

1 **Kanab City Planning and Zoning Commission Meeting**  
2 **June 20, 2023**  
3 **Kanab City Council Chambers**  
4 **26 North 100 East**  
5 **6:30 PM**  
6

7 **Present:** Chair Boyd Corry; Commission Members Russ Whitaker; Ben Aiken; Heather Russell;  
8 Terry Edwards; Taylor Glover (6:33 Arrival); Land Use/Building Administrator Janae Chatterley;  
9 Land Use Coordinator/Building Inspector Colton J. Porter; City Council Liaison Arlon  
10 Chamberlain; and City Attorney Kent Burggraaf.

11  
12 **Not Present:** City Planner Bob Nicholson, (Alternative Member) Casey Glover; Ben Clarkson  
13

14 **Approval of Minutes:** Russ Whitaker made motion to approve the minutes form 05/16/2023  
15 and 06/06/2023 with the requested spelling corrections. Terry Edwards seconded the motion.  
16

17 Boyd Corry: Yes

18 Taylor Glover: N/A (not present at this time in the meeting)

19 Terry Edwards: yes

20 Ben Aiken: yes

21 Russ Whitaker: Yes

22 Ben Clarkson: N/A (not present)

23 Heather Russell: Yes

24 Casey Glover: N/A (not present)  
25

26 Motion Carries.  
27  
28

29 **Public Comment:** None.  
30

31 **4. Discuss, approve, or deny a site plan for three [3] signs for a business located in the**  
32 **Downtown district at 78 E Center Street. [Applicant, East Zion Adventures]**  
33

34 Janae Chatterley stated that, Owen Hoyt is here on behalf of East Zion Adventures is requesting  
35 three wall signs at 78 E Center Street. These are metal signs that will be directly attached to the  
36 structure of the building.  
37

38 The Planning Commission Discussed the signs' location on the Dennys Wigwam building and if  
39 they would have any lighting for the sign, the applicant Owen Hoyt replied that the signs would  
40 not have lighting, because they do not intend do be open at night.  
41

42 Taylor Glover joined the meeting at 6:33Pm

43  
44 Heather Russell made a motion to approve the review of the standard sign for the wall sign  
45 located at 78 east Center Street, based on staff's findings and conditions found in staff report  
46 2023028. Ben Aiken seconded the motion.

47  
48 A roll call vote was taken.

49 Ben Aiken: Yes  
50 Ben Clarkson: N/A (Not Present)  
51 Heather Russell: Yes  
52 Terry Edwards: Yes  
53 Russ Whitaker: Yes  
54 Taylor Glover: Yes  
55 Boyd Corry: Yes  
56 Casey Glover: N/A (Not Present)

57  
58 Motion carries.

59  
60 **5. Discuss and recommend a zone change to City Council from RM [Residential Multi-Family] to C-3**  
61 **[Commercial] for parcel K-C-4-6, K-C-4-7, K-C-4-4 located in the approximate area of 355 North Main**  
62 **St**

63 Janae Chatterley stated that the Kane County Hospital, property owner, is requesting a zone  
64 change to rezone parcel K-C-4-6, K- C-4-7, K-C-4-4 from Residential Multi-family (RM) to  
65 Commercial (C-3). The property owner is currently using the property as a hospital and other  
66 health care amenities.

67 Planning Commission discussed items 5 and 6 at this time.

68 Applicant representative Kim Jones addressed the Planning Commission, and stated that the  
69 old house that is out front of the Kane County hospital, they are trying to remodel it for three  
70 different businesses to use, a senior mental health care center, an IV therapy center, and In  
71 the future plan, were lot 42 is the hospital is looking at putting a surgical center on that  
72 location. But for the state to assist in the remodel of the hospital owned home it must be the  
73 correct zone.

74 Russ Whitaker asked if notice letters were sent to the surrounding property owners? And if  
75 so, had the staff received any input form the surrounding property owners?

76 Janae Chatterley stated that the staff has not received any input on this item yet, but their  
77 will be a public hearing on this zone change at the city council meeting.

78

79 Ben Aiken made a motion to recommend approval the zone change on legislative items number  
80 5 and 6, parcel K-C-4-6, K- C-4-7, K-C-4-4, K-C-4-3, K-C-4-2, and K-C-4-1 changed to Commercial  
81 (C-3). Russ Whitaker seconded the motion.

82

83 A roll call vote was taken.

84 Taylor Glover: Yes

85 Terry Edwards: Yes

86 Ben Aiken: Yes

87 Russ Whitaker: yes

88 Ben Clarkson: N/A (Not Present)

89 Heather Russell: yes

90 Boyd Corry: Yes

91 Casey Glover: N/A (Not Present)

92

93 Motion Carries.

94

95 **6. Kane County Hospital, property owner, is requesting a zone change to rezone parcel K-**  
96 **C-4-6, K- C-4-7, K-C-4-4 from Single Family (R-1-8) to Commercial (C-3). The property owner**  
97 **is currently using the property as a hospital and other health care amenities.**

98 Item number 6 was discussed and voted on with item number 5.

99

## 100 **7. Discussion on adding lot size averaging to the ordinance.**

101

102 Janae Chatterley addressed the Planning Commission with the findings that she and Bob  
103 Nicholson have put together for discussion. It was decided during a previous review of the  
104 General Plan, that the Planning Commission was going to consider allowing lot size averaging  
105 here in the city. With that being in the General plan we need to now look at adding it to the city  
106 Ordinances, to make it even a possibility.

107

108 The city planner Bob Nicholson provided Janae Chatterley with a few different documents on  
109 what recommendations/ proposed amendments to chapter 17 for lot size averaging as a  
110 possible option A, and some of what St. George city has done for ordinances for Lot Size  
111 Averaging as an option B.

112

113 Planning Commission discussed at length about the pros and cons of lot size averaging and  
114 what the smallest lot sizes that are currently allowed in city limits. The Planning Commission  
115 also discussed if it was possible to make smaller houses more available with lot size averaging  
116 for a higher density area/s in the city limits and how that may or may not help the community.

117

118 It was asked of staff by the Planning Commission why this was brought up at this time and if the  
119 current system that is in place is not working?

120

121 The answer to the question was, that the reason this was brought before the planning  
122 commission is in the last General Plan review done by the Planning Commission, it was decided  
123 to add Lot Size Averaging, City Council approved the addition to the General Plan, the next step  
124 is to add an ordinance to support the General Plan.

125

126 The Planning Commission decided to look over Lot Size Averaging more thoroughly on their  
127 own time and come back to staff with suggestions and ideas for the proposed ordinance.

128

129 **Staff Report:** The Planning Commission meeting on July 4<sup>th</sup> will be canceled.

130

131 **Commission member report:** None.

132

133 **Council Member Liaison Report:** Arlon Chamberlain stated that the City Council looked through  
134 the development that Mr. Yates and Mr. Clayson had applied for and came up with some  
135 solutions for the issues that the City Council had with the development in a C3 zone. They were  
136 able to narrow it down to a few specific things that the City Council wanted to see assigned to  
137 their C3 zone request and came to an approval of their request. The City Council also went over  
138 the heights of fences and the proposed setbacks for them and approved the zero-setback fence  
139 and the non-conforming homes in the city that the fences for those specific homes be different  
140 with the "new street front" previously side yard, be allowed a six-foot fence.

141

142 **City Manager:** Kyler Ludwig stated that the tax rate increase was also discussed at the city  
143 council meeting, and that there will be another opportunity for the residents to make their  
144 concerns, opinions, or support heard at a public hearing on August 8<sup>th</sup>, we are anticipating that  
145 meeting to be at the Kanab city library, the decision has not been finalized it is still just a  
146 proposal that will be finalized at the August 8<sup>th</sup> meeting.

147

148

149 Taylor Glover made a motion to adjourn; Russ Whitaker seconded the motion.

150

151 A roll call vote was taken.

152 Ben Aiken: Yes

153 Ben Clarkson: N/A (Not Present)

154 Heather Russell: Yes

155 Terry Edwards: Yes

156 Russ Whitaker: Yes

157 Taylor Glover: Yes

158 Boyd Corry: Yes

159 Casey Glover: N/A (Not Present)

160 Motion Carries.

161

162 Meeting adjourned.

163

164