

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

**Present:** Chair Chris Heaton; Commission Members Donna Huntsman, Kerry Glover, Ben Clarkson (arrived @ 6:35 PM), and Ben Aiken (left @ 6:55 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, Chair Pro Tem Scott Colson; Commission Member Boyd Corry

**Approval of Minutes:** A motion was made by Donna Huntsman to approve the minutes from 7/21/2020 no corrections second by Kerry Glover. Unanimous vote, motion passed.

**Public Comment:** None

**A public meeting to discuss, approve or deny a conditional use permit for an 8-foot fence along the rear portion of the property located at 65 S 300 E on parcel K-43-1. [Applicant; Mark Fisher]**

Mike Reynolds explained that he has received an application for a Conditional Use Permit for an 8-foot fence, his interpretation of the ordinance would require a Conditional Use Permit for a fence of this height. Mr. Reynolds did speak with the neighbors on both side of this property regarding the fence and there were no objections. Ben Aiken asked if it is going to extend along the rear of the property. Mike Reynolds responded that at this time it is only going to be installed on the South side of the property line. The property is rather long and the plan is to install a 6-foot fence that will then increase to an 8-foot fence towards the back portion of the property.

Donna Huntsman makes a motion to approve a Conditional Use Permit for the 8-foot fence along the rear portion of the property located at 65 S 300 E on parcel K-43-1 with the four findings found in the Kanab City Land Use Ordinances Chapter 8 Conditional Use, Section 8-6 (B). Ben Clarkson seconds, unanimous vote; Motion Passes.

**A Public Hearing to discuss recommend or deny a recommendation to the Kanab City Council for a Plat Amendment to the subdivision "The Cove at Coral Cliffs" allowing a Lot Line Adjustment combining parcels K-184-106 and K-184-107 into one lot. Parcels K-184-106 and K-184-107 are located in the approximate area of 40 South Pinion Rim Kanab, UT [Applicant; Michael Ripplinger]**

Mike Reynolds discussed the request for a Plat Amendment for a lot line adjustment combining the two lots located in an existing subdivision. Mr. Reynolds explained that the easements have been vacated by all participating parties and staff does not have any objections. Donna Huntsman asked about the reason why the owner would like to combine the lots. Tom Avant from Iron Rock Engineer is representing the applicant and commented that the owner would like more flexibility in the building design on the property.

Ben Clarkson makes a motion to go in and out of public hearing at the chair's discretion, Kerry Glover seconds, unanimous vote.

No Public Comment.

Kerry Glover makes a motion to recommend to the Kanab City Council to approve the Plat Amendment to the subdivision allowing a Lot Line Adjustment combining parcels K-184-106 and K-184-107. Donna Huntsman seconds, unanimous vote; Motion Passes.

**Continuation of a Public Hearing to discuss and recommend to the Kanab City Council revisions and amendment to the Kanab City Land Use Ordinance, entire Chapter 7 [Sign Ordinance]**

Mike Reynolds explained that Donna sent an e-mail with some findings, suggestions and corrections that did not make it into the packet. Mr. Reynolds asked Mrs. Huntsman to go through and discuss her recommendations. Ben Clarkson made a motion to go in and out of public hearing at the chair's discretion, Kerry Glover seconds, unanimous vote.

Ryan Kane from YESCO went through some recommendations and suggestions on the following sections, Section 7-5 suggested that shielded in relation to signs may be the wrong terminology; Section 7-7 (c)(1) discussed the height of the sign being at 30 feet and some businesses currently have signs at 35 feet; Section 7-7(d) regarding off-premise signs may be in direct conflict to federal guidelines; Section 7-8 (a) suggested changing the reference of a "façade" to an "elevation" when calculating the sq.ft of a buildings frontage; Section 7-18 (a) suggested removing "advertise goods and services" felt this was redundant; and in Section 7-18 (f)(g) Mr. Kane made a comment that the enforcement on the lighting for electronic signs is very hard to enforce. He also recommended adding a requirement that signs must follow National Building Codes like the International Building Code.

Jay Mickelson made comments and suggestions on Section 7-8 (c) and 7-10 (c) regarding wall and window signs, he would like to see the percentage increased to allow more coverage. Mr. Mickelson also commented on the height allowed for freestanding signs, he is concerned that if the proposed height is accepted at 30-feet his signs at Stage Stop would be non-conforming.

The Commission and staff discussed the height of freestanding signs for both what was being proposed and what was currently allowed. Mike Reynolds explained that the proposed change is actually allowing a greater height in the downtown area than what the current ordinance allows. Mr. Reynolds went on to explain that Mr. Mickelson's signs at Stage Stop are currently non-conforming. Planning Commission went through each section providing amendments and corrections.

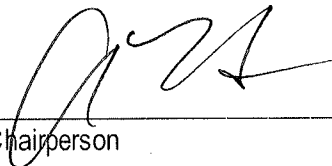
Kerry Glover makes a motion to recommend to the Kanab City Council to approve the change and amendment outlined in the discussion to the Kanab City Land Use Ordinance, entire Chapter 7 Sign Ordinance. Donna Huntsman seconds, unanimous vote; Motion Passes.

**Staff Report:** None

**Commission Member Report:** None.

**Council Member Liaison Report:** None.

Kerry Glover motions to adjourn the meeting, unanimous vote.

  
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Chairperson

  
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Date