

Kanab City Planning and Zoning Commission Meeting

May 4, 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; City Attorney Jeff Stott; Land Use Coordinator Mike Reynolds; Building Inspector Janae Chatterley; Deputy Recorder Tressa Clark; City Council Liaison Arlon Chamberlain

Not in Attendance: Commission Members Chris Heaton, Ben Clarkson

Approval of Minutes: A motion was made by Donna Huntsman to approve the minutes from 4/20/2021, second by Boyd Corry. Unanimous vote, motion passed.

Public Comment: None

A public meeting to Discuss and Recommend or Deny a Plat Amendment to the Kanab Creek Ranchos Subdivision to remove the existing lot lines between parcels 72-1396 & 72-1397 creating a single parcel; all properties located in the approximate area of 1761 Escalante Dr. [Applicant; Kelly and Diane Thomas]

A public meeting to Discuss and Recommend or Deny a Plat Amendment to the Kanab Creek Ranchos Subdivision to remove the existing lot line between parcels 65-329 & 65-330 creating a single parcel; all properties located in the approximate area of 1753 S Kanab Creek Dr, Kanab, Utah. Mike Reynolds stated that Action Items 1,2 and 3 are all pretty much the same the only thing that changes is the location and the parcel number. Staff has looked at all items and found no problem with it. Staff has not identified any neighbor that would be harmed by the amendments. The cause is that the property owner has made a reasonable request therefore staff makes the recommendation for approval from City Council. Boyd Corry makes a motion to approve action items 1 & 2 based on findings 2-4.9.1 and 2-4.9.2 in the Kanab City Subdivision Ordinance and recommendation to the Kanab City Council. Donna Huntsman seconds; unanimous vote, motion passes.

A Public meeting to Discuss and Recommend or Deny a Plat Amendment to the Kanab Creek Ranchos Subdivision to the Kanab Creek Subdivision to remove the existing lot lines between parcels 72-416, 71-401, & 72-400 creating a single parcel; all properties located in the approximate area of 752 S Chamberlain Dr. [Applicant; Thomas Avant] Boyd Corry makes a motion on Action Item 3 and makes a recommendation to Kanab City Council for approval of the Plat Amendment to the Kanab Creek Ranchos Subdivision to Amend the line between parcels 72-416, 71-401, & 72-400 not creating a single parcel but simply moving the line to account for current right of ways with the findings 2-4.9.1 and 2-4.9.2 in the Kanab City Subdivision Ordinance. Kerry Glover seconds; unanimous vote, motion passes.

Staff Report: Mike Reynolds stated that we finally got approval on the construction plans for Zitting, Lofts at the Canyons so they should be finalizing the paperwork within the next week. Recently the McCowan property has sold and they are starting to plan their development between the Ranchos and Cedar Heights. The Land Use Department is very busy at this time talking with multiple developers.

Commission Member Report: None

Council Member Liaison Report: Arlon Chamberlain reported that the Council passed the private lanes and streets and will allow up to three units on a private lane. They may use road base driveways as long as they meet a certain standard that will withstand bigger equipment and trucks for fires. Chairman Colson asked if Council got to the bottom of the Fire Code issue because he wants to make sure that we are complying. Council Member Chamberlain stated that it had been resolved.

Kerry Glover made a motion to adjourn the meeting second by Ben Aiken, unanimous vote.



Chairperson

05-21-21

Date