



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

July 18, 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

Action Item: Administrative Review and Approval of a site plan to build 22 cabins in the rear area of the Rodeway Inn located at 70 S 200 W. This item was continued from April 4, 2017 awaiting final approval by Engineering.

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. This is a continuation from the 06/20/17 meeting. [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 an amendment to Kanab Land Use Ordinance to potentially clarify what are dwellings/dwelling units, how many dwellings and dwelling units should be allowed on single family residential lots, if duplexes should be allowed and to what extent, and potential changes to the definition and requirements of a guesthouse. Language in Chapters 4, 16, 17, and 19 and any related chapters could change.

Recommendation: Motion; Second; Discussion; Vote to Recommend City Council approve revisions and amendments to the Kanab City Land Use Ordinance 4-10 to clarify an accessory guest house with changes and additions in draft #2 [7-12-17] presented by staff in the agenda packet.

Recommendation: Motion; Second; Discussion; Vote to Recommend City Council approve revisions and amendments to the Kanab City Land Use Ordinance Chapters 16, 17, and 19 allowing for a maximum of two units on single family residential zoned lot and those two units shall consist of a primary residence and one accessory guest house attached or detached.

Recommendation: Motion; Second; Discussion; Vote to Recommend City Council approve revisions and amendments to the Kanab City Land Use Ordinance 16-2, 17-2 and 19-2 by deleting “Two Family Dwelling”.

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