



KANAB
— UTAH —

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

August 15, 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: Continuation of a Public Hearing and Discussion for a zone change to Parcel K-17-42A-ANNEX from RA to RR-1 (1acre 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.

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 as presented by staff in draft [MR draft #4] attached 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 clarifying a maximum of two units shall be allowed and setbacks on single family residential zoned lots as presented by staff's recommended draft [draft #2] attached in the agenda packet.

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 providing a definition for “Two Family Dwelling” and permitted zones.

Discussion Item: Review and discuss amendments to the Kanab City General Plan and more specifically changes to the Future Land Use Map identifying the area along 1100 S. restricting future zoning to an Agricultural [RA] zone only.

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