



**Kanab City
Planning Commission**
26 N. 100 E. Kanab, Utah
435-644-2534

January 15, 2019 Meeting
Kanab City Planning Commission
Agenda

Facilitator: Chairperson; Chris Heaton

6:30 PM Call to Order

- Approval of minutes of previous meeting
Motion; Second; Vote on Minutes

6:35 PM **Public Comment Period**, Call to the Public

Public Hearing: Public Hearing and Discussion for a proposed zone change to Parcel K-19-8-ANNEX from a RA [Residential Agricultural] to a RM [Residential Multifamily] zone. The property is 30.46 acres of undeveloped property located at an approximate area just East of 857 S Hamblin Dr., Kanab, Utah. [Applicant; Karen Alvey and Best Friends]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the City Council to approve proposed zone change to Parcel K-19-8-ANNEX from a RA [Residential Agricultural] to a RM [Residential Multifamily] zone. The property is 30.46 acres of undeveloped property located at an approximate area just East of 857 S Hamblin Dr., Kanab, Utah. [Recommendation based on a preliminary site development sketch presented by the applicant.]

Action Item: A Public Meeting to review and discuss the applicant's application for a minor subdivision [Littles, A Minor Subdivision] splitting parcel K-17-5-Annex into two [2] lots located at 635 S 175 E ... current zoning is R-1-8. [Applicant; Lane and Susan Little]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the City Council to approve splitting parcel K-17-5-Annex into two [2] lots located at 635 S 175 E creating Littles, A Minor Subdivision.

Action Item: A Public Meeting for a review and discussion, approve or deny final Site Plan to construct a Two-Family Dwelling [Duplex] on parcel K-B-9-6C in compliance with

Kanab Land Use Ordinance Section 17-8. K-B-9-6C is located at the south east corner of 300 S. and Main St. [Applicant; Lance Jackson]

Action Item: A Public Meeting for a review and discussion, approve or deny final Site Plan to install a monument sign on parcel K-17-11 located at 157 West Center St. in the C1 commercial zone. [Applicant; Sam Aiken]

Action Item: Review, Discuss, Approve, or Deny a conditional use permit for a 6-foot high block wall to be erected along Hwy 89A in front of Kanab Corral RV resort located at 483 S 100 E on parcel K-1-Annex. This would be a decorative split face block wall providing a sound barrier to the RV Park.

Action Item: A Public Meeting for a review and discussion, approve or deny final Site Plan to install a Flat Mount sign and large window decals on storefront building at parcel K-16-6A1 located at 87 West Center in the C1 commercial zone. [Applicant; World Finance Corporation]

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 the Kanab City Offices. **See entire packet online a minimum of 24 hours before the meeting at:**

<http://www.utah.gov/pmn/index.htm>

Mike Reynolds [Kanab Land Use Coordinator] 435-644-2534