

1 **Kanab City Planning and Zoning Commission Meeting**
2 **May 3, 2022**
3 **Kanab City Council Chambers**
4 **26 North 100 East**
5 **6:30 PM**
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7 **Present:** Chair Kerry Glover; Chair Pro-Tem Donna Huntsman; Commission Members Boyd Corry,
8 Ben Clarkson, Ben Aiken (6:35) and Terry Edwards; Deputy Recorder Celeste Cram; Building Inspector
9 Janae Chatterley and Colten Porter; City Attorney Kent Burggraaf; and City Council Liaison Arlon
10 Chamberlain.

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12 **Not Present:** Commission Members JD Wright and City Planner Bob Nicholson.

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14 **Approval of Minutes:** Ben Clarkson made a motion to approve the minutes from April 19, 2022 with
15 corrections on line 132. Donna Huntsman seconds, unanimous vote. Motion carries.

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17 **Public Comment:** None.

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

20 Janae Chatterley briefly explained to the commission that Iron Rock Group is requesting that they
21 consider changing the maximum allowed driveways in Ordinance Chapter 6-5 Parking Requirements.
22 They believe that a circular driveway should count as one driveway. Donna Huntsman suggested
23 allowing a circular driveway to count as one and having a continuation up one side or the other to be
24 counted as two. The commission continued to discuss about adjusting the ordinance. Ben Aiken brought
25 up the fact that the reason for limiting the number of driveways is to not impede traffic.
26 The commission asked Janae Chatterley to write up a proposed draft with discussed updates for the
27 ordinance.

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29 **7. Discussion on Chapter 20, section 20-2(c)(1) – City Council asked that the Planning Commission**
30 **reviews the language in this section regarding commercial zone C-2 & C-3. Staff is requesting the**
31 **Planning Commission to review the Land Use Chart for any updates or revisions.**

32 Janae Chatterley explained to the commission members that she added Donna Huntsman's proposed
33 wording to the chapter. She asked that the commission look at the land use chart and see if there were
34 any changes they would like to see. Janae and Arlon Chamberlain briefly discussed the design standard
35 required for C-1 and C-2 zones. The commission decided to change the last sentence to say, "Therefor
36 owners should develop and maintain their property in recognition thereof."
37 The commission discussed allowing Taverns, Bars, Breweries, and Pubs in C 1-3 zones. Ben Aiken is in
38 favor of changing the ordinance to allow it. Janae said she will make a list of businesses she has received
39 requests from and bring it back to a future meeting.

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

48 Janae Chatterley explained to the commission that staff is requesting to remove the conditional use
49 requirement in Chapter 4 Section 4-20 Flag Lots because it is an extra step and that if someone meets
50 the requirements of a conditional use permit, they will have to approve it. The commission wants Janae
51 to add, “see the subdivision ordinance” as well as the proposed changes.

52
53 **9. Discussion on Chapter 4, Section 4-16 Maximum Height of Fences, Walls and Hedges – Staff is**
54 **requesting the Planning Commission to review and clarify the requirements for conditional use**
55 **permits, heights of fence and materials allowed.**

56 Janae Chatterley asked for clarification on Chapter 4 on what they are wanting to require for maximum
57 fencing height. She showed the commission some proposed word changes to the chapter; for example,
58 allowing maximum 6 ft fencing, and if someone wants 7-8 ft fences, they will have to do a conditional
59 use permit, must be approved by the Planning Commission and require a building permit. Janae showed
60 the commission some proposed changes to the ordinance. She also asked the commission to look at
61 permitted and not permitted fencing materials. Ben Clarkson wants Janae to add wording to require
62 fencing to look appropriately (framed corrugated metal) and be safe and free of sharp edges. The
63 commission continued to discuss the different requirements for this chapter. The commission decided
64 they want to add “trimmed or framed” to the corrugated metal, add welded wire mesh to the allowed
65 list, and remove item 8: “Any other materials not listed as permitted” on the not permitted list; have
66 Janae make those changes and bring it back to the planning commission.

67
68 **10. Discussion on adopting an ordinance and regulations for outdoor archery range.**

69 Kent Burggraaf recommends the commission make a proposed ordinance with regulations for Outdoor
70 Archery Ranges that includes things like supervision of minors, distances from other structures, and
71 where they can and cannot be. Ben Clarkson would like to see some proposed language brought back
72 for the commission to consider. The commission briefly discussed potential regulations. The commission
73 will look into surrounding areas requirements and come back with proposed recommendations.

74
75 **Staff Report:** Janae asked if they like having current ordinances in the packet or if it was too much, and
76 the commission likes having it.

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78 **Commission Member Report:** Boyd Corry is concerned that they are filling holes in asphalt with gravel
79 and worried with developments, storm water might wash it away.

80 Ben Clarkson has a few follow up questions regarding a previous meeting.

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82 **Council Member Liaison Report:** Arlon Chamberlain said Catori Canyon had another issue vacating
83 easements, but they are figuring it out with the developer. He added that City Council decided to
84 require a PD overlay on the SITLA land.

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86 Ben Clarkson made a motion to adjourn, Ben Aiken seconded. Unanimous vote, meeting adjourned.