



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

July 17, 2018 Meeting
Kanab City Planning Commission
Agenda

Facilitator: Chair Pro Tem; Celeste Meyeres

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

Action Item: Continuation from the July 3, 2018 Planning Commission meeting; review and discussion to amend the Kanab City Land Use Ordinance Chapter 6-7A [Maintenance of Parking Lots - Surfacing], and any other chapters related to parking lot surfacing in all residential and commercial zones to allow an alternative to hard surfaces. [Staff]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a Recommendation to City Council amend the Kanab City Land Use Ordinance Chapter 6-7A and any other chapters related to parking lot surfacing in all residential and commercial zones to allow an alternative to hard surfaces as presented by staff.

Discussion Item /

Action Item: Discuss and possibly make a recommendation to Kanab City Council on a site plan for a proposed commercial operation [Kanab Kitchen] at the old Hulet building located at 211 E. 100 N. on parcel K-25-9. The issue of concern is on and off-site parking. [Applicant; Matt Brown]

Recommendation: Possible recommendation to Kanab City Council.

Public Hearing: Public Hearing and Discussion for a zone change to Parcel K-77-A-5 from R-1-8 [residential single family] to RM [residential multifamily] on 2.7 acres. Tentative plans are to install approximately 30 townhomes. Parcel K-77-A-5 is located on Country Club Drive in Kanab, Utah. [Applicant; Nat Janes]

Recommendation: Motion; Second; Discussion; Vote to Recommend or deny a recommendation to the City Council to approve a zone change to Parcel K-77-A-5 from R-1-8 [residential single family] to RM [residential multifamily] on 2.7 acres.

Action Item: A Review and Recommendation on a request for a Minor Subdivision [three lots] on Parcel K-17-40A-Annex [9.54 acres]. Parcel K-17-40A-Annex is located at 630 E 1100 S Kanab, Utah. The two [2] new parcels being created on Parcel K-17-40A-ANNEX will be facing and using Maple Lane as the primary access. All parcels will remain a minimum of 2 acres maintaining the current RA zone. [Applicant; Jonathan & Donna Bowman]

Recommendation: Motion; Second; Discussion; Vote to Recommend or deny a recommendation to the City Council to approve a Minor Subdivision [Hacienda Subdivision] splitting Parcel K-17-40A-Annex into three [3] parcels/lot.

Work Meeting.

-Staff Report

- _ Review Building Permits Issued
- _ Plans to Review Land Use Ordinances

-Commission Member Reports

-Council Member Liaison Report

- _ City Council Meeting Rescheduled for July 19

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