

**Kanab City Planning and Zoning Commission Meeting**  
**October 20, 2020**  
**Kanab City Council Chambers**  
**26 North 100 East**  
**6:30 PM**

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

**Not in Attendance:** Commission Member Ben Aiken; Administrative Assistant Janae Chatterley

**Approval of Minutes:** A motion was made by Donna Huntsman to approve the minutes from 10/6/2020 with the recommended second by Scott Colson. Unanimous vote, motion passed.

**Public Comment:** None

**A public meeting to discuss a final plat [phase 3] of the Creekside Subdivision on Parcel K-18-1 Annex**

Mike Reynolds explained that this is phase 3 for Creekside Subdivision that includes 20 lots. The preliminary phase was done a few years ago. The city will require them to put up a bond for the road the sidewalk will be put in as each house is completed.

Ben A. asked about the single lot that is not contiguous with the other lots. Mike Reynolds explained that this lot has been sold and they would like to begin building on it. Boyd Corry asked if the City would be liable for any of the properties or homes built on the creek side. Mike Reynolds explained that any of these lots require a recent soil test. Commission discussed the drainage in the subdivision. Boyd Corry makes a motion to recommend approval to City Council for the approval of the final plat for phase 3 of the Creekside Subdivision with the condition that any lots that border the creek on the East side have current soil samples. Kerry Glover seconds; unanimous decision.

**A public meeting to discuss a Plat Amendment to the Kanab Creek Ranchos Subdivision – Unit 4 that will involve parcels 72-398 & 72-398A. Parcel 72-398A is a plat amendment adjustment to clarify a previous lot split and parcel 72-398 is a division [lot split] creating nine individual lots. Both properties are located in the approximate area of the 600 block between Willow Dr. and Swapp Dr. in Kanab Utah [Applicant Clarkson Investment, LC]**

Mike Reynolds explained that parcel 72-398A was previously subdivide years ago but there was an issue with the paperwork so it is included in the plat amendment for the subdivision of the nine lots on parcel 72-398. All lots are zoned multi-family. There is indication that a private cemetery may be put in parcel 72-398A.

Scott Colson asked about the requirement for sewer with duplexes or multi-family residences. Mike Reynolds responded that there is a requirement for duplexes to be on sewer for single family zones, KCR zone and RR-1 zone but there is currently not a requirement for duplexes or multi-family residences in the multi-family zones.

Ben Clarkson recuses himself due to family relations. Donna Huntsman makes a recommendation to the City Council for approval of a plat amendment to the Kanab Creek Ranchos Subdivision – Unit 4 involving parcels 72-398 & 72-398A. Parcel 72-398A is a plat amendment adjustment to clarify a previous lot split and parcel 72-398 is a division creating 9 individual lots with the findings 2-4.9.1 – 2-4.9.1.2. Scott Colson seconds; unanimous vote.

**A public meeting to discuss a Plat Amendment to the Kanab Creek Ranchos Subdivision for a lot split on Parcels 72-1366 into 2 lots. Parcel 72-1366 is located in the approximate area of 798 W Navajo Dr in Kanab, UT [Applicant Joe Decker]**

Mike Reynolds explained that this lot was recently joined together but the owner would like to split it again and back to the original state. Commission discussed the easements per Joe Decker the easements are still abandoned. Boyd Corry makes a motion to recommend to City Council an approval of the plat amendment to the Kanab Creek Ranchos

Subdivision for a lot split on Parcels 72-1366 into 2 lots with the findings in 2-4.9.1 – 2.4.9.2. Scott Colson seconds; unanimous vote.

**Discuss final preparation for a public hearing on updating the Kanab City General Plan.**

Mike Reynolds discussed sending out a Public Notice and possible solutions for the Public Hearing. Bob Nicholson discussed ideas on how to present the changes in the General Plan and the Future Land Use Map. Commission discussed how to update and move forward with Future Land Use Map. Commission asked that a Shared Google Drive is created to make suggestions or possible changes that would be discussed during the next meeting.

**Staff Report:** Discussion on if the next Planning Commission meeting, that falls on the Presidential Election, should be held or cancelled.

**Commission Member Report:** None

**Council Member Liaison Report:** City Council will be discussing amending the sign ordinance to possibly include some lighting language in the next meeting.

Kerry Glover motions to adjourn the meeting second by Ben Aiken, unanimous vote.

  
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Chairperson

11/18/20  
\_\_\_\_\_  
Date