

1 **Kanab City Planning and Zoning Commission Meeting**
2 **June 06, 2023**
3 **Kanab City Council Chambers**
4 **26 North 100 East**
5 **6:30 PM**
6

7 **Present:** Chair Boyd Corry 6:32 arrival; Commission Members Russ Whitaker; Ben Clarkson;
8 Heather Russell; Terry Edwards; Taylor Glover; (Alternative Member) Casey Glover; Land
9 Use/Building Administrator Janae Chatterley; Land Use Coordinator/Building Inspector Colton
10 Porter; City Council Liaison Arlon Chamberlain; and City Attorney Kent Burggraaf.

11
12 **Not Present:** City Planner Bob Nicholson, Ben Aiken
13

14 Taylor Glover started the meeting; Boyd Corry joined the meeting at 6:32.
15

16 **Approval of Minutes:** Ben Clarkson made motion to disapprove the minutes as written, until
17 the needed corrections are made. Russ Whitaker seconded the motion.

18 Boyd Corry: Yes

19 Taylor Glover: yes

20 Terry Edwards: yes

21 Ben Aiken: N/A (Not Present)

22 Russ Whitaker: Yes

23 Ben Clarkson: Yes

24 Heather Russell: Yes

25 Casey Glover: yes
26

27 Motion Carries.
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29

30 **Public Comment:** None.
31

32 **5. Public Hearing on Chapter 1: General Provisions**
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34 Janae Chatterley stated that the staff found language in Chapter 1 that is incorrect regarding
35 zone changes and language about building permits that are addressed in the General Ordinance
36 and not needed in this chapter. Staff, felt it would be a good opportunity to review other
37 sections of the ordinance since it hasn't gone through a full review since 2008 and Mayor
38 Johnson requested planning commission review the process of requesting multiple zone
39 changes on one parcel within a year. There was an amendment to remove one of the
40 definitions (animal) in 2022 but there was not a review of the whole chapter with this
41 amendment.

42 Planning Commission discussed at length about how many zone changes a property owner can
43 apply for in one year and the length of time would or would not be necessary. They also
44 discussed changing the length of time that a land owner or an applicant could come in and ask
45 or petition for the same zone change and what constitutes a substantial change to a zone
46 change request. Planning commission decided to leave the language regarding the timeline and
47 substantial changes as currently stated in the ordinance.

48
49

50 Heather Russell made a motion to send a positive recommendation to City Council to adopt changes to
51 city code identified in exhibit A of the staff report for 20230606-1 with the following amendments, with
52 the additional changes in 1-19 as discussed to meet current state code, Russ Whitaker seconded the
53 motion.

54

55 A roll call vote was taken.

56 Ben Aiken: N/A (Not Present)

57 Ben Clarkson: Yes

58 Heather Russell: Yes

59 Terry Edwards: Yes

60 Russ Whitaker: Yes

61 Taylor Glover: Yes

62 Boyd Corry: Yes

63 Casey Glover: Yes

64

65 Motion carries.

66

67 **6. Public Hearing on Chapter 17: Single-Family Zones**

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69 Janae Chatterley stated that the Planning Commission Chair requested this be reviewed with
70 the recommendation to remove the requirement for Planning Commission review and allow
71 staff to approve two-family dwellings based on the requirements in the Chapter. While
72 preparing the proposed amendments staff identified a contradiction to a new legislative law
73 that was passed regarding bonding that needs to be updated.

74 Planning Commission opened public hearing on item number 6 and continue the public
75 hearing on for item number 7.

76 Planning Commission and staff how to enforce landscaping after the certificate of
77 occupancy has been issued and a proposal on adding a six-month allowance for the
78 landscaping after certificate of occupancy is issued.

79 Taylor Glover made motion to send a positive recommendation to City Council to adopt
80 changes to city code identified in exhibit A of the staff report for 20230606-2, with the
81 additional amendment of six-month time period, Russ Whitaker seconded the motion.

82 A roll call vote was taken.

83 Taylor Glover: Yes

84 Terry Edwards: No

85 Ben Aiken: N/A (Not Present)

86 Russ Whitaker: yes

87 Ben Clarkson: yes

88 Heather Russell: yes

89 Boyd Corry: Yes

90 Casey Glover: Yes

91

92 Motion Carries.

93

94 **7. Public Hearing on Chapter 19: Manufacturing homes – KCR Zone**

95

96 Janae Chatterley stated that the Planning Commission Chair requested this be reviewed
97 with the recommendation to remove the requirement for Planning Commission review and
98 allow staff to approve two-family dwellings based on the requirements in the Chapter.
99 While preparing the proposed amendments staff identified a contradiction to a new
100 legislative law that was passed regarding bonding that needs to be updated.

101 Planning commission discussed item number 7 at the same time as they discussed item
102 number 6.

103 Taylor Glover made motion to send positive recommendation to the city council to adopt
104 changes to city code identified in exhibit A of the staff report for 20230606-3, Heather
105 Russel seconded the motion.

106

107 A roll call vote was taken.

108 Ben Aiken: N/A (Not Present)

109 Ben Clarkson: Yes

110 Heather Russell: Yes

111 Terry Edwards: Yes

112 Russ Whitaker: Yes

113 Taylor Glover: Yes

114 Boyd Corry: Yes

115 Casey Glover: Yes

116

117 Motion Carries.

118

119 Boyd Cory asked to continue item number 8, a discussion on lot size averaging to the next
120 Planning Commission meeting.

121

122

123 **Staff Report:** Janae Chatterley stated that if there are any chapters of the Land Use ordinances
124 that the Commissioners would like to review to let Boyd or Janae know, so that it can get added
125 to the agenda.

126

127 **Commission member report:** Boyd Cory stated that he would like to see the property's that
128 are zoned wrong in the city be addressed and updated.

129

130 **Council Member Liaison Report:** Arlon Chamberlain stated that he felt the City Council meeting
131 went well and the discussion about the Z7 Development zone changes was civil and
132 informative, for the citizens and applicants that were in attendance.

133

134 Ben Clarkson made a motion to adjourn; Russ Whitaker seconded the motion.

135

136 A roll call vote was taken.

137 Ben Aiken: N/A (Not Present)

138 Ben Clarkson: Yes

139 Heather Russell: Yes

140 Terry Edwards: Yes

141 Russ Whitaker: Yes

142 Taylor Glover: Yes

143 Boyd Corry: Yes

144 Casey Glover: Yes

145 Motion Carries.

146

147 Meeting adjourned.

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