

**Kanab City Planning and Zoning Commission Meeting**  
**July 20, 2021**  
**Kanab City Council Chambers**  
**26 North 100 East**  
**6:30 PM**

**Present:** Chair Scott Colson (Arrived 6:34); Commission Members Donna Huntsman, Boyd Corry (left at 6:55), Ben Aiken, Chris Heaton; City Attorney Jeff Stott (left at 6:58); Building Inspector Janae Chatterley; Deputy Recorder Celeste Cram; City Council Liaison Celeste Meyeres; Land Use Coordinator Mike Reynolds; and City Planner Bob Nicholson.

**Not in Attendance:** Commission Members Ben Clarkson, and Chair Pro Tem Kerry Glover.

**Approval of Minutes:** The approval of the minutes from the meeting on 7/6/21 was postponed until the next meeting on August 4<sup>th</sup> 2021.

**Public Comment:** Morgan Wood commented that he is a new resident of Kanab, and wanted to introduce himself and become more involved in the community.

**A Public Meeting to Discuss and Recommend or Deny approval to the Kanab City Council for the Final Plat phase 4 of the Creekside Subdivision consisting 37 lots on parcel K-18-1-Annex. [Applicant; K & D Family LLC]**

Mike Reynolds stated that this is the final plat, phase 4, of the Creekside subdivision that was approved a year or two ago. Since then, they have finished the road and curb. The only thing they haven't finished is the sidewalk in front of each house. All of the infrastructure has been approved by the city. Janae Chatterley is requiring a soil test for each of the properties along the Creekside. Staff and engineers have reviewed it, find no problems and recommend approval.

Scott Colson asked about gabion baskets and soil erosion tests that were supposed to be done, and Mike confirmed that they were completed and approved before the preliminary plat. Scott Colson, Mike Reynolds and Jeff Stott further discussed the soil tests that are required for the properties that are against the creek, and other stipulations that were required for their approval. Jeff Stott reminded the commission to remember when doing their recommendation to City Council, to include that each lot against the creek must have a soil test and must comply with any recommendations from that soil test. Also, any further requirements that were previously part of the preliminary plat approval. Ben Aiken expressed his concern about the soil, and that it was right on the creek. Mike confirmed that the developers have the houses at 25 ft setbacks. They discussed the ways that the engineers have created gabion baskets along the creek and all the engineers have reinspected 2-3 years ago and confirmed that they are still in the same shape as they were 7 years ago when they were installed. Jeff Stott added that the previously agreed upon conditions when the City Council passed it was that they had to abide by the geotech report.

Boyd Corry made a motion to recommend to approve to the city council the final plat phase 4 for the Creekside subdivision in accordance with what the city council recommended. Jeff Stott added that each lot should have to provide geotech soil tests, and Janae Chatterley added that staff recommended in

April 2017 that an erosion hazard study be done and be prepared by certified personnel. Boyd Corry left at 6:55, so the motion dies.

Donna Huntsman made a motion to recommend approval to City Council for the final plat phase 4 Creekside subdivision and show that they are also in compliance with the original preliminary plat conditions, those subsequent conditions put forward by the City Council in phase 2, and any other subsequent proposals made by this body or city council. Ben Aiken seconds, unanimous vote, motion passed.

**Discussion Item: Continuation; General Plan Review**

Bob Nicholson explained spot zoning to the council, and that it is usually considered a negative thing, unless it aligns with the city plan.

Scott Colson started discussing the hot topic items that need to be looked at for the general plan. He brought up the idea of having a meeting open to the public so that everyone could be as involved as they want. Mike stated that he wants them to go through the items and give their thoughts so they can combine them all before taking it to the public.

The council briefly discussed the motto, and want to have a survey with multiple choice options for the people to pick from, but that they wanted to wait to discuss this until more of the commission was present.

Scott went on to discuss creating open spaces on the general plan, and wanted to wait until more council members were present.

Scott began talking about wanting to keep the small town feel in the core downtown. Scott brought up big box stores and that the people should get to decide where they spend their money instead of the council not allowing them. Ben Aiken brought up that if they didn't allow big corporations into Kanab, then our tax dollars are just going to go to another town instead of staying local because those people are still going to shop there regardless. Donna Huntsman said that they should keep the small town feel with the smaller stores in the downtown area. Ben Aiken mentioned that a problem he is seeing with the downtown area is the lack of parking, especially from Parry's Lodge to the dentist office. Mike brought up that UDOT and the city are already planning to put diagonal parking on a majority of the side streets. Bob suggested adding to the Economic Development Chapter 4 section 4, to increase the parking in the downtown area on the side streets.

Scott began talking about designated open space. Donna asked if the city had any designated open space, and Janae Chatterley said that the future parks and trails are considered open space. Donna suggested adding to the general plan, that the city needs to put forward an effort to create open spaces through trails and additional parks. Janae clarified that they wanted to change it in the general plan to say "The City currently has a future master plan for open space that includes future park designation and trails." The commission agreed. The council and Bob Nicholson continued to discuss at length the designated open space in Kanab.

Scott then started to discuss Transitioning and Maintaining Balance to provide for proper transitioning between zones. The planning commission discussed at length the paragraph and wording. They decided to remove the word "transitioning" in the first sentence of section 2.5.

**Staff Report:** Mike Reynolds said that they have a number of projects coming on August 3<sup>rd</sup>, and hopefully the 500-unit preliminary plan. If approved, it would be contingent on UDOT, a water tank, sewer and water lines. Mike said that he and Janae met with the owners of the Milo Mccowan property. They are still discussing what they want to do with it. Janae said that the Marriott is getting ready to start, and that they are expecting to have an inspection by August. She hasn't heard from The Country Inn, but they will have to request a new building permit if an inspection is not done prior to 8/17/2021.

**Council Member Liaison Report:** Celeste Meyeres told the council that the Cooper apartments and Fox Subdivision were both approved.

Scott Colson brought up that he wanted to have oversized parking and the conceptual plan put on the agenda for a future meeting, and Janae and Mike told him that they were instructed not to bring the conceptual plan back.

Chris Heaton made a motion to adjourn the meeting second by Ben Aiken, unanimous vote.



Chairperson

08-13-2021

Date