

Kanab City Planning and Zoning Commission Meeting
August 18, 2020
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Chris Heaton; Commission Members Donna Huntsman, Kerry Glover, and Ben Clarkson, Land Use Coordinator Mike Reynolds; City Council Liaison Arlon Chamberlain.

Not in Attendance: City Planner Bob Nicholson, Chair Pro Tem Scott Colson; Commission Member Ben Aiken; Attorney Jeff Stott; and Administrative Assistant Janae Chatterley

Approval of Minutes: A motion was made by Donna Huntsman to approve the minutes from 8/4/2020 with corrections discussed second by Boyd Corry. Unanimous vote, motion passed.

Public Comment: None

A Public meeting to discuss and vote on a recommendation to the Kanab City Council for a lot line adjustment plat amendment between parcel K-176-46 and K-191-47 in the area located at 490 E Ladera Ln and 496 Chuckwagon Cir in the La Estancia Phase 1 [lot 46] and Phase 2 [lot 47] subdivision.

Mike Reynolds explained this is a fairly simple lot line adjustment but does require a plat amendment. Public Hearing will be done with City Council all the notices have gone out. The lot line adjustment is needed to correct an error that occurred with a block wall. The block wall was built on the wrong property, both parties have agreed to the adjustment. The original applicant was Jeff Peterson but this property has been sold to Donna Huntsman.

Donna Huntsman recuses herself.

Boyd Corry makes a motion to recommend the lot line adjustment between parcel K-17-46 and K-191-47 with the finding in the Kanab City Subdivision Ordinance 2-4.9.1 and 2-4.9.2. Kerry Glover seconds, unanimous vote; Motion passes.

Review and discussion on Chapter 4-10 [construction and design of a guesthouse].

Mike Reynolds would like the Commission to review the ordinances for cargo containers. Mr. Reynolds explained that he has been receiving inquiries on using cargo containers for residences and guest houses. For a cargo container to be used as a residence they would need to meet the International Residential Code (IRC) or International Building Code (IBC). Mr. Reynolds would recommend that if the City allows these to be used as residence that it is required to be engineered. Planning Commission discussed possible clarifications to the ordinance such as paint, allowed in certain zones, height, and setback from property lines as well as other buildings on the property that may need to be done.

Review and discussion on General Plan as time allows.

Mike Reynolds explained that he put two maps in the packet one that shows the elevation where building would not be practical due to cliffs or hills. The second map was altered by Mr. Reynolds that calls out hospital, schools and other areas where building would not occur. Discussion regarding possible or planned developments around Jackson Flat Reservoir. Planning Commission requested a draft of proposed changes of the General Plan.

Staff Report: None

Commission Member Report: Donna Huntsman asked about amending ordinances and the process to do this.

Council Member Liaison Report: Arlon Chamberlain reported that the Council discussed Chapter 7 Sign Ordinance, there are some items that were going to be discussed in the first meeting in September.

Kerry Glover motions to adjourn the meeting, unanimous vote.



Chairperson

9/3/20

Date