

Kanab City Planning and Zoning Commission Meeting
July 18, 2023
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Boyd Corry; Commission Members Russ Whitaker; Heather Russell; Terry Edwards; Land Use/Building Administrator Janae Chatterley; Land Use Coordinator/Building Inspector Colton J. Porter; City Council Liaison Arlon Chamberlain; and City Attorney Kent Burggraaf.

Not Present: City Planner Bob Nicholson, Planning Commission Members Ben Aiken; Taylor Glover; and Ben Clarkson; Casey Glover (Alternative Member)

Approval of Minutes: Russ Whitaker made motion to approve the minutes from 06/20/2023 with the requested three spelling corrections. Heather Russell seconded the motion.

Boyd Corry: Yes
Taylor Glover: N/A (not present)
Terry Edwards: yes
Ben Aiken: N/A (not present)
Russ Whitaker: Yes
Ben Clarkson: N/A (not present)
Heather Russell: Yes
Casey Glover: N/A (not present)

Motion Carries.

Public Comment: None.

4. Discuss, approve, or deny a Site Plan Review for two [2] sign in the Design Standard area.

Janae Chatterley stated that, Dirk Clayson is requesting to replace two of the signs at 78 E Center Street. One sign is a wall sign and the other is a pole sign.

Planning Commission and staff discussed briefly about the two signs with the applicant Dirk Clayson.

Heather Russell made a motion to approve the review of the standard design for the wall signs located at 78 East Center Street, based on staff's findings and conditions found in staff report 2023032. Terry Edwards seconded the motion.

A roll call vote was taken.

Ben Aiken: N/A (not present)

Ben Clarkson: N/A (Not Present)

Heather Russell: Yes

Terry Edwards: Yes

Russ Whitaker: Yes

Taylor Glover: N/A (not present)

Boyd Corry: Yes

Casey Glover: N/A (Not Present)

Motion carries.

5. Work meeting and Discussion on adding lot size averaging to the ordinance.

Russ Whitaker asked if the city planner Bob Nicholson could put together a presentation or a slideshow of what Lot Size Averaging would look like, for members of the City Council and Planning Commission to be able to see it rather than read it for better understanding.

Janae Chatterley stated that Bob Nicholson and herself could put together a presentation for Planning Commission and City Council, and then went into detail on the proposed option A and proposed option B that she and Bob had put together.

Planning Commission and staff discussed at length about the areas of Kanab that may be comparable to lot size averaging, such as old town Kanab where lot sizes are different from property to property. They also discussed if lot size averaging would allow the minimum lot size to be dropped from 8000 square feet to 5000 square feet, to allow for the properties to subdivide smaller for people to be able to afford. The Planning Commission also discussed some options that could be included with lot size averaging such as changing the minimum square footage requirement and the minimum street frontage.

Chair Boyd Corry asked to continue the discussion on lot size averaging until the next work meeting.

Staff Report: Janae Chatterley stated that on Aug 1st the meeting will be canceled. She also discussed the different zones (i.e. RA-5 and RA-10) that can be assigned with Residential Agriculture zones.

Commission member report: None.

Council Member Liaison Report: Arlon Chamberlain stated that the City Council talked about PIDs, it was a record short meeting.

Terry Edwards made a motion to adjourn; Heather Russell seconded the motion.

A roll call vote was taken.

Ben Aiken: N/A (not present)

Ben Clarkson: N/A (Not Present)

Heather Russell: Yes

Terry Edwards: Yes

Russ Whitaker: Yes

Taylor Glover: N/A (not present)

Boyd Corry: Yes

Casey Glover: N/A (Not Present)

Motion Carries.

Meeting adjourned.