



KANAB
— UTAH —

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

February 5, 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: This is a continuation for a Public Hearing Discussion on 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.]

Public Hearing: Public Hearing and Discussion for a proposed zone change on Parcel K-B-9-6 from R-1-8 [single family residential] to RM (residential multifamily) on .475 acres. Parcel K-B-9-6 is located in the approximate area of 320 South Main St. in Kanab, Utah. The intent of the applicant is to build multifamily units of two individual sets of twin homes providing for four units. [Applicant Lance Jackson]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the City Council to approve proposed zone change to Parcel K-B-9-6 from R-1-8 to RM (residential multifamily) on .475 acres. Parcel K-B-9-6 is located in the approximate area of 320 South Main St. in Kanab, Utah. The intent of the applicant is to build multifamily units of two individual sets of twin homes providing for four units. [Recommendation based on a preliminary site development sketch presented by the applicant.]

Public Hearing. A Public Hearing and Discussion for a major subdivision Preliminary Plat [Crimson Cliffs Villas], located at the approximate location of 245 E. 650 S., Kanab, UT, on parcel K-17-6-ANNEX. The project is consisting of 17 parceled and platted townhomes zoned, RM, Residential Multifamily [Applicant; Nate Janes]

Recommendation. Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the City Council to Approve or Deny a recommendation to the Kanab City Council approve a Preliminary Plat [Crimson Cliffs Villas], located at the approximate location of 245 E. 650 S., Kanab.

Action Item: A Public Meeting for a Review and Discussion, Approve or Deny final Site Plan a twenty-four [24] apartment units consisting of two 12-unit building located at North East Corner of 300 S. and 300 East on Parcels K-45-5 and K-45-6. [Applicant; Gary and April Cooper]

Action Item: A Public Meeting for a Review and Discussion, Approve or Deny final Site Plan to install a monument sign [The Suites of Kanab] on parcel K-17-11 located at 157 West Center St. in the C1 commercial zone. [Applicant; John Schouten]

Action Item: Review, Discuss, Approve, or Deny a final site plan with a conditional use permit on a new location for Kanab Farm and Ranch to be relocated at 2073 Hwy 89A on parcel K-21-4-ANNEX. The conditional use request is to allow delay of certain commercial upgrades for up to 2 years. [Applicant; Joe Johnson]

Action Item: Review, Discuss Kanab General Plan as time allows.

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