



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

August 20, 2019 Meeting
Kanab City Planning Commission
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

1. Action Item: A public meeting to Discuss, Recommend or Deny a plat amendment to the Kanab Creek Ranchos Subdivision to allow a lot split on lot K-134-718 into Two [2] equal lots located at 2221 S. Powell Dr., Kanab, UT. Each lot will be just over 2.5 acres and maintain its current RR-1 zoning. [Applicant Catherine Walker]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council for the approval of a plat amendment to the Kanab Creek Ranchos Subdivision to allow a lot split on lot K-134-718 into Two [2] equal parcels located at 2221 S. Powell Dr., Kanab, UT. Each lot will be just over 2.5 acres while maintaining its current RR-1 zoning.

Findings:

2-4.9.1. Neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment.

2-4.9.2. There is good cause for the vacation, alteration or amendment.

2. Action Item: A public meeting to Discuss, Recommend or Deny a plat amendment to the Kanab Creek Ranchos Subdivision to allow a lot line adjustment joining lots 72-1189 and 72-1190 into one combined lot located at 583 West Willow Dr., Kanab, UT. [Applicant; Kevin Liptrot]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council for the approval of a plat amendment to the Kanab Creek Ranchos Subdivision to allow a lot line adjustment joining lots 72-1189 and 72-1190 into one combined lot located at 583 West Willow Dr., Kanab, UT.

Findings;

2-4.9.1. Neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment.

2-4.9.2. There is good cause for the vacation, alteration or amendment.

3. Action Item: Continuation from a public hearing on August 6, 2019;

A Public Hearing to discuss and recommend to the Kanab City Council revisions and amendments to the Kanab City land use ordinance chapter 4 section 4-29 and any other chapters and sections [including any subdivision or related utility ordinances] related to overhead and underground utilities.

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the City Council to approve the changes and amendment to Chapters or Sections of the Kanab Ordinance making reference overhead and underground utilities as presented.

Note; The above draft combines Section 4-29 of the Land Use Ordinance, Section 3-10-1 of the Subdivision Ordinance, and Section 3-8-3 of the Design Standard Ordinance, all of which should be removed upon passage of this proposed language.

Chapter 3-2.5 of the Subdivision ordinance should also be changed to reflect back to this new ordinance:

4. Discussion:

Two [2] Planning Commission teams have been assigned to review the vision statement of the general plan in preparation for discussion by the entire Planning Commission. Team 1; Commission member Ben Clarkson and Scott Colson Team 2; Commission member Joan Thacher and Donna Huntsman

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] 435-644-2534