

Kanab City Planning and Zoning Commission Meeting
November 1, 2022
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Commission Members Boyd Corry, Ben Clarkson, Ben Aiken and Terry Edwards; Recorder Celeste Cram; Building Inspector Janae Chatterley and Colton Porter; City Council Liaison Arlon Chamberlain.

Not Present: Chair Kerry Glover; Chair Pro-Tem Donna Huntsman; Commission Members JD Wright; City Planner Bob Nicholson, City Council Liaison Arlon Chamberlain; and City Attorney Kent Burggraaf.

Terry Edwards made a motion to appoint Ben Aiken as Temporary Chair Pro-Tem, Ben Clarkson seconds. Unanimous vote, motion carries.

Approval of Minutes: Boyd Corry made a motion to approve the minutes from the October 18, 2022 meeting. Terry Edwards seconds, unanimous vote. Motion carries.

Public Comment: None.

4. Discuss and recommend a zone change for a PD Overlay on Parcel K-B-17-1 to City Council.

Janae Chatterley stated that Kenneth Seng, property owner, and their representative, Iron Rock Engineering has applied for a zone change to add a Planned Development Overlay on Parcel K-B-17-1. The current zoning of the property is RR-1. If the zone change is approved, parcel K-B-17-1 will have an underlying zone of RR-1 for the Planned Development Overlay. The intention of the zone change is to include this parcel with the already approved Planned Development Overlay on the adjacent parcels. She went over the adjacent land uses as stated in the staff report and added that staff recommends the Planning Commission make a positive recommendation to City Council. The commission members briefly discussed the proposed zone change. Boyd Corry made a motion to send a positive recommendation to the City Council for File #2022037 to assign a Planned Development Overlay to parcel K-B-17-1 based on the findings as outlined in this staff report. Terry Edwards seconds, Ben Clarkson abstained, Ben Aiken aye, motion carries.

5. Discuss and recommend an amended Preliminary Site Plan for Catori Canyon Subdivision.

Janae stated that Kenny Seng, property owner, and his representative, Iron Rock Engineering have applied to amend Catori Canyons Preliminary Site Plan. Planned Development Overlay is regulated through the Kanab City Land Use Ordinances, Chapter 23. This amendment includes adding parcel K-B-17-1 to the preliminary site plan. The additional parcel will add an additional 3.70 acres to the development, additional multi-family and open space. The commission briefly discussed the preliminary site plan with the Iron Rock Group representatives Josh Beazer and Chris Heaton. Ben Clarkson asked some clarifying questions about some of the roads that were presented in the preliminary site plan.

Boyd Corry asked Janae about the traffic study that was held and if it was going to require the developer to upgrade Stagecoach Trail, and Janae clarified that the study did not show that they would have to upgrade the road. Boyd Corry made a motion to make a positive recommendation amending the preliminary site plan for Catori Canyon Subdivision adding parcel K-B-17-1 based on the findings and conditions of approval as outlined in the staff report for file #2022038. Terry Edwards seconds, Ben Clarkson abstains, Ben Aiken aye. Motion carries.

6. Discuss, Approve or Deny a Temporary Structure for Peek-a-Boo Canyon

Janae stated that Kanab City has received a building permit for a temporary structure in the C-1 zone. Temporary structures are regulated through the Kanab City Land Use Ordinances, Chapter 20 – Commercial Zones. Francis Battista is the applicant and representative for Peek-a-Boo restaurant requesting the approval of a temporary structure to use during the winter/spring months of November 2022 through May 2023. The temporary structure allows Peek-a-Boo restaurant to retain their seating for dine in customers throughout the colder season. Janae went through the applicable regulations in Chapter 20 as stated in the staff report, and that the applicant has satisfied the requirements. She added that staff recommends approval. The commission asked the applicant, Francis Battista, a couple of questions about the plans for the structure. Ben Clarkson made a motion to approve the temporary structure for Peek-a-Boo restaurant based on Staff's review and the findings listed in the staff report, File # 2022.11.1. Boyd Corry seconds, unanimous vote. Motion carries.

7. Discuss, Approve or Deny a Conditional Use Permit for lights at the Kanab City Sports Park (Baseball Fields)

Janae stated that Kanab City has received some interest from individuals that would like to donate funds to install lighting on the Kanab City Sports Park, specifically for the south baseball fields. The Conditional Use Permit is required per the Kanab City Land Use Ordinances, Chapter 22 Outdoor Lighting. The initial plan is for the lights to be installed on the south baseball fields but in time the plan would be to have lights on all the baseball fields. The purpose of the lighting is to allow for events, tournaments, and leagues to play and schedule games later in the evening. She went over the applicable regulations and findings as stated in the staff report. Ben Clarkson made a motion to approve the conditional use permit for lighting at the Kanab City Sports Park (Baseball Fields) based on the Staff's review and the findings listed in the staff report, File #2022036. Boyd Corry seconds, unanimous vote. Motion carries.

8. Discuss a process and procedure by application or request for text amendment to the ordinances by a resident or developer.

Janae stated that there were a couple of applications brought before them by residents to change existing ordinances. She wants to discuss a process for residents to be able to ask for changes and what the commission's thoughts are on making an official process. She briefly explained the approach that staff took for the 3 applications that they have received thus far; with a written application, following with bringing it up to the commission on if they want to look at changing it or not, and if they want to, proceeding with a public hearing. Ben Clarkson said he is in favor of having staff write something up to present to the commission. The commission continued to discuss briefly the approach they want to take on the process. The commission discussed some potential requirements; requiring at least 5-10 signatures of agreeing citizens, being a land owner or resident, getting a signature of a City Council

member, and potentially attaching a small fee with the application. Ben Clarkson and Ben Aiken don't want to implement a fee with the application but are open to the other suggestions. Staff will put together a process and bring it back for further discussion at a future meeting.

Staff Report: None.

Commission Member Report: Ben Clarkson mentioned that there are a few concerned citizens about the lights at the tennis courts shining into people's properties and to see if staff can relay it to a certain department to be moved so that they are not pointing in other directions and just facing down at the tennis courts. Janae said she would pass the message on to the City Manager and staff. Celeste Meyeres said that the issue has been brought up in the past, and that it has been brought to Michael East (Parks Liaison) and that it was determined that they could not be moved.

Council Member Liaison Report: Arlon Chamberlain stated that the City Council talked about the zone change by the creek, and that they postponed it for more discussion; and that they are still looking at the future land use map.

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