

Mayor  
Robert D. Houston  
City Manager  
Joseph M. Decker  
Treasurer  
Katherine Ohlweiler



City Council  
Arlon Chamberlain  
Celeste Meyeres  
Jeff Yates  
Michael East  
Byard Kershaw

## Kanab City Planning Commission July 7, 2020 Meeting 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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**1. Action Item:** Administrative Review and vote to approve or deny a site plan for landscaping only for Pizza Hut located at 421 S 100 E [on parcel K-B-2-2]. [Applicant / Agent: Pizza Hut]

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**2. Action Item:** Administrative Review and vote to approve or deny a roof sign for Strawz convenience and drive-up store located at 1055 S HIGHWAY 89 [on parcel K-17-27-ANNEX] this review is due to the confusion of terminology in the current sign ordinance [Applicant / Agent: Strawz and Star Signs]

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**3. Public Hearing:** A Public Hearing and Discussion for a proposed zone change to Parcel K-17-37-ANNEX from RR-1 [Rural Residential] to R-1-20 (Single Family Residential, 20,000 Sq. Ft.). Parcel K-17-37-ANNEX is located in the approximate area of 1027 S Hillside Dr. in Kanab, Utah. The purpose of the rezone is to subdivide and provide to additional parcels to build a residence for family members. [Applicant; Alan Seilhammer]

**Recommendation:** Motion; Second; Discussion; Vote to Recommend or deny a recommendation to the Kanab City Council for the approval of a zone change to Parcel K-17-37-ANNEX from RR-1 [Rural Residential] to R-1-20 (Single Family Residential, 20,000 Sq. Ft.). Parcel K-17-37-ANNEX is located in the approximate area of 1027 S Hillside Dr. in Kanab, Utah.

– A Western Classic –

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**4. Public Hearing:** A Public Hearing to discuss and recommend to the Kanab City Council revisions and amendment to the Kanab City land use ordinance entire chapter 7 [sign ordinance]

**Recommendation:** Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the City Council to approve the changes and amendment to the Kanab City land use ordinance entire chapter 7 [sign ordinance] as presented by Staff /with the following changes;

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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]  
Janae Chatterley [Assistant]  
435-644-2534

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