

**Kanab City Planning and Zoning Commission Meeting**  
**March 3, 2020**  
**Kanab City Council Chambers**  
**26 North 100 East**  
**6:30 PM**

**Present:** Chair Chris Heaton; Chair Pro Tem Scott Colson; Commission Members Donna Huntsman, Kerry Glover, Ben Clarkson and Boyd Corry (left at 8:30 PM), Land Use Coordinator Mike Reynolds; Attorney Jeff Stott; City Council Liaison Arlon Chamberlain; and Administrative Assistant Janae Chatterley.

**Not in Attendance:** City Planner Bob Nicholson; Commission Member Ben Aiken

**Approval of Minutes:** Corrections on line 17, a motion was made by Donna Huntsman to approve the minutes for February 4, 2020 with discussed amendments or corrections and 2<sup>nd</sup> by Kerry Glover. Ben Clarkson recuses himself from the vote, he was absent at the February 4<sup>th</sup> meeting. Unanimous vote, motion passed.

**Public Comment:**

Charlie Saba commented on action item number one, he cannot see any reason to deny the structure of Thor's Hammer (replica) in front of Nature's Showcase. Believes it will really have an impact to the visitors coming into town.

**Administrative review and vote to approve or deny a rock image structure of Thor's Hammer on the side area of the Nature's Showcase [also known as Kanab Wonderstone] located at 288 West Center St. in the C-1 zone of Kanab, UT. [Applicant Danny Brown]**

Mike Reynolds explained that the teepee that is currently in place will be remodeled to a structure that will replicate the natural attraction in Bryce Canyon, Thor's Hammer. Commission and Danny Brown discussed the structure and the look. Danny Brown commented that the sketch does not portray the design he is hoping to achieve. The computer program was very limited to what it could do, he is planning on a better replica of Thor's Hammer. They will be using foam blocks and fiberglass to build the structure. The height of the structure meets the ordinance. Ben Clarkson makes a motion to approve the request of Kanab Wonderstone at 288 W Center St. to resurface their teepee into a replica of Thor's Hammer. Scott Colson seconds, unanimous vote.

**Administrative Review and vote to approve or deny a site plan for landscaping and a renewed site plan review for the Country Inn Suites; located at the intersection of HWY 89 and 900 E, between HWY 89 and Chinle Dr. on parcel K-4-2-ANNEX and zoned C-3. The original site plan review was conducted by the Planning Commission on February 6, 2018. At that time, the Planning Commission sent it back to the engineer for landscape modification. All other aspects of the site plan were approved. [Applicant; Surya Hospitality & Iron Rock Engineering]**

Mike Reynolds discussed that the site plan was reviewed two years ago and was approved based on the regulations at that time, except for the landscaping which went back to the Engineer for some modifications. In 2018 when the site plan was reviewed the site plan included a 5-foot sidewalk. Since that review the City has projected a 10-foot walking trail and that will now need to be included in this site plan. The walking trail will take the place of the 5-foot sidewalk. The landscaping was a concern in this area due to the blue clay present on the site. The applicant is asking for an exception to the landscaping along HWY 89 due to the blue clay. They are now also asking for an exception on the landscaping along Chinle Dr. due to the 10-foot walking trail. Mr. Reynolds explained that the site plan does not meet the ordinance for landscaping with the requested exceptions. The City Engineer and Staff feel that the trail is more important than the need for the shrubbery. There are two issues, first if you would like to accept the Commissioners decision from two years ago for at least the rear (HWY 89); the front (Chinle Drive) would need to reviewed by the Planning Commission. The City Engineers have brought up a few concerns based on their review, typically they would like to see the utility placement on the site plan. These may be missing because the applicant was solely focused on the landscaping and the walking path. Mike Reynolds commented that if the Commission is not going to accept the

landscaping per the plans to deny the request and require a resubmission of the site plan. Arlon Chamberlain was on the Commission two years ago and commented that he was not aware that all of the landscaping was in the right of way and not on the property. Mr. Chamberlain is not in favor of no landscaping along Chinle Dr. Discussion with the Commission and Engineer about excavating clay and replacing it with better soil for the landscaped areas. Engineer was concerned there would still be expansion of the clay that would compromise the parking lot and concrete. Ben Clarkson commented that the site plan terminated over twelve months ago. He doesn't want to try and edit something that has already expired. If the plans are not in the packet where it can be reviewed, then I can't support it. Mr. Clarkson doesn't understand how the walking trail and the landscaping does not fit along Chinle, he believes the easement in that area is 23-feet and feels there is enough room for both the trail and landscaping. He is not in favor of cutting back on landscaping and trees that are required per the ordinance. Mr. Clarkson recommended that the applicant re-submit with all of the plans for a new site-plan review. Boyd Corry makes a motion to deny the site plan review, applicant will need to resubmit the site plan with the new drawings and requirements. Donna Huntsman seconds, unanimous decision.

**Review and discussion of Chapter 7 [Sign Ordinance] of the Kanab Land Use Ordinance.**

Jeff Stott explained that while reviewing the Sign Ordinance we need to remember the Constitution aspect for signs. The key is that the Sign Ordinance should follow requirements regarding time, place and manner. We should stay away from requirements regarding content. Commission reviewed the proposed Sign Ordinance in the packet section by section discussing and adjustments what they felt were necessary in the ordinance. Commission was able to discuss the sections on pages 1-8 of the proposed Sign Ordinance included in the packet. Janae Chatterley will update their recommendations to update the ordinance for the next meeting and the following discussion for pages 9-14.

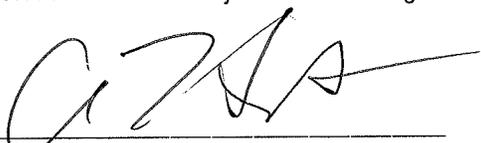
**Staff Report:** Mike Reynolds updated the Commission that we are still waiting for additional plans on the Kanab Cabins.

**Commission Member Report:** Ben Clarkson commented that staff is doing a great job and he appreciate it. He knows that it is not easy, he encourages any staff to let the Commission know how to make rules that are easily enforceable. Having people leave with a clear expectation of what will be enforced is important. He asked about the Red Canyon Cabins and the landscaping that needed to be planted by April 1<sup>st</sup>. Mike Reynolds responded that he spoke with the landscaper, he will be planting the six 2-inch caliper trees within the next few weeks.

Ben Clarkson also asked about the Crimson Cliff Village Townhomes and Certificate of Occupancy. Mike Reynolds explained that we are allowing certificate of occupancies for the six units that are completed and landscaping will be completed before the final 6 units receive a certificate of occupancy. Mike explained that owner didn't want to complete the landscaping with the construction of the other units still in process. Scott Colson commented that the owner could complete the front part of the landscaping without interfering with the ongoing construction. Mr. Clarkson commented that he was under the impression that they would be phasing the landscaping with the construction with the exception of the common areas. Donna also expressed concerns about the outdoor lighting at this project. Mike Reynolds said he would contact the owner to discuss if the correct lighting was installed and to discuss what landscaping can be completed. Donna Huntsman also discussed the High School sign, there is flashing and it is too active that you can not read the message. Mike Reynolds said he would contact the High School.

**Council Member Liaison Report:** None

Kerry Glover motions to adjourn the meeting.

  
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Chairperson

  
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Date