



**KANAB**  
— UTAH —

**Kanab City**  
**Planning Commission**  
76 N Main, Kanab, UT 84741  
435-644-2534

**May 17, 2016 Meeting**

**Agenda**

- Facilitator:** Chairperson, Joan Thacher
- 6:30 PM Call to Order and Approval of minutes of previous meeting  
Motion; Second; Vote On Minutes
- 6:35 PM Public Comment Period, Call to the Public
- Discussion.** A review and discussion regarding Rezoning and Building  
Apartments/Condos/Townhouses in the Mesa Hills Housing Project  
located off Chinle Dr [Citizen, Contractor; David Dawn]
- Review** Administrative Review of color and design for re-roof [shingles] to the old  
Four Seasons Motel located at 36 N 300 W. [Agent; Glen Reed]
- Review** Administrative Review of color change and remodel to front area of 236  
W Center St, installing window and color change of stucco. [Agent,  
Contractor; John Jorgensen]
- Public Hearing.** Discussion on Lot Line Adjustment to Parcel 72-474, Parcel 72-475, and  
Parcel 72-476 in the Rancho Subdivision. Parcel 72-475 would be divided  
up between Parcel 72-474 and Parcel 72-476. [Applicant; Hogg and Bell]
- Recommendation.** Motion; Second; Discussion; Vote to Recommend a Lot Line  
Adjustments to Parcel 72-474, Parcel 72-475, and Parcel 72-476 in the  
Rancho Subdivision. Parcel 72-475 would be divided up between Parcel  
72-474 and Parcel 72-476.
- Public Hearing.** Discussion on a Minor Subdivision to Parcel K-13-15 located at 15 E  
Center St. Also known as Zion Pharmacy [Applicant; Agent; Tom Avant]
- Recommendation.** Motion; Second; Discussion; Vote to Recommend a Minor Subdivision to  
Parcel K-13-15 located at 15 E Center St. Also known as Zion Pharmacy
- Public Hearing.** Discussion on modification to wording in Kanab Land Use Ordinance  
Chapter 7 of Flat Signs and amend sign size formula. [Staff; Mike  
Reynolds]

**Recommendation.** Motion; Second; Discussion; Vote to Recommend modification to wording in Kanab Land Use Ordinance Chapter 7 on Flat Signs and amend sign size formula.

**Public Hearing.** Discussion of revisions to the Kanab City Land Use Ordinance Chapter 4 to include outside lighting restriction in the residential areas [Staff; Mike Reynolds]

**Recommendation.** Motion; Second; Discussion; Vote to Recommend revisions to the Kanab City Land Use Ordinance Chapter 4 to include outside lighting restriction in the residential areas.

**Public Hearing.** Discussion of revisions to the Kanab City Land Use Ordinance Chapter 18, 18-4 [Density Regulation], and 18-6 [Staff; Mike Reynolds]

**Recommendation.** Motion; Second; Discussion; Vote to Recommend revisions to the Kanab City Land Use Ordinance Chapter 18, 18-4 [Density Regulation], and 18-6

**Work Meeting.**

- Staff Report
- Commission Member Reports
- Council Member Liaison Report

Times listed for each item on the agenda may be accelerated as time permits, or may be taken out of order as moved upon by the commission. If you are planning to attend this public meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting, and we will try to provide whatever assistance may be required. Please contact RaeLene Johnson at the Kanab City Offices.

**See entire packet online a minimum of 24 hours before the meeting at:**  
**<http://www.utah.gov/pmn>**