

**Kanab City Planning and Zoning Commission Meeting**  
**July 16, 2019**  
**Kanab City Council Chambers**  
**26 North 100 East**  
**6:30 PM**

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

**Not in Attendance:** None

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

**Public Comment:** Glenn Parrent wanted to remind the Commission that a few weeks ago they wanted to do something about the crosswalks. You were going to look at the crosswalk situation and look at more modern techniques for crosswalks and do something about it. He wanted to remind the Commission of that and that somebody died a few weeks ago.

Scott Colson asked Mike if UDOT has gotten a hold of him.

Mike Reynolds said that UDOT has not talked to him about the crosswalks but he has had some discussion about 900 S and Rocky Road.

Scott Colson touched base with the Richfield office and the guy he spoke with said he would touch base with you [Mike]. Scott will reach out again.

Donna Huntsman was in a meeting where the crosswalks came up and how they wanted UDOT to look at the crosswalks. UDOT will be doing a study.

**Review and discussion on updating Kanab General Plan .**

Mike Reynolds explained that Bob Nicholson has summarized some of the items to discuss and he will turn the time over to Bob.

Bob Nicholson explained that we have been discussing the General Plan for some time, he would like to talk about the Vision statement and spend a little bit of time on the Future Land Use Map. A vision statement should provide general direction to what kind of City the citizens want to see in the future, it should articulate an image of what the idea of Kanab would be like in 10-15 years. It should answer a question what do we want to be when we grow up. A vision statement should lay the groundwork for more detailed goals, long range in nature and provide clear direction. He read through the current vision plan and commented that the only weakness he believes there is in the vision statement is that there is no mention of physical development, what the commission envisions Kanab to look like or what makes it special. Bob Nicholson had written down a few ideas he thought would work in the vision statement and went over those with the Commission which include beautiful city with landscaped commercial areas, celebrates and enhances natural scenery, and develop bike trails. Donna Huntsman asked how do you keep the small town feel while you are growing. There was discussion with some public input on how to do this, in the downtown district encourage local restaurants and not chains, preserving historic buildings, walkable city with more crosswalks which require vehicles to slow down, more benches in the downtown district.

Scott Colson would like some clarification on what needs to be included in the General Plan, currently this reads nice and sounds like a brochure. He would like to see more direction on how

we will accomplish the things in the General Plan or how do we encourage locally owned businesses.

There was more discussion from the public and in the Commission regarding the crosswalks and how it may be more difficult with the road being a Highway. Discussion on how discouraging franchises may not be beneficial as this provides guidance to those who may be a first-time business owner. An idea may be to allow franchises as long as they mold their look to our design standards.

Bob Nicholson would like to see pairings in the commission to gather ideas on what they would like the Vision statement to encompass and then bring this back for discussion. Donna Huntsman will work with Joan Thacher and Ben Clarkson will work with Scott Colson to gather some ideas for the Visions statement.

Discussion between the Commission on the Motto and if it is still relevant. Some of the Commission did feel this is relevant and an important part of Kanab's history and heritage. It may need to be updated or clarified on what it means. Bob suggested something along the lines of Kanab Growing from a Proud Western Heritage.

Discussion moved to the Future Land Use Map. Bob discussed a few areas that the Commission may want to focus on, these areas may quickly develop due to the infrastructure already in place or infrastructure that will soon be in place. The areas include the lots south of Kanab on either side of Highway 89A and east of Kanab near Terrel Drive.

Mike Reynolds also discussed some areas of interest that developers have asked about this includes, lots on 1100 South, the lots that border the Ranchos between Kanab Creek Ranchos Drive and Powell Dr. He also commented that previously there was some discussion on adding a "Right to Farm" ordinance in these areas.

In the next General Plan discussion, we will discuss the ideas for the vision statement and the areas identified on the Future Land Use Map that have been identified.

**Public Hearing to discuss, recommend or deny a zone change to adjoining parcels K-310-1 and K-310-2 from a RA [Residential Agriculture] zone to a C3 [Commercial] zone. The two properties are 14.84 combined acres located in the approximate area of 933 E Chinle Dr. situated between Chinle Dr. and Hwy 89 Kanab, UT. The intent of the applicant is to use the property for a hotel complex.**

Ben Clarkson makes a motion to go in and out of public hearing at the Chair's discretion. Scott Colson seconds, all in favor.

Mike Reynolds explained that the applicant is requesting a zone change from a Residential Agriculture zone to a Commercial zone. The plans are to build two hotels and cabins, the access for these commercial buildings would be on Chinle Drive. Mike went on to explain that the Zander property next door has plans to put an extended RV park and has five commercial lots (that were just subdivided) they would also access the property through Chinle Drive. When the Zander property was subdivided City Council put a condition on the motion that before a building permit could be issued a traffic study would need to be completed. He also explained that the RV Park that is currently being built in the County, east of these properties will be using Chinle Dr as an access, unless the County puts in a road between Highway 89 and Chinle.

Chris Heaton went into Public Hearing

No comments

Scott Colson main concern is the traffic and the road condition on Chinle Drive. Is there a way to get a building permit, where we don't, as the Planning Commission, have the ability to look at a site plan and then request a traffic study as part of it?

Mike Reynolds responded we can always ask for a traffic study.

Jeff Stott commented with zone changes you can require but it sounded like we wanted to wait but yes anytime there is increased amount of traffic you can require it.

Donna Huntsman asked if we know the number of rooms.

Mike Reynolds responded we don't know right now; they are still in the process of figuring out their ingress and egress. Anything that may be provided now is not set in stone.

Boyd Corry asked can we do a road study, sewer and water when they come back with the architectural layout. All we are doing tonight is reviewing a zone change, correct?

Scott Colson wanted to clarify that a building permit couldn't be issued without the Planning Commission reviewing a site plan.

Jeff Stott commented to be safe it should be added to this motion.

Todd Avant commented that this would still have to come before you for a Site Plan review.

Mike Reynolds stated any business typically would require a site plan but if they were putting a residence probably not.

Arlon Chamberlain commented that when this is reviewed, we need to look at landscaping for both Highway frontages.

Charlie Saba asked if there would be any cabins

Chris Heaton responded that there would be cabins but they have said they will be different than the ones across the street. Other than that, we do not have any information.

Carl Zander commented that he owns Buena Vista Commerce Park. We have to remember that the traffic is either going to go by us, because we are not going to stop the visits to the National Parks, they are going to stop, go on some of our arterial roads or they are just going to go through and spend their money some where else. Its not just about traffic, the traffic is going to increase visits to the National Parks are going up 12-15% a year, stop them here and capitalize on the revenue.

Glenn Parrent commented, sir do you realize that they are worried about Chinle road not being supportive of any traffic on it after the bridge because it is just a pig path. Its not very wide, I don't know how that was ever a highway. You can barely pass on it; I think the concern with the traffic has got to do with redoing the roads and widening it. Maybe just redo the whole road with gutters and a good wash.

Donna Huntsman made a motion to recommend a zone change to adjoining parcels K-310-1 and K-310-2 from a RA [Residential Agriculture] zone to a C3 [Commercial] zone, with the condition that a traffic study is done as per city's design standards. Scott Colson seconds, unanimous vote. Motion Passes

**Public hearing to discuss, recommend or deny revisions and amendments to the Kanab City Land Use Ordinance Chapter 19 that will allow for Two-Family Dwelling and setting standards for the permitting requirements.**

Mike Reynolds commented that the reason we are looking at the KCR zone is that recently in the past year there has been sewer that has been provided down Escalante Drive which runs by the KCR zone. The KCR zone has a few empty lots and some of the owners are looking at selling the lots for a duplex. That can't be done unless the ordinances are updated to allow duplexes. What is being proposed is that the section 17-8 design standards for two-family dwelling be added to Chapter 19.

Joan Thacher makes a motion to go in and out of public hearing at the Chair's discretion. Boyd Corry seconds, all in favor.

No Public comment.

Joan Thacher commented that in the City code section 14-220 that if you are within 300 feet of a sewer line you have to hook up, so everyone in that block would have to hook up.

Ben Clarkson believes that would be enforced with a building permit. That the residents already living there would not have to hook up.

Mike Reynolds commented Joan may be right.

Boyd Corry commented that he does not believe that everyone on Escalante is hooked up.

Mike Reynolds believes only the new construction is hooked up to City sewer.

Ben Clarkson explained that when sewer was installed on Kanab Creek Drive the residents had a choice to hook up at a set price while the equipment was there or wait until the septic failed to hook up but the price may be different.

Commission discussed the City ordinance and the mandatory requirement to hook up to sewer if within 300 feet unless there written approval in cases of undue hardship. Commission would like to have a condition added to the motion to have the Council address section 14-220 and allow some grandfathering in or an exception to hook up to the sewer when the septic fails.

Joan Thacher asked about Section 19-5 J and if it was necessary to be in there. She believes it should be removed since it is discussing zones RR-1 and RA that have their own chapters.

Scott Colson makes a motion to recommend to the City Council the revision and amendment to the Kanab City Land Use Ordinance Chapter 19 with the amendments that removes Section 19-5 section J, parts 1&2 and with the requirement that the City Council reviews the General Ordinance 14-220 requiring mandatory sewer hook-ups. Donna Huntsman seconds, Ben Clarkson, Donna Huntsman, Scott Colson and Kerry Glover vote yea, Joan Thacher votes nay. Motion Passes.

**Staff Report:** None

**Commission Member Report:** Ben Clarkson has concerns about the meeting on May 21, 2019. He feels that the set conditions made with the motion did not get included in the minutes. One of the main conditions was that they would figure out that all power would be underground. He feels that the ordinance require underground in two different places. He felt that for them to move forward and to have the site plan approval required them to go entirely underground. They are setting power poles on the property as of yesterday and he thinks that is in violation. He is requesting that the Commission reviews this again to see if they feel fit to recommend to the Council, the Mayor, or Staff to red tag or stop the project until that can get worked out.

Commission discussed what they remember was in the motion. Jeff Stott said that he thinks what Ben is saying is that he listened to the minutes, Jeff would like to listen to the minutes as well and if it is clear on what Ben is saying, Jeff will discuss it with Joe (City Manager) or Mike that this is a condition that needs to be met. If it is convoluted and gray then it could come back to this council for clarification. Chris Heaton asked for it to be put back on the agenda and in the meantime, Jeff will listen to the recording and Janae Chatterley will send the recording out to the Commission members. Commission discussed what notification will be given to the developer, clarifying in the ordinance regarding the power and who should be involved or should provide input on what may be possible to bring the power underground. Chris Heaton would like to have a discussion of the ordinance put on the agenda as well as putting the site plan on the agenda to review the motion. Donna Huntsman provided some information regarding some of the proposed drafts on the lighting ordinance and extended RV parks.

**Council Member Liaison Report:** None

Scott Colson motions to adjourn the meeting.

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Chairperson

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Date