

Kanab City Planning and Zoning Commission Meeting
May 17, 2022
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Kerry Glover; Chair Pro-Tem Donna Huntsman; Commission Members Boyd Corry, JD Wright, and Ben Aiken; Interim Recorder Celeste Cram; Building Inspector Janae Chatterley and Colten Porter; City Attorney Kent Burggraaf; and City Council Liaison Arlon Chamberlain.

Not Present: Commission Members Ben Clarkson, Terry Edwards and City Planner Bob Nicholson.

Approval of Minutes: Donna Huntsman made a motion to approve the minutes for May 3, 2022. Boyd Corry second, unanimous vote. Motion carries.

Public Comment: None.

5. Plat Amendment Parcel 34-67 Kanab Creek Ranchos Subdivision [Wright]

Janae Chatterley stated that John Wright & Teri Nielson, property owners, represented by Iron Rock Engineering, are requesting to amend unit #1 of the Kanab Creek Ranchos Subdivision, adjusting the lot line between properties. The parcels are located near at 1104 Grand Canyon Dr. and currently has a Single-Family home on both properties. The property has an accessory building that is partially built on the other property. She also stated the findings and added that staff recommends approval. Donna Huntsman made a motion to send a positive recommendation to City Council for the plat amendment to the Kanab Creek Ranchos Subdivision, Unit 1, affecting parcel 34-67 and 34-68 based on the findings and conditions of approval as outlined in the staff report for file #2022014. Boyd Corry seconds, unanimous vote. Motion carries.

6. Plat Amendment Parcel 65-2089 & 65-2088 Kanab Creek Ranchos [Minter]

Janae stated that Marybeth Minter, property owner, represented by Iron Rock Engineering, are requesting to amend unit #3 of the Kanab Creek Ranchos Subdivision, joining two lots to create one property. The parcels are located near at 1658 S Lee Dr. and currently has a Single-Family home on lot 2089. She also stated the findings, and that staff recommends approval. Donna Huntsman made a motion to send a positive recommendation to City Council for the plat amendment to the Kanab Creek Ranchos Subdivision, Unit 1, affecting parcel 65-2088 and 65-2089 based on the findings and conditions of approval as outlined in the staff report for file #2022011. JD Wright seconds, unanimous vote. Motion carries.

7. Plat Amendment to vacate four lots from La Estancia Phase 2

Janae stated that JTP Park City Properties LLC, property owners, represented by Iron Rock Engineering, are requesting to amend La Estancia Phase 2 Subdivision, vacating four properties from the plat. The parcels are located near at 853 El Valle Dr. and currently are vacant. She added the findings, and that staff recommends approval. The commission discussed it briefly. Donna Huntsman made a motion to

send a positive recommendation to City Council for the plat amendment to La Estancia, Phase 2 Subdivision, affecting parcels K-191-131, K-191-132, K-191-154 & K-191-155 based on the findings and conditions of approval as outlined in the staff report for file #2022016. JD Wright seconds, unanimous vote. Motion carries.

8. Final Plat La Estancia Phase 3

Janae stated that JTP Park City Properties LLC, property owner, and their representative, Iron Rock Engineering have applied for a Final Plat of La Estancia Phase 3. Final Plats are regulated through the Kanab City Subdivision Ordinances, Chapter 2. She added the findings, and that staff recommends approval. The commission discussed a few concerns briefly with Iron Rock representatives Jeff Peterson and Josh Beazer. Janae added the conditions of approval that they will have to have a final inspection report for the infrastructure, compaction tests, a warranty bond for the infrastructure that the city will maintain and completion inspections and reports for the storm water diversion channel. If plat is recorded prior to the completion of the stormwater diversion bond, an Assurance Completion Bond must be done by the developer. Ben Aiken made a motion to send a positive recommendation to City Council for La Estancia Phase 3 based on the findings and conditions of approval as outlined in the staff report for file #2022008. Donna Huntsman seconds, unanimous vote. Motion carries.

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

Janae stated that Kanab City received a petition from Iron Rock Engineering to amend Chapter 6-5 pertaining to the number of driveway access allowed on a residential lot. On May 3, 2022, the Planning Commission discussed the driveways and requested that City staff draft a proposed amendment to allow for additional driveway accesses based on the street frontage of a residential lot or parcel. Planning Commission also requested that circular driveways are counted as one access unless there is a driveway branched off the circular driveway. Janae went over the proposed amendments made to the ordinance. Boyd Corry made a motion to go in and out of public hearing, Ben Aiken seconds, unanimous vote.

-Public Hearing Closed-

Boyd Corry made a motion to send a positive recommendation to City Council to adopt changes to City Code identified in exhibit B of the staff report for 2022051701. Donna Huntsman seconds, unanimous vote. Motion carries.

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

Donna Huntsman made a motion to continue item #2 until the next meeting. JD Wright seconds, unanimous vote. Motion carries.

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

Janae stated that Kanab City staff requested that the Planning Commission consider amending Chapter 4-20 of the Land Use Ordinance by removing the Conditional Use Permit requirement for a flag lot

and moving the requirements under the Subdivision ordinances. The Planning Commission discussed the request on May 3, 2022 and agreed with staff's suggestions. She added that staff recommends approval.

-Open Public Hearing-

-Close Public Hearing-

Boyd Corry made a motion to send a positive recommendation to City Council to adopt changes to City Code identified in exhibit B and C of the staff report for 2022051702. Donna Huntsman seconds, unanimous vote. Motion carries.

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

Janae stated that Kanab City staff requested that the Planning Commission consider amending Chapter 4-16 of the Land Use Ordinances to clarify the maximum height of a fence, when a conditional use permit would be required and consider amendments to the allowed/prohibited material. Planning Commission discussed the request on May 3, 2022 and recommended amendments to the requirements.

The commission discussed the proposed amendments that Janae presented. Donna Huntsman made some recommended changes including changing "from the property line" in Chapter 4-D to say "extending from the property line"; add the word "fences" to Chapter 4-G. b; and adding an exception for RR-1 and RA for the not permitted fencing materials.

-Open Public Hearing-

-Public Comment-

Celeste Meyeres: Celeste suggested adding the word "maximum" to Chapter 4-D to say, "Side and rear interior yard fences shall be "a maximum" 48 inches in height". The commission liked this addition.

-Close Public Comment and Public Hearing-

The commission continued to discuss the different permitted and not permitted fencing materials. A few more of the changes that the commission recommended is adding "with trim or framing" to corrugated metal on the permitted list; and adding (wire/mesh/nylon) to Net Fencing to the not permitted list.

Donna made a motion to send a positive recommendation to City Council to adopt changes to City Code identified in exhibit B of the staff report for 2022051703 with the discussed changes. Boyd Corry seconds, unanimous vote. Motion carries.

Staff Report: Janae stated that she passed her first commercial building inspector test.

Commission Member Report: Ben Aiken talked about the required distances between a bar/tavern from a school or community center and that the state is no longer allowing variances.

Council Member Liaison Report: Arlon Chamberlain stated that City Council went over the curb, gutter and sidewalk ordinance and for the most part passed what the planning commission recommended. Kent Burggraaf and Arlon discussed what the City Council passed.

JD Wright made a motion to adjourn, Ben Aiken seconded. Unanimous vote, meeting adjourned.