

Kanab City Planning and Zoning Commission Meeting
May 1, 2018
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chairperson Melvin Watson, Chair Pro Tem Celeste Meyeres, Commission Members Joan Thacher, Marty Ott, Chris Heaton, Breck Judd, Land Use Coordinator Mike Reynolds, Attorney Jeff Stott, City Planner Bob Nicholson and Secretary Katherine Ohlweiler.

Not in Attendance: Commission Member Arlon Chamberlain and City Council Liaison Brent Chamberlain.

Approval of Minutes: A motion was made by Chris Heaton and 2nd by Breck Judd to approve the minutes of April 17, 2018 with the amended changes. Motion passed.

Public Comment: None.

Review and Discussion to approve or deny color change [façade painting] to an existing building located in the C1 zone at 40 East Center Street [parcel K-15-16]. The property has been recently leased to Wingate Wilderness Therapy of Kanab: Mike Reynolds explained that the building was painted without them knowing that there were certain regulations for the downtown area about building color. Andrew Perkins explained that the owners didn't know, they just wanted a color that would attract attention to their building. Jeff Stott explained that they need to look at Earth tones, classic western theme and surrounding buildings based on color. A motion was made by Breck Judd and 2nd by Marty Ott to give authority to Staff, Mike Reynolds the ability to approve the colors for the Wingate Wilderness Therapy building. Motion passed by roll call vote.

Discuss design standards and features for the commercial zones and expanding the C1 Zone area along with related topics: Bob Nicholson explained that going over building guidelines has a lot to do with building architecture so he asked Bob Kaczowka to offer his expertise on this subject. The outline of these guidelines is to provide information and guidance regarding the desired character of the commercial areas to property owners, developers, city staff and other city officials. To provide a support document to the City General Plan and Zoning Ordinance and to promote an attractive western theme for the commercial areas.

Staff Report: None.

Commission Member Report: None.

Council Member Liaison Report: None.

Celeste Meyeres adjourned.

Chairperson

Date