

Kanab City Planning and Zoning Commission Meeting
February 1, 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; City Council Liaison Celeste Meyeres; City Attorney Kent Burggraaf; Building Inspector Janae Chatterley, and Colton Porter; and Deputy Recorder Celeste Cram.

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

Approval of Minutes: Donna Huntsman made a motion to approve the minutes from January 18, 2022 with corrections on line 25. Boyd Corry seconds, unanimous vote. Motion carries.

Public Comment: None.

Public Hearing to discuss and recommend a zone assignment to Parcel K-38-1-Annex

Janae Chatterley informed the commission that the owner of Parcel K-38-1-Annex petitioned to Kanab City to annex Parcel K-38-1 into Kanab City limits on August 27, 2021. The annexation was approved by City Council on October 26, 2021. The subject property is one (1) parcel with a cumulative area of approximately 190.39 acres. The parcel is owned by the same individual, Rocky Canyon Properties, LLC; who is requesting for a zone of either RR-1 or R-1-20. Janae continued that staff recommends a positive recommendation to City Council without additional conditions.

Tom Avant (Iron Rock Group) stated that the applicant whom he is representing would like it to be zoned R-1-20. He added that they will be placing similar sized lots around the perimeter to match the existing lots.

Boyd Corry made a motion to go into public hearing, JD Wright seconds.

-Public Hearing-

Public Comment:

Bryant Shakespear from Garkane wanted to mention that Garkane has a piece of property to the south of the proposed parcel, and that they currently have propane facilities there that they intend to keep there. He also mentioned that they have also been working with the applicant in hopes to work together.

Kelly Stowell said that he is curious about what will happen with the property, and that he likes it how it is and hopes that the applicant won't change it.

Roger Smith told the council that he lives on an adjoining property. He continued to say that he, as well as other neighbors, are concerned about construction close to the property lines and wants to propose a buffer around the perimeter for peace of mind of neighboring properties.

-Closed-

Boyd Corry expressed that he likes seeing new housing opportunities and thanked the public for coming to speak. Boyd Corry, Donna Huntsman, Tom Avant, and Roger Smith discussed the sizes of the lots and zones. Tom mentioned that zone R-1-20 is a good transition size and is considered low density.

The commission continued to discuss the zone assignment extensively.

Donna Huntsman made a motion to send a positive recommendation to the City Council for File #2022005 to assign the zone R-1-20 to Parcel K-38-1-Annex, based on the findings as outlined in this staff report. Ben Clarkson seconds, unanimous vote. Motion carries.

Discuss curb, gutter and sidewalk requirements

Janae Chatterley explained chapter 4 and previous changes that the commission had previously voted on as well as the proposed changes the City Council had made so that the commission could discuss it for a future public hearing. Donna Huntsman likes the proposed changes that the City Council made to the ordinance. The commission discussed the word “contiguous” with Kent Burggraaf and what he recommends they use. The commission continued to discuss the proposed changes extensively.

Discuss hard surface requirement in RV Parks

Janae Chatterley explained to the commission that if they require curb and gutter, they will also require hard surfaces. The commission discussed the maintenance that asphalt would require, and they decided that they want to require gravel or better.

Discuss hard surface requirement for employee parking in commercial businesses

The commission and Janae discussed having hard surfaces for employee parking. If current businesses get a building permit or change the use of the business that will trigger the business to come up to the current requirement. Janae stated that staff doesn't care if employee parking has hard surfaces, but they do think it should be required for businesses that have a store front and trucks making deliveries.

Discuss hard surface requirement for commercial properties

The commission briefly discussed how much work a commercial business would need to do that would require them to come up to code. The commission asked that staff write up proposed language to discuss as a future meeting.

Discuss required improvement delays with Site Plan Review

The commission asked that staff write up proposed language to discuss as a future meeting.

Staff Report:

Kent Burggraaf briefly went over registering for the conference; and that the commission only use their assigned city emails.

Commission Member Report:

None.

Council Liaison Report:

Celeste Meyeres told the commission that the City Council voted on option 1 (2 residences per lot in a single-family zone) for the IADU Ordinance.

Terry Edwards made a motion to adjourn, JD Wright seconds. Unanimous, motion carries.