

Kanab City Planning and Zoning Commission Meeting
February 2, 2021
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Scott Colson; Chair Pro Tem Kerry Glover; Commission Members Donna Huntsman, Chris Heaton, Ben Clarkson (arrived at 6:40 PM), Ben Aiken and Boyd Corry (arrived at 7:10 PM); City Attorney Jeff Stott; Land Use Coordinator Mike Reynolds; Building Inspector Janae Chatterley; City Council Liaison Arlon Chamberlain.

Not in Attendance: City Planner Bob Nicholson

Approval of Minutes: A motion was made by Donna Huntsman to approve the minutes from 1/19/2021, second by Chris Heaton. Unanimous vote, motion passed.

Public Comment: None

A Public Hearing and discussion for a proposed zone change to Parcel K-17-37-ANNEX from RA [Residential Agricultural, minimum 2 acres] to RR-1 [Rural Residential Single Family, minimum 1 acre]. Parcel K-17-37-ANNEX is located in the approximate area of 1027 S Hillside Dr. in Kanab, Utah. The purpose of the rezone is to subdivide and provide additional parcels to build a residence. [Applicant; Alan Seilhammer].

Mike Reynolds explained that the applicant is requesting a zoning change to RR-1 the purpose is to subdivide the property into 1 acre or larger lots. He reminded the Commission that a few months back the applicant had requested to change the zone to R-1-20 but this did not pass the Commission. Mr. Reynolds provided an update on where the property was located and additional details regarding the property.

Donna Huntsman makes a motion to go in and out of public hearing at the Chair's discretion, Chris Heaton seconds; unanimous vote

Tamara Painter is a neighbor, she doesn't love this idea for a few reasons. She is not excited about another road coming in or development of the property, she enjoys the open land and wide space. She is also concerned about the surveys that have been done, Mrs. Painter paid to have a survey done in 2002 and then Mr Seilhammer had one done recently with Iron Rock Engineer. The new survey is showing that her water line and sprinklers are now on the Seilhammer property. She would like to see this resolved sooner rather than later. Mrs. Painter asked if she wanted to put a driveway to the new road (650 E) could she do that now while the City is working on it.

Chandler Mowbery commented that on the north side of Tamara's property there is an old fence line where both meters fall on opposite side of the fence line. He believes when the meters were put in, they were installed based on the fence line. The survey done in 2002 was not recorded, Iron Rock Engineer was able to find three of the corners on the north end but they were unable to locate the corners on Tamara's property.

Commission discussed how many possible lots this would be subdivided into, regulations regarding subdivisions and sensitive lands in this area.

Ben Aiken makes a motion to recommend to City Council for approval of the proposed zone change to Parcel K-17-37-ANNEX from RA to RR-1 located in the approximate area of 1027 S Hillside Dr in Kanab, UT. Kerry Glover seconds, unanimous vote; motion carries.

Updating the Kanab City General Plan.

Commission discussed whether all discussions for the General Plan be put on pause until the City is able to schedule a Public Hearing for public input or if reviewing some of the suggestions that have been provided while they are fresh in everyone's mind and any other processes on how to move forward with the review of the General Plan. At this time, the decision was to allow 30 – 45 minutes to go over the suggestions provided by Donna Huntsman and Ben Clarkson and then to discuss how to proceed with future meetings. Review and input was provided for some of the suggestions (up to Section 2.5). Commission decided that they will continue reviewing Donna's and Ben's suggestion at the next

meeting, the meeting scheduled for 3/16/2021 the Commission will put together a list of items that require in-depth discussion and a plan on when these items would be discussed. Janae to update General Plans with what was discussed during this meeting.

Staff Report: Mike Reynolds discussed some proposed developments near the South West Ranchos, West to North West of Cedar Heights, near the UDOT Building (East of town) and Phase 3 of La Estancia.

Commission Member Report: None

Council Member Liaison Report: Arlon Chamberlain discussed that presentation from UDOT and Civil Science was provided at the last City Council meeting regarding different projects in the City which will provide more parking in the downtown area, make the down town more walkable, provide safe crossings, and storm water projects.

Kerry Glover motions to adjourn the meeting second by Boyd Corry, unanimous vote.



Chairperson

02-23-21
Date