

Kanab City Planning and Zoning Commission Meeting
February 15, 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 Attorney Kent Burggraaf; Building Inspector Janae Chatterley, and Colton Porter; and Deputy Recorder Celeste Cram.

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

Approval of Minutes: Donna Huntsman made a motion to approve the minutes from February 1, 2022 with corrections on line 31. Terry Edwards seconds, unanimous vote. Motion carries.

Public Comment: None.

5. Plat Amendment for Kanab Creek Ranchos Subdivision, unit 3; lot joiner of parcel 65- 362 & K-37-1

Janae Chatterley explained to the commission that Dennis Tharp & Barbara Andrews, property owner, represented by Iron Rock Engineering, are requesting to amend unit three of the Kanab Creek Ranchos Subdivision, joining parcels 65-362 & K-37-1. The subject subdivision is located at 1316 S Lee Dr. Parcel K-37-1 was recently purchased by the owners from SITLA and annexed into City limits, the owners would like to join the city parcel to lot 362 of the Kanab Creek Ranchos Subdivision. She also added that if the commission does decide to put forward a positive recommendation, that it would make the lot non-conforming. Chris Heaton (Iron Rock Engineering) stated that the reason the property owners are wanting to join the two parcels together is because the home they live in straddles the property line, and is on both properties. The commission discussed extensively about their concerns, and understanding the details of the lot joiner. Donna Huntsman made a motion to send to the City Council a positive recommendation for approval of the Plat Amendment to unit three of the Kanab Creek Ranchos Subdivision, affecting parcel 65-362, adding parcel K-37-1 and joining the two parcels as outlined by staff and adopting the findings as proposed by staff. Ben Clarkson seconds, unanimous vote. Motion carries.

6. Discuss code amendment applications

Kent Burggraaf explained to the commission that staff will be proposing a process and form for changing ordinances that have been requested by the public. Janae Chatterley told the commission that staff has 3 applications already that the commission could decide whether or not they would like staff to write up a proposal with changes for the them to consider at a future meeting.

1. Code Amendment Application: Don Cox

Janae explained that Don Cox would like to have a Code Amendment regarding Chapter 19-5 and Chapter 5-2. This will allow him to replace a manufactured home that was involved in a home fire last month without putting the manufactured home on a permanent foundation and allowing skirting instead of a block wall or concrete stem walls around the perimeter. Don has not included the requirements of Chapter 4 Section 4-26 Residential Zones Design Standards. This requires that each

dwelling shall have a code-approved site built concrete, masonry, steel, or treated wood permanent foundation and the space beneath the structure be enclosed at the perimeter of the dwelling with the concrete or masonry type foundation materials. Staff is recommending that the chapters and sections noted above remain as currently stated requiring dwellings in a residential zone be placed on a permanent foundation. However, if the Planning Commission would like to address the requirements in the chapters, staff ask that conditions such as soils test and compaction tests are required to ensure that the soil to support the manufactured home is at a load bearing capacity. Planning Commission also had concerns with allowing manufacturing homes to be installed without a permanent foundation. There was discussion on if the requirement of a full slab was necessary or if foundation supports under blocks and piers were sufficient. The commission discussed the code amendment application and based on the discussion and concerns; the majority consensus was to not have staff write up a proposal with changes.

2. Code Amendment Application: Emil Fischer

Janae explained that Emil Fischer would like to see the size requirement for a guest house be amended. He would like to be allowed to have a guest house 100% the sq.ft. of the main residence. Staff had some concerns regarding the size being 100% of the main residence in regards to appearing or having the use similar to a duplex. However, if Planning Commission chooses to address the size requirement of a guest house that conditions be required so that the appearance, use, or lot crowding is added to the ordinance. Planning Commission had concerns with a guest house being the same size as the primary residence and essentially allowing two single family residences on one lot. The commission discussed the code amendment application and based on the discussion and concerns; the majority consensus was to not have staff write up a proposal with changes.

3. Code Amendment Application: Fayann Christensen

Fayann Christensen has installed a swim spa with an electronic cover that rises and locks with a key. She would like to see an exception added to the ordinance requiring fences around spas, pools and other similar structures when the structure has a rigid cover that includes a lock. Staff had no recommendations. Planning Commission discussed the different types of pools, jacuzzies and swim spas and how many properties within Kanab would not meet the current fencing requirement in the ordinance. The commission discussed the code amendment application and the majority consensus was to have staff write up a proposal with changes.

Staff Report:

Kent Burggraaf mentioned that the APA registration had been completed and that the commission would find an email in their Kanab City emails.

Kent and Janae also informed the commission that the Public Hearing for the General Plan will be on March, 15 2022.

Commission Member Report:

Donna Huntsman and Terry Edwards will be gone for the next meeting.

Council Liaison Report:

None.

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