

Kanab City Planning and Zoning Commission Meeting
January 4, 2022
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Kerry Glover; Chair Pro Tem Donna Huntsman; Commission Members Ben Aiken, JD Wright and Boyd Corry; City Council Liaison Arlon Chamberlain; City Attorney Kent Burggraaf; Land Use Coordinator Mike Reynolds; and Building Inspector Janae Chatterley.

Not in Attendance: Commission Member Ben Clarkson; City Planner Bob Nicholson; and Deputy Recorder Celeste Cram.

Approval of Minutes: Donna Huntsman made a motion to approve the minutes from December, 7 2021 with corrections on line 98. Ben Aiken seconds, unanimous vote. Motion carries.

Public Comment: None.

A Public Meeting to Discuss and Recommend or Deny a recommendation for proposed a plat amendment to the Creekside Subdivision Phase 4 to remove Two [2] Parcels and adjust property lines on 12 parcels affecting lots 47 through 50 and 68 through 77; all properties located in area of East and West Creekside Dr., in the Creekside Subdivision Phase 4 Kanab, Utah. [Applicant; Kanab Creekside LLC]

Mike Reynolds stated that staff has reviewed the application, and the applicant has been advised that there is an error in phase 3 on the sketch plan. The engineering firm has been told to correct the error. Staff is recommending approval. The commission continued to discuss the amendments.

Donna Huntsman made a motion to recommend approval to the Kanab City Council for a plat amendment to the Creekside Subdivision Phase 4 to remove Two [2] Parcels and adjust property lines on 12 parcels affecting lots 47 through 50 and 68 through 77; subject to the conditions outlined by staff and adopting the findings as proposed by staff. As well as the findings;

2-4.9.1. Neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment. 2-4.9.2. There is good cause for the vacation, alteration or amendment.

Boyd Corry seconds, unanimous vote. Motion carries.

A Public Hearing to Discuss and Recommend or Deny a recommendation for a zone change to a combined acreage of 29.41 on Parcels K-33-4-Annex and K-33-1-Annex from M-1 [manufacturing] to RR-1 [rural residential 1 acre]; located in the approximate area of 1450 Hwy 89A in Kanab, Utah. [Applicant; ACCLAIM LLC.]

Mike Reynolds discussed the application, and explained it to the commission. The commission discussed it. Ben Aiken made a motion to go in and out of public hearing, Boyd Corry seconds.

Donna Huntsman made a motion to recommend approval to City Council for a zone change to a combined acreage of 29.41 on Parcels K-33-4-Annex and K-33-1-Annex from M-1 to RR-1; located in the approximate area of 1450 Hwy 89A in Kanab. Ben Aiken seconds, unanimous vote. Motion carries.

A Public Hearing to Discuss and Recommend or Deny revisions and amendments to the Kanab City Land Use Ordinance Chapter 15-2 of the Land Use Ordinance setting the minimum size floor area to 720 square feet for each unit on a Two-Family dwelling when allowed in the single-family residential zones [R-1-8 through R-1-20]. [Staff]

Mike Reynolds discussed the amendments, and the commission discussed extensively the implications and changes.

Chris Heaton commented that he likes the clarification that was discussed.

James Mosdell commented about it providing flexibility for starter homes and retirement homes that allow affordability.

-Out of Public Hearing-

Boyd Corry made a motion to recommend to City Council to approve the revisions and amendments to the Kanab City Land Use Ordinance Chapter 15-2 of the Land Use Ordinance setting the minimum size floor area to 720 square feet for each unit on a Two-Family dwelling when allowed in the single-family residential zones, with the findings that it would meet what we already allow on the KCR. Ben Aiken seconds, unanimous vote. Motion carries.

A Public Hearing to Discuss and Recommend or Deny revisions and amendments to the Kanab City Land Use Ordinance Chapter 20 allowing the use of a commercial temporary structures. [Staff]

Mike Reynolds explained to the commission that they allowed Peek-a-Boo restaurant to have a temporary structure to display their ability to maintain the tent and to see if they like it. The commission decided against it after 2 years, but agreed to extend it one more year for peekaboo due to covid-19.

Mike added that staff came up with a “commercial temporary structure” term to be more specific if the commission does decide to alter the ordinance. The commission discussed it extensively.

Boyd Corry made a motion to go into public hearing. Ben Aiken seconds, unanimous vote.

-Enter Public Hearing-

Francis Battista commented about the temporary structure at Peek-a-Boo Restaurant, and thanked the commission for considering allowing them.

-Out of Public Hearing-

Boyd Corry made a motion to recommend to City Council to approve revisions and amendments to the Kanab City Land Use Ordinance Chapter 20-9.3 allowing the use of a commercial temporary structures with the addition that it is 6 months in a rolling 12-month period, and that staff can write up a draft for City Council. Donna Huntsman seconds, unanimous vote. Motion carries.

Staff Report: Mike Reynolds told the commission that Janae Chatterley will be taking over starting next meeting. Also, that Kent Burggraaf will be setting up training for the commission members. They are going to be talking about the general plan at the meeting on February 15th.

Commission Member Report: None.

Council Member Liaison Report: IADU was tabled.

Ben Aiken made a motion to adjourn, Donna Huntsman seconds. Unanimous vote, motion carries.