

Kanab City Planning and Zoning Commission Meeting

May 18, 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, Chris Heaton, Ben Aiken; City Attorney Jeff Stott; Land Use Coordinator Mike Reynolds; City Planner Bob Nicholson; Building Inspector Janae Chatterley; Deputy Recorder Tressa Clark; City Council Liaison Arlon Chamberlain

Not in Attendance: Commission Members Boyd Corry & Ben Clarkson

Approval of Minutes: A motion was made by Donna Huntsman to approve the minutes from 5/4/2021 with corrections, second by Chris Heaton. 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 65-301 & 65-302 creating a single parcel: all properties located in the approximate area of 1540 S Lee Dr, [Applicant; Brian & Elizabeth Baker]

Mike Reynolds stated that this is a plat amendment and it will have a public hearing before the City Council. It's to remove the line between the two properties to make it one property. It meets the requirement of the ordinance and meets the zone. Staff has looked at it and they find no issues with what they want to do. Staff has not identified any public nor any person that will be materially injured by the proposed vacation, alteration or amendment and there is good cause for the vacation, alteration or amendment. Chris Heeley was present as the acting agent for this property. Mike also stated that he has easement releases from Kanab City, Garkane and South Central.

Chris Heaton stated that on the North line, the easement says 7.61 and it should say 7.50. Chris Heeley agreed and said that it was probably a mistake and he couldn't see why it would be different from any of the other perimeter. Kerry Glover made a motion to recommend a Plat Amendment to the Kanab Creek Ranchos Subdivision to remove the existing lot line between parcels 65-301 & 65-302, creating a single parcel in the approximate area of 1540 S Lee Dr. with the correction that Chris Heaton mentioned and the findings that are listed in the agenda. Chris Heaton seconds; unanimous vote, motion passes.

Continuation; General Plan review: Commission discussed and identified hot topic items and will discuss times and dates at future meetings.

Staff Report: None

Commission Member Report: None

Council Member Liaison Report: Arlon Chamberlain reported that the Council approved the lot line adjustments and the plat amendment that the Commission recommended at the 5/14/2021 with no problem.

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

A handwritten signature in cursive script, appearing to read "Matt Cole", written over a horizontal line.

Chairperson

06-02-2021

Date