

1 **Kanab City Planning and Zoning Commission Meeting**  
2 **April 4, 2023**  
3 **Kanab City Council Chambers**  
4 **26 North 100 East**  
5 **6:30 PM**  
6

7 **Present:** Chair Boyd Cory; Commission Members Russ Whitaker; Ben Clarkson; Heather Russell;  
8 Terry Edwards; Land Use/Building Administrator Janae Chatterley; Land Use  
9 Coordinator/Building Inspector Colton Porter; City Council Liaison Arlon Chamberlain; and City  
10 Attorney Kent Burggraaf.

11  
12 **Not Present:** Ben Aiken, Taylor Glover, City Planner Bob Nicholson  
13

14 **Approval of Minutes:** Terry Edwards made motion to approve the minutes from March 7 and  
15 March 21, 2023, Russ Whitaker seconded.

16  
17 Taylor Glover: N/A (Not Present)

18 Terry Edwards: Yes

19 Ben Aiken: N/A (Not Present)

20 Russ Whitaker: Yes

21 Ben Clarkson: Yes

22 Heather Russell: Yes  
23

24 Motion Carries.

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26 A Chair Pro Tem nomination was made for Taylor Glover. Terry Edwards nominated Taylor Glover,  
27 Heather Russell second the nomination and a vote was taken.  
28

29 Taylor Glover: N/A (Not Present)

30 Terry Edwards: Yes

31 Ben Aiken: N/A (Not Present)

32 Russ Whitaker: Yes

33 Ben Clarkson: Yes

34 Heather Russell: Yes  
35

36 Nomination Carries.  
37

38 Russ Whitaker moved to close nominations, Heather Russell second.

39 Taylor Glover: N/A (Not Present)

40 Terry Edwards: Yes

41 Ben Aiken: N/A (Not Present)

42 Russ Whitaker: Yes

43 Ben Clarkson: Yes

44 Heather Russell: Yes

45

46 Nominations Closed.

47

48

49 **Public Comment:** Ted Prihda, he read in the paper that supposedly the city was trying to shut  
50 down the Farmers Market, and he asked if he was at the correct meeting to ask his questions,  
51 City staff explained that that will be discussed on April 11 at the City Council meeting.

52 **5. Discuss and recommend to City Council a petition to vacate public utility easements on**  
53 **parcels 65-2044, 65-2045 & 65-2046 located approximately 1709 South Lee Dr. [Applicant is**  
54 **Iron Rock Engineering]**

55 Janae Chatterley Stated that Michael Salamanca and his representative are requesting to  
56 vacate the public utility easements between the parcels of Kanab Creek Ranchos, Unit #3  
57 parcels 65-2044, 65-2045 and 65-2046 located approximately at 1709 S Lee Drive.

58 Staff and Planning Commission discussed briefly about the easement and why they were  
59 originally put their, Kent Burggraaf Pointed out a condition of approval, contingent on the plat  
60 amendment being approved that the easements then be vacated.

61

62 Heather Russel made motion to send a positive recommendation to City Council, with the  
63 condition of approval be that the plat amendment be approved. Rus Whitaker second.

64

65 A role call vote was taken.

66 Ben Aiken: N/A (Not Present)

67 Ben Clarkson: Yes

68 Heather Russell: Yes

69 Terry Edwards: Yes

70 Russ Whitaker: Yes

71 Taylor Glover: N/A (Not Present)

72

73 Motion carries.

74

75 **6. Discuss and recommend to City Council a petition to vacate public utility easements on**  
76 **parcels 65-223, 65-224, 65-225 located approximately 1016 W Kanab Creek Dr. [Applicant**  
77 **is Iron Rock Engineering]**

78 Janae Chatterley stated that Leslie Trent and Joan Kellrer are requesting to vacate the  
79 public utility easements between the parcels of Kanab Creek Ranchos, Unit #3 parcels 65-  
80 223, 65-224 and 65-225 located approximately at 1034 W Kanab Creek Drive.

81 Planning Commission discussed briefly.

82 Heather Russel made motion to send a positive recommendation, with the condition of  
83 approval be that the plat amendment be approved, Terry Edwards second

84 A roll call vote was taken.

85 Taylor Glover: N/A (Not Present)

86 Terry Edwards: Yes

87 Ben Aiken: N/A (Not Present)

88 Russ Whitaker: Yes

89 Ben Clarkson: Yes

90 Heather Russell: Yes

91

92 Motion Carries.

93

94 **7. Discuss and recommend to City Council a plat amendment to the Vermillion Lofts**  
95 **Subdivision, parcels K-312-1 & K-312-2 located approximately at 950 S Highway 89A**  
96 **[Applicant Iron Rock Engineering].**

97 Janae Chatterley stated that ZK Holdings Phase 3, LLC and their representative Iron Rock  
98 Engineering are requesting to amend the plat for the Vermillion Loft Subdivision located at  
99 950 S Highway 89A. The subdivision consists of two lots both owned by ZK Holdings Phase 3,  
100 LLC. Lot 1 currently is developed as apartment buildings. Lot 2 is undeveloped, but a recent  
101 Site Plan was approved to construct additional apartments. The plat amendment consists of  
102 taking Lot 2 and subdividing it into two lots, creating three lots in the subdivision. The parcel  
103 located adjacent to the subdivision along the southern lot line, is a strip of land that is owned  
104 by ZK Holdings Phase 3, LLC, they would like to add this to the subdivision, splitting it into  
105 three sections in line with the platted three lots of the subdivision.

106 Planning Commission discussed briefly on the plat amendment with staff about the  
107 easement on the property and where the applicant was wanting to split the lot, and the  
108 accesses to the property.

109

110 Ben Clarkson made motion to send a positive recommendation with no additional findings or  
111 conditions, Terry Edwards second.

112

113 A roll call vote was taken.

114 Taylor Glover: N/A (Not Present)

115 Terry Edwards: Yes

116 Ben Aiken: N/A (Not Present)

117 Russ Whitaker: Yes  
118 Ben Clarkson: Yes  
119 Heather Russell: Yes

120 Motion Carries.

121

122 **8. Discuss and recommend to City Council a plat amendment to the White Pocket Villas**  
123 **Subdivision, parcels K-343-Open & K-343-9 located approximately at 350 E 650 S**  
124 **[Applicant Iron Rock Engineering].**

125 Janae Chatterley stated that Kanab Townhome Developers and their  
126 representative are requesting to amend the plat for White Pocket Villas  
127 Subdivision located at 350 E 650 South parcels K-343-9 and K-343-Open. The  
128 amendment includes a lot line adjustment to parcel K-343-9 enlarging the lot and  
129 yard area for the constructed townhome.

130

131 Terry Edwards made motion to send a positive recommendation, Heater Russel  
132 second.

133 A roll call vote was taken.

134 Taylor Glover: N/A (Not Present)

135 Terry Edwards: Yes

136 Ben Aiken: N/A (Not Present)

137 Russ Whitaker: Yes

138 Ben Clarkson: Yes

139 Heather Russell: Yes

140 Motion Carries.

141

142 **9. Discuss and recommend to City Council a plat amendment to the Kanab Creek**  
143 **Subdivision, Unit 3, parcels 65-2044, 65-2045, and 65-2046 located approximately at**  
144 **1709 S Lee Drive [Applicant Iron Rock Engineering].**

145

146 Janae Chatterley stated that Michael Salamacha and his representative are requesting to  
147 amend the plat for Kanab Creek Ranchos, Unit #3 parcels 65-2044, 65-2045 and 65-2046  
148 located approximately at 1709 S Lee Drive. The plat amendment consists of joining the three  
149 parcels into one.

150

151 Heater Russel made motion to send a positive recommendation, Ben Clarkson second.

152

153 A roll call vote was taken.

154 Taylor Glover: N/A (Not Present)

155 Terry Edwards: Yes

156 Ben Aiken: N/A (Not Present)  
157 Russ Whitaker: Yes  
158 Ben Clarkson: Yes  
159 Heather Russell: Yes

160 Motion Carries.

161

162 **10. Discuss and recommend to City Council a plat amendment to the Kanab Creek**  
163 **Subdivision, Unit 3, parcels 65-223, 65-224, 65-225 located approximately at 1016 W**  
164 **Kanab Creek Drive [Applicant Leslie Trent & Joan Keller].**

165

166 Janae Chatterley Stated that Leslie Trent and Joan Keller are requesting to amend the plat for  
167 Kanab Creek Ranchos, Unit #3 parcels 65-223, 65-224, and 65-225 located approximately at  
168 1016 West Kanab Creek Drive. The plat amendment consists of joining the three parcels into  
169 one.

170

171 Heater Russel made motion to send a positive recommendation, Russ Whitaker second.

172

173 A roll call vote was taken.

174 Taylor Glover: N/A (Not Present)

175 Terry Edwards: Yes

176 Ben Aiken: N/A (Not Present)

177 Russ Whitaker: Yes

178 Ben Clarkson: Yes

179 Heather Russell: Yes

180 Motion Carries.

181

182 **11. Discuss, approve, or deny a Conditional Use Permit for a Home Occupation, Heavy**  
183 **[Mobile Welding] located at 339 W Johnson Dr [Applicant Cody Bunting]**

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185 Janae Chatterley stated that Cody Bunting is requesting a Conditional Use Permit for a Mobile Welding  
186 business. The Mobile Welding equipment and tools will be stored at 339 W Johnson Drive.

187

188 Russ Whitaker made motion to approve and adopt the conditional use permit, Heather Russel second.

189

190 A roll call vote was taken.

191 Taylor Glover: N/A (Not Present)

192 Terry Edwards: Yes

193 Ben Aiken: N/A (Not Present)

194 Russ Whitaker: Yes

195 Ben Clarkson: Yes

196 Heather Russell: Yes

197 Motion Carries.

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**12. Discuss, approve, or deny a Site Plan Review for a sign in the Design Standard area, sign will be located at 163 South 100 East. [Applicant Star Sign]**

Janae Chatterley Stated that Star Signs on behalf of Best Friend’s Animal Sanctuary is requesting to relocate a sign that was used at the Best Friend’s Visitor Center to the Best Friend’s Fitness Center. The sign is a wall sign that is backlit with the Best Friend’s logo.

Planning commission discussed briefly about wall signs.

Ben Clarkson made motion to approve the wall sign with the recommended findings buy staff, Russ Whitaker second.

A roll call vote was taken.

Taylor Glover: N/A (Not Present)

Terry Edwards: Yes

Ben Aiken: N/A (Not Present)

Russ Whitaker: Yes

Ben Clarkson: Yes

Heather Russell: Yes

Motion Carries.

**13. Discussion for possible amendments to the Land Use Ordinance Chapter 7 - Signs**

Janae Chatterley explained that the reason that this ordinance was brought back for review was for the political signs and for temporary signs.

the square footage of allowable signs was discussed on how may square feet; 24 square feet signs were discussed 64 square foot signs were also discussed. A minimum footage in between sines, flag signs were brought up and discussed that are prohibited in city limits.

Russ Whitaker asked if there was a size of sign that city staff was comfortable enforcing, staff is alright with enforcing any sign size the commission feels is appropriate.

Special event signs were also discussed.

The planning commission feels it would be good to revise and change some things and would like staff to bring it back for them to work through the minor fixes that need addressed.

**Staff Report:** Just a heads up on the next meeting their will be a zone change and ordinances that were discussed.

**Council Member Liaison Report:** Kent Burggraaf talked about the public comment at the city council about the farmer’s market. Alcohol related uses were discussed at city council.

239 Russ Whitaker made a motion to adjourn; Terry Edwards seconded the motion.

240

241 A roll call vote was taken.

242 Taylor Glover: N/A (Not Present)

243 Terry Edwards: Yes

244 Ben Aiken: N/A (Not Present)

245 Russ Whitaker: Yes

246 Ben Clarkson: Yes

247 Heather Russell: Yes

248 Motion Carries.

249

250 Meeting adjourned.

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252