

1 **Kanab City Planning and Zoning Commission Meeting**
2 **June 21st, 2022**
3 **Kanab City Council Chambers**
4 **26 North 100 East**
5 **6:30 PM**
6

7 **Present:** Chair Kerry Glover; Commission Members Boyd Corry, JD Wright, Terry Edwards and Ben Aiken;
8 Deputy Recorder Celeste Cram; Building Inspector Janae Chatterley and Colten Porter; City Attorney
9 Kent Burggraaf; and City Council Liaison Arlon Chamberlain.

10
11 **Not Present:** Chair Pro-Tem Donna Huntsman; Commission Members Ben Clarkson.

12
13 **Approval of Minutes:** JD Wright made a motion to approve the minutes from May 17, 2022, Boyd Corry
14 seconds, unanimous vote. Motion carries.

15
16 **Public Comment:**

17 **David Totterin:** He stated that he lives on Sedona Valley Road next to the new Loft apartments, and that
18 he is wondering what the green space on their site plan behind his fence will be. Janae Chatterley
19 clarified that she believes it will be open space but that it is their property, and they can use it how they
20 see fit.

21
22 **5. Site Plan Review for a Duplex in a single-family zone**

23 Janae Chatterley stated that Michael & Carlee Stewart, property owners, would like to build a duplex at
24 262 East 200 South. Parcel K-1-10 is zoned R-1-8 single-family zone, which require approval from the
25 Planning Commission for a duplex in a single-family zone. She continued to go over the analysis and
26 findings from the staff report and stated that Staff recommends approval of the two-family dwelling
27 with the additional condition of landscaping in the front yard prior to a Certificate of Occupancy being
28 issued or they shall post a financial guarantee ensuring it will be completed within 6 months. The
29 commission discussed the site plan briefly. Ben Aiken made a motion to approve the two-family dwelling
30 in the single-family zone based on Staff's findings and conditions as outlined in file, #2022019. Terry
31 Edwards seconds, unanimous vote. Motion carries.

32
33 **6. Conditional Use Permit – Loft Apartment Fence**

34 Janae stated that The Lofts at Canyon Point are requesting a six-foot block wall with wrought iron along
35 Highway 89A and a six-foot block wall around the north side of the property. She went over the findings
36 found in the packet, and that staff recommends a positive recommendation. The commission discussed
37 some of details of their site plan and asked Richard Bartlet (the Iron Rock Group Representative) a
38 couple questions.

39 Boyd Corry made a motion to approve the conditional use permit for The Lofts at Canyon Point located
40 at 950 South 175 East based on Staff's review and the findings in Chapter 8, Section 8-6 (B) listed in the
41 staff report, File # 2022020. Terry Edwards seconds, unanimous vote. Motion carries.

42
43

44 **7. Public Hearing for discussion and recommendation to City Council for a code amendment to Kanab**
45 **City Land Use Ordinance, Chapter 20 – Commercial Zones**

46 Boyd Corry made a motion to go in and out of public hearing at the discretion of the chair, Ben Aiken
47 seconds. Unanimous vote.

48 Janae stated that Kanab City Council requested that the Planning Commission consider amending
49 Chapter 20: Commercial Zone clarifying the description of the commercial zones. Kanab City Staff
50 requested that the Planning Commission review the permitted and conditional uses in the Land Use
51 Chart to see if any uses need to be amended or added to the chart. The Planning Commission discussed
52 the request on May 3, 2022 and agreed with Council's and staff's suggestions. Janae went over a couple
53 of the updates that the commission had requested to see made to the ordinance.

54 -Close Public Hearing-

55 The commission discussed at length the differences between bars, taverns and restaurants and where
56 they should be allowed. The commission assigned zones to the list of items including Amphitheater;
57 Archery Range/Course Outdoor; Bars, Brew Pubs, Taverns; Bowling Alley; Event Center; Farm Equipment
58 sales; Food Truck Parks; General Retail and Services; Microbreweries & Distilleries; and Indoor Shooting
59 Ranges.

60 JD Wright made a motion to send a positive recommendation to City Council to adopt changes to City
61 Code identified in exhibit B and C of the staff report for 20220601 with proposed changes and to have
62 Bob Nicholson look over changes and make advisement. Terry Edwards seconds, unanimous vote.
63 Motion carries.

64

65 **8. Discuss a proposed draft ordinance for an Archery range**

66 The commission discussed the ordinance for an archery range that staff proposed. Kent Burggraaf
67 clarified that staff will have to update the ordinance to specify that it is outdoor only. The commission
68 discussed at length the different zones that archery ranges will be allowed in; #2 wording "requiring a
69 buffer of 100 yards"; and required minimum rules that must be met as stated in proposed ordinance.
70 Staff told the commission that they had received enough guidance to put notice out for a future meeting
71 to bring it back with changes for the commission to decide on.

72

73 **9. Discuss possible future training topic ideas (Conditional Uses, Promoting Affordable housing,**
74 **Planning Book reviews)**

75 Janae stated that Bob Nicholson (City Planner) had suggested that when they have a slower meeting
76 with less agenda items to offer training opportunities and wanted to know if there were certain topics
77 that they would like to have trainings on. The commission members like the idea of offering trainings
78 during slower meetings. The commission, Janae and Kent briefly discussed ideas for different trainings.

79

80 **Staff Report:** None.

81

82 **Commission Member Report:** None.

83

84 **Council Member Liaison Report:** Arlon Chamberlain told the commission members that City Council has
85 been discussing the new police station, and that the new city manager will be starting on July 5th.

86

87 JD Wright made a motion to adjourn, Terry Edwards seconded. Unanimous vote, meeting adjourned.