

1 **Kanab City Planning and Zoning Commission Meeting**  
2 **July 5, 2022**  
3 **Kanab City Council Chambers**  
4 **26 North 100 East**  
5 **6:30 PM**  
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7 **Present:** Chair Pro-Tem Donna Huntsman; Commission Members JD Wright, Ben Clarkson, and Terry  
8 Edwards; Interim Recorder Celeste Cram; City Planner Bob Nicholson; City Attorney Kent Burggraaf; and  
9 City Council Liaison Arlon Chamberlain.

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11 **Not Present:** Chair Kerry Glover; Commission Members Boyd Corry, and Ben Aiken; Building Inspector  
12 Janae Chatterley and Colten Porter.

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14 **Approval of Minutes:** JD Wright made a motion to postpone the approval of the minutes for June 21<sup>st</sup>,  
15 2022 until the next meeting. Terry Edwards second, unanimous vote. Motion carries.

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17 **Public Comment:**

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19 **Adrian Roundy:** Adrian asked the commission to consider letting livestock expand to other zones.  
20 Potentially letting livestock be allowed on  $\frac{3}{4}$  acre or half an acre instead of requiring at least one acre.

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22 **Celeste Meyeres:** Celeste stated that currently there isn't anything in our ordinances that states a plan  
23 regarding "right to farm" but if is the wish of city planning to, they may present that to city council and  
24 hopefully add that to the general plan.

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26 **5. Planning Commission review to approve or deny a new sign being constructed in**  
27 **the Design Standards of the C-1/Downtown area [Applicant Casey Jones].**

28 Kent Burggraaf stated that Casey Jones, Applicant, would like to add a new sign to Unit #3 at 387 South  
29 100 East. Parcel K-B-11-4 is zoned C-2 and located in the area designated for the C-1 design standards,  
30 which require approval from the Planning Commission for façade improvements that require building  
31 permits. He added that Janae Chatterley found that it meets the Kanab City Ordinances and staff  
32 recommends approval.

33 Ben Clarkson asked about the lighting of the sign, and Kent confirmed that it will be downlit.

34 Donna Huntsman wants to make sure that the applicant complies with Chapter 22 (Light Ordinance).

35 JD Wright made a motion to approve the wall sign located at 387 South 100 East, Unit 3. based on Staff's  
36 findings in the report, #2022022 and subject to compliance with Chapter 22. Terry Edwards seconds,  
37 unanimous vote. Motion carries.

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39 **6. Training – Planning Commission Ethics**

40 Bob Nicholson provided a training for the commission members on ethical principles in  
41 planning. For example; when you should recuse yourself from a decision, and to publicly disclose  
42 "personal interests" regarding any decision to be made. The commission members were able to ask  
43 questions and have open discussion about the training topics.  
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**7. Training – Conditional Use Permits Standards**

Bob Nicholson provided a training for the commission members on conditional use permit standards. Bob went over the basic definition of conditional use permits and what things to consider before applying conditions. The commission members were able to ask questions and have open discussion about the training topics.

**Staff Report:** Kent mentioned that at the next meeting they will likely have the proposed archery range ordinance for the commission to consider if they want to make a decision.

**Commission Member Report:** Commission members briefly discussed having a work meeting about the allowance of livestock on in other zones smaller than 1 acre.

**Council Member Liaison Report:** Arlon Chamberlain mentioned that the city council discussed and voted on the height for fences; Kent added that it didn't get approved, but that it got sent back to Janae Chatterley to address concerns like not requiring a conditional use at all and just allowing up to 8-foot fencing.

Ben Clarkson made a motion to adjourn, JD Wright seconded. Unanimous vote, meeting adjourned.

