

Kanab City Planning and Zoning Commission Meeting
September 7, 2021
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Scott Colson; Chair Pro Tem Kerry Glover; Commission Members Donna Huntsman, Chris Heaton, and Ben Aiken; Building Inspector Janae Chatterley; City Attorney Jeff Stott; City Council Liaison Arlon Chamberlain; and Land Use Coordinator Mike Reynolds.

Not in Attendance: Commission Member Ben Clarkson and Boyd Corry, City Planner Bob Nicholson; and Deputy Recorder Celeste Cram.

Approval of Minutes: Donna Huntsman made a motion to pass minutes with no corrections. Kerry Glover seconds. Unanimous vote, motion passed.

Public Comment: None.

A public meeting to discuss and recommend or deny acceptance of a petition to annex approximately 4.9-acre parcel # 3-6-32-1, located in Kane County abutting Kanab City limits. [Applicant Barbara Andrews]

Chris Heaton recuses himself.

Mike Reynolds explained that the Andrews bought parcel 3-6-32-1 from SITLA. The parcel currently sits in the county and is adjacent to their property that is in city limits. The Andrews would like to annex the parcel into the city and then join both lots together with a plat amendment of the Kanab Creek Rancho Subdivision. Mike Reynolds explained the annexation process. Jeff Stott commented that he is currently amending the ordinance for the annexation to streamline the process for the petition. Planning Commission and staff discussed the annexation process and any involvement with the County that needed to occur.

Kerry Glover makes a motion to recommend to City Council the acceptance of the petition, Donna Huntsman seconds; unanimous vote.

A public meeting to discuss and approve or deny a site plan for new construction of Cliffview Chapel on parcel 34-46B in the area of 530 W Powell Dr. [Applicant Cliffview Chapel]

Mike Reynolds explained that a Conditional Use Permit was approved in the past to allow a church in a residential zone. The site plan review was submitted and has been reviewed by the development committee. A few concerns that were raised are the septic system possibly being too close to the neighboring property and the landscaping that is limited due to the retention pond.

Donna Huntsman makes a motion to approve the site plan for new construction of Cliffview Chapel on parcel 34-46- B in the area of 530 W Powell Dr with the condition that a feasibility letter is received from the Health Department regarding the septic, Kerry Glover seconds; unanimous vote.

A public meeting to discuss and recommend or deny acceptance of a petition to annex approximately 109-acre parcel # 3-6-29-1, located in Kane County abutting Kanab City limits. [Applicant Rocky Canyon Properties]

Chris Heaton recuses himself.

Mike Reynolds explained that this is similar to the previous annexation, he described where the property is located and the development the owner is planning on doing. Scott Colson asked Jeff Stott how the zoning process coordinates with the annexation process. Jeff Stott explained that the zoning process happens later on in the process and that City Council may send it back to Planning Commission to recommend the zoning of the property. Josh Beazer who is representing the owner and from Iron Rock Engineer, commented that the owner would like to present a master plan with different options for zoning during the annexation process. Tom Avant also representing the owner and from Iron Rock Engineer, further explained some the design of the development and recommended to the Planning Commission to include in their motion that an adjacent parcel that is also in the county be included in the petition and annexation so that it does not create an island in the city boundaries. Planning Commission discussed with Jeff Stott if this could be done.

Donna Huntsman makes a motion to recommend to City Council to accept the petition to annex the 109-acre parcel located in Kane County abutting Kanab City limits with the condition that Iron Rock Engineering looks at coordinating the adjacent property owned by Garkane [parcel zzz-038] with the annexation, Ben Aiken seconds; unanimous vote.

A public hearing to discuss and recommend or deny a preliminary plat to the Kanab City Council for a 501 residential unit major subdivision [Hidden Canyon Subdivision] on parcels K-15-1-Annex & K-14-15-Annex located in the approximate area between mile post 61 & 62 on HWY 89 [Applicant Jim Guthrie]

Mike Reynolds discussed the development; the application is for a Planned Development and Preliminary Plat. A development agreement has been submitted that lists conditions and exceptions the developer is requesting that varies from the Kanab City Ordinances. The development will be done in phases.

Chris Heaton makes a motion to go in and out of public hearing at the Chair's discretion, Kerry Glover seconds; unanimous vote.

No Public Comment.

Planning Commission discussed with the Developer and staff entrances, acceleration and deceleration requirements by Utah Department of Transportation (UDOT), landscaping of the highway frontage, timing of phases, variations from the ordinances that are being requested, subdivision vs. planned development, and recreational trails (e.g. hiking, biking and walking).

Donna Huntsman makes a motion to recommend approval of the proposed preliminary plat and planned development of a 501 residential unit major subdivision on parcel K-15-1-Annex and K-14-15-Annex with the following variations minimum 5,000 sq.ft. lots, minimum 52-foot wide lot frontage, front set backs 20-foot, side setbacks 5-foot, rear setbacks 10-foot, and 40-foot wide private roads with rolled curbs; motion include the findings in Chapter 23-7 of the Kanab City Land Use Ordinance planned Development Overlay, Kerry Glover seconds; unanimous vote.

A public hearing to discuss and recommend or deny revisions and amendments to the Kanab City Land Use Ordinance Chapter 4-22.3 allowing a recreational vehicle be allowed for temporary lodging during construction of the primary residence. [Staff]

Mike Reynolds went over the proposed amendments. Scott Colson asked about the definition of mobile home and recreational vehicles. Jeff Stott read the definition in the Land Use ordinances. Planning Commission discussed mobile homes and RV trailers and if mobile homes should be included.

Chris Heaton makes a motion to go in and out of public hearing at the Chair's discretion Kerry Glover seconds, unanimous vote.

Hanson Clarkson commented that the Planning Commission should require a maximum time the temporary lodging in an RV would be allowed.

Chris Heaton made a motion to recommend to City Council to approve the proposed amendments to Kanab City Land Use Ordinance Chapter 4-22.3 with the additional amendments to remove the verbiage "mobile home or" from the first paragraph in 4-22.3, in paragraph letter A and letter B. Ben Aiken seconds; unanimous vote.

A public hearing to discuss and recommend or deny revisions and amendments to the Kanab City Land Use Ordinance Chapter 4-33 regarding vacation rentals setback. [Staff]

Mike Reynolds went over the proposed amendments.

Chris Heaton makes a motion to go in and out of public hearing at the Chair's discretion Ben Aiken seconds, unanimous vote.

Celeste Meyeres made a comment that she was involved in the original decision for the 10-foot setback and agrees that the intent was to apply to guest houses due to an event where the guest of a VRBO flicked a cigarette into a neighboring property. She feels that the proposed changes still meet the spirit and intent of the previous revision.

Chris Heaton made a motion to recommend to City Council to approve the proposed amendments to Kanab City Land Use Ordinance Chapter 4-33, Donna Huntsman seconds; unanimous vote.

Staff Report: None.

Commission Member Report: None.

Council Member Liaison Report: None.

Kerry Glover makes a motion to adjourn, Ben Aiken seconds, Unanimous vote



Chairperson

09-21-21

Date

