

Kanab City Planning and Zoning Commission Meeting
September 21, 2021
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Scott Colson; Chair Pro Tem Kerry Glover (arrived at 6:37); Commission Members Donna Huntsman, Ben Aiken, and Chris Heaton; Deputy Recorder Celeste Cram; City Council Liaison Arlon Chamberlain; City Attorney Jeff Stott; and Land Use Coordinator Mike Reynolds.

Not in Attendance: Commission Members Boyd Corry and Ben Clarkson and City Planner Bob Nicholson.

Approval of Minutes: Donna Huntsman made a motion to approve the minutes from September 7, 2021. Chris Heaton seconds the motion, unanimous vote, motion carries.

Public Comment: None.

A public meeting to Approve or Deny the installation of an 8-foot fence on parcel K-33-12 and between parcel K-33-13 located in the area of 47 W 300 N [Applicant; Joshua Blasdell]

Mike Reynolds stated that he has talked to both the applicant and the neighbor, and that neither of them wants to be bothered by the others lights, so they agree on the fence. Mike added that staff recommends approval.

Chris Heaton made a motion to approve the installation of an 8-foot fence on parcel K-33-12 with the conditions that the proposed use is necessary or desirable and will contribute to the general well-being of the community, the use will not be detrimental to the health, safety, or welfare of persons residing, or working in the vicinity, or injurious to property or improvements in the vicinity, that the proposed use will comply with the regulations of this Ordinance, and that the proposed use is in harmony with the intent and purpose of the Kanab City Master Plan or that the plan shall have first been amended through public hearing. Donna Huntsman seconds the motion, unanimous vote, motion carries.

A public meeting to Recommend or Deny a recommendation to the Kanab City Council a Plat Amendment to the Kanab Creek Ranchos Subdivision for a lot line adjustment [lot Joiner] between Parcels 34-15 and 34-13 creating a single lot located in the area of 29 E Kanab Creek Dr. [Applicant; Wayne and Elizabeth Halverson].

Chris Heaton recuses himself.

Mike Reynolds said that staff recommends approval.

Donna Huntsman made a motion to recommend approval to the Kanab City Council a Plat Amendment for a lot line adjustment in the area of 29 E Kanab Creek Drive with the findings that (2-4.9.1.) neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment and (2-4.9.2.) there is good cause for the vacation, alteration or amendment. Kerry Glover seconds, unanimous vote, motion carries.

A Public Hearing to Discuss and Recommend or Deny a preliminary plat to the Kanab City Council for a 17-unit Town House major subdivision [White Pocket Villas] on parcels K-17-8A-Annex located in the approximate area of 320 E 650 S. [Applicant/Agent; Tom Avant]

Chris Heaton recuses himself.

Mike Reynolds explained that the property is currently zoned RM, also that the applicant has met all of the ordinances and landscaping requirements as well as donated 20 feet so that the City can put a road in.

Donna Huntsman made a motion to go into public hearing, Ben Aiken seconds, unanimous, enters public hearing.

Public Comment:

Clint Smith: "I own property to the south, and am wondering what your plan is for the fence line, if you're going to put in a wall or what?" (Directed at applicant/agent from Iron Rock Group.) Josh Beazer replied that they adjusted the property line, so that he gains extra property. He continued with saying that there will not be a solid fence, but every unit will have its own fenced in area with a 20 ft setback off of the property line. -Out of public comment-

The commission, Tom Avant, Arlon Chamberlain and Jeff Stott all discussed both regular and guest parking as well as trash location and HOA. Scott Colson asked about the road, and Joe Decker clarified that the City Engineers and Iron Rock have met the requirements by eliminating some units and shifting the road so that it's not on the neighboring property. Donna Huntsman made a motion to recommend a preliminary plat, and approve a site plan to City Council in the approximate are of 320 E 650 S and give staff flexibility to approve changes within the proposed RV parking. Ben Aiken seconds, unanimous vote, motion carries.

A Public Hearing to Discuss a zone change to Parcel K-134-720 in the Kanab Creek Ranchos subdivision from M1 (manufacturing) to RR-1 (rural residential 1 acre min lot size) on 5.37 acres; located in the approximate area of 2265 S Powell Dr. in Kanab, Utah. [Applicant; Kanab Hills LLC]

Chris Heaton recuses himself.

Donna Huntsman made a motion to go into public hearing, Kerry Glover seconds, enters public hearing.

Public Comment: None

Ben Aiken made a motion to recommend approval to City Council for a zone change to parcel K-134-720 in the Kanab Creek Rancho subdivision from M1 to RR-1 in the approximate area of 2265 S Powell Dr.

Kerry Glover seconds, unanimous vote, motion carries.

Contingent upon approval of a zone change; A public meeting to Discuss a Plat Amendment to the Kanab Creek Ranchos Subdivision – Unit 7 allowing a lot split creating four [4] individual lots on Parcel K-134-720 located in the approximate area of 2265 S Powell Dr in Kanab, Utah. [Applicant; Kanab Hills LLC]

Chris Heaton recuses himself.

Mike Reynolds stated that there was a 25 ft easement by the south border, and its going to be a dedicated easement that will service the sewer line. There is also an easement through the center of the property to service sewer to the top two properties. He continued to show the commission an email from Bob Nicholson recommending they make an approval with a mylar on the property stating that its close to the sewer lagoons essentially protecting the city from any potential nuisance complaints. Kerry Glover made a motion to recommend to City Council to approve the Plat Amendment to the Kanab

Creek Ranchos Subdivision - Unit 7 allowing a lot split creating four [4] individual lots on Parcel K-134-720 located in the approximate area of 2265 S Powell Dr in Kanab with the findings 2-4.9.1. Neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment. & 2-4.9.2 There is good cause for the vacation, alteration, or amendment. Also, that there will be a note on a mylar as written by Bob Nicholson. Ben Aiken seconds, unanimous vote, motion carries.

A public meeting to Discuss a Plat Amendment to the Sedona Valley Subdivision allowing a lot line adjustment between parcels K-205-39 and K-205-40 Located in the area of 20 E Sedona Valley Road. Chris Heaton recuses himself.

Mike Reynolds told the commission that the contractor had trouble finding the property line, and the fence is close to where it should be, so they just want to change it to where the fence is and that both neighbors are in agreement. Ben Aiken asked if they still meet the requirement for space between lot line and buildings, and Mike confirmed. Kerry Glover made a motion to recommend approval to the City Council a Plat Amendment to the Sedona Valley Subdivision allowing a lot line adjustment between parcels K-205-39 and K-205-40 Located in the area of 20 E Sedona Valley Road with the findings 2-4.9.1. Neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment. & 2-4.9.2 There is good cause for the vacation, alteration, or amendment. Donna Huntsman seconds, unanimous vote, motion carries.

Staff Report: Mike mentioned that there will be a development committee meeting for the nightly rental cabins at the Coleman property will be on Tuesday (9/28) or Wednesday (9/29) of next week at the city office if any commission members want to go. Janae Chatterley added that Vermillion Lofts has started construction.

Commission Member Report: None

Council Member Liaison Report: None

Kerry Glover made a motion to adjourn, Chris Heaton seconds. Unanimous vote, meeting adjourned.



Chairperson

10-12-2021

Date