



KANAB
— UTAH —

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

September 5, 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: A review and discussion on a request by the new Kanab Rotary Satellite Club for permission to install and maintain two neighborhood book exchange structures on City property, one located at Jacob Hamblin Park and one at the Ranchos Park. [Applicant; Larry Erdman]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a Recommendation to City Council to approve and allow Kanab Rotary Satellite Club to install and maintain two neighborhood book exchange structures on City property, one located at Jacob Hamblin Park and one at the Ranchos Park.

Action Item: A review and discussion 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 or Deny a Recommendation to City Council to approve a Minor Subdivision [Shadow Lane] splitting Parcel K-17-42A-ANNEX in two lots, contingent on approval of a zone change be City Council.

Action Item: A review and discussion on Final Plat Phase 2 of the Creekside Subdivision consisting of 14 Lots. [Applicant; Dennett Construction, INC]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a Recommendation to City Council to approve Final Plat Phase 2 of the Creekside Subdivision consisting of 14 Lots.

Public Hearing: Public Hearing and discussion on accepting Excel binder “Kanab City Zoning Binder” as the official record for the assigned zone designation to each individual parcel and lot in Kanab City.

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a Recommendation to the Kanab City Council to approve Excel binder “Kanab City Zoning Binder” as the official record for the assigned zone designation to each individual parcel and lot in Kanab City.

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 #5] 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.

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