

Kanab City Planning and Zoning Commission Meeting
January 5, 2021
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, City Attorney Jeff Stott; Land Use Coordinator Mike Reynolds; Building Inspector Janae Chatterley; City Council Liaison Arlon Chamberlain.

Not in Attendance: Commission Members Ben Aiken and Boyd Corry; City Planner Bob Nicholson

Approval of Minutes: A motion was made by Donna Huntsman to approve the minutes from 12/15/2020, second by Ben Clarkson. Unanimous vote, motion passed.

Public Comment: None

Administrative Review and vote to approve or deny a revised final site plan for the expansion on the Kanab Laundromat and Car Wash in two [2] phases [originally approved as a single phase on May 5, 2020] located at 206 E 300S on parcel K-B-12-1 & 2 zoned C-2 [Applicant Jeff Lewis].

Mike Reynolds explained that the applicant has requested to change the project into two phases instead of the one phase from the original approval. The two phases will consist of remodeling the existing building and adding automatic car washing stations to the North side of the property and phase two will be adding new self-car washing bays to the south of the property. The original decision did have a condition regarding the clearance for the third bay and the existing home on the East side of the property. Bob Nicholson reviewed the site plan and commented on having an additional tree in one of the landscaped areas based on the ordinance of one tree per landscaped area.

Chris Heaton asked Josh Beazer, Iron Rock Engineering, for clarification on what would be removed, he was unsure based on the key/legend of the plans. Chris Heaton commented that in regards to the tree he vaguely remembers that with the original discussion it was decided not to plant a tree there due to the proximity of the corner and sight lines for that intersection. Jeff Lewis commented about the corner area and water issues they have in that corner which would be exacerbated with planting a tree. Josh Beazer agrees that the sight lines would be affected if a tree was planted in that corner. Scott Colson asked if a resolution had been reached between property owners regarding the building on the east side of the property. Jeff Lewis responded that he could tear his side down but would need to build a wall to enclose the house. Donna Huntsman asked about the timeline for Phase II. Jeff Lewis responded that he would like to have it done within two years. Planning Commission had some discussion regarding the timeline and if a condition needed to be added to allow a longer time period with the site plan. Planning Commission reviewed and discussed the different aspects of Phase I and Phase II. Scott Colson makes a motion to approve a revised final site plan for the expansion on the Kanab Laundromat and Car Wash in two [2] phases located at 206 E 300S on parcel K-B-12-1 & 2 zoned C-2 with the condition that Mr. Lewis must pull the building permit for phase II within two years or a new site plan review will be required, Donna Huntsman seconds. Celeste Meyeres, City Council Member, recommended amending the motion to include an end date to the motion and the responsibility of initiating the permit to Mr. Lewis. Motion amended by Scott Colson; unanimous vote, motion passes.

Administrative review and vote to approve or deny a final site plan for the Kane County Hospital Ambulance Shed / Garage located in the area of 98 W 300 N on parcel K-C-4-6 and K-C-4-7 zoned RM [Applicant; Kane County Hospital]

Mike Reynolds explained that the Kane County Hospital is requesting to build a Metal Building on two of the lots the hospital owns located near 300 N and 100 E. The building would provide storage for ambulances and provide an area for a training/learning center. Planning Commission discussed the project and how it overlaps the different parcels the Kane County Hospital owns in this area. Josh Beazer commented that the hospital is in the process of joining all of the

lots into one but has not completed this process yet. Mike Reynolds explained that in the past commercial building have been allowed to build over property lines if they owned both parcels if they need to be joined into one lot and zoned as commercial. Jeff Stott commented that in practice we have allowed properties to build across lines if they are owned by the same party but the ordinance does not allow to waive setbacks just because you own both properties. Scott Colson asked for clarification on what the lots are zoned as. Mike Reynolds replied that they are zoned RM and R-1-8. Planning Commission discussed the curb, gutter and sidewalk requirements and the current proposed amendments being discussed for curb, gutter and sidewalk. Jeff Stott explained that the Commission can decide to follow the current ordinance which allows the requirement to be waived if the curb, gutter and sidewalk are not contiguous or the Commission can delay the decision for the final site plan until the amendments are resolved. Planning Commission discussed the unimproved street (100 E) that runs on the East side of the project, it is not a city street but it is city property. Commission felt that curb, gutter and sidewalk could be done at a future date when the other areas of the property are being developed and the amendments are complete. Scott Colson makes a motion to approve a final site plan for the Kane County Hospital Ambulance Shed / Garage located in the area of 98 W 300 N on parcel K-C-4-6 and K-C-4-7 zoned RM with the condition that the three (3) lots are combined. Kerry Glover seconds; unanimous vote, motion passes.

A Public Hearing to discuss a zone change to Parcel K-134-719 in the Kanab Creek Rancho subdivision from M1 [manufacturing] to RR-1 [Rural Residential 1-acre minimum lot size] on 5.24 acres; located in the approximate area of 2253 S Powell Dr in Kanab, UT [Applicant; Josh Johnson]

Mike Reynolds discussed the zone change and that during the review there was a question on if the M1 zone was there to allow for a buffer between residential and the sewer ponds.

Ben Clarkson makes a motion to go in and out of public hearing at the Chair's discretion, Kerry Glover seconds.

Celeste Meyeres is a neighbor of the property and she commented in reference to the property and the rights of the owner she thinks that if somebody wants to build a bunch of houses next to the poo pond, they should be able to.

Mike Stewart commented that the parcel north of this has also been split into 4 just like this one.

Clarification that the parcel was split into two separate parcels not four was provided by commission.

Celeste Meyeres commented there are multiple properties that have been split within close proximity.

Commission discussed if a buffer would be needed, future plans for treatment facilities and the zone allowing splitting this into 1-acre lots.

Josh Beazer asked what the lots are zoned to the North of the property.

Kerry Glover makes a motion to recommend approval to the Kanab City Council for a zone change to parcel K-134-719 in the Kanab Creek Rancho subdivision from M1 [manufacturing] to RR-1 [Rural Residential 1-acre minimum lot size] on 5.24 acres; located in the approximate area of 2253 S Powell Dr. in Kanab, UT; Scott Colson second, unanimous vote.

Contingent upon approval of a zone change; A public meeting to discuss a Plat Amendment to the Kanab Creek Ranchos subdivision unit 7 allowing a lot split creating four [4] individual lots on Parcel K-134-719 located in the approximate area of 2253 S Powell Dr in Kanab, UT [Applicant Josh Johnson]

Mike Reynolds explained this item was contingent on the zone change. The applicant is requesting to split parcel K-134-719 from one (1) lot to four (4) lots. It is bordered on a public street on each side. Commission discussed easements on lot D of the map. Commission identified that the map measurement on north property line needs to be corrected (lot B & C). Ben Clarkson made a comment that during the development of Rancho Unit 7 when dedicating Hopi street each lot owner gave up some of their property and there was a commitment from the city that each lot would get a free water and sewer hook-up.

Donna Huntsman makes a motion to recommend approval to the Kanab City Council for a plat amendment to parcel K-134-719 in the Kanab Creek Rancho subdivision, splitting the lot into four (4) lots with the findings found in the Land Use Ordinances Chapter 2-4.9.1 and Chapter 2-4.9.2; Kerry glover seconds; Donna Huntsman, Scott Colson and Kerry Glover yea, Ben Clarkson nay, motion passes.

Staff Report: Next meeting we will be discussing the General Plan and Chapter 4-18

Commission Member Report: None

Council Member Liaison Report: None.

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



Chairperson



Date