

**Kanab City Planning and Zoning Commission Meeting**  
**February 4, 2020**  
**Kanab City Council Chambers**  
**26 North 100 East**  
**6:30 PM**

**Present:** Chair Pro Tem Scott Colson; Commission Members Donna Huntsman, Kerry Glover, and Boyd Corry (arrived at 7:30 PM), City Planner Bob Nicholson; Land Use Coordinator Mike Reynolds; Attorney Jeff Stott; City Council Liaison Arlon Chamberlain; and Administrative Assistant Janae Chatterley.

**Not in Attendance:** Chair Chris Heaton; Commission Member Ben Clarkson

**Work Meeting:** General Plan Open House Planning; Summary of business owner's suggestions on sign ordinance.

**Planning Commission Meeting called to order at 7:30 PM.**

**Approval of Minutes:** Corrections on line 55 and 62 of the January 21, 2020 minutes. A motion was made by Donna Huntsman to approve the minutes for January 21, 2020 with discussed amendments or corrections and 2<sup>nd</sup> by Kerry Glover. Unanimous vote, motion passed.

**Public Comment:**

Francis Battista commented that as a business owner they are not going to spend money unless they need to. Kanab is not just a drive by town, we have a down town that is viable, walkable and interesting. He would encourage the Commission to have a light hand in the sign ordinance. There is a self-regulation of what works or doesn't work to attract business.

Glenn Parrent commented Crazy Horse has several sandwich sign and feather signs. Behind their building there is an ATV rental business that has signs. Across the street is another ATV rental and then you go down to Subway and they have a sign. Honey's has 10 signs from the gas station to the grocery store. One is a big shopping cart with a sign on it. That is ten signs across two blocks for anniversary or sales. At the floral shop they have one little metal sign that they place outside their door, he understands he might trip over that sign but it is not as obtrusive as some of the other signs. He doesn't understand why business have to have so many signs.

Bart Battista attended the meeting with the Chambers and thought, for a city that doesn't like regulations we sure do have a lot of regulations about signs. He echoes Francis request to have a light hand, more rules are not necessarily the answer. He understands we want something that looks good and a design standard but how do we simplify it to make it simple.

**Review sign ordinance discussion by the Kanab Chamber Commerce focus group meeting on January 31, 2020. City Staff, Janae Chatterley, monitored this meeting documenting recommended changes and discussion.**

Janae Chatterley outlined the business owner's comments from the meeting held on January 31<sup>st</sup>. Discussion regarding A-frame or Sandwich signs in the C-1 commercial zone. Most businesses have a zero set-back and there is some concern regarding liability if someone trips on a sign allowed on city property. Discussion regarding signs that are currently advertising for a business that is no longer in business, when should a sign be maintained or considered abandoned. Jeff Stott recommends that the Planning Commission review all of the business' comments on the proposed sign ordinance and decide what they suggest or recommend for any amendments. During the next meeting and discussion, he would like the Commission to review their suggestions and recommendations. Jeff Stott will prepare a new proposed document with the Commissions suggestions. A Public Hearing will be set and the Planning Commission will allow for public comment, review for any further amendments and make a recommendation to City Council.

**Administrative Review and vote to approve or deny a mural on the side and front area of the Western Hills / Nature's Showcase [also known as 'Kanab Wonderstone'] located at 288 West Center St. in the C1 commercial zone of Kanab, Utah [Applicant; Danny Brown]**

Mike Reynolds explained the request for the mural on Kanab Wonderstone. The mural has already been started but has been stopped due to needing approval from the Planning Commission. The plan is to continue the wall mural to the front of the building to represent a picture or drawing of a local hiking trail, The Wave. There was discussion on the requirements in the current ordinance for mural signs, which states mural signs shall not exceed 90% of the face of the side wall. The interpretation of the requirement only discusses the side wall and not the front of the building. Commission agrees that the colors of the wall mural meet the design standards and that currently the side wall is only about 90% covered with the wall mural.

Boyd Corry makes a motion based on the interpretation of the mural ordinance, the colors and design standard on the illustration given to us by the artist, we approve Danny Brown to finish the front of the Nature's Showcase building with his mural as shown located at 288 W Center Street. This motion does not include any of the rock arch structures or teepee structure on the illustration, the motion only includes the mural on the front of the building.

Discussion regarding the structures that if the applicant would like to continue with these, he would need to come back to the Planning Commission for approval. Kerry Glover seconds; unanimous decision. Motion carries.

Commission requests that clarification is done within the sign ordinance regarding the placement of a wall mural and that this is brought back to the Planning Commission as soon as possible.

**Staff Report:** None

**Commission Member Report:** None

**Council Member Liaison Report:** Arlon Chamberlain commented that the Public Health Department invited the Council and Commission to a bike summit in Northern Utah.

Kerry Glover motions to adjourn the meeting, Boyd Corry seconds.

  
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Chairperson

  
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Date