



KANAB
— UTAH —

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

May 7, 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 on Parcel K-21-4-Annex to a dual zone of C3 [commercial] and M2 [manufacturing] from a single zone of C3 on 5.31 acres. Parcel K-21-4-Annex is located at 2073 S Hwy 89A, Kanab, Utah. The intent of the applicant is to maintain the C3 zone in the front portion [to Hwy 89A] for the Kanab Farm and Ranch store and add a batch plant on the back section of the property that requires an M2 zoning. [Applicant; Joe Johnson]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the City Council to approve the proposed dual zone change on Parcel K-21-4-Annex to a dual zone of C3 [commercial] and M2 [manufacturing] from its single zone of C3 on 5.31 acres located at 2073 S Hwy 89A.

Action Item: Contingent upon Kanab City Council approval of the requested dual zone change on K-21-4-Annex, the applicant is requesting a conditional use permit to allow the installation and operation of a cement batch plant on the back portion of the 5.31 acres located at 2073 S Hwy 89A, Kanab, Utah. [Applicant: Joe Johnson]

Action Item / R: Public meeting to Discuss and a possible Recommendation for the Johnson Hills Minor Subdivision of 94.4 acres on parcel K-14-6-ANNEX located in the approximate area of 955 E Hwy 89 Kanab, UT. The minor subdivision will consist of two parcels with Hwy 89 creating the division of the two sections. Current zoning is RA [residential agricultural]. [Applicant; Kanab Gateway LLC represented by Iron Rock Engineering]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the City Council to approve the Johnson Hills Minor Subdivision of 94.4 acres into 2 separate parcels on parcel K-14-6-ANNEX located in the approximate area of 955 E Hwy 89 Kanab, UT.

Action Item A Public meeting to approve or deny two [2] monument signs on the newly remodeled Roadhouse & Mercantile motel complex located at 36 N. 300 W. on parcel K-19-10. This property is located in the C1 commercial zone. [Applicant: Best Friends]

Action Item: A Public meeting to approve or deny a site plan for Best Friends Wellness Center that includes a paved parking lot, landscaping, and one [1] monument sign on their property located at 163 S. 100 E. on parcel K-11-7. This property is located in the C2 commercial zone. [Applicant: Best Friends Wellness Center]

Action Item: A Public meeting to approve or deny an extension of an existing conditional use permit allowing the rear parking paving delay granted in 2018 to Quality Printing/One More Canyon. The requested extension is for an additional two or more years that would allow applicant to finish out the center unit, façade, and fire sprinkler systems on the entire complex. [Applicant; Ben Alderman]

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