



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

October 1, 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 for a review and discussion, approve or deny an Amended Lot Line Adjustment to Lot 1 [K-310-1] and Lot 2 [K-310-2] of Johnson Hills Minor Subdivision in compliance with Utah State Code [10-9a-608 paragraph 2] upon approval of the land use authority. [Applicant; Kanab Gateway LLC: Acting agent; Tom Avant]

Notation; this is an adjustment to the lot lines between Lot 1 [K-310-1] and Lot 2 [K-310-2] located in the Johnson Hills Minor Subdivision and not a plat amendment to the subdivision. No easements are involved with this adjustment.

2. Action Item: A Public Meeting for a review and discussion, approve or deny Kanab Cabins site plan on parcel K-310-1 located in the E 900 block of Chinle Drive between Chinle Dr and Hwy 89. [Applicant; agent Tom Avant, Iron Rock Engineering]

3. Public Hearing: A Public Hearing to Discuss and Recommend or Deny revisions and amendments to the Kanab City Land Use Ordinance Chapter 4-34.3.V to clarify the number of rentals allowed specific only to a single-family zoned property. [Staff]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council for the approval of an amendment to the Kanab City Land Use Ordinance Chapter 4-34.3.V to clarify the number of rentals allowed is specific only to a single-family zoned property.

4. Action Item: A public meeting to Discuss, Approve or Deny a recommendation to the Kanab City Council to approve the plat amendment to the Kanab Creek Ranchos Subdivision [lot

joiner] to allow a lot line adjustment joining lots 72-1366 and 72-1365 into one single lot located at 798 W Navajo Dr., Kanab, UT. [Applicant; Decker, Joe]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council for the approval of a plat amendment [lot joiner] to the Kanab Creek Ranchos Subdivision to allow a lot line adjustment joining lots 72-1366 and 72-1365 into one combined lot located at 798 W Navajo 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.

5. Action Item: A Public Meeting for discussion, approve or deny the reconsideration of a previous decision by the Planning Commission on September 17, 2019 regarding the temporary patio cover for Peekaboo Canyon Wood Fired Kitchen. [Applicant; Frances Battista]

6. Action Item: **[Contingent only on the approval of action item # 5]** A Public Meeting for a review and discussion, approve or deny authorization for the continued use of a temporary enclosure for the Peekaboo Canyon Kitchen dining patio located at 233 W Center St. [Applicant; Frances Battista]

7. Discussion: A discussion and consensus on possible revisions to the Land Use Ordinance allowing an operation known or referred to as urban farming.

8. Discussion: Continued discussion and consensus on revisions to the general plan and community input planning. [If time allows.]

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