

1 **Kanab City Planning and Zoning Commission Meeting**
2 **September 20th, 2022**
3 **Kanab City Council Chambers**
4 **26 North 100 East**
5 **6:30 PM**
6

7 **Present:** Chair Kerry Glover; Chair Pro-Tem Donna Huntsman; Commission Members Boyd Corry, and
8 Ben Aiken; Building Inspector Janae Chatterley; City Attorney Kent Burggraaf; and City Council Liaison
9 Arlon Chamberlain.

10
11 **Not Present:** Commission Members Ben Clarkson, JD Wright, Terry Edwards; Building Inspector Colton
12 Porter and Deputy Recorder Celeste Cram.

13
14 **Approval of Minutes:** Ben Aiken made a motion to approve the minutes from the September 2nd
15 meeting Boyd Corry seconds, unanimous vote. Motion carries.

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17 **Public Comment: None.**

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19 **4. Public Hearing to assign a zone designation to Parcel K-13-WCD-1Annex and K-13- WCD-Annex**

20 Janae Chatterley stated that Parcel K-13-WCD-1-Annex & K-13-WCD-ANNEX currently owned by the
21 Kane County Water Conservancy District was annexed into Kanab City limits without the assignment of a
22 zone. Kanab City recently identified this oversight and sent out the appropriate notices to provide a zone
23 assignment for the parcel. She added that the subject properties are two (2) parcels with a cumulative
24 area of approximately 53.98 acres and 5.72 acres. Boyd Corry made a motion to go in and out of Public
25 Hearing at the discretion of the chair, Donna seconds. Unanimous vote.

26 **Public Comment:**

27 **KCWCD Representative Anson Clarkson: Anson thanked the city and simply stated that they want to**
28 **make the reservoir an asset for the city.**

29 **Close Public Comment**

30 The commission briefly discussed the zone assignment and Ben Aiken made a motion to send a positive
31 recommendation to the City Council for File #2022033 to assign the zone C-2 to Parcel K-13-WCD-1-
32 Annex & K-13-WCD-Annex, based on the findings as outlined in this staff report. Donna Huntsman
33 seconds, unanimous vote. Motion carries.
34

35 **6. Public Hearing to review, discuss and recommend a text amendment to the Kanab City Land Use**
36 **Ordinance, Chapter 16 Agriculture and Rural Residential Zones.**

37 Janae stated that Planning Commission received a comment during the public comment period of the
38 July 5, 2022 meeting requesting that the Planning Commission consider expanding the requirements for
39 domestic animals, specifically livestock (Pigs) to other zones than the Agriculture and Rural Residential.
40 The Planning Commission requested that staff put the item on the agenda for one of the Planning
41 Commission meetings in the near future. She continued to say that staff recommends Planning
42 Commission to review and discuss the proposed amendments staff has drafted in Exhibit A; if acceptable
43 provide a positive recommendation to City Council. Janae also wanted to inform the commission that
44 the RR-1 zone as most recently discussed as the preferred update in ordinance for allowing farm animals

45 includes lot sizes ranging from .18 acres to half acres and for them to consider that while finalizing their
46 decision.

47 **Enter Public Hearing**

48 **Public Comment:**

49 **Tom Avant:** Tom asked the commission if the ordinance applied to RA and RR1 zones, Janae confirmed.

50 Tom added that the division of water quality has a list dedicated to animals that they raise for cattle and
51 allocations they use for water that the city could adopt and would be a similar list of animals.

52 **Celeste Meyeres:** Celeste stated that Utah code 657-3 that talks about threatened and endangered
53 species not being allowed. Specifying animals that are not allowed.

54 **Closed Public Comment**

55 The commission discussed with Janae the smallest lot size currently grandfathered in allowing farm
56 animals in the ranchos. Donna asked a few questions to gain clarification about the proposed changes

57 Janae made to the ordinance including being clearer in the “equivalent combinations” and specific
58 animals that are allowed. After the commission discussed a few needed changes at length, Janae offered
59 that staff change the wording and bring it back before the commission again.

60 Kerry Glover continued the public hearing for Land Use Ordinance, Chapter 16 Agriculture and Rural
61 Residential Zones for October 18th 2022.

62

63 **5. Public Hearing to review, discuss and recommend a text amendment to the Kanab City Design**
64 **Standards.**

65 Janae stated that Civil Science have expressed concerns with the current Design Standards, the Design
66 standards are outdated with the construction standards and methods that are found in the AASHTO and
67 APWA standards and at times we are asking developers to implement more updated standards than
68 what was found in the City’s Design Standards. The City’s last reviewed the Design Standards on April 13,
69 2010, which is also the adoption date, the requirements, and some information in need of updates. Civil
70 Science have spent time going through our current Design Standards and Ordinances to provide an
71 updated document for the Standard Specifications for Design & Construction. She went over the
72 changes between current standards and proposed standards as stated in the staff report.

73 Donna asked about the cost increases for developers and if the city would be setting them, Janae
74 clarified that City Council would have to be the ones to put something into place.

75 **Enter Public Hearing**

76 **-Boyd Corry Excused-**

77 **Public Comment:**

78 **Tom Avant & Josh Beazer (Iron Rock Group Representatives):** Tom and Josh had several questions they
79 wanted clarification on about the Design Standards that they brought to the attention of the Planning
80 Commission, City Engineers, and staff.

81 The staff and engineers discussed some of the topics that they brought up and will be looking into the
82 recommendations and changes.

83 **Close Public Hearing**

84 Kerry Glover continued the Public Hearing to recommend a text amendment to the Kanab City Design
85 Standards for October 18th 2022.

86

87

88 **Staff Report:** Janae stated that she will be gone in Colorado for 11 days so the next meeting October 4th
89 will be cancelled.

90

91 **Commission Member Report:** Ben Aiken and Donna Huntsman will be gone for the October 18th
92 meeting.

93

94 **Council Member Liaison Report:** Arlon Chamberlain stated that they started reviewing the general plan,
95 and the minor subdivision and private lane was approved off of the Planning Commission
96 recommendation.

97

98 Ben Aiken made a motion to adjourn, Donna Huntsman seconded. Unanimous vote, meeting adjourned.

DRAFT