

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



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

## Kanab City Planning Commission August 4, 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:** A public meeting to discuss, approve or deny a conditional use permit for an 8-Foot fence along the rear portion of the property located at 65 S. 300 E. on parcel K-43-1. [Applicant; Mark Fisher]

**Findings:** *In approving or recommending approval of a conditional use permit, the Kanab City Planning Commission shall find:* **1.** That the proposed use is necessary or desirable and will contribute to the general well-being of the community. **2.** That the use will not be detrimental to the health, safety, or welfare of persons residing, or working in the vicinity, or injurious to property or improvements in the vicinity. **3.** That the proposed use will comply with the regulations of this Ordinance. **4.** That the proposed use is in harmony with the intent and purpose of the Kanab City Master Plan or that the plan shall have first been amended through public hearing.

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**2. Public Hearing:** A Public Hearing to discuss, recommend or deny a recommendation to the Kanab City Council for a Plat Amendment to the subdivision ‘The Cove at Coral Cliffs’ allowing a Lot Line Adjustment combining Parcels K-184-106 and K-184-107 into one lot. Parcels K-184-106 and K-184-107 is located in the approximate area of 40 South Pinion Rim Kanab, UT. [Applicant; Michael Ripplinger]

**Recommendation:** Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council to approve the Plat Amendment to the subdivision ‘The Cove at Coral Cliffs’ allowing a Lot Line Adjustment combining Parcels K-184-106 and K-184-107 into one lot / Parcel.

– A Western Classic –

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**3. Public Hearing:** Continuation from July 7 & 21, 2020 meeting; A Public Hearing to discuss, recommend or deny a recommendation to the Kanab City Council the 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 Kanab City Council to approve the change 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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