



KANAB
— UTAH —

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

June 20, 2017 Meeting
Kanab City Planning Commission
Agenda

Facilitator: Chairman, Mike Downward

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 zone change to Parcel K-17-42A-ANNEX from RA to RR-1 (1 acre min lot size) on 2.44 acres. Parcel K-17-42A-ANNEX is located in the approximate area of 450 E 1100 S in Kanab, Utah. [Applicant; George S. Colson]

Recommendation: Motion; Second; Discussion; Vote to Recommend City Council approve a zone change to Parcel K-17-42A-ANNEX from RA to RR-1.

Action Item: A review and Recommendation on a request for a Minor Subdivision [two lots] on Parcel K-17-42A-ANNEX [2.44 acres]. Parcel K-17-42A- ANNEX is located in the approximate area of 450 E 1100 S in Kanab, Utah. [Applicant; George S. Colson]

Recommendation: Motion; Second; Discussion; Vote to Recommend City Council approve a Minor Subdivision [Shadow Lane] splitting Parcel K-17-42A-ANNEX in two lots.

Public Hearing: Public Hearing and Discussion for a zone change to Parcel K-7-16A-ANNEX from a RR-1 to a R-1-15 zone located at 762 S Hillside Dr. Kanab, Utah. [Applicant; Shelli Church]

Recommendation: Motion; Second; Discussion; Vote to Recommend City Council approve zone change to Parcel K-7-16A-ANNEX from a RR-1 to a R-1-15 zone.

Action Item: A review and Recommendation on a request for a Minor Subdivision [two lots] on Parcel K-7-16A-ANNEX located at 762 S Hillside Dr. in Kanab, Utah. [Applicant; Shelli Church]

Recommendation: Motion; Second; Discussion; Vote to Recommend City Council to approve a Minor Subdivision [Nielsen Estates] on Parcel K-7-16A-ANNEX located at 762 S Hillside Dr. in Kanab, Utah.

- Public Hearing:** Public Hearing and Discussion for a revisions and amendments to the Kanab City Land Use Ordinance Chapter 6-7A allowing areas used solely for the purpose of displaying vehicles and boats for sale or rent need not be hard surfaced.
- Recommendation:** Motion; Second; Discussion; Vote to Recommend City Council approve revisions and amendments to the Kanab City Land Use Ordinance adding “Areas used solely for the purpose of displaying vehicles and boats for sale or rent need not be hard surfaced, however any areas designated for customer or employee parking shall be hard surfaced” to the end of Chapter 6-7A.
- Public Hearing:** Public Hearing and Discussion on a Conditional Use Permit in conjunction with a site plan on Parcel K-10-11 located at 116 S 100 E to allow parking alongside the lot between 100 E [Hwy 89] and Main St. [Applicant / Agent: Norris Church]
- Recommendation:** Motion; Second; Discussion; Vote to approve a Conditional Use Permit for the temporary parking of the viewing public along the undeveloped curb area alongside 116 S 100 E between 100 E [Hwy 89] and Main St.
- Action Item:** Administrative Review and vote to approve a site plan for landscaping only with agreement that Curb, Gutter and Sidewalk will be installed within one year from this date alongside the lot located [on HWY 89] at 116 S 100 E, between 100 E [Hwy 89] and Main St. [Applicant / Agent: Norris Church]
- Public Hearing:** Public Hearing and Discussion for to Discuss and Recommend revisions and amendments to the Kanab City Land Use Ordinance Chapter 1-6 (Definitions), 15-2 (Minimum Floor Area), 14, 16, 17 and 19 to clearly define Two Family Dwelling.
- Recommendation:** Motion; Second; Discussion; Vote to Recommend City Council approve revisions and amendments to the Kanab City Land Use Ordinance Chapter 15-2 (Minimum Floor Area): Minimum Floor Area PER DWELLING UNIT in Residential Zones [new wording is underlined]
- 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/index.htm>**

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