

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Scott Colson
Chris Heaton
Boyd Corry
Peter Banks

KANAB CITY PLANNING COMMISSION

26 North 100 East
Kanab, UT 84741

June 4, 2024

NOTICE is hereby given that the Kanab Planning Commission will hold its regular Commission Meeting on the 4th day of June 2024, in the City Council Chambers at the Kanab City Office located at 26 North 100 East in Kanab. The Planning Commission meeting will convene at 6:30 PM and the agenda will be as follows:

Agenda Items:

1. Call to Order and Roll Call
2. Approval of meeting minutes from May 7, 2024 and May 21, 2024
3. Public Comment Period – Members of the public are invited to address the Planning Commission. Participants are asked to keep their comments to 3 minutes and follow rules of civility outlined in Kanab Ordinance 3-601

Legislative Decision:

4. **Public Hearing** – Discuss and recommend to City Council a petition to amend Chapter 13 -Recreational Vehicle Park. [Applicant: Kanab City/Crazy Horse]
5. **Public Hearing** – Discuss and recommend to City Council a Zone Change for Parcel K-55-3 from RR-1 [Single Family Zone] to R-1-10 [Single Family Zone] approximately located at 180 N 400 W. [Applicant: Steven Glodowski]

Administrative Decision Items:

6. Discuss, approve or deny a Conditional Use Permit for an extended stay in an RV Park. [Applicant: Crazy Horse]
7. Discuss, approve or deny a Site Plan Review for Coral Cliff Dental office for addition to existing building and construction of a new building. [Applicant: Iron Rock Engineering/Peter Banks]

Work Meeting:

8. Discuss accessory building definition and the interpretation that a main residence is required prior to an accessory building being allowed on a property.

– A Western Classic –

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Staff Report:

Commission Member Report:

Council Member Liaison Report:

- Zone Change – Parcel K-16-1 [Purple Sage]
- Minor Subdivision – Parcel K-16-1 [Purple Sage]
- Zone Change – Parcel K-21-6 [elementary school]
- Zone Change – Parcel K-263-3 [duplexes]
- Vacate easement on K-91-2 & K-91-3
- Plat Amendment K-91-2 & K-91-3

Times listed for each item on the agenda may be accelerated as time permits or may be taken out of order as moved upon by the commission. If you are planning to attend this public meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting, and we will try to provide whatever assistance may be required. Please contact the Kanab City Offices.

– A Western Classic –

Kanab City Planning & Zoning Commission Meeting
May 7, 2024
Kanab City Council Chambers
26 North 100 East
6:30 PM

Agenda Items:

1. Call to Order and Roll Call – Commission Chair Whitaker called the meeting to order.

In attendance – Commission Members Russell Whitaker, Ben Clarkson, Ben Aiken, Taylor Glover, and Marlee Swain; Building/Land Use Administrator Janae Chatterley, and City Attorney Kent Burggraaf

Not in attendance – Commission Members Casey Glover, Heather Russel, Terry Edwards; City Council Liaison Arlon Chamberlain, and City Planner Bob Nicholson.

2. Approval of minutes from April 16, 2024

Commission Member Glover made a motion to approve the minutes from April 16, 2024.
Commission Member Aiken seconded. Motion passed.

Russell Whitaker – YES
Ben Clarkson – YES
Ben Aiken – YES
Heather Russell – Absent
Terry Edwards – Absent
Marlee Swain – YES
Taylor Glover – YES
Casey Glover – Absent

3. Public Comment Period – Members of the public are invited to address the Planning Commission. Participants are asked to keep their comments to 3 minutes and follow rules of civility outlined in Kanab Ordinance 3-601

Brian Shakespeare stated that he represented Garkane. He addressed an agenda item concerning the annexation of a property and the potential vacation of utility easements that has been brought up. He emphasized that Garkane is committed to working with the community but has specific needs to maintain power and workspace. He mentioned discussions about vacating an easement in the Cedar Heights area and stated that Garkane would consider relocating the easement but not completely relinquishing it. He stressed the importance of the line for serving the City's wells and the greater community and requested that the group's decision take their input into account.

38 Chair Whitaker acknowledged Mr. Shakespeare and clarified that the issue [i.e., vacating a utility
39 easement] was not on the agenda for that night but mentioned an existing easement.

40
41 Ms. Chatterley explained that the Planning Commission would discuss the zoning designation for the
42 parcel if the City Council approved the annexation.

43
44 Mr. Burggraaf noted that procedurally, it was not possible to address the vacation of a public utility
45 easement in the current agenda. He explained that while public comments might mention concerns
46 about easements, the commission could not take action or make recommendations about vacating
47 them as part of the zoning decision. He clarified that any zoning recommendation made would not
48 include conditions about vacating easements.

49
50 **Work Meeting: None**

51
52 **Legislative Decision:**

53
54 **4. Discuss and recommend a zoning assignment on a parcel being considered for annexation. County**
55 **parcel number is 3-6-29-2A approximately located at 775 West Stagecoach Trail [Applicant: Iron**
56 **Rock Engineering/Kenny Seng]**

57 Ms. Chatterley pointed out corrections in the staff report, noting errors about low-density
58 residential zoning designations and the general plan consistency. She explained the annexation
59 petition submitted by Kenny and Lena Seng, with the City Council discussing it on May 14. The
60 Planning Commission needed to provide a zoning recommendation, and the requested zone
61 assignment was R-1-20, consistent with the nearby Catori Canyon's planned development overlay.

62 Commission Member Glover asked about the public notice process.

63 Ms. Chatterley explained that notices were sent out for both the annexation and the zone
64 assignment to affected entities and properties within 300 feet.

65 Mr. Burggraaf elaborated on the City Council's process, including a specific public hearing for any
66 protests and subsequent agenda items for annexation and zoning decisions. The Commission's role
67 was to provide a proactive zoning recommendation to avoid default zoning that might not align with
68 their plans.

69 Chair Whitaker and Ms. Chatterley discussed the necessity of assigning a zone upon annexation, as
70 the current zoning was county-designated. The property's development required its inclusion in the
71 City as part of the Catori Canyon Development Agreement involved building a road connecting to
72 Cedar Heights through this property.

73 Chair Whitaker clarified that the discussion was about the road for the parcel being considered for
74 annexation and zoning.

75 Commission Member Clarkson asked about the R-1-20 zoning and the overall planned unit
76 development (PUD) of Catori Canyon. He inquired whether the lots around the perimeter were
77 committed to remain at a similar size.

78 Ms. Chatterley explained that the development agreement for Catori Canyon did not have specific
79 conditions for lot sizes around the perimeter.

80 Commission Member Clarkson recalled previous discussions about lot sizes, including larger lots in
81 certain areas.

82 Mr. Burggraaf added that the original development agreement involved the prior owner but was
83 made in consultation with the Seng's, who anticipated purchasing the property. He mentioned a
84 first amendment to the development agreement and checked if a master plan map was attached.

85 Ms. Chatterley showed the preliminary site plan submitted by the developer, noting that it might
86 not exactly match the development agreement but indicated the planned lot sizes.

87 Commission Member Clarkson confirmed his understanding of the development's evolution and the
88 need for annexation.

89 Ms. Chatterley mentioned receiving a letter requesting the zoning be similar to Cedar Heights' one-
90 acre parcels and a call from a nearby property owner with inquiries about the zoning assignment's
91 impact. She explained the potential development and the requirement for sewer extension,
92 emphasizing the road providing a second access for Cedar Heights and Catori Canyon.

93 *Public Hearing*

94 Tom Avant, an Iron Rock Engineer, clarified the details of the parcel, noting that it was a little over
95 20 acres due to an additional sliver included through a parcel adjustment. He explained that while
96 Cedar Heights is currently zoned RR-1, its future land use is designated as low-density residential,
97 which corresponds to an R-1-20 zone. He mentioned that Mr. Seng had given Garkane easements
98 along the south and east lines of the property and that a 66-foot-wide road would connect Catori to
99 Cedar Heights. Additionally, Mr. Seng planned to leave about 2.5 acres of the property as open
100 space to protect artifacts on a hill. Mr. Avant stated that their request for R-1-20 zoning was to avoid
101 having to create a planned unit development (PUD) and that the initial plan was for 22 lots on the
102 20-acre parcel.

103
104 Commission Member Clarkson asked for clarification on the map, confirming that the property now
105 fronts a city street.

106
107 Mr. Avant confirmed this and explained the parcel adjustment process.
108

109 Louis Pratt, a resident, expressed his concerns about the easements and the zoning change. He was
110 pleased that an easement was given but worried that the easements were not connected and might
111 affect properties, including his shed and a neighbor's house. He argued for an RR-1 zoning to
112 maintain the consistency with the surrounding one-acre parcels in Cedar Heights. He cited city
113 regulations emphasizing the need for compatible and balanced land use transitions and expressed
114 concern that R-1-20 zoning could result in much smaller lots, which would not be in harmony with
115 the existing neighborhood. He urged the commission to consider the impact on wildlife and the rural
116 atmosphere.

117
118 The commission discussed the implications of the proposed development, including the number of
119 lots and the open space.

120
121 Mr. Pratt reiterated his point about the density, emphasizing the need for larger lot sizes to
122 maintain the area's character.

123
124 Commission Member Glover acknowledged Mr. Pratt's concern, emphasizing that without specific
125 zoning restrictions, developers might not adhere to their verbal commitments. He pointed out that
126 an RR-1 zoning would ensure one-acre lots, maintaining the rural atmosphere that residents like Mr.
127 Pratt and his neighbors value.

128
129 Mr. Pratt reiterated his point, emphasizing the importance of preserving the area's character with
130 larger lots. He mentioned his family's long-term residence and their appreciation for the spacious,
131 quiet environment, which smaller lots would compromise.

132
133 Troy Johnson, a resident, raised a question about the original developer's agreement, noting
134 concerns about transitioning from RR-1 to R-1-20 zoning.

135
136 Mr. Burggraaf explained the consideration for transitions between zoning types and that R-1-20 was
137 seen as an appropriate step down from RR-1, fitting within the planned development.

138
139 Commission Member Clarkson recalled the original discussions and commitments, emphasizing the
140 importance of written agreements to ensure consistency and prevent future issues. He shared his
141 regret over past decisions and highlighted the need for clear terms to avoid similar problems.

142
143 Mr. Johnson expressed concerns about the potential impact of smaller lots on the community,
144 emphasizing the importance of maintaining one-acre parcels to preserve the area's character. He
145 also mentioned issues with drainage management in the development and the need for continued
146 oversight.

147
148 Mr. Burggraaf summarized the developer's efforts to address issues, particularly with the drainage
149 channel, and commended their cooperation with the city. He clarified that the focus of prior
150 discussions regarding larger lots were more on the southwestern side of the planned development.

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Commission Member Clarkson noted that there had always been a 20-foot trail between Cedar Heights and the rest of Catori, which was later adjusted to 25 feet at the city's request.

Chair Whitaker asked about the lot sizes on the north end of the development. Ms. Chatterley clarified that the preliminary site plan showed lots ranging from 0.5 to 0.97 acres, but the exact sizes would be determined when a final plat was submitted.

Mr. Avant agreed with the importance of harmonious transitions between zones, stating that an R-1-20 zoning is a compatible transition from RR-1. He emphasized that the developer, Mr. Seng, was reliable and committed to maintaining the character of the area. He noted that their planned average lot size was around 1.2 acres, similar in spacing to the existing lots.

Commission Member Clarkson expressed a preference for RR-1 zoning but acknowledged the potential benefit of R-1-20 if it could be ensured that the lots would remain close to one acre in size. He praised Mr. Seng's integrity and cooperation but expressed concerns about future density if not properly regulated.

Commission Member Glover agreed, stressing the importance of having some form of binding agreement to ensure the lot sizes wouldn't drop to 0.46 acres. He emphasized the need for flexibility while maintaining larger lot sizes.

Chair Whitaker and the members discussed the potential for future financial difficulties affecting the development and the need to secure the lot sizes through a reliable agreement.

Mr. Burggraaf clarified that the development was not part of the planned development (PD) and that the road's construction was triggered by specific phases of the Catori Canyon project. He mentioned that the northern lots might be developed earlier than other phases due to utility requirements and the ease of development.

Commission Member Clarkson noted that while the project might develop before the later phases of Catori Canyon, it should be treated as a standard subdivision to ensure consistent lot sizes and adherence to community expectations.

Commission Member Aiken emphasized that without a development agreement or something similar, the zoning change itself does not bind the developer to specific lot sizes or plans, making it all speculative.

The commission discussed the possibility of using a development agreement to ensure certain conditions are met, though there were concerns about the complexities and potential downsides of this approach.

193 Mr. Avant clarified that they requested R-1-20 zoning to avoid the complexities of a planned unit
194 development (PUD) since the area would be purely residential without mixed uses. He suggested
195 that a development agreement might be a way to address concerns about lot sizes without requiring
196 a PUD.

197
198 Mr. Burggraaf explained that the Planning Commission could recommend a zoning change
199 conditional upon a development agreement, though he cautioned against making this a routine
200 practice. He noted that development agreements can be cumbersome for staff and may complicate
201 the zoning process.

202
203 Commission Member Clarkson agreed with the idea of ensuring the lot sizes through a development
204 agreement to prevent future changes that might not align with current expectations. He appreciated
205 Mr. Seng's integrity and willingness to work with the city but stressed the importance of formal
206 agreements.

207
208 Commission Member Glover and other members echoed the need for a binding agreement to
209 ensure lot sizes remain close to one acre, expressing concerns about the potential for higher-density
210 development if not properly regulated.

211
212 Mr. Johnson reiterated his preference for RR-1 zoning, noting that it would guarantee one-acre lots
213 and maintain the area's rural character. He pointed out that the property dimensions should allow
214 for one-acre lots on each side of the new access road. He also sought clarification on whether the
215 new road would be a gated community road, which was confirmed not to be the case.

216
217 Chair Whitaker and the commission members considered incorporating the requirement for a
218 development agreement into their recommendation, acknowledging the need to balance developer
219 flexibility with community expectations.

220
221 Commission Member Aiken made a motion to send a positive recommendation to the City Council
222 conditioned upon the annexation of the parcel to the assigned zone RR-1 to the parcel being
223 considered for annexation, parcel 3-6-29-2A, based on the findings and conditions outlined in the
224 staff report, number 2024019. Commission Member Glover seconded. Motion passed.

225 Russell Whitaker – YES

226 Ben Clarkson – YES

227 Ben Aiken – YES

228 Heather Russell – Absent

229 Terry Edwards – Absent

230 Marlee Swain – YES

231 Taylor Glover – YES

232 Casey Glover – Absent

233

234 **5. Public Hearing - Discuss and recommend to City Council a Zone Change for Parcel K-16-1 from R-1-**
235 **8 [Single Family Zone] to C-2 [Commercial] approximately located at 54 S Main St. [Applicant: Iron**
236 **Rock Engineer/Tory Brock]**

237 Ms. Chatterley introduced the discussion about parcel K-16-1, which currently has the Purple Sage
238 Bed and Breakfast. The property owners, Tory and Kathrin Brock, requested a zoning change from
239 single-family residential (R-1-8) to commercial (C-2). The 1.6-acre property has access from Main
240 Street and is surrounded by C-1 zoning to the north, east and west, with R-1-8 zoning to the south.
241 Notices for this hearing were sent out on April 23. She mentioned that while the owners were open
242 to C-1 zoning, C-2 was not consistent with the future land use map, which designates the area for
243 medium to high-density residential. She outlined three suggested motions for the commission to
244 consider.

245 Chair Whitaker and Commission Member Clarkson discussed that the next agenda item, a minor
246 subdivision request for the same parcel, would be consistent regardless of the zoning change,
247 provided it met the square footage requirements.

248 Mr. Burggraaf clarified that subdivision rules apply to both commercial and residential zones and
249 that dealing with the zoning change first was a more straightforward approach for the applicant.

250 Commission Member Clarkson noted his preference for C-1 zoning due to consistency with
251 surrounding areas and future land use plans.

252 *Public Hearing*

253 Mr. Avant explained that the property, located across the street from the post office, was
254 surrounded by commercial properties with existing commercial uses and parking. The owners
255 wanted to split off the bed and breakfast as a separate parcel, making it more conducive to the
256 surrounding C-1 zoning.

257 Tory Brock, the property owner, stated they had no specific plans for the property but wanted to
258 ensure flexibility for the future, especially if they needed to sell the bed and breakfast. He
259 mentioned that keeping the bed and breakfast with additional lots might hinder its sale, and
260 separating the lots would be more beneficial.

261 Commission Member Clarkson disclosed potential conflicts of interest, noting his ownership of
262 adjoining property, but affirmed his ability to remain impartial.

263 Chair Whitaker and other members acknowledged similar disclosures but did not see them as
264 outright conflicts.

265

266 Mr. Burggraaf confirmed that such disclosures did not constitute a direct conflict of interest as the
267 zoning change would not disproportionately benefit them financially compared to other property
268 owners in the area.

269 Commission Member Glover motioned to send a positive recommendation to the City Council to
270 assign zone C-1 to parcel K-16-1 based on the findings and conditions outlined in staff report
271 number 2024014. Commission Member Aiken seconded. Motion passed.

272 Russell Whitaker – YES

273 Ben Clarkson – YES

274 Ben Aiken – YES

275 Heather Russell – Absent

276 Terry Edwards – Absent

277 Marlee Swain – YES

278 Taylor Glover – YES

279 Casey Glover – Absent

280

281 **Administrative Decision Items:**

282 **6. Discuss and recommend to City Council a Minor subdivision on parcel K-16-2 for the Purple Sage**
283 **Subdivision. [Applicant: Iron Rock Engineering/Tory Brock]**

284 Ms. Chatterley introduced the discussion about subdividing the same parcel (K-16-1) owned by Tori
285 and Catherine Brock, with Iron Rock as their representative. The subdivision plan involved creating
286 three lots: the lot with the Purple Sage Inn would be 0.71 acres, the corner lot would be 0.5 acres,
287 and the third lot would be 0.40 acres. This subdivision met the requirements for both C-2 and R-1-8
288 zoning, as well as all subdivision ordinances. She noted that the city engineer had already signed off
289 on the plan, and staff recommended a positive recommendation to the City Council. This meeting
290 did not require a public hearing for the minor subdivision per the ordinance.

291 A commission member inquired about utilities or easements needing to be vacated.

292 Ms. Chatterley confirmed that the utilities and easements were already on the road, so no
293 additional easements or vacations were needed.

294 Commission Member Clarkson made a motion to send a positive recommendation to the City
295 Council for the minor subdivision affecting K-16-1 based on findings and conditions of approval as
296 outlined in staff report 2024013. Commission Member Swain seconded. Motion passed.

297 Russell Whitaker – YES

298 Ben Clarkson – YES

299 Ben Aiken – YES

300 Heather Russell – Absent

301 Terry Edwards – Absent
302 Marlee Swain – YES
303 Taylor Glover – YES
304 Casey Glover – Absent

305
306

307 **Staff Report:**

308 **Commission Member Report:** No report was given.

309 **Council Member Liaison Report:**

310

311 Ms. Chatterley mentioned an email she sent about a meeting with the five counties and Utah Leagues of
312 Cities and Towns, inviting those interested to attend. The meeting was likely to be held in Cedar City.
313 She also updated the commission on the City Council’s approval of the preliminary plat for the Wave
314 Subdivision and discussed the subdivision ordinance changes presented to the City Council.

315

316 Commission Member Aiken mentioned that some people had asked about a parcel change or temporary
317 screening related to the elementary school.

318

319 Ms. Chatterley explained that the elementary school would be discussed at the next meeting. The State
320 Bank of Southern Utah had requested a zone change for the school property, currently zoned R-1-8, to
321 place a temporary building. The city required either an ordinance change or a zone change to allow this.
322 The bank initially sought a commercial property but had to return to the school property after that plan
323 fell through.

324

325 **Adjournment:**

326

327 Commission Member Aiken made a motion to adjourn the meeting. Chair Whitaker seconded. The
328 meeting was adjourned.

329

330 Russell Whitaker – YES

331 Ben Clarkson – YES

332 Ben Aiken – YES

333 Heather Russell – Absent

334 Terry Edwards – Absent

335 Marlee Swain – YES

336 Taylor Glover – YES

337 Casey Glover – Absent

338

Kanab City Planning & Zoning Commission Meeting
May 21, 2024
Kanab City Council Chambers
26 North 100 East
6:30 PM

Agenda Items:

1. Call to Order and Roll Call – Commission Member Taylor Glover called the meeting to order.

In attendance – Commission Members Heather Russel, Terry Edwards, Casey Glover, Ben Clarkson, Ben Aiken, Taylor Glover, and Marlee Swain; City Council Liaison Arlon Chamberlain, Building/Land Use Administrator Janae Chatterley, and City Attorney Kent Burggraaf

Not in attendance – Commission Member Russ Whitaker; City Planner Bob Nicholson.

2. Approval of minutes from May 7, 2024

The approval of the minutes was postponed to the next meeting.

3. Public Comment Period – Members of the public are invited to address the Planning Commission. Participants are asked to keep their comments to 3 minutes and follow rules of civility outlined in Kanab Ordinance 3-601

No public comment was given.

Work Meeting: None

Administrative Decision Items:

4. Discuss, approve or deny a site plan review for new construction on a gas station near 600 East and 300 South (Highway 89). [Applicant: Maverik]

Ms. Chatterley provided an overview of the item. She described the parcels involved and the necessary lot line adjustments. She explained that the site plan met zoning requirements but required adjustments to match the site plan. The planning commission needed to review the site plan under specific land use ordinances, and the staff recommended approval contingent on recording the lot line adjustments.

Todd Myers, an employee from Maverik, expressed excitement about opening another store in the area. He described the store's layout, which would be similar to a newer store in Cedar City, with some adjustments. The new store would have five fuel dispensers with room for future expansion and parking for various vehicles, including RVs and commercial trucks. He highlighted Maverik's

37 approach to store design, focusing on a more open feel and increased fresh food offerings. Myers
38 mentioned that they had UDOT permits and would submit building plans if the site plan was
39 approved.

40 Commission Member Taylor Glover asked the board members if they had any questions.

41 Commission Member Clarkson and Commission Member Edwards discussed the number of fuel
42 stations, clarifying that there were six fuel dispensers with two future ones.

43 Commission Member Casey Glover inquired about the opening of Chinle Drive and its potential
44 impact on traffic.

45 Mr. Myers explained that UDOT provided a cross-access easement but wasn't clear on the future
46 plans for Chinle Drive.

47 Ms. Chatterley added that discussions had taken place about potentially vacating Chinle Drive but
48 emphasized the importance of maintaining street frontage for properties.

49 Commission Member Clarkson questioned whether Chinle Drive would remain closed.

50 Commission Member Taylor Glover clarified that UDOT had not taken formal steps to close it.

51 Mr. Burggraaf explained that the curved design of the street was already causing issues, with UDOT
52 being responsible for any formal steps to address this. UDOT had provided an easement for access,
53 and while they reviewed construction plans, their future plans for the street were unclear.

54 Commission Member Clarkson sought clarification on whether the site plan included a firm curb and
55 gutter that would prevent driving through Chinle Drive unless on a bicycle.

56 Mr. Burggraaf mentioned that UDOT's interpretation of the road's status might differ, leaving the
57 decision up to UDOT.

58 Commission Member Clarkson expressed concern about the safety of traffic flow and suggested that
59 slowing down traffic or enforcing speed limits might be necessary. He also raised questions about
60 the lighting requirements.

61 Ms. Chatterley confirmed that the lighting requirements were addressed in the site plan review,
62 adhering to the new outdoor lighting ordinance, which mandated fully shielded lights on poles no
63 higher than 20 feet.

64 Commission Member Edwards noted discrepancies in the acreage listed on the site plan versus the
65 county website due to pending lot line adjustments.

66 Ms. Chatterley confirmed that the adjustments had not yet been completed, which caused the
67 mismatch in figures.

68

69 Commission Member Edwards inquired about the project's timeline.

70 Mr. Myers anticipated construction would begin by September, with the goal of opening before the
71 next year's season.

72 Commission Member Edwards made a motion to approve the site plan for a new commercial
73 building located near 600 East 300 South Highway 89 based on staff findings and the conditions
74 listed in report no. 2024016. Commission Member Russell seconded. Motion passed.

75 Russell Whitaker – Absent

76 Ben Clarkson – YES

77 Ben Aiken – YES

78 Heather Russell – YES

79 Terry Edwards – YES

80 Marlee Swain – YES

81 Taylor Glover – YES

82 Casey Glover – YES

83

84 **5. Discuss and recommend to City Council an application to vacate easements on parcel K-91-2 & K-**
85 **91-3 in the Cedar Heights Subdivision. [Applicant: Iron Rock Engineering]**

86 Ms. Chatterley introduced a common plat amendment for lots two and three in Cedar Heights. She
87 explained that the owner wanted to join the lots together, which involved vacating some
88 easements. She described the current easements, including a 30 ft drainage easement on the front
89 and drainage ditches between and behind the lots. The public works director recommended
90 maintaining a shorter easement across both lots, and the property owners agreed. Iron Rock, the
91 representative, updated the plat map accordingly. South Central was okay with the changes, and the
92 public hearing would be held with the City Council on May 28.

93 Josh Beezer, Iron Rock Engineering, noted that the current drainage easement did not service
94 anything due to drainage diversion through the middle of Cedar Heights. He confirmed that vacating
95 the easement wouldn't harm upstream or downstream properties.

96 Ms. Chatterley clarified details about the easements, explaining that the front easement would be
97 reduced to 10 feet and extended to the second lot while the easements between the lots and the
98 one at the back would be vacated.

99 Commission Member Aiken made a motion to send a positive recommendation to the City Council
100 for the vacation of the easement identified on the proposed plat for parcels K-91-2 and K-91-3 based
101 on the findings and conditions outlined in the staff report no. 202401.1. with additional findings that

102 on lot two, the easement on the front be reduced to 10 ft as requested by the public works director
103 and continue along the secondary lot. Commission Member Clarkson seconded. Motion passed.

104 Russell Whitaker – Absent

105 Ben Clarkson – YES

106 Ben Aiken – YES

107 Heather Russell – YES

108 Terry Edwards – YES

109 Marlee Swain – YES

110 Taylor Glover – YES

111 Casey Glover – YES

112

113 **6. Discuss and recommend to City Council a plat amendment on parcel K-91-2 & K-91-3 in the Cedar**
114 **Heights Subdivision. [Applicant: Iron Rock Engineering]**

115

116 Ms. Chatterley stated that with the positive recommendation and no easements left to vacate, this
117 would be a standard plat amendment to join the lots together, creating a 2.61-acre lot. She stated
118 that the amendment met state code and ordinance requirements, pending the public hearing with
119 the city council next Tuesday. She had no further comments, as most of the discussion had already
120 occurred during the vacation of easements.

121 Commission Member Glover made a motion to send a positive recommendation to the City Council
122 for the plat amendment to the Cedar Heights subdivision affecting parcels K-91-2 and K-91-3 based
123 on findings and conditions of approval as outlined in the staff report 2024017. Commission Member
124 Swain seconded. Motion passed.

125 Russell Whitaker – Absent

126 Ben Clarkson – YES

127 Ben Aiken – YES

128 Heather Russell – YES

129 Terry Edwards – YES

130 Marlee Swain – YES

131 Taylor Glover – YES

132 Casey Glover – YES

133

134 **Legislative Decision:**

135 **7. Public Hearing – Discuss and recommend to City Council a Zone Change for Parcel K-21-6 from R-1-**
136 **8 [Single Family Zone] to C-1 [Commercial] approximately located at 72 North 100 West.**
137 **[Applicant: Iron Rock Engineer/Kane County School District]**

138 Ms. Chatterley explained the zoning change for a property currently undergoing a lot line
139 adjustment. The Kane County School District owns multiple parcels, and the elementary school sits

140 on a large parcel, with outbuildings on others. A new smaller parcel, K-21-6, has been created from a
141 larger one to aid the State Bank of Southern Utah in their temporary relocation during a demo and
142 new construction project. The parcel currently zoned R-1-8, is requested to be changed to C-1 to
143 allow commercial use.

144 Commission Member Taylor Glover asked about a previous temporary building plan.

145 Ms. Chatterley explained that it had fallen through. She confirmed that public notices were sent,
146 and no comments were received.

147 Chris Heaton from Iron Rock provided further clarification on the parcel adjustment, noting that the
148 school district did not want a commercial zone change for the entire larger parcel, hence the
149 creation of a smaller parcel. He explained that the adjustment was made to avoid confusion with
150 block numbers and that the school district was cooperating with State Bank to facilitate their
151 temporary setup.

152 Commission Member Clarkson inquired about the parcel's location relative to the Comfort Inn Suites
153 parking lot.

154 Mr. Heaton clarified that it mostly aligned with the parking lot.

155 *No public comment was given.*

156
157 Commission Member Clarkson made a motion to send a positive recommendation to the City
158 Council for the rezone from R-1-8 to commercial C-1 on parcel number K-21-6 being created by a lot
159 adjustment and the stated findings in the staff report. Commission Member Russell seconded.
160 Motion passed.

161 Russell Whitaker – Absent

162 Ben Clarkson – YES

163 Ben Aiken – YES

164 Heather Russell – YES

165 Terry Edwards – YES

166 Marlee Swain – YES

167 Taylor Glover – YES

168 Casey Glover – YES

169

170 **8. Public Hearing – Discuss and recommend to City Council a Zone Change for Parcel K-263-3 from R-**
171 **1-8 [Single Family Zone] to RM [Multi-Family] approximately located at 238 E 200 N. [Applicant:**
172 **Matthew & Janae Chatterley]**

173 Mr. Burggraaf presented an application for a zone change for parcel K-263-3 from R-1-8 to RM multi-
174 family. The parcel, located near El Pueblo, was being developed by the Chatterleys, who had an

175 active building permit for a duplex. The purpose of the zone change was to allow the option to
176 subdivide and potentially sell each side of the duplex individually. He explained that the area
177 surrounding the parcel was mostly zoned R-1-8, but the future land use map indicated a medium to
178 high-density designation, which would accommodate RM zoning.

179 Commission Member Taylor Glover asked if the applicant had anything to add.

180 Ms. Chatterley confirmed their intention to sell each side individually and that changing to multi-
181 family zoning was necessary for this plan.

182 Commission Member Edwards inquired about the barn wood from the property.

183 Ms. Chatterley explained that Don Sprecher, who married into the Robinson family, had taken the
184 wood to build another barn on his property.

185 Mr. Burggraaf noted the lot size of a quarter acre, which would make it challenging to add more
186 units beyond the duplex due to frontage and square footage requirements. He mentioned a
187 precedent set by a similar zone change for Mr. Stewart's property, which allowed for individual sales
188 of duplex units.

189 Commission Member Clarkson confirmed the presence of another duplex nearby and questioned its
190 zoning.

191 Mr. Burggraaf clarified that the nearby area included some RM-zoned properties.

192 The commission discussed the potential implications of the zoning change, with Mr. Burggraaf
193 highlighting that the lot's current construction progress suggested it would remain a duplex, with
194 any additional dwelling units being unlikely.

195 Commission Member Russell made a motion to send a positive recommendation to the city council
196 for file number 2024020 to assign the zone RM to parcel K-263-3 based on the findings as outlined in
197 the staff report. Commission Member Edwards seconded. Motion passed.

198 Russell Whitaker – Absent

199 Ben Clarkson – YES

200 Ben Aiken – YES

201 Heather Russell – YES

202 Terry Edwards – YES

203 Marlee Swain – YES

204 Taylor Glover – YES

205 Casey Glover – YES

206

207

208

209 **Staff Report:**

210

211 Ms. Chatterley provided an overview of the upcoming meeting, mentioning another zone change
212 request and potentially a site plan for a dental office on the north end of town. There might also be a
213 conditional use permit for Crazy Horse for their extended stay in the RV park, pending the necessary
214 submissions.

215 **Commission Member Report:** No report was given.

216 **Council Member Liaison Report:**

217

218 Mr. Chamberlain reported on the recent council meeting, noting discussions on zoning issues, including
219 a recommendation for a one-acre RR-1 zoning for a development agreement with the city. He
220 mentioned significant community input on this matter and the ongoing discussion about rezoning
221 Hicks's old place. The rest of the council meeting focused on the budget.

222 **Adjournment:**

223

224 Commission Member Russell made a motion to adjourn the meeting. Commission Member Casey Glover
225 seconded. The meeting was adjourned.

226

227 Russell Whitaker – Absent

228 Ben Clarkson – YES

229 Ben Aiken – YES

230 Heather Russell – YES

231 Terry Edwards – YES

232 Marlee Swain – YES

233 Taylor Glover – YES

234 Casey Glover – YES

235

236

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Kanab City Planning Commission Staff Report
File Number 20240604

Date:	May 31, 2024
Meeting Date:	June 4, 2024
Agenda Item:	Public Hearing discuss and recommend to City Council a text amendment on Chapter 13 RV Parks

Attachments:

- **Exhibit A: Proposed Amendment**

Summary:

A petition was received from Ava Page at Crazy Horse RV Park requesting to amend Chapter 13 to allow for yurts in an RV Park. Staff is requesting Planning Commission to add an amendment allowing an exception for ADA accommodations in the extended stay area regarding temporary structures. Currently the ordinance does not allow temporary structures around RVs in an RV park, the exception would allow an individual with disabilities to easily access their RV in an extended stay area. Staff is also requesting Planning Commission to discuss permitting tents in an RV park. Some of the RV parks in our area have been around for decades and have tent spaces in their park.

Recommended Motion:

I move to send a positive recommendation to City Council to adopt changes to City Code identified in exhibit A of the staff report for 20240604.

I move to send a positive recommendation to City Council to adopt changes to City Code identified in exhibit A of the staff report for 20240604, with the following amendments:

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Scott Colson
Kerry Glover
JD Wright

Exhibit A: Proposed Amendment

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Scott Colson
Kerry Glover
JD Wright

Exhibit B: Alternative Amendment

Kanab

Land Use Ordinance

Chapter 13 – Recreational Vehicle Park

- Section 13-1 Purpose
- Section 13-2 Location and Use
- Section 13-3 Approval
- Section 13-4 Additional Requirements
- Section 13-5 Extended Stay Option
- [Section 13-6 Additional Permitted Uses](#)

Section 13-1 Purpose

For purposes of this code, a recreational vehicle shall be defined as a trailer, camper, or motor home designed for sleeping by persons while traveling, but not intended as a permanent dwelling, and not constructed for permanent attachment to public utilities. Mobile Homes shall not be located in an RV Park.

To permit development of facilities for recreational vehicles in appropriate districts and to require that recreational vehicle accommodations will be of such character as to promote the objectives and purposes of this ordinance, to protect the integrity and character of the districts contiguous to those in which recreational vehicle parks are located, and to protect other use values contiguous to or near recreational vehicle park uses.

Section 13-2 Location and Use

- A. No recreational vehicle as herein defined shall be located, placed, used, or occupied for residential purposes in any district except within approved and licensed recreational vehicle parks and except as otherwise provided herein. Recreational Vehicles shall not be used as a permanent residence.
- B. Recreational vehicle parks shall be generally located:
 - 1. Adjacent to or in close proximity to a major traffic artery or highway.
 - 2. Near adequate shopping facilities.
- C. Recreational vehicles may be stored, displayed, sold and serviced, but not used for living quarters, in a sales lot in a Commercial or Manufacturing district when such use is a permitted or a conditional use.
- D. Recreational vehicles may be accommodated in an approved and licensed Mobile home park, provided that:
 - 1. The recreational vehicle park portion of the development is separated by barriers, screens, or otherwise from the area of Mobile homes.
 - 2. The recreational vehicle use area shall have direct access to a collector or arterial street.

Amended May 9, 2023

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Kanab

Land Use Ordinance

Chapter 13 – Recreational Vehicle Park

- E. Recreational vehicle parks shall be connected to the municipal facilities of the City of Kanab.
- F. Park model homes are permitted
- G. Recreational vehicle parks may be located in the Commercial C-2 or C-3 zones (not in C-1) provided that:
 - 1. The use is subject to specific review criteria, including site plan review.
 - 2. Recreational vehicle park ingress and egress is prohibited from Highway 89 or 89A; therefore, access is limited to side street(s). No RV space shall have direct access from a public street, but rather access shall be from an interior private street. The Planning Commission shall ensure that sufficient measures are taken to ensure that patrons of the recreational vehicle park do not negatively impact traffic circulation.
 - 3. Recreational vehicle park shall be set back a minimum of 120 feet from Highway 89 or 89A right-of-way.
 - i. At the setback line, visual screening shall be provided. This shall be a combination of fences, buildings, walls, hedges and other landscaping materials. The Planning Commission shall evaluate the visual screening as part of the site plan.
 - 4. RV parks shall not be subdivided for sale of individual RV spaces.
 - 5. Recreational vehicle park applications shall be submitted in accordance with the Design Review and Site Development Standards enumerated in Chapter 9 of the Land Use Ordinance.

Section 13-3 Approval

A recreational vehicle park may not be constructed unless first approved by the Kanab City Planning Commission through the site planning process, which in addition to Chapter 9 shall have the following requirements:

- A. Be located on a parcel of land containing not less than two (2) acres, unless included in a mobile home park, Downtown Overlay, or Transitional Commercial Overlay, in which case no minimum area is required.
- B. Contain no more than twenty (20) units per acre. The spaces may be clustered, provided that the total number of units does not exceed the number permitted on one (1) acre, multiplied by the number of acres in the development. The remaining land not contained in individual trailer spaces, roads or parking, shall be set aside and developed as park, playground, or service areas for the common use and enjoyment of occupants of the development and of visitors thereto.

Section 13-4 Additional Requirements

Amended May 9, 2023

Kanab

Land Use Ordinance

Chapter 13 – Recreational Vehicle Park

- A. In conjunction with the site plan review, an overall plan for development of a recreational vehicle park shall be submitted to the Kanab City Planning Commission for review. The plan shall be drawn to a scale not smaller than one (1) inch to fifty (50) feet. At least six (6) copies of the plan shall be submitted. The plan shall show:
1. The topography of the site, when required by the Planning Commission, represented by contours shown at not greater than two (2) foot intervals.
 2. The proposed street and trailer or vehicle space pad layout.
 3. Proposed reservations for parks, playgrounds and open spaces, and tabulations showing the percent of area to be devoted to parks, playgrounds and open space, the number of trailer spaces, and total area to be developed. Recreation area shall be provided within the RV park at the rate of 4,000 square feet minimum, plus 100 square feet for each RV space in excess of ten (10) spaces.
 4. Proposed location, number, and design of parking spaces.
 5. Generalized landscaping and utility plan, including location of sewer, water, electricity, gas lines and fire hydrants.
 6. All areas within the park which are not roadways or spaces shall be landscaped and maintained with lawns, trees and/or shrubs to provide privacy and noise containment.
 7. Surfacing for roadways shall be certified road base with one of the following: packed gravel; asphalt; concrete; or a double chip seal.
 8. All roadways and spaces shall be well maintained and free of standing water, potholes, washboard bumps, ruts, mud, weeds and debris.
 9. All entrances and exits shall be hard surface with asphalt or concrete aprons, in accordance with Kanab City Standards, that extends a minimum of twenty (20) feet into the Recreational Vehicle Park.
 10. All customer parking for check-in and/or lobby areas shall be hard surface with asphalt or concrete, in accordance with Kanab City Standards.
 11. Areas designated for Extended Stay Use shall be shown on the site plan. (see section 13-5).
- B. Each operator of a recreational vehicle park shall procure an annual business license from Kanab City. Whenever, upon inspection of any recreational vehicle park, the City finds that conditions or practices exist which are in violation of any provision of this ordinance or of any regulation adopted pursuant to whom the license was issued, they shall have thirty (30) days to correct said deficiency. At the end of the period for correction of said conditions or practices specified in said notice, the City shall re-inspect such park and if such conditions or practices have not been corrected, they shall give notice in writing to the person to whom the license was issued that the license has been suspended. Upon receipt of notice of suspension, such person shall cease operation of such recreational vehicle park.
- C. A recreational vehicle may be located in a recreational vehicle park for a period of no more than 30 days, unless approved as an Extended Stay RV area (see section 13-5). At the end

Kanab

Land Use Ordinance

Chapter 13 – Recreational Vehicle Park

of 30 days, the recreational vehicle shall be moved from the recreational vehicle park for a period of 14 days before returning to the site. If the owner of the recreational vehicle park is found to be in violation of this standard, the City shall remedy the violation immediately.

- D. Recreational vehicle park occupant shall not be allowed to erect temporary appurtenances, [structures](#), or fixtures, excluding utilities (power, water, sewer, satellite tv), to the exterior of the recreational vehicle, nor the area surrounding the recreational vehicle, [except for temporary appurtenances, structures, or fixtures used as a valid disability accommodation under the Americans with Disabilities Act \(ADA\)](#). Further, the occupant shall keep the area surrounding the recreational vehicle free from clutter, garbage and in good upkeep in order to maintain a clean environment.

Section 13-5 Extended Stay Option

- A. Subject to compliance with all the requirements of this chapter, Kanab City may approve through a Conditional Use Permit RV spaces to be rented for up to 12 months under the “extended stay” provisions contained herein. RV Park owners seeking approval for an “extended stay” area within an RV Park shall submit a conditional use permit application to the City Development Department. The proposed extended stay RV spaces shall be designated on the site plan and shall be separate from the short-term rental area, although it may be adjacent to it.
- B. Additional RV Park Standards and Facilities Required. An extended stay RB area shall contain at least ten (10) RV spaces for extended stay use. Each space shall be a minimum of 30’ wide and shall have adjacent to the RV parking space an Outdoor Living Space of at least 300 square feet. The overall density of the extended stay RV area shall not exceed 16 spaces per acre. RV’s shall maintain at least ten (10) feet spacing between units. Other requirements for the extended stay RV area are as follows:
1. Surfacing for roadways shall be certified road base with one of the following: packed gravel; asphalt; concrete; or a double chip seal.
 2. The parking spaces for RVs and other vehicles may be on gravel or road base. Each RV space shall have parking for at least one automobile.
 3. Recreation area shall be provided in the amount of 4,000 sq. ft. plus an additional 100 square feet for each RV unit in excess of ten.
 4. No RV space shall have direct access from a public street.
 5. Service Building - A service building(s) shall be provided which offers laundry facilities (washer & dryer) and also men’s and women’s toilets and showers.
 6. No tents shall be used in the extended stay area.
 7. Wheels shall remain on all Recreational Vehicles
 8. Occupancy of the RV is limited by manufactures occupancy rating and design.
 9. Must be a legally licensed RV and fully operational.

Kanab

Land Use Ordinance

Chapter 13 – Recreational Vehicle Park

10. Weekly garbage pickup shall be provided to the RV park.

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40. Section 13-4 Additional Requirements

A. Yurts are allowed in ~~an~~the RV P~~ar~~park with the following conditions:

Commented [KC1]: These conditions are just ideas and suggestions from staff.

- a. Shall not be used as a permanent residence or extended stay.
- b. Used seasonally (May 1 through October 31).
- c. Shall be short-term rentals (less than 30 days).
- d. Shall meet building code requirements and applicable ~~to all~~ permitting and inspection requirements per ~~s~~State law and ~~b~~Building codes.
- e. Space(s) containing yurts shall be a minimum of 300 sq.ft.
- f. No more than four (4) yurts per 1 acre with a maximum of 10 yurts.

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B. Tents are allowed in a RV P~~ar~~park under the following conditions:

Commented [KC2]: These conditions are just ideas and suggestions from staff.

- a. Shall not be used as a permanent residence or extended stay.
- b. There shall be no more than ~~T~~ten (10) tents spaces per acre, with a maximum of 20 tent spaces.

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Kanab City Planning Commission Staff Report
File # 2024022

Date:	May 31, 2024
Meeting Date:	June 4, 2024
Agenda Item:	Public Hearing to discuss and recommend a zone change to City Council from RR-1 [Rural Residential] to R-1-10 [Single Family Residential] for parcel K-55-3 located in the approximate area of 180 N 400 W
Subject Property Address:	N/A
Applicant:	Lydia & Ben Riley
Applicant Agent:	Steven Glodowski
General Plan Designation:	Medium Density Residential/High Density Residential/General Commercial
Parcel #:	K-55-3

Attachments:

Exhibit A: Subject/Vicinity Property

Summary:

Lydia and Ben Riley are requesting a zone change to rezone parcel K-55-3 from Rural Residential (RR-1) to Single Family Residential (R-1-10). The representative for the applicant is Steven Glodowski. The application indicates that the zone change is build residential homes within 2 years.

Site Description:

The subject property is 1.87 acres and currently has a home and guest house being built on it. The parcel is owned by Lydia and Ben Riley. Surrounding zoning designations and the density designations are as follows:

North	South	East	West
RR-1 (adjacent lots) and a few R-1-8 lots nearby MDR/HDR/GC	RR-1 and Gunsmoke Dr with MDR/HDR/GC	RR-1 and C-2 with MDR/HDR/GC	RR-1 with MDR/HDR/GC

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Kanab City Land Use Ordinance, General Plan and Zoning Map Analysis:

Zoning designations and zone changes are regulated by the Kanab City Land Use Ordinance, Chapter 15 – Establishment of Zoning Districts regulates zoning designations within Kanab City. Section 15-7 Transitioning and Maintaining Balance, states:

It is the objective of the City to encourage and provide for proper transition and compatibility between zones and intensity of uses, which should be regulated by the City Land Use Code, the General Plan, Future Land Use Map and the Kanab City Annexation Policy Plan. The City also seeks to maintain a healthy balance and mix of land uses within the community, representing the atmosphere of existing development. Areas for growth have been planned with a balance for all uses, including agriculture, residential, commercial and industrial uses, as demonstrated in the Kanab City General Plan and Future Land Use Map. Future decisions regarding land use and zoning in Kanab should be guided by this map.

The City promotes orderly growth, with an emphasis for new developments to occur in the core community areas first. Rezoning of adjacent undeveloped property should be compatible with developed property.

Parcel K-55-3 is in an area designated as Medium Density Residential (MDR)/High Density Residential (HDR)/General Commercial (GC) on the current Future Land Use Map. The adjacent parcels are currently legal non-conforming lots that are zoned RR-1, to the north, west and south and C-2 to the east. The surrounding neighborhood is mostly zoned RR-1 and C-2. There are three (4) lots on the corner of 200 N and 400 W that are zoned R-1-8, these lots were originally two separate parcels zoned RR-1 until a zone change was approved in 2022 the two parcels are now part of an approved minor subdivision with a private lane. The existing neighborhood has been developed as single-family residences and commercial uses. The majority of the lots in this neighborhood are zoned RR-1 but have been subdivided to lots smaller than 1-acre making them non-conforming lots. In most circumstances to develop or allow further development on a non-conforming lot, the parcel would have to go through a zone change to become conforming with zoning ordinances.

Public Comment:

Public Hearing is scheduled for June 4, 2024 with Planning Commission, the notices were sent out and posted on May 24, 2024

Findings:

1. The application was initiated by the owners representative Steven Glodowski.
2. The property is 1.87 acres.

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3. The City Council is the decision-making authority for a zoning application. The Council may adopt or reject the request as it deems appropriate or may assign a different zoning designation.
4. Assigning a R-1-10 zone is consistent with the Kanab City Future Land Use Map designation of MDR/HDR/GC.
5. The majority of the surrounding neighborhood is zoned RR-1 with a few parcels zoned R-1-8, the majority of the lots zoned RR-1 are non-conforming due to the lot size being less than 1-acre.

Suggested Motion(s):

I move that we send a positive recommendation to the City Council for File #2024022 to assign the zone R-1-10 to Parcel K-55-3 based on the findings as outlined in this staff report.

I move that we send a negative recommendation to the City Council for File #2024022 to assign the zone R-1-10 to Parcel K-55-3 based on the findings as outlined in this staff report.

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Exhibit A: Subject Property

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Exhibit B: Future Land Use Map

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Exhibit C: Zoning Map

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Kanab City Planning Commission Staff Report Reference File #2024023

Date:	May 31, 2024
Meeting Date:	June 4, 2024
Agenda Item:	Conditional Use Permit Extended Stay RV
Subject Property Address:	625 E 300 S
Applicant:	B. Kim Heaton
Applicant Agent:	Ava Page

Attachment:

Exhibit A: Site Plan
Exhibit B: Site Plan Documentation

Summary:

An application for a Conditional Use Permit application was received from applicant, Crazy Horse RV Park [parcel K-4-4-Annex]. Crazy Horse RV Park offers extended stays to their customers and was contacted by Kanab City Land Use Department to bring them up to compliance with our current ordinances. Crazy Horse RV Park has communicated and complied with the application for a Conditional Use Permit as requested. They have submitted the site plan and updated the property to meet the requirements of Section 13-5 of the Kanab City Land Use Ordinances.

Applicable Regulation(s):

Kanab City Land Use Ordinance, Chapter 13, Section 13-5 regulates extended stay options in a RV Park. Land Use Ordinances, Chapter 8 regulates the approval of Conditional Uses. Chapter 13-5 requires the following:

- Through a Conditional Use Permit RV spaces to be rented for up to 12 months under the “extended stay” provisions.
- An extended stay RV area shall contain at least ten (10) RV spaces for extended stay use.
- Each space shall be a minimum of 30’ wide and shall have adjacent to the RV parking space an Outdoor Living Space of at least 300 square feet.
- RVs shall maintain at least ten (10) feet spacing between units.
- The surface for roadways shall be certified road base with one of the following: packed gravel; asphalt; concrete; or a double chip seal.
- The parking spaces for RVs and other vehicles may be on gravel or road base. Each RV space shall have parking for at least one automobile.

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- A recreation area shall be provided in the amount of 4,000 sq. ft.
- No RV space shall have direct access from a public street.
- Service Building – A service building(s) shall be provided which offers laundry facilities (washer & dryer) and men’s and women’s toilets and showers.
- No tents shall be used in the extended stay area.
- Wheels shall remain on all Recreational Vehicles
- Occupancy of the RV is limited by manufactures occupancy rating and design.
- Must be a legally licensed RV and fully operational.
- Weekly garbage pickup shall be provided to the RV park.

Proposed Findings:

1. This application was initiated by B Kim Heaton with Crazy Horse RV Park.
2. The application, site plan and documentation meet the Land Use Ordinances of Chapter 13, section 13-5.
3. Currently there are yurts on the property being rented seasonally for short-term stays. A petition was requested to amend Chapter 13 to allow yurts in an RV park.

Finding for Approval:

In an approval of a conditional use permit, the Kanab City Planning Commission must find:

1. That the proposed use is necessary or desirable and will contribute to the general well-being of the community.
2. That 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.
3. That the proposed use will comply with the regulations of this Ordinance.
4. 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.

Staff Recommendation:

The Conditional Use Application has satisfied the regulations in Chapter 13-5 and Chapter 8 except in the following listed below in Conditions of Approval. Staff recommends a positive recommendation for the conditional use permit with the conditions of approval.

Conditions of Approval:

1. For the yurts to remain on the property an amendment to Chapter 13 must be approved by City Council after recommendation from Planning Commission.

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Recommended Motion:

I move that we approve the conditional use permit for the extended stay option in the Crazy Horse RV Park based on Staff's findings and conditions listed in the staff report, File # 2024023 and the findings in Chapter 8, Section 8-6 (B).

Alternate motion:

I move that we approve the conditional use permit for the extended stay option in the Crazy Horse RV Park based on Staff's findings and conditions listed in the staff report, File # 2024023 and the findings in Chapter 8, Section 8-6 (B), and the following additional finding(s): .

I move that we deny the conditional use permit for the extended stay option in the Crazy Horse RV Park, the applicant has not met the standards outlined in the Kanab City ordinances): .

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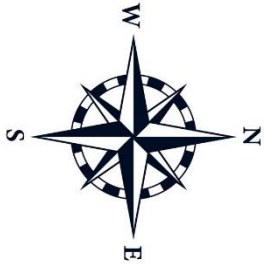


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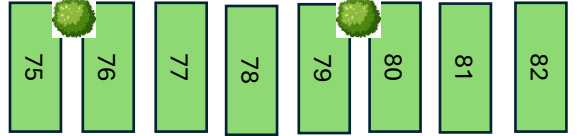
Exhibit A:

Site Plan

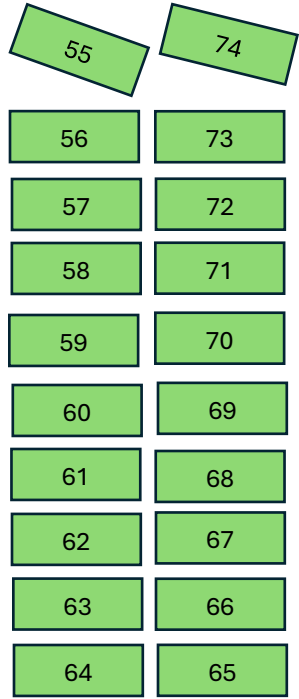
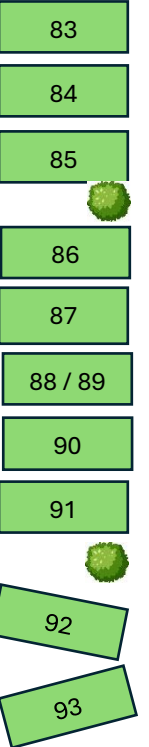
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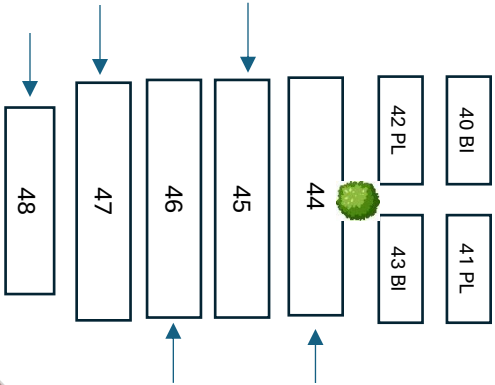
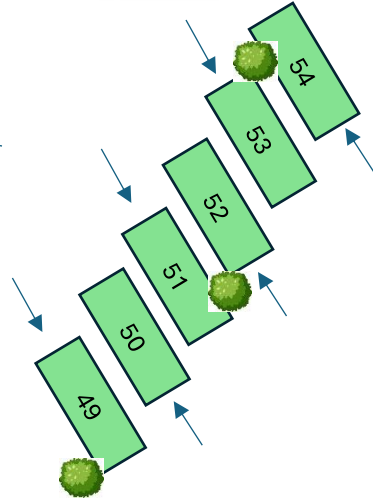
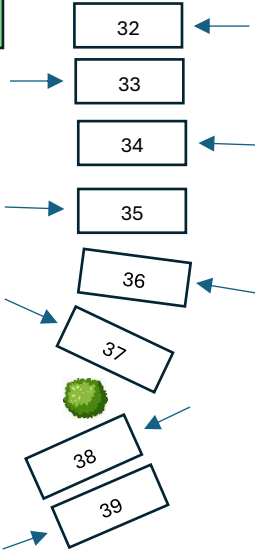
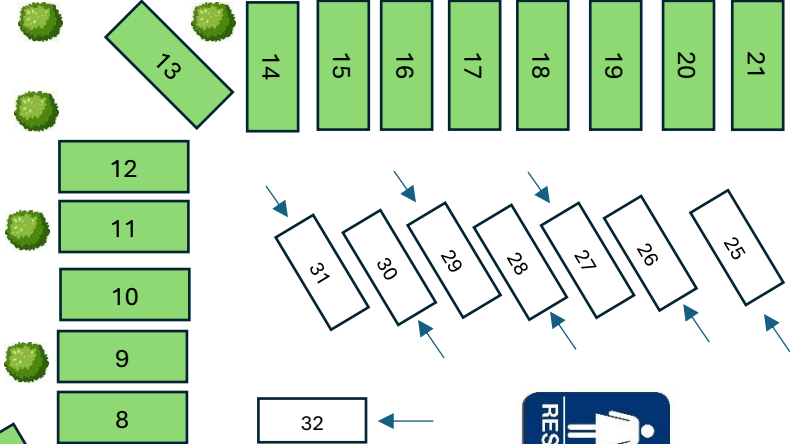
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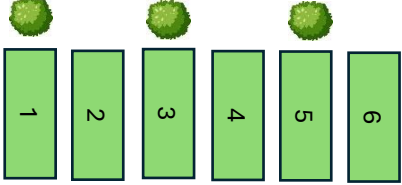
SHOP



95 / 94 W / E



APT 1
APT 2



CRAZY HORSE RV RESORT
Office: Mon - Wed 10 am - 7 pm
Thu - Sat 9 am - 8 pm
Sun 9 am - 5 pm
Wi-Fi: Happy/Holidays/CHR
Bath House: Men 7542
Women 8242
Laundry: 9483
Pool & Pickleball
Must sign in at the office.

SPEED LIMIT 5

THE GENERAL STORE
OFFICE

104

PROpane



Employee
Employee



STORAGE



Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Chris Heaton
Scott Colson
Boyd Corry
Peter Banks

Exhibit B

Site Plan Documentation

– A Western Classic –

Site #	Width	Length	Measurements
1	30	73	
2	30	73	
3	30	73	
4	30	73	
5	30	73	
6	30	73	
7	30	37	
8	30	48	
9	30	48	
10	30	48	
11	30	48	
12	30	48	
13	30	42	
14	30	66	
15	30	66	
16	30	66	
17	30	66	
18	30	66	
19	30	66	
20	30	66	
21	30	66	
25	20	45	
26	20	45	
27	29	45	
28	35	45	
29	20	45	
30	20	45	
31	20	45	
32	46	48	
33	20	48	
34	20	48	
35	25	48	
36	30	48	
37	30	48	
38	24	48	
39	22	48	
40BI	22	45	
41BI	29	45	
42BI	22	45	
43BI	29	45	
44	30	60	
45	18	60	
46	16	60	

47	32	60
48	49	41
49	30	55
50	30	55
51	30	55
52	30	55
53	30	55
54	30	55
55	30	30
55A	30	23
56	30	44
57	30	46
58	30	46
59	30	46
60	30	46
61	30	46
62	30	46
63	30	46
64	30	46
65	30	44
66	30	44
67	30	44
68	30	44
69	30	44
70	30	44
71	30	44
72	30	44
73	30	44
74	30	42
75	30	35
76	30	49
77	30	49
78	30	49
79	30	46
80	30	49
81	30	49
82	30	49
83	30	63
84	30	63
85	30	63
86	30	63
87	30	63
88	30	63
89	30	63

90	30	63
91	30	63
92	30	63
93	30	63
94	30	63
95	30	63

NOTES

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Kanab City Planning Commission Staff Report Reference Building File #2024018

Date:	May 31, 2024
Meeting Date:	June 4, 2024
Agenda Item:	Planning Commission review to approve or deny a Site Plan for an addition to existing building and construction on a new tenant/office building.
Subject Property Address:	181 W Center St
Applicant:	Iron Rock Engineering
Applicant Agent:	

Exhibit A: Civil / Construction Set

Summary:

A site plan application was submitted for Coral Cliffs Dental office. Parcel K-17-9 would like to extend the dental office and build a new tenant/office building. The parcel is zoned C1. The request requires that the planning commission complete a Site Plan Review under Kanab City Land Use Ordinance, Chapter 9 – Site Plan Review.

Applicable Regulation(s):

Site Plan Review for new commercial buildings are regulated through the Kanab Land Use Ordinances, Chapter 9. Other Land Use Ordinances that are regulated through the Site Plan Review process are Chapter 4-18 Curb, Gutter and Sidewalk and Chapter 6 Parking Requirements.

Analysis:

Staff has reviewed the application, construction set, and narrative provided by the applicant. Staff has determined that:

- The application meets the requirements of Chapter 9 – Site Plan review, Chapter 4-18 Curb, Gutter and Sidewalk and the parking requirements of Chapter 6 – Parking Requirements, with the proposed findings and conditions below.
- State of Utah passed a bill in 2022 where “a municipality may not enact or enforce an ordinance, resolution, or policy that prohibits, or has the effect of prohibiting, a property owner from incorporating water wise landscaping on the property owner's property.”

Proposed Findings:

1. This application was initiated by Maverik.

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2. The site plan review meets the Land Use Ordinances listed in the applicable regulations and as outlined in the analysis.
3. The owner is responsible for securing the appropriate development permits for construction prior to any construction activity.

Staff Recommendation:

After reviewing the application and analyzing the application and submittal documents, staff has found that they meet the Kanab City Ordinances and recommends that the Planning Commission approve the Site Plan for an addition and new commercial building, with the conditions of approval.

Conditions of Approval:

Staff recommends this motion be subject to additional conditions, as follows:

- a. The owner is responsible for securing the appropriate building and/or grading permits prior to any construction activity or infrastructure for the development.

Recommended Motion:

I move that we approve the site plan for an addition and new commercial building located near 181 W Center St based on staff's findings and the condition(s) listed in the report, #2024018.

Alternate motion:

I move that we deny the site plan for an addition and new commercial building located near 181 W Center St based on staff's findings and the condition(s) listed in the report, #2024018, and the following additional finding(s) (i.e., demonstrating the applicant has not met the standards outlined in the Kanab City ordinances): .

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Exhibit A: Civil / Construction Set

– A Western Classic –



Downtown Overlay

P&Z Review

April 29th, 2024

EXISTING SITE PLAN

LEGEND

- 1. CORAL CLIFFS DENTAL BUILDING
- 2. DUMPSTER ENCLOSURE
- 3. COFFEE TRAILER
- 4. PARKING LOT
- 5. PROPANE TANK
- 6. POWER METER
- 7. PROPERTY LINE
- 8. KANAB SUITES
- 9. STORAGE UNITS



PROPOSED PROJECT DATA

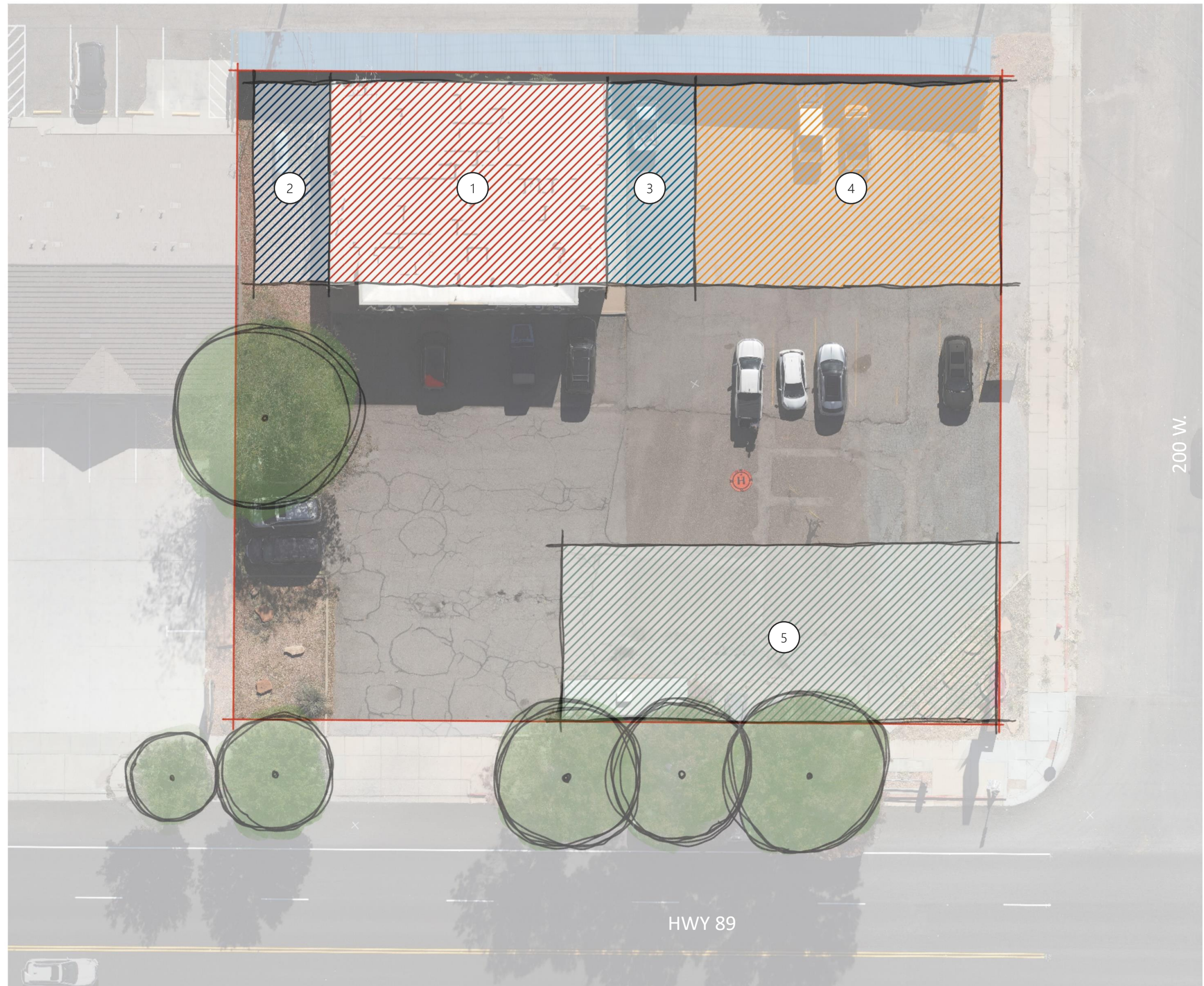
LEGEND

1. CORAL CLIFFS DENTAL (EXISTING)
2,630 SF
2. STAFF WING ADDITION (PROPOSED)
725 SF
3. OPERATORY ADDITION (PROPOSED)
832 SF
4. COMMERCIAL TENANT SPACE (PROPOSED)
2,895 SF
5. FUTURE PHASE COMMERCIAL TENANT SPACE (PROPOSED)
3,570 SF

TOTALS

MAIN BUILDING AFTER ADDITION
(BUILDING A) = 7,080 SF

FUTURE PHASE COMMERCIAL
BUILDING
(BUILDING B) = 3,570 SF



PLAN KEYNOTE LEGEND

- 1 NEW ENTRY DRIVE
- 2 NEW LANDSCAPE/XERISCAPE AREA
- 3 LINE TO WATER CONNECTION
- 4 EXISTING HYDRANT TO REMAIN
- 5 LINE TO SEWER CONNECTION
- 6 RELOCATED POWER METER
- 7 NEW STOREFRONT WALKWAY
- 8 HANDICAP LOADING ZONE
- 9 MOTORCYCLE PARKING AREA
- 10 NEW DUMPSTER ENCLOSURE AND "NO PARKING" ZONE
- 11 BIKE RACK AREA (MIN. 4 BIKE STALLS)
- 12 PROPERTY LINE
- 13 EXISTING TREE TO REMAIN

PARKING CALCULATIONS

PHASE 1 CONSTRUCTION (7,080 SF / 300)	=	24 STALLS REQ'D
PHASE 2 CONSTRUCTION (3,570 SF / 300)	=	12 STALLS REQ'D
		36 TOTAL STALLS REQ'D

REDUCTIONS:
 10% (MAX.) FOR BICYCLE (1 FOR EVERY 2 BIKE STALLS) = 3.6 REDUCTION (B1-4)

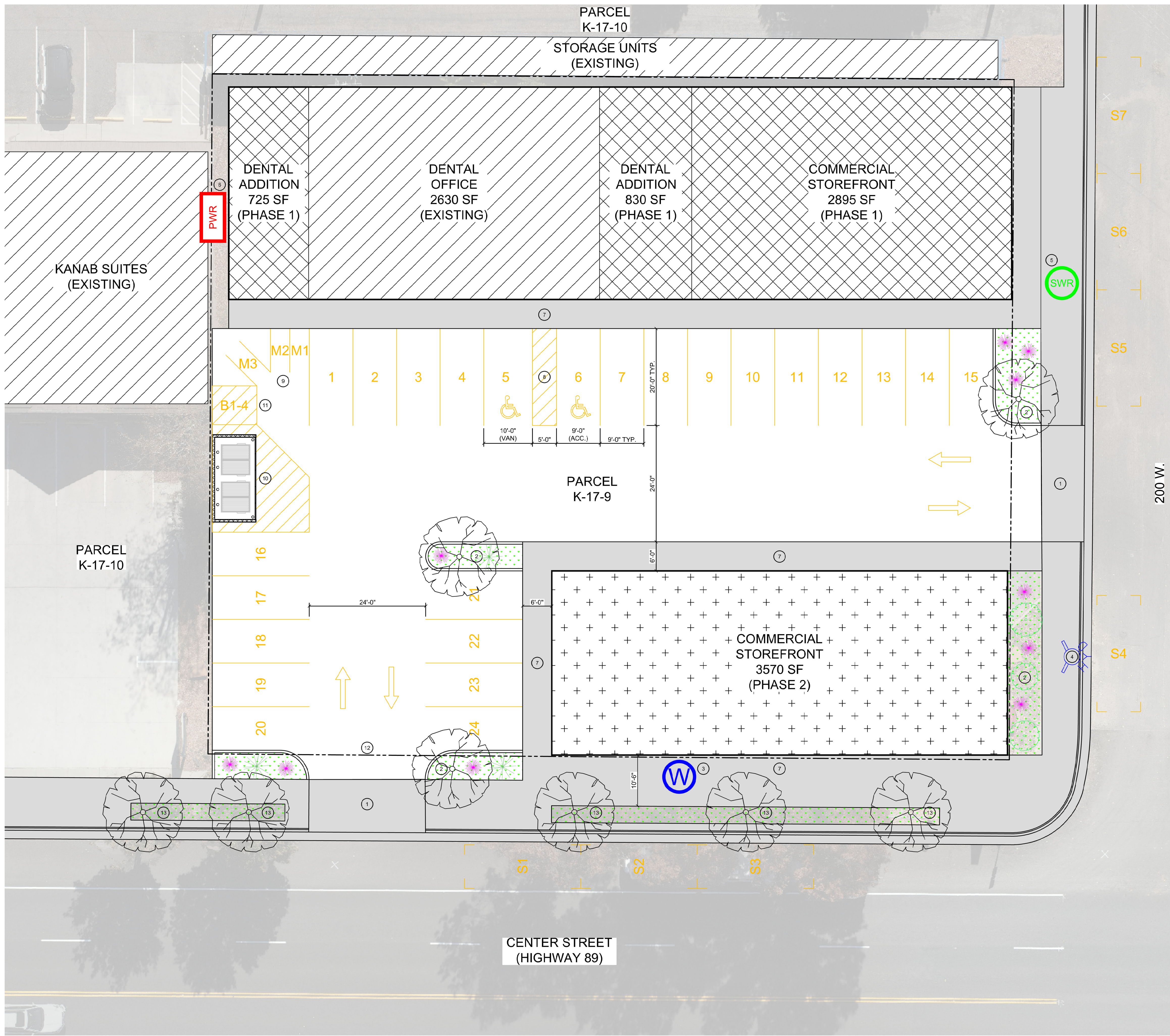
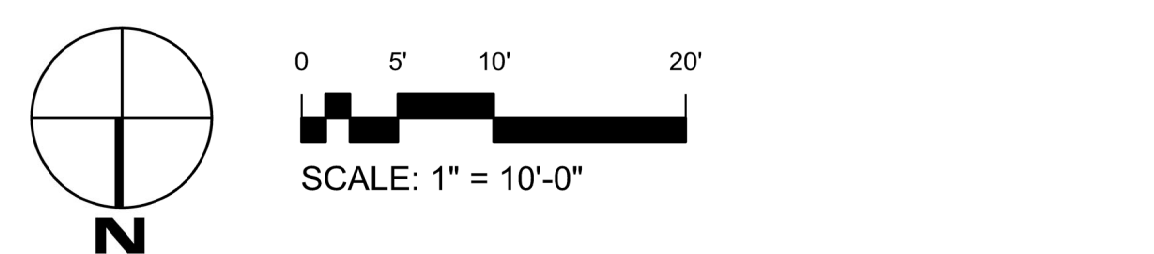
10% (MAX.) FOR MOTORCYCLE (1 FOR EVERY 1 MOTORCYCLE STALL) = 3.6 REDUCTION (M1-3)

20% (MAX.) ON-STREET PARKING = 7.2 REDUCTION (S1-7)
 22 TOTAL STALLS REQ'D AFTER REDUCTIONS (24 PROVIDED)
 ADA = 1/25 STALLS (1 VAN) (2 PROVIDED)

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	GAL
D1	2	acer glabrum	ROCKY MOUNTAIN MAPLE	B58	2"
D2	1	gleditsia triacanthos inermis	SKYLINE HONEY LOCUST	B58	2"
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	GAL
E1	0	pinus edulis	PINON PINE	B58	8'HT
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	GAL
S1	2	juniperus chinensis	OLD GOLD JUNIPER	5 GAL	
S2	1	ribes alpinum	GREEN MOUND ALPINE CURRRANT	5 GAL	
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	GAL
A1	4	penstemon suttonii	FIRECRACKER PENSTEMON	1 GAL	
A2	5	oryzopsis hymenoides	INDIAN RICE GRASS	1 GAL	
SUCCULENTS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	GAL
C1	1	yucca peruviana	PENDULAS YUCCA	1 GAL	
C2	2	yucca angustissima	RED YUCCA	1 GAL	

LANDSCAPE AREA: 745 SQUARE FEET
 PERCENTAGE TOTAL LANDSCAPED AREA: 3.3%



IRON ROCK GROUP
 Building on Solid Foundations
 460 E. 300 SOUTH
 KANAB, UTAH 84741
 435-644-2031
 www.ironrockeng.com

CORAL HILLS FAMILY DENTAL ADDITION
 SITE PLAN REVIEW
 (DOWNTOWN OVERLAY)
 181 W CENTER ST
 KANAB, UT 84741

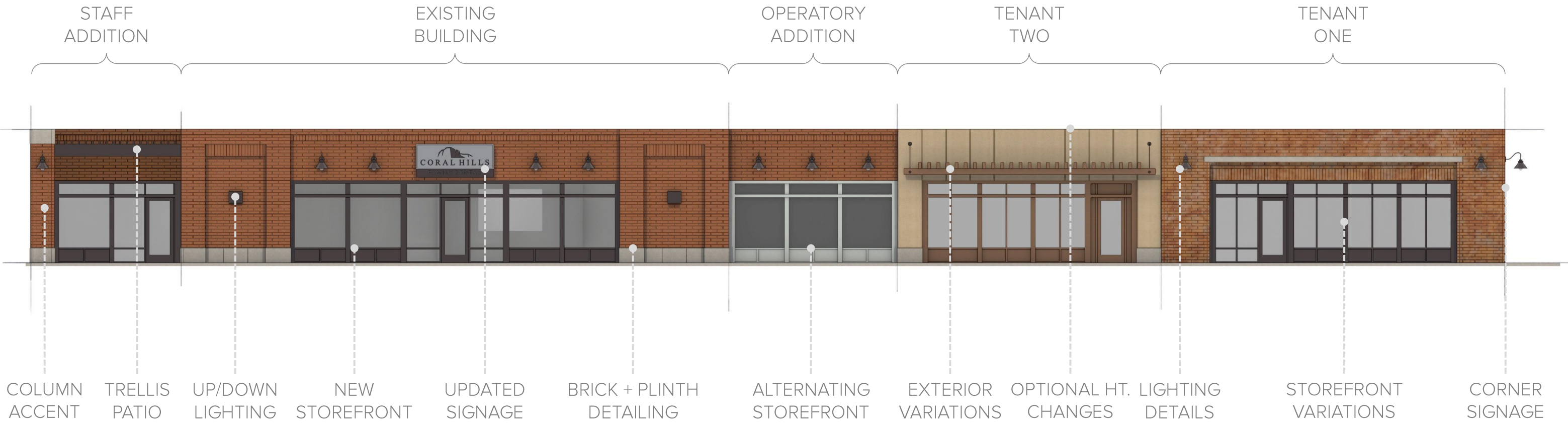
INITIAL SUBMITTAL:	4/26/2024
REV#:	DATE:
DESCRIPTION:	

REVIEW SET
 NOT FOR CONSTRUCTION

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DRAWN BY: M.H.
 SCALE: 1" = 10'-0"
 SHEET: A001

PROPOSED EXTERIOR (FULL)



EXTERIOR PERSPECTIVS



NE PERSPECTIVE



NW PERSPECTIVE