

Kanab City Planning and Zoning Commission Meeting
October 18, 2022
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Kerry Glover; Commission Members Boyd Corry, Ben Clarkson, and Terry Edwards; Deputy Recorder Celeste Cram; Building Inspector Janae Chatterley and Colton Porter; City Attorney Kent Burggraaf.

Not Present: Chair Pro-Tem Donna Huntsman; Commission Members JD Wright and Ben Aiken; City Planner Bob Nicholson, City Council Liaison Arlon Chamberlain.

Approval of Minutes: Boyd Corry made a motion to approve the minutes for September 20, 2022. Terry Edwards second, unanimous vote. Motion carries.

Public Comment: None.

5. Public Hearing for a Zone Change for Parcel K-54-1 from RR-1 to R-1-8.

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6. Public Hearing for a Zone Change for Parcel K-55-3 from RR-1 to R-1-8.

Boyd Corry made a motion to go in and out of the public hearing at the discretion of the chair, Ben Clarkson seconds. Unanimous vote.

Janae Chatterley stated Lydia and Ben Riley are requesting a Zoning amendment to rezone parcels K-54-1 and K-55-3 from Rural Residential (RR-1) to Single Family Residential (R-1-8). The representative for the applicant is Steven Glodowski from Oak-n-Crete. The intention of the zone change is to build a single-family home with a guest house that only requires a 60-foot street frontage. Both parcels are on unimproved city streets and require street improvements to develop the property. An RR-1 zone requires a 150-foot street frontage. She referenced the general plan and zoning map, and that staff does not have a recommendation.

Public Comment:

Lynn Bunting: Lynn stated that just because they do not have intentions on subdividing, does not mean they will not. The neighbors do not want to change the way that it has been.

Heather Russell: Heather stated that the Riley's are in their back yard, and the neighbors are wanting to keep it rural and to not have apartments in their back yard. She wants the square footage of the lots to stay the same.

David Russell: David stated that he agrees with the previous speakers. He does not want more traffic that changing the zone could bring. He wants to leave it the way it is.

Sharon Bunting: Sharon stated that she lived on the street for 64 years, and that it is a very quiet and safe road. She is concerned with the potential changes that changing the zone could have if it were to be changed.

Close Public Comment

The commission members briefly discussed their thoughts on the zone change.

Boyd made a motion to send a negative recommendation to the City Council for File #2022035 to assign the zone R-1-8 to Parcel K-54-1 & K-55-3 based on the findings as outlined in this staff report. Terry Edwards seconds, unanimous vote. Motion carries.

7. Discussion and Recommendation to approve or deny amendments to Chapter 16: Rural Residential and Agriculture regarding Domestic Animals; 8. Discussion and Recommendation to approve or deny amendments to Chapter 17: Residential Zones regarding Domestic Animals and 9. Discussion and Recommendation to approve or deny amendments to Chapter 19: MH-KCR Zone regarding Domestic Animals.

Janae stated that the Planning Commission received a comment during the public comment period of the July 5, 2022 meeting requesting that the Planning Commission consider expanding the requirements for domestic animals, specifically livestock (Pigs) to other zones than Agriculture and Rural Residential. The Planning Commission requested that staff put the item on the agenda for one of the Planning Commission meetings in the near future. She continued to inform the commission that the staff would recommend making them all one section instead of spanning it through 3 chapters. She also mentioned that there are 78 lots in Kanab City that are zoned RR-1 that are $\frac{3}{4}$ of an acre or less down to .185. Kent Burggraaf stated that if the commission stipulated .6 of an acre or more, that would cover all but 1 of the RR-1 lots. Ben Clarkson stated that he still feels like if someone bought land back in the 70's believing that they could have large animals, they should still be able to. The commission and staff continued to discuss. Janae asked the commission if they would want to just stipulate it by a .75-acre size alone, or to only allow RR-1 that are .75 an acre or more. The commission decided to have Janae put it into its own chapter and put the limit on .6 of an acre or more for the large farm animals.

Boyd Corry made a motion to send a positive recommendation to the City Council to adopt changes to the City Code identified in exhibit A of the staff report for 09202022.1, with the following amendments: That staff can consolidate all right to farm to Chapter 4, change the requirement for large farm animals from a zone to a minimum lot size of .6 acres, adding verbiage to allow for 1 swine per 5 acres and allow for seasonal housing of livestock for 4 months on a rolling 12-month period.

Terry Edwards seconds, unanimous vote. Motion carries.

10. Discussion and Recommendation to approve or deny amendments to Chapter 2: Subdivision Ordinance

Janae stated that the Planning Commission is reviewing Chapter 2 Subdivision Ordinance to Utah State Code, to determine if there are any amendments to add or remove from the Kanab City process. Staff reviewed and found that public hearings are not required during the subdivision process per Utah State Code 10-9a-205 and 10-9a-605. Current Kanab City ordinance 2-3.5 and 2-3.6 required public hearing, this is an extra step in the process that can be eliminated. The commission and staff briefly discussed eliminating a public hearing for subdivisions.

Terry Edwards made a motion to send a positive recommendation to City Council to adopt changes to the City Code identified in exhibit A of the staff report for 09202022.5. Boyd seconds, unanimous vote. Motion carries.

**11. Discussion and Recommendation to approve or deny amendments to Chapter 23:
Planned Development Overlay.**

Janae stated that the Planning Commission is reviewing Chapter 23 Planned Development Overlay to clarify the process and steps an applicant needs to follow for the application process and to better streamline the process or enhance the requirements. Staff has provided some recommendations and amendments in Chapter 23 after research of Planned Development Overlays in other city's ordinances and areas that were identified in recent applications that needed some clarification in the process. The commission members discussed different standards and size requirements for a plan development extensively. Janae went through all the amendments that staff and the city planner made to Chapter 23 with the commission members and making updates as they see fit. Janae stated that she wants to make it so that when a preliminary and final site plan comes through, it only has to go to City Council with the preliminary, and that Planning Commission can approve a final site plan if there are no major changes. She continued to go through some of the recommendations and notes that Bob Nicholson (City Planner) made. The commission discussed some of the proposed changes, and Ben Clarkson made a motion to send a positive recommendation to City Council to adopt changes to the City Code identified in exhibit A as per discussed and edited in the current meeting. Boyd Corry seconds, unanimous vote. Motion carries.

Staff Report: Kent Burggraaf told the commission that Chapter 20 Commercial Zones would be coming back to the Planning Commission. Janae also stated that the City Council had gone through most of the General plan and Land Use Map.

Commission Member Report: None.

Council Member Liaison Report: None.

Ben Clarkson made a motion to adjourn, Terry Edwards seconded. Unanimous vote, meeting adjourned.