

Kanab City Planning and Zoning Commission Meeting
March 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, Boyd Corry, Ben Aiken, JD Wright, and Terry Edwards; Deputy Recorder Celeste Cram; Building Inspector Janae Chatterley and Colten Porter; City Attorney Kent Burggraaf; City Council Liaison Arlon Chamberlain; and City Planner Bob Nicholson.

Approval of Minutes: Ben Clarkson made a motion to approve the minutes from March 1, 2022. Terry Edwards seconds. Unanimous vote, motion carries.

Public Comment:

None

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 that the property owner, would like to add a new sign to Building B at 365 South 100 East. Parcel K-B-11-5 is zoned C-2 and located in the area designated for the C-1 design standards, which require approval from the Planning Commission for façade improvements that require building permits. She added that it meets the ordinances and staff recommends approval.

Ben Clarkson made a motion to approve the wall sign located at 365 South 100 East the way it was presented. Ben Aiken seconds, unanimous vote. Motion carries.

Public Hearing to discuss and recommend to City Council the amendments of the Kanab City General Plan

Bob Nicholson presented a power point to the commission and gave a little bit of history and the purpose of the general plan. Bob read the revised “Vision Statement” for the commission that can be found in the “Review & Update of the Kanab City General Plan” Slide Show.

Janae Chatterley read through the “Outline of Proposed Amendments” Slide as well as displayed and discussed the new proposed land use map.

Boyd Corry made a motion to go into Public Hearing. Ben Clarkson seconds, unanimous vote.

- **Public Hearing** -
- **Public Comment** -

Celeste Meyeres: Celeste expressed her love for the direction they are going with the new general plan updates. She likes the farming aspect, appreciates the flexibility and is excited to see it move forward.

- **Close Public Comment** -

Janae Chatterley offered a proposed moto that was brought to her, “Where the West Began”, so that the commission could discuss it.

Boyd Corry, Bob Nicholson and Kent Burggraaf discussed the proposed land use map and some of the goals for Kanab City.

Donna Huntsman made a motion to put forward a recommendation to City Council the amendments to the Kanab City General Plan; and to also include those discussed which include Lot Size Averaging and MPD as recommended by staff. JD Wright seconds. Unanimous vote, motion carries.

Public Hearing to discuss and recommend to City Council the amendments of the Kanab City Land Use Ordinances, Chapter 6: Parking Requirements:

Janae Chatterley stated that the proposed amendments to the Kanab City Code removes the requirement that all commercial parking areas must be hard surfaces. The amendments will allow alternative surfacing for commercial lots or parcels that do not have a retail store front. It will also allow alternative surfacing for employee parking and receiving areas not shared or routinely accessed through customer parking. The alternative surfacing is outlined as road base hardened with lithification, packed gravel, asphalt, concrete or a double chip seal. The commission discussed Chapter 6 Section 6-7, B-1; *“Surfacing for roadways and/or employee parking 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.”* The majority of the commission did not like the word “lithification”, wanted it to be worded differently to be more specific and did not like the requirement of a geotechnical report.

The commission also discussed section A-3 *“All entrances and exits shall be hard surface with asphalt or concrete aprons, in accordance with Kanab City Standards, that extends a minimum of fifty (50) feet into the parking area.”* The commission wants to change the length of the aprons to 20 feet instead of 50 feet.

- **Public Comment** -

Celeste Meyeres: Wanted to add that a possibility is if the business has curb and gutter then they could only require the 20ft aprons and if not then require the 50ft aprons.

- **Out of Public Comment** -

Ben Aiken made a motion to change section A-3 to 20 feet aprons; change B-1 from 50 to 20 ft aprons; change 6-7 A-2 & 6-7 B-1 wording to match the wording of Chapter 13: Recreational Vehicle Parks; and otherwise adopting the changes as proposed by staff. Ben Clarkson seconds, unanimous vote. Motion carries.

Public Hearing to discuss and recommend to City Council the amendments of the Kanab City Land Use Ordinances, Chapter 9: Site Plan Review:

Janae Chatterley stated that the attached proposed amendments to the Kanab City Code clarifies and outlines when a site plan review would be required. The amendments provide the Planning Commission to provide an extension to site plan or landscaping requirements if an Improvement Completion Assurance is provided by the applicant. She added that Kanab City has allowed for extensions to requirements in a Site Plan Review. The amendments to the ordinance provide regulations and or guidelines to allow for such extensions. Clarification on the application and review process was necessary. Donna Huntsman expressed a few grammatical changes she would like to see to the chapter. The commission briefly discussed the chapter.

- **Public Comment** -

Celeste Meyeres: Celeste would like to see more specific wording to Chapter 9-8 Landscaping Requirements C-1.

- **Close Public Comment** -

Donna Huntsman made a motion to send a positive recommendation to the City Council to adopt changes to City Code identified in exhibit B of the staff report for file 20220301.4 with proposed changes. Terry Edwards seconds, unanimous vote. Motion carries.

Public Hearing to discuss and recommend to City Council the amendments of the Kanab City Land Use Ordinances, Chapter 4-18: Curb, Gutter and Sidewalk:

Janae Chatterley stated that Chapter 4-18 Curb, Gutter and Sidewalk of the Kanab City Land Use Ordinance was previously reviewed on February 9, 2021 in regards to the zones that curb, gutter and sidewalk should be installed and the contiguous or not contiguous requirements. City Council approved amendments as seen in exhibit D, before these amendments were publicly posted, Chapter 4 was reviewed for a text amendment change on a different section with the older version for curb, gutter and sidewalks in section 4-18, this motion and approval was posted and took precedence over the amendments approved by City Council on February 9, 2021. This review is to discuss and recommend amendments to the curb, gutter and sidewalk requirements. A legal review of the previous amendments has determined that there is still some confusion on the definition of contiguous and how to apply the improvement requirements in the ordinance. Janae continued to go over the Background and Finding Facts found in the staff report.

Ben Clarkson mentioned that he would like to see the last sentence in Chapter 4-18-1.1 change to say to Kanab Creek Drive and East on Hwy 89A to 900 East instead of *“approximately one block south of 400 South (the furthest southern point of the La Quinta property).”*. Donna Huntsman would like to see “letters of credit” added to Chapter 4-18-4.

- **Public Comment** -

Celeste Meyeres: Celeste was wanting clarification on the definition of contiguous. She also wanted to add that it has not been historically required. That the past coordinator had been enforcing laws that were not in the books.

- **Close Public Comment** -

The commission discussed the chapter and changes extensively.

JD Wright made a motion to postpone/continue Item 8 for further discussion until the next meeting. Terry Edwards seconds, unanimous vote. Motion carries.

Discuss code amendment application [Iron Rock Driveway Access in Chapter 6-5]

Ben Clarkson made a motion to postpone/continue Item 9 for further discussion until the next meeting. Boyd Corry seconds, unanimous vote. Motion carries.

Staff Report:

Janae and Kent Burggraaf reminded the commission of the APA Conference coming up.

Commission Member Report:

None

City Council Liaison Report:

None

Ben Clarkson made a motion to adjourn. Ben Aiken seconds, unanimous vote. Motion carries.