

Kanab City Planning and Zoning Commission Meeting
August 20, 2019
Kanab City Council Chambers
26 North 100 East
6:30 PM

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

Not in Attendance: Chair Chris Heaton; Commission Member Boyd Corry; City Planner Bob Nicholson

Approval of Minutes: Ben Clarkson abstained from voting as he left the last meeting early. Correction needed on line 53 & 108; a motion was made by Joan Thacher and 2nd by Donna Huntsman to approve the minutes from August 6, 2019 with proposed amendments as discussed. Unanimous vote, motion passed.

Public Comment: None

A public meeting to discuss, recommend or deny a plat amendment to the Kanab Creek Ranchos Subdivision to allow a lot split on lot K-134—718 into two [2] equal lots located at 2221 S Powell Dr., Kanab UT. Each lot will be just over 2.5 acres and maintain its current RR-1 zoning. [Applicant Catherine Walker]

Mike Reynolds discussed the request to split the five-acre lot into two 2.5 acre lots. Staff explained that there were no problems identified with the request and staff recommends approval.

Discussion on if a Public Hearing was required in front of the Planning Commission. It was clarified that the property is located within a subdivision and requires a plat amendment. Public Hearing is required but it is done at the City Council meeting. There was some concern with the Planning Commission that residents of The Ranchos subdivision may have bought their property with the understanding that any amendments to the plat would require their feedback or approval. It was discussed that there are already two properties in the area that were allowed lot splits in the past. Mike Reynolds said that the Planning Commission could request a Public Hearing if they would like to hear any of the Public's comments or concerns. The majority of the Planning Commission was fine with the Public Hearing be held at the City Council level.

Donna Huntsman recommends to the Kanab City Council for the approval of a plat amendment to the Kanab Creek Ranchos Subdivision to allow a lot split on lot K-134-718 into two equal parcels located at 2221 S Powell Dr in Kanab with the findings in section 2-4.9.1 and 2-4.9.2. Kerry Glover seconds; Ben Clarkson, Donna Huntsman and Kerry Glover yea, Joan Thacher nay, motion passes.

A public meeting to discuss, recommend, or deny a plat amendment joining lots 72-1189 and 72-1190 into one combined lot located at 583 W Willow Dr., Kanab, UT. [Applicant Kevin Liptrot].

Mike Reynolds explained that the request is to join or combine two separate lots into one lot. Garkane, South Central and Kanab City have vacated the easement that ran between the two lots. Staff recommends approval.

Ben Clarkson provided some history of this lot.

Ben Clarkson makes a motion to recommend to City Council to approve the plat amendment to the Kanab Creek Rancho subdivision to allow a lot line adjustment joining lots 72-1189 and 72-1190 into one combined lot located at 583 W Willow in Kanab with the findings in section 2-4.9.1 and 2-4.9.2; Joan Thacher seconds; unanimous vote, motion passes.

Continuation from a public hearing on August 6, 2019.

Public hearing to discuss and recommend to the City Council revision and amendments to the Kanab City land use ordinance Chapter 4 section 4-29 and any other chapters and sections [including any subdivision or related utility ordinances] related to overhead and underground utilities.

Ben Clarkson asked which draft proposal they were using, Jeff Stott's version, Garkane's version or the one in this meetings packet. It was explained by Jeff Stott and Mike Reynolds that any one of these could be used. The Planning

Commission discussed how they would like the ordinance to be simple and clear, they felt that some of the definitions in the Garkane version were not necessary and if they are not referenced in the ordinance they should be removed as a definition. There was discussion to remove parts of the proposed draft that repeated or were redundant. The Planning Commission went through the exceptions and revised what they felt were necessary or unnecessary.

Jeff Stott will take the Commission's recommendations and suggestions and will update the proposed draft and bring back to the Commission for review.

Ben Clarkson made a motion to continue the discussion to the next agenda, Kerry Glover seconds; unanimous vote, motion passes.

Discussion two [2] Planning Commission teams have been assigned to review the vision statement of the General Plan in preparation for discussion by the entire Planning Commission.

Planning Commission members Donna Huntsman and Joan Thacher discussed their thought and suggestions on the Vision Statement with the rest of the Planning Commission. They put together a draft Vision Statement that was well received by the members. Planning Commission members Ben Clarkson and Scott Colson discussed their thoughts and suggestions. There was discussion on how to incorporate the Western Classic motto with the diversity and future growth that Kanab may have but also still incorporate our heritage and history.

Staff Report: Mike Reynolds discussed that their will be a presenter at the next City Council meeting to discuss a program called C-Pace.

Commission Member Report: None

Council Member Liaison Report: None

Joan Thacher motions to adjourn the meeting.



9-5-2019

Chairperson

Date