

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Scott Colson
Chris Heaton
Kerry Glover
JD Wright

KANAB CITY PLANNING COMMISSION

26 North 100 East
Kanab, UT 84741

March 7, 2023

NOTICE is hereby given that the Kanab Planning Commission will hold its regular Commission Meeting on the 7th day of March 2023, in the City Council Chambers at the Kanab City Office located at 26 North 100 E in Kanab. The Planning Commission meeting will convene at 6:30 PM and the agenda will be as follows:

Agenda Items:

1. Call to Order and Roll Call
2. Welcome our new Planning Commission Members; Taylor Glover and Heather Russel
3. Approval of minutes of previous meeting
4. Public Comment Period – Members of the public are invited to address the Planning Commission. Participants are asked to keep their comments to 3 minutes and follow rules of civility outlined in Kanab Ordinance 3-601

Work Meeting:

5. Open & Public Meetings Training

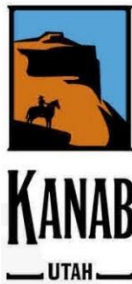
Legislative Decision Items:

6. **Public Hearing** to discuss and recommend to City Council a Development Agreement for Ventana Resort Village Planned Development for Parcel K-13-UTAH-ANNEX in the approximate area of 550 E Kane Plex Drive. [Applicant Mountain West Development; Represented by Iron Rock Engineers]
7. **Public Hearing** to discuss and recommend to City Council a Zone Change of Parcels K-7-21-ANNEX and K-7-1-ANNEX from RR-1 to C-3 located off Terrel Drive in the approximate area of 700 South and 900 East. [Applicant Jeff Yates]
8. **Public Hearing** to discuss and recommend to City Council a Zone Change of Parcel K-134-701 from M-1 to RR-1 located at 2291 South Hopi Dr. [Applicant David Gardner; Represented by Iron Rock Engineering]
9. A discussion and recommendation to City Council on a Zone Change of Parcel K-7-9-2A-Annex from RR-1 to R-1-15 located off Chinle Dr. in the approximate area of 450 South and 650 East [Applicant Arlon Chamberlain]

Administrative Decision Items:

– A Western Classic –

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Scott Colson
Chris Heaton
Kerry Glover
JD Wright

10. A discussion and recommendation to City Council for a Preliminary Site Plan for Ventana Resort Village Planned Development located on Parcel K-13-UTAH-ANNEX in the approximate area of 550 E Kane Plex Drive. [Applicant Mountain West Development; Represented by Iron Rock Engineers]
11. A discussion and recommendation to City Council for a Conditional Use Permit to allow a Private Lane on Parcel K-7-8A-Annex located off Chinle Dr. in the approximate area of 450 South and 650 East [Applicant Arlon Chamberlain]
12. A discussion, approval, or denial of a Site Plan Review for an All-Women City Council Monument Sign located on City property at the approximate location 75 North 100 West, the west side of Comfort Suites. [Applicant Kanab City Heritage Board]
13. A discussion, approval, or denial for a Conditional Use Permit for a Bed'n'Breakfast on Parcel 72-457 located at 617 W Vance [Applicant Sara Bichler]
14. A discussion, approval, or denial for a Conditional Use Permit for a Private Dog Kennel on Parcel 34-69 located at 1126 W Grand Canyon Dr. [Applicant Michael and Jody Amacher]

Staff Report:

- Discussion on holding a Planning Commission Meeting on March 21, 2023

Commission Member Report

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.

— A Western Classic —