

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



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

Kanab City Planning Commission September 15, 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

1. Public Hearing: A public hearing to Discuss and approve or deny a Conditional Use Permit on residential Parcel 34-46B [R-1-20] located in the approximate area of 540 W Powell Drive allowing Cliffview Chapel Baptist Church to be built and operate on the property. [Applicant; Cliffview Chapel Baptist Church, Pastor Douglas Hounshell]

Findings: *In approving or recommending approval of a conditional use permit, the Kanab City Planning Commission shall find [Chapter 8-6-B]:* **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.

2. Action Item: A public meeting to discuss and approve or deny a recommendation to the Kanab City Council for the Browning Hills minor subdivision creating three residential lots on parcel K-15-Annex located in the area of 751 S Hillside Dr. This property was recently rezoned to R-1-20. [Applicant; Edward & Margaret Browning]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council for the approval of the 'Browning Hills' minor subdivision creating three residential lots on parcel K-15-Annex located in the area of 751 S Hillside Dr.

– A Western Classic –

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3. Discussion Item: A public meeting to discuss a draft by Jeff Stott of Kanab City Ordinance Chapter 9 – Site Plan Review.

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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