

Kanab City Planning and Zoning Commission Meeting

July 19th, 2022

Kanab City Council Chambers

26 North 100 East

6:30 PM

Present: Chair Kerry Glover; Chair Pro-Tem Donna Huntsman; Commission Members Ben Clarkson, and Ben Aiken; Deputy Recorder Celeste Cram; City Manager Kyler Ludwig; Building Inspector Colten Porter; City Attorney Kent Burggraaf; and City Council Liaison Celeste Meyeres.

Not Present: Commission Members Boyd Corry, Terry Edwards, and JD Wright; and Building Inspector Janae Chatterley.

Approval of Minutes: Ben Clarkson made a motion to postpone the minutes from June 21st and July 5th until the next meeting, Donna Huntsman seconds. Unanimous vote, motion carries.

Public Comment:

Nyle Willis: Nyle wanted to read a public comment for his son Russell Wulfenstein. Russell stated that he is under the impression that the city is looking to make an archery range with Beehive Cove as the preferred location. He stated that several solutions have been presented to address safety. He is concerned about properly protecting hikers and bikers and not closing popular trails. He offered proposed language that it not be allowed to be within 600 ft of a house, structure with animals, officially marked trails, and geological features.

Nyle stated that he feels it isn't safe, he doesn't want it in his back yard, he feels like the funding could be better used in other areas and suggested that it go out by the landfill.

4. Public Hearing - Text amendment to Chapter 4 Supplementary Regulations for Archery Range

Colten Porter stated that Kanab City Planning Commission recently reviewed and proposed an amendment of Chapter 20 to Kanab City Council. The proposed amendment included changes to the Land Use Chart adding an Outdoor Archery Range in the commercial zones as a conditional use. During the discussion it was recommended by staff to have additional regulations or parameters with the conditional use permit for an outdoor archery range. He added the findings that Staff drafted a proposed amendment that outlines regulations for an outdoor archery range, and section 4-35 will be a new section in Chapter 4. He continued that Staff has researched and reviewed the National Field Archery Association recommendations and guidelines. A copy of these guidelines has been sent to the Planning Commission for their review. At this time staff recommends that a positive recommendation of the proposed draft or a proposed draft with additional amendments adding more parameters or safety measures be sent to City Council.

Kerry Glover opened Public Hearing

Public Comment

Megan Keller: Megan stated that she has 3 boys that are national champion archers, and as a mom she understands safety concerns. She would love to see an archery range in Kanab and believes there are a lot of benefits of having an archery range in Kanab.

City Manager Kyler Ludwig read the public comments for Marlene Israel and Josh Warburton who were unable to attend.

Marlene Israel: Marlene asked that the city not allow archery ranges in any part of the city where there are homes, and in areas of multiple use. She asked that they not allow any firing positions within 600 feet of any structure that has animals, a house, marked trails, or landmarks.

Josh Warburton: Josh stated that he isn't opposed to having an archery range but is concerned about safety.

Close Public Comment

Donna Huntsman thinks we need to extensively figure out safety issues. Kent Burggraaf and Donna discussed that it would be a conditional use with parameters that would have to be met. She added that she thinks we should clarify bullet point 1 under #3 in the proposed ordinance and meet state code. Kent added clarification about state code that had been mentioned.

Ben Aiken's main issue is that he wants the ordinance to be able to be met by anyone.

Ben Clarkson thinks Beehive Cove would be a perfect spot if it wasn't in the middle of several trails and near homes. He added that he doesn't like the look of nets.

Ben Clarkson wants to add requiring a site plan in accordance with chapter 9 of the land use ordinance, and a method for locking and securing the facility when not in use.

The commission continued to discuss the parameters and concerns of the proposed ordinance.

Ben Clarkson made a motion to send a positive recommendation to City Council to adopt changes to City Code identified in exhibit A of the staff report for 20220701. Donna Huntsman Seconds, Ben Aiken – nay Ben Clarkson – yay Donna Huntsman – yay. Motion carries.

5. Public Hearing – Text Amendment to Chapter 15 Establishment of Zoning Districts

Colten Porter stated that staff is recommending an amendment to Chapter 15 Establishment of Zoning Districts to allow a Zoning Matrix document to supersede the Zoning Map. This allows for a quicker and easier process in updating a document when a zone change has been approved. He went over the findings that the zoning map and zoning matrix will be published to the city website. The zoning matrix will be the working document when a zone change has been approved and will be the superseding document to review when researching a zone. The Zoning Matrix will be updated with each zone change where the zoning map will be updated on a quarterly or bi-annual timeline. The commission members and Kent briefly discussed the zoning matrix and a couple questions the commission members had.

The commission members want to add the dates that they were changed or updated added to the matrix before it is sent to city council.

Donna Huntsman made a motion to send a positive recommendation to City Council to adopt changes to City Code identified in exhibit A of the staff report for 20220702 with the amendment that a full matrix is completed after notification to the public. Ben Aiken seconds, unanimous vote. Motion carries.

Staff Report: None.

Commission Member Report: None.

Council Member Liaison Report: Celeste Meyeres stated that at the last city council meeting they discussed Ordinance 7-1-22 O, An Ordinance Amending Kanab City Land Use Ordinance, Chapter 4-16, Maximum Height of Fences, Walls, and Hedges and Ordinance 7-2-22 O, An Ordinance Amending Kanab City Land Use Ordinance, Chapter 4-20, Commercial Zones.

Donna Huntsman made a motion to adjourn, Ben Aiken seconded. Unanimous vote, meeting adjourned.