

**Kanab City Planning and Zoning Commission Meeting**  
**February 7, 2023**  
**Kanab City Council Chambers**  
**26 North 100 East**  
**6:30 PM**

**Present:** Chair Boyd Cory; Commission Members Ben Aiken (6:34), Russ Whitaker, Ben Clarkson, Terry Edwards; Recorder Celeste Cram; Building Inspector Janae Chatterley and Colton Porter; City Council Liaison Arlon Chamberlain ; and City Attorney Kent Burggraaf.

**Not Present:** Commission Members, JD Write; City Planner Bob Nicholson.

**Approval of Minutes:** Terry Edwards made a motion to approve the minutes from the January 17<sup>th</sup>, 2023 meeting, with the correction on line 114 to change “with to went”. Motion seconded the motion by Russ Whitaker. Unanimous vote, motion carried.

**Public Comment:** None.

**4. Planning Commission review to approve or deny a new sign being constructed in the Design Standards of the C-1/Downtown area.**

Janae Chatterley stated Jarron Glazier, Applicant, would like to add a new sign to 78 E Center St. Parcel K-15-17 is zoned C-1 and located in the area designated for the C-1 design standards, which requires approval from the Planning Commission.

Janae Chatterley stated the request meets the applicable regulations and staff recommended approval.

Ben Aiken recommended motion to approve the sign based on the staff’s findings in staff report #23015, Ben Clarkson seconds; Unanimous vote. Motion carries.

**5. Planning Commission review to approve or deny a Two-Family Dwelling**

Janae Chatterley stated Iron Rock Engineering is the representative for ABD Holding who would like to construct a two-family dwelling at 322 E 200 S. Parcel 45-9 is zoned R-1-8 with 10,200 sq.ft. and 165-foot street frontage. The construction of two-family dwelling requires Planning Commission approval.

Russ Whitaker recused himself.

Planning Commission discussed the new state landscaping requirements for water wise landscaping. Janae Chatterley stated staff recommends approval.

Ben Clarkson recommended motion to approve the site plan for a duplex in a R-1-8 zone located at 322 east 200 south, as presented in Staff Report #23011 with clarification that the driveway will be hard surface, Ben Aiken seconds, unanimous vote

#### **6. Planning Commission review to approve or deny a Multi-Family Homes [Apartments]**

Janae Chatterley stated Iron Rock Engineering is the representative for the Lofts at Canyon Point LC who would like to construct a 60-unit (5 Building) Apartment. Parcel K-312-2 is zoned C-2 & RA. The construction of multi-family dwellings require that the Planning Commission complete a Site Plan Review under Kanab City Land Use Ordinance, Chapter 9 – Site Plan Review. This is for multifamily units that are regulated thru chapter 9, chapter 4-18 Curb Gutter and Sidewalk, Chapter 18 Multi Family Zones, and chapter 6 Parking Requirements. Staff reviewed and the request meets all the required ordinances and recommends the Planning Commission approve the 60 units apartments at 950 s. 175 East.

Planning Commission briefly discussed where Private roads tie in to public roads and stop signs, and the positive impact on the community.

Russ Whitaker made a motion to approve, the site plan for the 60-unit apartments based on staffs findings and the conditions listed in report # 2022042, Terry Edwards seconds, unanimous vote.

#### **7. Planning Commission review to approve or deny a Site Plan for Multi-Family Homes [Town Homes] in Catori Subdivision**

Janae Chatterley stated Iron Rock Engineering is the representative for the property owner Kenny Seng who would like to construct 80 Town Homes in Phase 1 of the Catori Subdivision. Parcel K-38-1-Annex and K-B 17-1 is part of a Planned Development Overlay with an underlying zone of R-1-20 & RR-1. The construction of multi-family dwellings require that the Planning Commission complete a Site Plan Review under Kanab City Land Use Ordinance, Chapter 9 – Site Plan Review. This is for multifamily units that are regulated thru chapter 9, chapter 4-18 Curb Gutter and Sidewalk, Chapter 18 Multi Family Zones, and chapter 6 Parking Requirements. Staff reviewed and the request meets all the required ordinances and recommends the Planning Commission approve the 80 town homes in phase 1 of the Catori subdivision.

Planning Commission discussed the site plan with applicant, Iron Rock, Planning Commission, and staff.

Ben Aiken made a motion to approve the site plan for 80 town homes located in the Catori subdivision based on staff's findings and conditions listed in the report 2023001, Russ Whitaker second, unanimous vote

### **8. Plat Amendment for Kanab Creek Ranchos Subdivision, unit #1; split parcel [34-193] into 2 separate lots, located at 584 W Kanab Creek Dr**

Janae Chatterley stated Aaron Davidson and Anastasiya Vankova are requesting to amend the plat Kanab Creek Ranchos Subdivision unit #1, splitting one 2.41-acre lot into 2 separate parcels. The 2.14-acre lot is located at 584 W Kanab Creek Dr., staff recommends approval.

Planning Commission briefly discussed on requirements for the public hearing for plat amendment & what state code requires.

Ben Aiken made a motion to send positive recommendation to City Council for the plat amendment to Kanab Creek Ranchos, Unit 1 effecting parcel 34-193 based on the findings and conditions of approval as outlined by staff report file number 2022007 with the condition that there is an update to the plat, correcting the label of street Powel to Kanab Creek Dr., Russ Whitaker seconds, unanimous vote.

### **9. Public Hearing on Chapter 20 Commercial Zone**

Janae Chatterley stated in April of 2022 Kanab City Council requested that the Planning Commission consider amending Chapter 20: Commercial Zone clarifying the description of the commercial zones. Kanab City Staff requested that the Planning Commission review the permitted and conditional uses in the Land Use Chart to see if any uses need to be amended or added to the chart. In June 2022 Planning Commission recommended a positive motion for City Council to adopt the amendments. As part of the amendments Planning Commission requested that staff research "Food Truck Parks" prior to permitting any use in the ordinance.

During the City Council meeting on October 11, 2022 there was discussion on the permitted uses in the Land Use Chart and concerns on the number of commercial lots that could be developed as commercial businesses. City Council requested that Chapter 20 be sent back to Planning Commission to look over the Land Use Chart and the permitted uses to ensure that they are aligned with the content of the Chapter and the future growth and development of Kanab.

Staff has provided an example of a Food Truck Park ordinance that Planning Commission can review.

Planning Commission discussion on the commercial zonings, and possible changing of the commercial zones in the city, additional uses, and looked over the zoning chart and discussed street areas for addition of commercial residential mixed property's, proposed areas for commercial planned overlay extension with ground level commercial and upper level/s apartments 300 N. highway 89A to 700 S. Highway 89A and 300 W. Center Street to 600 E.

Ben Aiken made a motion to send a positive recommendation to City Council to amend the city code identified in Exhibit A for Chapter 20 based on the findings of the staff report #2022601 and with the proposed amendments discussed in this meeting, Russ Whitaker second, unanimous vote.

#### **10. Public Hearing on Chapter 21: Manufacturing Zone**

Janae Chatterley stated; City Council has requested for the Planning Commission to review Chapter 21 Manufacturing Zone Land Use Chart to permit certain uses for welding, metal fabrication, towing and other similar uses in the M1 zone.

Planning Commission discussed the manufacturing zones.

**Public comment:** Teresa Trujillo that they are doing a good job.

Ben Aiken made a motion to send a positive recommendation for City Council to adopt the changes to the city code identified in exhibit A of the staff report 20230207 and in the meeting with the amendment discussed, Russ Whitaker second, unanimous vote.

**Staff Report:** Janae Chatterley, just a reminder that there is not a meeting the third Tuesday, 02/21/23.

**Commission Member Report:** Boyd Corry questioned if the chair could be allowed to vote, to prevent a meeting cancellation if only three commission members can attend. Kent Burggraaf provided input; commission decided to re visit the chair being able to vote.

**Council Member Liaison Report:** none

Ben Clarkson made a motion to adjourn, Russ Whitaker second, Unanimous vote, meeting adjourned.

