

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

Present: Chair Kerry Glover; Commission Members Terry Edwards, Boyd Corry, Ben Aiken, Ben Clarkson, and JD Wright; Deputy Recorder Celeste Cram; Building Inspector Janae Chatterley; City Council Liaison Arlon Chamberlain; and City Attorney Kent Burggraaf.

Not Present: Chair Pro-Tem Donna Huntsman; City Planner Bob Nicholson; and Building Inspector Colten Porter.

Approval of Minutes: JD Wright made a motion to approve the minutes from the August 16, 2022 meeting. Boyd Corry seconds, unanimous vote. Motion carries.

Public Comment:

Dirk Clayson: Dirk wanted to thank the Planning Commission for considering changing the ordinance to allow for more flexibility. He thinks we should allow for more livestock and animals.

Pat Guerrero: Pat works at Best Friends and wants to express her support for item #8.

Celeste Meyeres: Celeste spoke to several local farmers that wanted to express their gratitude for the planning commission looking at changing the ordinance to allow for more animals/livestock.

**5. Planning Commission discussion, recommendation or denial for a Minor Subdivision;
Parcel K-26-7 located at 146 N 100 E.**

Janae Chatterley stated that the property owners Steven & Emily Shrope would like to subdivide their property, taking a 0.58-acre parcel and splitting it into two separate lots. Proposed lot 1 will be 0.24 acres and proposed lot 2 will be 0.33 acres. Lot #2 will be accessed through a private lane. She added that the one condition is on the approval of a conditional use permit for the private lane, and that staff recommends sending a positive recommendation to City Council.

Boyd Corry made a motion to send a positive recommendation to City Council for the minor subdivision of parcel K-26-7 located approximately at 146 N 100 E based on the findings and conditions of approval as outlined in the staff report for file #2022031. Ben Clarkson seconds, unanimous vote. Motion carries.

**6. Planning Commission discussion, recommendation or denial for a Conditional Use
Permit on a Private Lane located at 146 N 100 E**

Janae stated that an application for a Conditional Use Permit was received for a Private Lane, Steven & Emily Shrope would like to subdivide parcel K-26-7 into two separate lots. The proposed lot #2 will be accessed through a private lane, a 34' easement for utilities and egress. She also added the proposed findings and conditions as stated in the packet. The commission members had a brief discussion about the length of the road. Ben Clarkson made a motion to send a positive recommendation to City Council for the conditional use permit for a private lane based on Staff's conditions and the findings in Chapter

8, Section 8-6 (B) listed in the staff report, File # 2022029. JD Wright seconds, unanimous vote. Motion carries.

7. Planning Commission discussion, approval or denial for a Site Plan Review for a wall sign located in the C-1 zone.

Janae stated that Ryan Cain from YESCO, Applicant, is replacing a wall sign with a new designed sign at 93 W Center St. Parcel K-16-6 is zoned C-1 requiring approval from the Planning Commission for façade improvements that require building permits. She went over the regulations that are required in chapter 20-8 and chapter 7, and both are met. Finally, she stated that staff recommends approval. JD Wright made a motion to approve the wall sign located at 93 W Center St. based on Staff's findings in the report, #2022030. Ben Aiken seconds, unanimous vote. Motion carries.

8. Discussion on amending the regulations for domestic animals/livestock in single-family zones.

Janae stated that Planning Commission asked for this to come back. Staff looked at other cities ordinances that are similar for the right to farm. She provided a list and for each additional 1/3 acre most allow for additional animals, but they must be on at least one acre to begin. She went over the regulations in Ordinances 16 & 17, and Ben Clarkson stated his concerns with several of the requirements and wants to allow for more leniency while not changing the ordinances to much. Ben, JD, Kent and Janae discussed at length which lots or sizes of lots should be allowed to have large animals. Ben Aiken stated that he thinks they should categorize animals by weight not in a list to include more animal types to avoid confusion. The commission discussed at length the different requirements they would like to see changed in the ordinance from animal sizes, lot sizes, and setbacks for corrals and barns. Staff raised their concern about established neighborhoods with smaller lot sizes having upset citizens because they purchased their lots with current restrictions that only allow up to 15 hens, to then expand and allow additional animals may cause conflict between neighbors. The commission members continued to discuss the changes they would like to see made to the ordinance, and to have Janae bring back some proposed verbiage to update the ordinance at the next meeting.

9. Discussion on the Design Standards update and adoption of APWA standards.

Janae stated that APWA (American Public Works Association) is what a lot of other cities use for regulations and the engineers suggest updating ours to the same standards. It brings on several new requirements/standards for permits, CCNR's, storm water permits, encroachments, construction drawings/plans, etc. The commission discussed potentially having the engineers explain it to them so that they can better understand. They continued to discuss the standards proposed in the APWA. The commission asked the staff to invite the engineers and the public works director to the next meeting to discuss the standards they are proposing as well as having additional time to go over it.

Staff Report: None.

Commission Member Report: None.

Council Member Liaison Report: Arlon Chamberlain mentioned that the City Council is going through the General Plan.

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