Colson's property.

Scott Colson commented that there is not an easement for that.

Arlon Chamberlain mentioned that he has an issue with overhead lines and how it limits the trees in the front of the property. In order to keep the trees, the way they need to be, we need to drop the power underground and bring it in to the different places.

Mike Reynolds said that we can not speak for Garkane and on several occasions they have refused to take it under ground.

Ben Clarkson asked about off-street parking and is not sure that the garage count as off-street parking.

Mike Reynolds responded that the garage is a two-car garage and would be qualified as off-street parking. Driveways can not come directly off of the street, there are set backs that would be required. This project has a common driveway/parking area in front of the garages.

Boyd Corry asked what if the owners do not use the garage for parking and try to park on the street.

Nate Janes stated that this is against the city ordinance. The HOA rules will include a 72-hour parking limit in the common driveway/parking area.

Ben Clarkson asked about the sidewalk width and what it would be.

There was discussion with the Commission, the developer and the City Engineers, that through the review process the developer must submit a preliminary plan, a final plan, and the construction drawings. All drawings were reviewed in accordance with the City Ordinances and met all the requirements.

Bob Nicholson asked about doubling the planting in the front area.

Nate Janes confirmed that they will be doubling the shrubs and plants in that area.

Ben Clarkson asked about the trash enclosures, if one dumpster would be enough for the number of units on the property and the landscaping in the open spaces and the requirement of trees.

Scott Colson commented that he spoke with Danny at the Special Service District and he confirmed one dumpster was sufficient.

Bob Nicholson confirmed that they did increase the trees sizes.

Ben Clarkson stated that per the ordinance a minimum of one canopy tree is required in each landscaped area. His concern is that he doesn't see that in some of the open areas. He also stated that per the Subdivision Ordinance it stated that different type of adjacent uses both within and between developments should be buffered (separated or screened), by extensive tree planting.

Bob Nicholson commented that there should be a tree in the two back corners.

Jeff Stott commented that the ordinance says between different types of adjacent uses, I would interpret this to mean different uses, commercial or house you would want a buffer. If we are just talking houses it is not necessary to have a big buffer.

Boyd Corry commented that this seems redundant, fences are already being placed behind each unit. The only opening is the two open spaces and the middle open space.

Nate Janes agrees to add more trees in the open areas.

Discussion about having the developer come back with the changes on paper and a new site plan or landscaping plan.

Chris Heaton commented about the review process with the City Engineers and how scrutinized the process and review is. His concern with kicking this down the road and not making a motion on what was discussed and agreed upon, so that we are going to come back and do it again. He has a hard time with this and feels we are doing a disservice to the community. It is not fair to the developers and the tax payers on the time and money it takes for each review. He suggests that the discussions and agreements that have been reached are included in the motion.

Boyd Corry makes a motion to approve a site plan for Crimson Cliff Villas located at 275 E. 650 S. on parcel K-17-6-Annex. Primary site plan review for landscaping and lighting, with the conditions that the sidewalk meets 5-foot requirements and that the tree sizes, shrubs and proper border with neighboring property is put in and approved by Bob Nicholson and that they are allowed to put the gravel in the front detention area. Neighboring properties will meet with the city to resolve the future roadway easement and the curb and gutter for Crimson Village Villa will be installed to the easement unless the City notifies the applicant of something different. Discussion with Garkane will need to take place regarding the power and that it is installed to meet city ordinance. Donna Huntsman seconds; Scott Colson-yea, Donna Huntsman-yea, Boyd Corry-yea, Joan Thacher-nay. Motion Passes.

Review, approve or deny a modified landscaping site plan for the Road House and Mercantile located at 36 N. 300 W. [Applicant; Best Friends]

Mike Reynolds explained that the applicant is requesting an exception to have trees planted in the city easement. The applicant is worried about line sight and safety in this area and feels that the landscaping and plantings on the property would be sufficient. The ordinance requires the trees in the easement.

Bob Nicholson commented if there is an actual sight line issue rather than planting the trees in the easement move them onto the other side of the sidewalk to the interior side of the sidewalk and easement.

Rose Molina the project manager for the Road House and Mercantile commented that Utah Department of Transportation (UDOT) has requirements on sight lines that conflict with the City Ordinances. There is a retention basin in the front of the property and planting the trees back from the city easement would put them right in the retention basin and there would be a conflict with the engineering.

Arlon Chamberlain asked if there was a filtration system in the retention basin.

Jake Dutton mentioned that the landscaping and irrigation on the city easement has been damaged with the construction.

Mike Reynolds responded that if there is damage to the landscaping or irrigation, the applicant would need to replace it.

Donna Huntsman asked what would be planted in the city easement if the exception is approved.

Rose Molina explained that the easement would be restored to its prior state before the construction. Any damage to the irrigation would be repaired.

Boyd Corry commented that currently there is an issue right now on the southeast corner with traffic parking in front of the businesses.

Jeff Stott explained that UDOT will take precedence over City code. If UDOT has a requirement we would have to follow that.

Cody Howick from Civil Science commented that he has worked on UDOT projects and he has never seen any line of sight requirements, he recommends that the commission get documentation or something in writing from UDOT.

Scott Colson agrees with the corner being problematic and the lines of sight are not great going around that corner. He would like to see some low growing shrubs planted to force pedestrians to stay on the side walk.

Arlon Chamberlain commented that a curb is more walkable with tree canopy. He feels it is important to keep the trees, shrubs can grow high and block views.

Mike Reynolds commented that in recent discussion with UDOT it was confirmed that in the city limits the city has full control of the easements.

Jeff asked for clarification from the applicant on why UDOT told them they had to have sight lines.

Tom Avant responded that the City has sight line requirements coming out of the driveway and that's what they used for the overlay.

Ben Clarkson asked if the trees could be reduced so they could be planted away from the driveways and sight lines for safety but still have some trees.

Tom Avant commented that the corner on 100 N and the driveway on Highway 89 have overlapping triangles for the line of sight.

Charlie Saba asked if there is anything in the city ordinance that allow the city to make an exception for safety.

Jeff Stott commented that everyone agrees that safety trumps, the question is if there is a safety concern in this area.

Discussion regarding some of the other corners in the city and if trees are planted in these areas.

Scott Colson makes a motion to approve the modified landscaping plan for the Road House and Mercantile located at 36 N. 300 W. for applicant Best Friends. Boyd Corry seconds, unanimous vote. Motion Passes.

Training and discussion on septic and sewer system [present and future]. Department representative from the Health Department and City Engineer from Civil Science will be available to provide information and answer.

Mike introduced Jeremy Roberts from the South West Utah Health Department and Cody Howick from Civil Science.

Jeremy Roberts provided a Power Point presentation that discussed the State requirements for Septic Systems, types of septic systems, what is allowed per State code, permit process for a septic system, and preferred waste systems. There was discussion on when it was appropriate to allow septic systems for multi-family houses. Jeremy Roberts clarified that this would only be allowed if the property remains under a single owner and meet all other requirements.

Cody Howick discussed the findings of the 2018 analysis of Kanab's waste water and the funding that would be required to switch the Ranchos to sewer. Findings for the analysis for the 2018 Kanab Wastewater can be found online at kanab.utah.gov, under Ordinance Current in the folder titled Capital Facilities Plan.

Review and discussion of Kanab General Plan assignment, as time allows

Time did not allow for much discussion with the Kanab General Plan. There was some discussion on if another meeting could be scheduled, if the meetings could start earlier or if there could be a dedicated time (45 min - 60 min) at the beginning of the meeting to discuss the General Plan. The decision was to have the meeting start at 5:30 PM on every other Tuesday and to have the General Plan as the first discussion item.

Staff Report: None.

Commission Member Report: None.

Council Member Liaison Report: None.

Scott Colson motions to adjourn the meeting.

Chairperson

Date