

**Kanab City Planning and Zoning Commission Meeting**  
**April 20, 2021**  
**Kanab City Council Chambers**  
**26 North 100 East**  
**6:30 PM**

**Present:** Chair Scott Colson; Chair Pro Tem Kerry Glover; Commission Members Donna Huntsman, Boyd Corry, Ben Aiken and Ben Clarkson; City Attorney Jeff Stott; Land Use Coordinator Mike Reynolds; City Planner Bob Nicholson; Building Inspector Janae Chatterley; City Council Liaison Celeste Meyeres

**Not in Attendance:** Commission Member Chris Heaton & City Council Liaison Arlon Chamberlain

**Approval of Minutes:** A motion was made by Donna Huntsman to approve the minutes from 4/6/2021 with corrections, second by Boyd Corry. Unanimous vote, motion passed.

**Public Comment:** None

**A public hearing to discuss and recommend or deny revisions and amendments to the Kanab City Land Use Ordinance Chapter 4; Section 4-9, 4-10 and 4-28, Chapter 16; Section 16-5, Chapter 17; section 17-5, Chapter 18; Section 16-6 and Chapter 19; Section 19-5 regarding the area where an accessory building is allowed to be placed on the property [staff].**

This public hearing is a continuation from the April 6, 2021 meeting, the proposed draft has been updated with comments and suggestions. Donna Huntsman discussed the cargo container recommendations, she is concerned that we are regressing and relaxing the requirements for cargo containers then previously allowed. Planning Commission reviewed some of the pictures taken around town where cargo containers are present in lots. An informal vote between commissioners was done and the general consensus is to keep the recommendations that were proposed during the April 6, 2021 meeting. The remaining sections of the proposed draft were reviewed and recommendations made to the proposed draft.

Ben Aiken makes a motion to go in and out of public hearing, Boyd Corry seconds. No public comment.

Kerry Glover makes a recommendation to City Council to approve the proposed draft with the suggested changes per the discussions in the April 6<sup>th</sup> meeting and today's meeting to amend the Kanab City Land Use Ordinance Chapter 4; Section 4-9, 4-10 and 4-28, Chapter 16; Section 16-5, Chapter 17; section 17-5, Chapter 18; Section 16-6 and Chapter 19; Section 19-5. Boyd Corry seconds; roll call vote – Donna Huntsman and Ben Aiken nay; Ben Clarkson, Kerry Glover and Boyd Corry yeah.

**Discuss preparation for a public hearing on updating the Kanab City General Plan.**

Planning Commission discussed when it would be possible to have a gathering for the public hearing. Discussion on hot top items that need to be identified and discussed. Scott Colson asked the Planning Commission to go through the General Plan and identify their hot topic items for the May 18<sup>th</sup> meeting. Bob Nicholson commented that the Census Bureau will have the 2021 statistic ready by May 27. Mr. Nicholson also provided a suggestion for the motto being similar or in line with the Kanab County Tourism's motto.

**Staff Report:** Building and Land Use Department is hearing from multiple developers about proposed projects but applications have not been submitted. Mike Reynolds provided an update on Lofts at the Canyons, Marriot Springhill and Country Inn Suites.

**Commission Member Report:** Boyd Corry discussed some campers North of town and if they were allowed to camp in that area. Donna Huntsman reminded the Planning Commission and staff that she will not be attending the meetings in June.

**Council Member Liaison Report:** Celeste Meyeres provided an update on recommendations that went to City Council. The zone change and Subway's gazebo were approved. The ordinance for the private lanes was discussed she reported that there are concerns from Joe Decker, City Chief and City Manager that the Fire Code requires the roads to be paved. After some discussion from City Council members on if this was a preference or a requirement Joe Decker said that there is some discretion and the Fire Chief makes that decision. Mr. Decker explained that we cannot be less restrictive than the code. The ordinance was continued to the next meeting, she is recommending to the Planning Commission that if they want to continue having a voice in the decision to come to the next City Council meeting. Jeff Stott reported that it was left off that him and Joe would update the proposed draft to have the wording changed to be close to what was recommended but that would not contradict the Fire Code. Scott Colson asked what the Fire Code requirement is? Jeff Stott responded that per Joe's explanation the road would have to be able to sustain the weight of the equipment and the more houses the more need for pavement. Ben Clarkson reported that the County is also looking into road surfaces and there are some departments that feel road base should be required for development and building permits. Janae Chatterley commented that there is a requirement in the International Fire Code that requires a road to be able to sustain the weight of an emergency vehicle, the only concern Mr. Decker had was that the ordinance was not less restrictive than the code or that it did not contradict the requirements in the code. Scott Colson commented that if anyone would like to voice their opinion to attend the City Council meeting. Celeste Meyeres commented that she knows there has been some sort of pressure in the past that the Planning Commission should not attend City Council meetings and that's not in the ordinances at least to her knowledge, so she wants to make sure that the Commission knows they have a voice outside of these hours and this meeting. That the Planning Commission are all citizens and she would like to extend the invitation to come to the City Council meetings.

Kerry Glover motions to adjourn the meeting second by Ben Aiken, unanimous vote.

  
Chairperson

05-18-2021  
Date