

**Kanab City Planning and Zoning Commission Meeting**  
**March 1, 2022**  
**Kanab City Council Chambers**  
**26 North 100 East**  
**6:30 PM**

**Present:** Chair Kerry Glover; Commission Members Ben Clarkson, JD Wright, Ben Aiken; City Attorney Kent Burggraaf; City Council Liaison Arlon Chamberlain; Building Inspector Janae Chatterley, and Colton Porter; and Deputy Recorder Celeste Cram.

**Not in Attendance:** Chair Pro Tem Donna Huntsman; Commission Members Terry Edwards, and Boyd Corry and City Planner Bob Nicholson.

**Approval of Minutes:** Ben Clarkson made a motion to approve the minutes from February 15, 2022. JD Wright seconds, unanimous vote. Motion carries.

**Public Comment:** None.

**4. Discuss – Recommendation to amend the Kanab City Land Use Ordinance, Chapter 13: Recreational Vehicle Parks to Kanab City Council**

Ben Clarkson made a motion to go into Public Hearing, JD Wright seconds, unanimous vote.

**- Enter Public Hearing -**

Janae Chatterley explained to the commission that the attached proposed amendments to the Kanab City Code removes the requirement that roadways in Recreational Vehicle Parks shall be hard surfaced with asphalt or concrete. The proposed amendment would allow the surfacing for roadways be road base hardened with lithification, packed gravel, asphalt, concrete or a double chip seal. Other requirements have been added to the proposed amendment that include: Areas that are not roadways or spaces be landscaped; All roadways or spaces be well maintained; All entrances and exits have aprons that have hard surfaces; and All customer parking be hard surfaced. Janae showed the commission the proposed changes to the ordinance, and the commission discussed at length the wording of #7 - *“Surfacing for roadways shall be road base hardened with lithification, packed gravel, asphalt, concrete or a double chip seal. The roads shall be built consistent with recommendations of a certified geotechnical report, which shall be obtained and paid for by the owner of the Recreational Vehicle Park.”* The majority of the commission did not like the word “lithification”, and wanted it to be worded differently to be more specific. Ben Clarkson also did not like requiring a geo-technical report.

**- Public Comment -**

**Evan Chynoweth:** Stated that he owns the Hitch N Post Rv Park, and is glad to hear the different recommendations. He also said that he personally has had gravel in his park for many years and it has worked well for him. Evan added that he had been in construction several years and explained the two types of road base.

Ben Clarkson asked Evan if he thought a double chip seal would be sufficient or if he thought concrete or asphalt would be better. Evan told Ben he personally would rather do asphalt than chip seal.

**Celeste Meyeres:** Stated that she doesn't like when private business owners are required to do things on their property that the city is not required to do, and referenced the chip sealed roads. Kerry Glover pointed out that the city owned businesses have paved parking lots and entrances. Janae Chatterley added that we maintain the chip sealed roads because they have been grandfathered in; and that any new streets have to be paved.

- **Closed Public Comment** -

After a lengthy discussion, the commission agreed to modify the type of surface required for internal roads and decided to eliminate the requirement to comply with a geo-technical report.

Ben Aiken made a motion to send a positive recommendation to the City Council to adopt changes to City Code with the following amendments: removing the word "lithification"; specify that road base will be used on all surfaces with the addition of asphalt, concrete, or double chip seal; and strike the second sentence involving the requirement of a geo-technical report. JD Wright seconds, unanimous vote. Motion carries.

**5. Discuss – Recommendation to amend the Kanab City Land Use Ordinance, Chapter 6: Parking Requirements to Kanab City Council**

**6. Discuss – Recommendation to amend the Kanab City Land Use Ordinance, Chapter 9: Site Plan Review**

**7. Discuss – Recommendation to amend the Kanab City Land Use Ordinance, Chapter 4- 18: Curb, Gutter and Sidewalk to Kanab City Council**

- **Enter Public Hearing** -
- **Close Public Hearing** -

Ben Clarkson made a motion to postpone item numbers #5, 6 & 7 for further discussion on March 15<sup>th</sup>, 2022. Ben Aiken seconds, unanimous vote. Motion carries.

**Staff Report:**

Janae Chatterley asked the commission if they could start doing electronic packets instead of printing them for the commission members every meeting. The commission agreed.

**Commission Member Report:**

None

**Council Liaison Report:**

Arlon Chamberlain stated that the City Council passed the zone change to R-1-20 on properties between ranchos and Cedar Heights.

JD Wright made a motion to adjourn, Ben Aiken seconds. Unanimous, motion carries.