

Kanab City Planning and Zoning Commission Meeting
January 18, 2022
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Kerry Glover; Chair Pro Tem Donna Huntsman; Commission Members Ben Clarkson, JD Wright, Terry Edwards and Boyd Corry (6:32); City Council Liaison Celeste Meyeres; City Attorney Kent Burggraaf; Land Use Coordinator Mike Reynolds; Building Inspector Janae Chatterley; City Planner Bob Nicholson and Deputy Recorder Celeste Cram.

Not in Attendance: Commission Member Ben Aiken; and City Council Liaison Arlon Chamberlain.

Approval of Agenda: Donna Huntsman made a motion to approve the agenda, JD Wright seconds, unanimous vote. Motion carries.

Approval of Minutes: Donna Huntsman made a motion to approve the minutes from January 4, 2022 with corrections on lines 64 and 73. JD Wright seconds, unanimous vote. Motion carries.

Public Comment: None.

Public Meeting to discuss and recommend a Plat Amendment to the Zander Subdivision.

Janae Chatterley informed the commission that the applicant, Maria Zanders 401 K, LLC, property owner, represented by Iron Rock Engineering, is requesting to amend the Buena Vista Commerce Park Subdivision, adjusting the lot line, affecting parcels K-305-3 & K-305-5. The subject subdivision is located in the area Chinle Drive. This amendment will increase the size of parcel K-305-3 from 0.94 to 2.56 acres. Additionally, it meets the requirements of the subdivision ordinance, and staff recommends approval. The commission discussed the plat amendment application briefly. Donna Huntsman made a motion to send to the City Council a positive recommendation for approval of the Plat Amendment to the Buena Vista Commerce Park Subdivision, affecting parcel K305-3 and K-305-5, subject to the conditions outlined by staff and adopting the findings as proposed by staff. Boyd Corry seconds, unanimous vote. Motion carries.

Open & Public Meetings training:

Kent Burggraaf showed a slide show training to the commission touching on several different requirements for both Planning Commission meetings, as well as commission members.

Discussion of General Plan in preparation for the February 15, 2022 public hearing:

Several things were discussed in regards to the General Plan. Donna Huntsman brought up different changes to be made, as well as possibly having the department heads do a presentation for the public hearing on February 15th. JD Wright brought up a few minor changes to the Fire Department and Police Department in the general plan. The commission also briefly discussed updating the annexation map.

Bob Nicholson discussed the most recent census results and the rapid population growth of the city.

Discuss the Spring APA Conference:

Kent Burggraaf briefly brought up the Spring APA Conference to see which commission members want to attend.

Commission Member Report: None.

Council Member Liaison Report: Celeste Meyeres mentioned that the City Council voted to adopt their suggestion for Chapter 20 for temporary commercial structures.

JD Wright made a motion to adjourn, Terry Edwards seconds, unanimous vote. Meeting Adjourned.