

**Kanab City Planning and Zoning Commission Meeting**  
**March 16, 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, Boyd Corry, Ben Aiken (arrived @ 6:40), and Ben Clarkson; City Attorney Jeff Stott; Land Use Coordinator Mike Reynolds; City Planner Bob Nicholson; Building Inspector Janae Chatterley; City Council Liaison Arlon Chamberlain.

**Not in Attendance:** Commission Member Chris Heaton

**Approval of Minutes:** A motion was made by Donna Huntsman to approve the minutes from 3/2/2021, second by Chris Heaton. Unanimous vote, motion passed.

**Public Comment:** None

**Administrative Review and Vote to approve or deny new signage for a new restaurant [Havana Cabana] located in the C1 design area at 310 S 100 E on parcel K-B-10-11 [Applicant; Havana Cabana].**

Mike Reynolds explained that the building the Havana Cabana is located in is part of the Commercial Design Standard area. Havana Cabana is planning on using the signs that are currently on the property and just changing out the face, no structural changes will occur. These signs have been in place for many years and are legal but non-conforming. Planning Commission discussed the height of the signs, the signs over the parapet wall that have banners attached to them and the banner on the patio rails. Planning Commission would like to see the banner signs removed as they are temporary in nature and only allowed for 6-month time period. The banners are not allowed with the current sign ordinance and should not be allowed to be replaced unless the banner signs are within the parameters of the current sign ordinance. Mr. Reynolds explained that the request received for review and approval of the signs are for the two pole signs by the restaurant and the strip mall signage at the corner.

Kerry Glover made a motion to approve the three signs presented to the City for the new restaurant Havana Cabana located at 310 S 100 E, Ben Clarkson seconds; unanimous vote.

**Review and General discuss of the Kanab General Plan**

During the last discussion the Planning Commission reviewed Donna Huntsman and Ben Clarkson's suggestion up to Section 2.5. Planning Commission finished reviewing Donna and Ben's suggestions. Planning Commission will set a plan during the next discussion to identify items that needed more in-depth review.

**Staff Report:** Mike Reynolds reported on some developments that are being discussed which would require annexation into City limits. Updated the Commission on the City's plan for Annexation. Bob Nicholson suggested that during annexation is a good time to provide easements for trails.

**Commission Member Report:** None

**Council Member Liaison Report:** Arlon Chamberlain reported that La Estancia Phase III was approved

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

  
Chairperson

04-13-2021  
Date