



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

November 6, 2018 Meeting
Kanab City Planning Commission
Agenda

Facilitator: Temporary 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

Administrative: Administrative discussion, nomination and vote for Kanab City Planning Commission Chairperson [Chairman] for the remaining 2018 and extended through the 2019 fiscal year. [Ref. LUO Chapter 2-6]

Administrative: Administrative discussion, nomination and vote for Kanab City Planning Commission Vice Chairperson [Chair Pro-Tem] for the remaining 2018 and extended through the 2019 fiscal year. [Ref. LUO Chapter 2-6]

Public Hearing. A Public Hearing to review and discuss modification to wording in Kanab Land Use Ordinance Chapter 7 of Flat Signs and amend sign size formula. [Staff comment; this item was approved for recommendation on 5-17-16 but not finalized through Council.]

Recommendation. Motion; Second; Discussion; Vote to Recommend or deny a recommendation to Kanab City Council modification to wording in Kanab Land Use Ordinance Chapter 7 on Flat Signs and amend sign size formula and definition as presented by staff and as recommended by the Kanab Planning Commission per the minutes of 5-17-16 Planning Commission meeting.

Public Hearing. A Public Hearing to review and discuss an amendment and revision to Kanab Land Use Ordinance Chapter 7 to permit Kanab public schools to install an electronic changeable message signs up to 50 square feet in size. [Staff]

Recommendation. Motion; Second; Discussion; Vote to Recommend or deny a recommendation to Kanab City Council to amend Kanab Land Use Ordinance Chapter 7 to allow Kanab public schools to install electronic changeable message signs up to 50 square feet in size as presented by staff.

Public Hearing. A Public Hearing to review and discuss an amendment and revision to the Kanab City Land Use Ordinance Chapter 18 - Multi Family Residential Zone [RM Zone]. This amendment is would allow qualifying Twin Homes in the RM zone to be platted as individual dwelling units for private ownership. [Staff]

Recommendation. Motion; Second; Discussion; Vote to Recommend or deny a recommendation to the Kanab City Council revisions an amendment to the Kanab City Land Use Ordinance Chapter 18 - Multi Family Residential Zone [RM Zone] allowing qualifying Twin Homes in the RM zone to be platted as individual dwelling units for private ownership as presented by staff.

Action Item: A public meeting to review and discuss on a Plat Amendment to the Kanab Creek Rancho Subdivision for a lot split [creating two minimum 1 acre lots] on Parcel 34-138 located at 1266 S Vermillion Dr. Kanab, Utah. Current zoning is RR-1 and no zone change is required for this action. [Applicant; Jerry Elliott]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a Recommendation to City Council to approve a Plat Amendment to the Kanab Creek Rancho Subdivision for a lot split [creating two minimum 1 acre lots] on Parcel 34-138 located at 1266 S Vermillion Dr. Kanab, Utah.

* Staff finds “Neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment” [2-4.9.1] and “There is good cause for the vacation, alteration or amendment” [2-4.9.2].

Discussion Item: Continued; discuss and review the Kanab City General Plan [Staff; Bob Nicholson]

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