

1 **Kanab City Planning and Zoning Commission Meeting**
2 **August 15, 2023**
3 **Kanab City Council Chambers**
4 **26 North 100 East**
5 **6:30 PM**
6

7 **Present:** Chair Boyd Glover; Commission Members Heather Russell, Terry Edwards, Russ Whitaker, Ben
8 Aiken, and Ben Clarkson; Recorder Celeste Cram; Building Inspector Janae Chatterley; City Planner Bob
9 Nicholson; and City Council Liaison Kerry Glover.

10
11 **Not Present:** Building Inspector Colton Porter; and City Council Liaison Arlon Chamberlain; and City
12 Attorney Kent Burggraaf; Chair Pro-Tem Taylor Glover and Alternate Member Casey Glover.

13
14 **Approval of Minutes:** Russ Whitaker made a motion to approve the minutes from the July 18th, 2023
15 with the edit on line 67. Ben Aiken seconded the motion. Unanimous vote, motion carried.

16
17 **Public Comment: None.**

18
19 **4. Discuss, approve or deny a site plan for Kanab Farm and Ranch located at 2073 S HWY**
20 **89A. [Applicant, Joe Johnson]**

21 Mrs. Chatterley stated that A site plan was approved in 2019 for Kanab Farm and Ranch Store with a
22 Conditional Use Permit to delay improvements for the parking. Joe Johnson is requesting to amend the
23 site plan. There are two changes that are being requested; Decrease in parking and access for the
24 driveway on the northwest side of the property. Mr. Johnson has decided not to complete the offices on
25 the second story of the building, which allows for a decrease in the parking spaces required. The
26 driveway access was originally planned to have a second entrance on Highway 89A, however
27 Utah Department of Transportation will not approve this access. The driveway will be accessed
28 from the existing entrance traveling in front of the parking area and then along the north property
29 line. The commission members briefly discussed the loss of parking.
30 Heather Russell made a motion to approve the Kanab Farm and Ranch Store with the conditions of
31 approval and findings outlined in the staff report, #2023036. Ben Clarkson seconded the motion.
32 Unanimous vote, motion carried.

33
34 **5. Discuss, approve or deny a site plan for Medical Offices at 82 W 300 N [Applicant, Kane**
35 **County Hospital]**

36 Mrs. Chatterley stated that Kanab Land Use Ordinance, Chapter 9 – Site Plan Review regulates
37 commercial buildings and site plans. The ordinance requires that a Site Plan review is done on all new
38 construction, alteration/renovation of more than 50%, modification to the square footage of an existing
39 building, or any change of occupancy type or use of an existing building, except for single-family homes
40 or their accessory buildings. The Site Plan review requires a review of the plans, proposed construction
41 and improvements, new or re-model parking (incl. access, individual parking stalls, trails, curb, gutter
42 and sidewalk, and circulation patterns), and a landscaping plan. Parking Requirements are regulated
43 through Kanab City Land Use Ordinances, Chapter 6. The commission had a brief discussion.

44 Ben Clarkson made a motion to approve the Kane County Hospital’s renovations for medical offices with
45 the conditions of approval and findings outlined in the staff report, #2023035. Heather Russell seconded
46 the motion. Unanimous vote, motion carried.

47

48 **6. Discuss and recommend an Amended Plat for Plum Tree Estates, Lot 8 [Applicant, Iron
49 Rock Engineering]**

50 Mrs. Chatterley stated that Iron Rock Engineering has applied to amend a plat for Plum Tree Estates Lot
51 8 located at 809 S Plum Tree Dr., parcel K-154-8. The amendment includes a lot line adjustment to
52 parcel K-154-8 to clean up property lines. Currently the property lines go over an existing fence
53 and into the driveway to the east.

54 The commission asked Iron Rock Group representative Chris Heaton for some clarification on why they
55 are moving the lot line.

56 Russ Whitaker made a motion to send a positive recommendation to City Council for the plat
57 amendment to lot 8 of the Plum Tree Estates Subdivision, affecting parcel K-154-8 based on the findings
58 and conditions of approval as outlined in the staff report #2023037. Heather Russell seconded the
59 motion. Unanimous vote, motion carried.

60

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

62 Bob Nicholson went through a power point that he put together that explained lot size averaging for the
63 commission. He talked about what benefits lot size averaging provides, and showed them an example,
64 Bella Sol subdivision in Santa Clara, Utah that did it. He also went over Ivins’s ordinance that allows lot
65 size averaging so that the commission members could see the wording they used. Ben Clarkson brought
66 up a potential issue about citizens potentially getting confused with larger lots allowing large animals
67 being next to smaller lots that don’t.

68 Janae proposed that the commission could add a stipulation about restricting short term rentals in these
69 areas to help provide affordable housing.

70 The commission continued to discuss what could be added to the proposed draft that staff will bring
71 back for edits.

72

73 **Staff Report:** Colten Porter had his baby.

74

75 **Commission Member Report:** Ben Clarkson is expecting first grandkid.

76

77 **Council Member Liaison Report:** Councilmember Glover just informed the commission about what
78 happened at the last city council meeting.

79

80 Ben Clarkson made a motion to adjourn, Terry Edwards seconds. Unanimous vote, meeting adjourned.

81

82

83

84