

Kanab City Planning and Zoning Commission Meeting
August 16, 2022
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Kerry Glover; Chair Pro-Tem Donna Huntsman; Commission Members JD Wright, and Terry Edwards; Deputy Recorder Celeste Cram; Building Inspector Janae Chatterley and Colten Porter; City Attorney Kent Burggraaf; City Council Liaison Celeste Meyeres; and City Planner Bob Nicholson.

Not Present: Commission Members Boyd Corry, Ben Aiken, and Ben Clarkson; City Council Liaison Arlon Chamberlain.

Approval of Minutes: Donna Huntsman made a motion to approve the minutes from meetings on 6/21/22, 7/5/22 and 7/19/22. JD Wright seconds, unanimous vote. Motion carries.

Public Comment: None.

5. Site Plan Review for twelve (12) two-family dwellings in the Creekside subdivision.

Janae Chatterley stated that K&D Family, LLC, property owners, would like to build twelve duplexes in the Creekside Subdivision. Parcel K-342-48, K-342-49, K-342-50, K-342-68, K-342-69, K-342-70, K-342-71, K-342-72, K-342-73, K-342-74, K-342-75, K-342-76 is zoned R-1-8 single-family zone, which require approval from the Planning Commission for a duplex in a single-family zone. She added that design standards for duplex in a single-family zone are regulated through the Kanab Land Use Ordinances, Chapter 17-8 Design Standards for a Two-family Dwelling and Chapter 9 – Site Plan Review.

Donna asked the developer representatives for H&C Development a couple questions about the size of the homes and about the landscaping, and the commission briefly discussed the request.

Donna Huntsman made a motion to approve the twelve two-family dwelling in the single-family zone based on Staff's findings and conditions as outlined in file, #2022026. Terry Edwards seconds, unanimous vote. Motion carries.

6. Conditional Use Permit for a private lane on parcel K-33-4-ANNEX

Janae stated that an application for a Conditional Use Permit to allow for a private lane on K-33-4-ANNEX. The proposed private lane will provide access and street frontage for parcel K-33-1B-ANNEX for a single-family residence. She continued to discuss the conditions and finding as presented in the packet. Janae continued to explain details about the size of the road, the Fire Chiefs approval and the location of the fire hydrant. JD Wright made a motion to approve the conditional use permit for a private lane based on Staff's findings and conditions in the staff report file#2022027 and the findings in Chapter 8, Section 8-6 (B). Terry Edwards seconds, unanimous vote. Motion carries.

7. Extension on a Preliminary Site Plan for Hidden Canyon Subdivision

Janae stated that Jim Guthrie, property owner, has submitted a written request for an extension on the Preliminary Site Plan of a Planned Development Overlay. Planned Development Overlay are regulated

through the Kanab City Land Use Ordinances, Chapter 23. Mr Guthrie has submitted his application to UDOT for a legal access off HWY 89 but the application is still being reviewed. An agreement is being drafted by Kanab City regarding the water storage tank and is expected to be complete by the end of August.

Donna Huntsman made a motion to approve a twelve-month extension for the Final Site Plan of Hidden Canyon Subdivision, Phase 1, based on the findings as outlined in the staff report for file #2022025. JD Wright seconds, unanimous vote. Motion carries.

8. Final Site Plan Review on La Estancia Phase 3

Janae stated that JTP Park City Properties LLC, property owner, and their representative, Iron Rock Engineering have submitted a Final Site Plan and 2nd review of the Development Agreement for La Estancia Phase 3. Final Site Plans are regulated through the Kanab City Land Use Ordinances Chapter 23. She added that the Preliminary Plat for Phase 3 was approved by City Council in March 2021 and the Final Plat was approved on May 24, 2022. The final plat was slightly adjusted from the preliminary plat. Lot preparation and infrastructure have been completed. A second review of the Development Agreement is being done as the landscape and building requirements are addressed in this document. Terry Edwards made a motion to send a positive recommendation to City Council for La Estancia Phase 3 Final Site Plan based on the findings and conditions of approval as outlined in the staff report for file #2022028. Donna Huntsman seconds, unanimous vote. Motion carries.

9. Site Plan Review Hitch-n-Post

Janae stated that Jack & Carolyn Chynoweth, property owner, would like to change 6 tent sites to RV sites with utility hook ups. Parcel K-B-11-3 is zoned C-2 and the RV park is legal non-conforming. The addition of 6 RV sites was reviewed previously and approved with conditions of an agreement to use City easements, delay in curb, gutter and sidewalk and an exception to the ordinance of adding hardscape in the RV park. Plan Review under Kanab City Land Use Ordinance, Chapter 9 – Site Plan Review didn't meet for the conditions added to the recommendation and City Council requested that the Planning Commission review the ordinances for possible amendments to the code. Since the last review Chapter 6, Chapter 13 and Chapter 4 related to the application have been reviewed and amendments made to the code.

Donna Huntsman made a motion to approve the site plan for Hitch-n-Post located at 196 E 300 S in Kanab, UT based on Staff's findings and the conditions listed in the report, #2022023. JD Wright seconds, unanimous vote. Motion carries.

10. Discussion on Land Use Ordinance Chapter 23 Planned Development Overlay

Janae briefly explained that she would like the commission to look at and consider any changes they may want to make to the area in chapter 23 that refers to traffic studies, and Chapter 23-9 Approval for Construction to be more specific. Bob Nicholson added that he's not sure that requiring a preliminary and final site plan is necessary. Kent Burggraaf mentioned that staff has not been requiring developers to have a development agreement when rezoning a parcel and suggesting rewording the chapter so that the process is more accurate, as well as potentially making a simplified flow chart to reflect the process in Chapter 23-4.

Jim Guthrie shared his experience with Plan Developments both with his development and in others in other places.

Janae told the commission that staff will write up a proposed ordinance with changes to bring back to a future meeting to discuss.

11. Discussion on Subdivision Ordinance Chapter 2 Subdivision Process

Janae discussed some of the requirements for minor (less than 10) subdivisions and regular subdivisions (more than 10) as stated in Chapter 2 that the commission may want to consider updating or changing. Donna would like to see a comparison with what we currently require and what the state requires. Janae told the commission she would write up a proposed ordinance with changes to bring back to a future meeting to discuss.

12. Discussion on allowing/expanding the domestic farm animals

Janae briefly discussed the requirements in the ordinance for allowing farm animals and that if it is changed, they may get a lot of complaints from surrounding properties. JD feels like we should allow a little more leniency but still have restrictions on number of animals and size of lots. He would like to see other cities ordinances that allow pigs and other domestic farm animals, so that they can make appropriate changes.

Staff Report: Janae stated that Civil Science has been working on design standards to adopt changes and working with public works and it will come to the planning commission around September. She also added that the Marriott hotel next to Wendy's is starting construction. Kent announced that the City Council will be having a special meeting on 8/17/22.

Commission Member Report: Donna Huntsman will be gone at the next meeting.

Council Member Liaison Report: None.

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