

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



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

Kanab City Planning Commission January 5, 2021 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. Action Item: Administrative Review and Vote to approve or deny a revised final site plan for the expansion on the Kanab Laundromat and Car Wash in two [2] phases [originally approved as a single phase on May 5, 2020]; located at 206 E 300 S on parcel K-B-12-1&2 zoned C-2. [Applicant; Jeff Lewis]

2. Action Item: Administrative Review and Vote to approve or deny a final site plan for the Kanab County Hospital Ambulance Shed / Garage located in the area of 98 W 300 N on parcel K-C-4-6 and K-C-4-7 zoned RM. [Applicant; Kane County Hospital]

4. Public Hearing: A Public Hearing to Discuss a zone change to Parcel K-134-719 in the Kanab Creek Rancho subdivision from M1 (manufacturing) to RR-1 (rural residential 1acre min lot size) on 5.24 acres; located in the approximate area of 2253 S Powell Dr in Kanab, Utah. [Applicant; Josh Johnson]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council a zone change to Parcel K-134-719 in the Kanab Creek Rancho subdivision from M1 (manufacturing) to RR-1 (rural residential 1acre min lot size) on 5.24 acres; located in the approximate area of 2253 S Powell Dr in Kanab, Utah.

5. Action Item: **Contingent upon approval of a zone change;** A public meeting to Discuss a Plat Amendment to the Kanab Creek Ranchos Subdivision – Unit 7 allowing a lot split creating four [4] individual lots on Parcel

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K-134-719 located in the approximate area of 2253 S Powell Dr in Kanab, Utah. [Applicant; Josh Johnson]

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 – Unit 7 allowing a lot split creating four [4] individual lots on Parcel K-134-719 located in the approximate area of 2253 S Powell Dr in Kanab, Utah.

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.

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

– A Western Classic –