

Kanab City Planning and Zoning Commission Meeting
January 21, 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 (arrived at 6:35 PM) and Boyd Corry (arrived at 6:40 PM), Land Use Coordinator Mike Reynolds; Attorney Jeff Stott; City Council Liaison Arlon Chamberlain; and Administrative Assistant Janae Chatterley.

Not in Attendance: City Planner Bob Nicholson

Approval of Minutes: Corrections on line 20 of the January 7, 2020 minutes. A motion was made by Donna Huntsman to approve the minutes for January 7, 2020 with discussed amendments or corrections and 2nd by Kerry Glover. Unanimous vote, motion passed.

Public Comment: None

Robotics Training

Mike Reynolds presented a short video and turned the time over to Angie Riedhead to introduce the Robotic Lego group. The Robotic Lego group provided a quick presentation about side walks in Kanab.

A Public Hearing and Discussion for a proposed zone change to Parcel K-17-19-Annex and K-17-18-Annex from RA [Residential Agriculture] to R-1-20 [Single Family Residential, 20,000 sq.ft.]. Parcel K-17-19-Annex and K-17-18-Annex is located in the approximate area of 304 E 1000 S in Kanab, UT. The purpose of the rezone is to subdivide and provide two additional parcels in order for the applicant to build residences for family members on each parcel. [Applicant; Brinkerhoff, Kent]

Chris Heaton disclosed that Iron Rock Engineering is representing the applicant and he is an employee of Iron Rock Engineering.

Mike Reynolds discussed the current properties and that they are zoned as Residential Agriculture, one of the lots was non-conforming and recently had a lot line adjustment. The lot line adjustment did not have to come through the Planning Commission or City Council, the lot is still non-conforming due to being less than 2 acres. The applicant is requesting to have a zone change to R-1-20 his reason is to subdivide the other lot to allow family members to build residences on each new parcel.

Scott Colson made a motion to go in and out of public hearing at the Chair's discretion, Kerry Glover seconds, unanimous decision.

Kirk Heaton commented that he is in favor of the zone change and thinks it would be great to have Kent's daughter's living next to him.

Out of Public Hearing.

Ben Clarkson asked if there was a length requirement on private lanes. Mike Reynolds responded that there is not a length requirement.

Scott Colson makes a motion to recommend to the Kanab City Council the approval of a zone change to Parcel K-17-19-Annex and K-17-18-Annex from RA [Residential Agriculture] to R-1-20 [Single Family Residential, 20,000 sq.ft.] located in the approximate area of 304 E 1000 S; Ben Clarkson seconds, unanimous vote.

A public meeting to review and discuss a request for a Minor Subdivision [two lots] on Parcel K-17-18-Annex. Parcel located in the approximate area of 304 E 1000 S Kanab, Utah. [Applicant; Brinkerhoff, Kent]

Mike Reynolds explained that the applicant would like to subdivide the parcel into two lots. The applicant will be creating a Private lane with future dedication to the city for the three residences that would be on the lane. The applicant will be responsible for paying and installing all utilities that are required (underground power, water, fire

hydrant). Representative from Iron Rock, Thomas Avant and the Commission discussed the private lane and future dedication of the street. The applicant is willing to sign a non-opposition letter for future improvements for the street. Scott Colson has concerns about tax payers being responsible for improvements at a later date and asked if the letter covers the City and protects the tax payers. Jeff Stott explained that the letter is stating that the applicant or a future land owner would be required to agree to any Special Service District improvements. Boyd Corry makes a motion to recommend approval of a minor subdivision on Parcel K-17-18-Annex; Donna Huntsman seconds, unanimous vote.

A discussion of the General Plan and planning presentation for a public input meeting/forum tentatively set for February 18, 2020.

Commission discussed and finalized the letter that will go out in the utility bills and on the welcome table at the forum. Commission discussed a suggestion box where citizens can enter their thoughts, ideas or suggestions regarding a slogan, motto, theme for the city. Boyd Corry would like a flyer outlining the types of businesses or uses allowed in each of the Commercial zones.

Staff Report: Mike Reynolds reported that H&C Development has been approved for the Cluff Spec homes with some modifications to their plans. Mr. Reynolds provided an update on the apartments on 300 E and Highway 89 and the Sign Ordinance.

Commission Member Report: None

Council Member Liaison Report: Celeste Meyeres discussed the USU Student Program and made some suggestions for the Public Forum

Kerry Glover motions to adjourn the meeting, Ben Clarkson seconds.


Chairperson

02-06-2020
Date