

1 **Kanab City Planning and Zoning Commission Meeting**
2 **April 19 2022**
3 **Kanab City Council Chambers**
4 **26 North 100 East**
5 **6:30 PM**
6

7 **Present:** Chair Kerry Glover; Chair Pro-Tem Donna Huntsman; Commission Members Boyd Corry, Ben
8 Clarkson, JD Wright, Ben Aiken (7:15) and Terry Edwards; Deputy Recorder Celeste Cram; Building
9 Inspector Janae Chatterley; City Attorney Kent Burggraaf; City Planner Bob Nicholson; and City Council
10 Liaison Arlon Chamberlain.

11 **Not Present:** Building Inspector Colten Porter

12 **Approval of Minutes:** Donna Huntsman made a motion to approve the minutes from April 5, 2022 with
13 corrections. JD Wright seconds. Unanimous vote, motion carries.

14 **Public Comment:**

15 **Celeste Meyeres:** Celeste asked that the commission to look at and consider the definitions of C-1, C-2
16 and C-3 zones.
17

18 **4. Public Hearing to discuss and recommend to City Council a zone assignment to the**
19 **annexed parcel K-13-UTAH-ANNEX [SITLA property, 101.11] located in the approximate**
20 **area of 725 E Kane Plex Dr.**

21 Janae Chatterley stated that Parcel K-13-UTAH-Annex currently owned by Utah State of SITLA was
22 annexed into Kanab City limits without the assignment of a zone. Kanab City recently identified this
23 oversight and sent out the appropriate notices to provide a zone assignment for the parcel. She added
24 that the subject property is one (1) parcel with a cumulative area of approximately 101.11 acres, and
25 that staff recommends the Planning Commission send a positive recommendation to City Council.
26 Bob Nicholson explained that they have to have a base residential zone in the beginning before they are
27 able to develop on it, if they choose to.

28 SITLA Representative Aaron Langston expressed to the commission that SITLA allows people to put in
29 offers on their land, and that they want to follow the rules of the municipality to fill a need in the
30 community. They plan on making a buffer of density allowing some open space and some higher density
31 areas.

32 Boyd Corry made a motion to go in and out of public hearing at the discretion of the chair. Ben Clarkson
33 seconds.
34

35 **- Public Hearing -**

36 **- Public Comment-**
37

38 **Mary Beth Kuntz-** Mary stated that she wants to see more affordable housing and wanted to thank
39 Aaron Langston for trying to bring that here.
40

41 **Peter Kensinger-** Peter also stated that affordable housing is a must because local businesses are
42 struggling to find employees because of the lack thereof.

43 **Anson Clarkson-** Anson stated that the developer proposed the maximum number of lots and that the
44 homes weren't affordable. The proposed plan includes \$550,000 and \$650,000 homes including a hotel
45 and vacation rentals.

46 **Arty Evans-** Arty asked Aaron if they can designate certain areas to be cheaper than others. Aaron
47 replied to Arty that SITLA cannot sell land for less than market value, but if they are able to have some
48 higher density areas and some lower density areas, it may make-up the difference to be able to have
49 some more affordable housing as well as apartments.

50 **Devon Anderson (Developer – Mountain West Developer)-** Devon also stated that they want to include
51 affordable housing to help with the need.

52

53 **-Close Public Hearing-**

54

55 JD Wright and Ben Clarkson briefly discussed possibly assigning R-1-20 as a lower density at first so that
56 they are able to see actual plans before making it such a high-density zone. Donna Huntsman and Ben
57 Aiken thought they should just give them the R-1-8 zone since they will have to come back to the
58 commission with plans anyways.

59 Donna Huntsman made a motion to send a positive recommendation to the City Council for File
60 #2022017 to assign the zone R-1-8 to Parcel K-13-UTAH-Annex, based on the findings as outlined in this
61 staff report; and Boyd Corry seconds. Boyd Corry, Aye; Ben Clarkson, Nay; Donna Huntsman, Aye; Kerry
62 Glover, Aye; JD Wright, Nay; Ben Aiken, Aye; Terry Edwards, Nay. Motion Passed.

63

64

65 **5. Continued Public Hearing to discuss and recommend to City Council an application for a Planned**
66 **Development Overlay and Preliminary Site Plan for parcels K-38-1-Annex, K-B-7-1, K-6-1, K-47-1**
67 **located between the Kanab Creek Ranchos subdivision and the Cedar Heights subdivision.**

68 Janae Chatterley explained to the commission that Rocky Canyon Properties, property owner, and their
69 representative, Iron Rock Engineering have submitted an application for a Preliminary Site Plan of a
70 Planned Development Overlay. Planned Development Overlay are regulated through the Kanab City
71 Land Use Ordinances, Chapter 23. She continued that at this time staff recommends that the public
72 hearing be continued to the next meeting to allow time to complete the review of the preliminary site
73 plan for a Planned Development Overlay. The updates to the documents and missing items need to be
74 reviewed and approved by the City Engineers and staff. If the Planning Commission prefers to make a
75 recommendation to City Council staff asks that the following conditions be added to the
76 recommendation.

77 Tom Avant (Iron Rock Group) explained the Site Plan map, lot sizes and that the overall density is R-R-1.
78 Justin Aucoin (Rocky Canyon Properties) stated that he recognizes the need for affordable housing, but
79 that this will not be affordable housing. It will be high end housing.

80 Ben Clarkson made a motion to go into Public Hearing, Donna Huntsman seconds.

81 - **Public Hearing** -

82 - **Public Comment** -

83 **Troy Johnson-** Troy stated that he owns property north of the development and is concerned about
84 erosion on his property and the additional traffic it will bring.

85

86 **Susan Edmunds**- Susan is concerned about the water and wanting to know if they plan on adding more
87 water tanks. She is also wanting to know about if they will all be on septic systems or if they will connect
88 to sewer.

89
90 **Mary Beth Kuntz**- Mary is also concerned about the added traffic that will be coming through Cedar
91 Heights Subdivision.

92
93 **Craig Baird**- Craig is glad that it is only approximately 180 homes instead of 700 because he knew it
94 would happen eventually.

95
96 **Arty Edmunds**- Arty was also wondering about whether the homes will be on septic or sewer.

97
98 **Lou Pratt**- Lou would like to see Public Notices have larger parameters.

99
100 - **Public Hearing Closed** -

101
102 Tom Avant answered a lot of the public's questions regarding sediment traps, improving the water flow
103 by connecting the north and west water tanks, and the homes being on sewer with a lift station.
104 Bob Nicholson asked about the number of roundabouts, and both Tom and the Developer Justin both
105 stated that having the roundabouts keeps the small-town secluded feeling that they are going for.
106 Jeremy Chamberlain, Developer, wanted to include that they are hoping to better Kanab with their
107 development, and with the CCNR they will not be allowing Airbnb's or vacation rentals except for in the
108 mancaves.

109
110 Ben Clarkson made a motion to send a positive recommendation to City Council for the planned
111 development overlay for Catori Canyon based on the findings and conditions of approval as outlined in
112 the staff report for #2022010. Boyd seconds, unanimous vote. Motion carries.

113
114 Boyd Corry made a motion to send a positive recommendation to City Council for the preliminary site
115 plan for Catori Canyon based on the findings and conditions of approval as outlined in the staff report
116 for #2022010. Ben Aiken seconds, unanimous vote. Motion carries.

117
118 **6. Public Hearing to discuss and recommend to City Council an application for a Preliminary Plat,
119 Phase 1 for a major subdivision on parcels K-38-1-Annex, K-B-7-1, K- 6-1, K-47-1, Catori Canyon,
120 located between the Kanab Creek Ranchos subdivision and Cedar Heights subdivision.**

121 Janae stated that Rocky Canyon Properties, property owner, and their representative, Iron Rock
122 Engineering have submitted an application for a Preliminary Plat, Phase 1. Preliminary Plats are
123 regulated through the Kanab City Subdivision Ordinances, Chapter 2. This applicant has also submitted a
124 Preliminary Site Plan application for a Planned Development Overlay.

125
126 - **Public Hearing** -

127 - **Public Comment** -

128
129 **Mary Beth Kuntz**- Mary asked how long phase 1 will be.

130 - **Public Hearing Closed** -

131

132 Tom Avant clarified that it will be a long process, but they will start the next phase as they complete the
133 previous.

134 The commission discussed it briefly. Ben Aiken made a motion to send a positive recommendation to
135 City Council for the preliminary plat, phase 1, Catori Subdivision based on the findings and conditions of
136 approval as outlined in the staff report for file #2022008. Ben Clarkson seconds, unanimous vote.
137 Motion carries.

138

139 **7. Planning Commission Review to approve or deny a Site Plan [Kaibab Storage] located**
140 **at 951 S HWY 89A.**

141 Janae stated that Casey Glover, property owner, would like to add 7800 square feet of storage units to
142 his business, Kaibab Storage. Parcel K-17-20-Annex is zoned C-2. The addition of 7800 square feet in
143 storage units require that the Planning Commission complete a Site Plan Review under Kanab City Land
144 Use Ordinance, Chapter 9 – Site Plan Review. The commission briefly discussed the landscaping.

145 Donna Huntsman made a motion to approve the site plan for Kaibab Storage located at 951 S Highway
146 89A in Kanab, UT based on Staff's findings and the condition(s) listed in the report, #22038. JD Wright
147 seconds, unanimous vote. Motion carries.

148

149 **8. Discussion on Chapter 20, section 20-2(c)(1) – City Council asked that the Planning**
150 **Commission reviews the language in this section regarding commercial zone C-2 & C-3**

151 Postponed.

152 **9. Discussion on Chapter 4, Section 4-20 Flag Lots – Staff is requesting the Planning**
153 **Commission to review and possibly remove the conditional use requirements for flag lots**
154 **and to have any requirements for flag lots addressed under the Subdivision ordinance**
155 **instead of the Supplementary Regulations of Chapter 4.**

156 Postponed.

157

158 **Staff Report:** Janae let the commission know that she will try and get them the packet sooner.

159

160 **Commission Member Report:** None.

161

162 **Council Member Liaison Report:** Arlon Chamberlain told the commission members that City Council
163 passed both of the Kanab Creek Ranchos items that they sent to them.

164

165 JD Wright made a motion to adjourn. Ben Clarkson seconds, unanimous vote. Meeting adjourned.