



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

**March 19, 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

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**Action Item:** A Public Meeting for a Review and Discussion, Approve or Deny a Conditional Use Permit or development agreement that would allow a reasonable delay in installing curb, sidewalk, and a hard surface parking, and asphalt at the 300 East area during the development of commercial property located in the area of 348 S. 350 E. alongside parcel K-B-13-7A. This is for the relocation of Honey's Market Nursery. The conditional use permit is also requesting an approval to relocate and install one original historic log cabin for display on the lot as well. [Applicant; Susan Honey]

**Recommendation:** Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the City Council [if required]

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**Public Hearing:** A Public Hearing and Discussion for a Conditional Use Permit allowing a Bed-and-Breakfast to be established at 1373 South Powell Dr., Kanab, UT, on parcel 39-1127. The parcel is .35 Acres in the MH-KCR, which requires a conditional use permit for a Bed-and-Breakfast. [Reference chapter 4-22 section 2 and chapter 9 of the Land Use Ordinance] [Applicant; April Witzke]

**Action:** Motion; Second; Discussion; Vote to Recommend or Deny a Conditional Use Permit allowing a Bed-and-Breakfast to be established at 1373 South Powell Dr., Kanab, UT, on parcel 39-1127. [With conditions]

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**Public Hearing:** A Public Hearing to Discuss and Recommend to the Kanab City Council revisions and amendments to the Kanab City Land Use Ordinance and Subdivision Ordinance to require all multifamily residential units [detached or attached] be connected to the City sewer system regardless of the zone designation.

**Recommendation:** Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the City Council to approve the proposed revisions and amendments to Kanab City Land Use Ordinance and Subdivision Ordinance to require all [two or more] multifamily residential units [attached or detached] be connected to the City sewer system regardless of the zone designation.

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**Public Hearing.** A continuation from November 2, 2018 public hearing discussion of an amendment and revision to Kanab Land Use Ordinance Chapter 7 to permit Kanab public high schools to install an electronic changeable message signs up to 50 square feet in size. Or, grant approval to install a 50 sq. ft. electronic changeable civic school sign on City property as authorized by the City Council. [Applicant; Kanab High School and Kanab School District]

**Recommendation.** Motion; Second; Discussion; Vote to Recommend or deny a recommendation to Kanab City Council to amend Kanab Land Use Ordinance Chapter 7 to allow Kanab public schools to install electronic changeable message signs up to 50 square feet in size as presented by staff. [as needed]

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**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