



Kanab City Planning Commission

April 6, 2021 Meeting

Agenda

Facilitator: Chairperson; Scott Colson

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 to Approve or Deny a recommendation to the City Council for a site plan with conditions allowing the Kanab Subway to install a temporary semipermanent gazebo for dining purposes on the east side [City easement] of the restaurant; located on 300 E. at the intersection of 300 S. [Applicant; Kevin Blomquist]

2. Action Item: A Public meeting to Approve or Deny a site plan allowing the Sunroc to install a batch plant in the rear area of parcel of K-21-4-ANNEX [recently zoned M2 for the anticipated batch plant], located at 2073 South Hwy. 89A [Applicant; Sunroc Corp.]

3. Public Hearing: A Public Hearing to Discuss and Recommend or Deny revisions and amendments to the Kanab City Land Use Ordinance Chapter 4; Section 4-9, 4-10 and 4-28, Chapter 16; Section 16-5, Chapter 17; Section 17-5, Chapter 18; Section 18-6 and Chapter 19; Section 19-5 regarding the area where an accessory building is allowed to be placed on the property. [Staff]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council to approve the changes and amendments to the Kanab City Land Use Ordinance Chapter 4; Section 4-9, 4-10 and 4-28, Chapter 16; Section 16-5, Chapter 17; Section 17-5, Chapter 18; Section 18-6 and Chapter 19; Section 19-5 regarding the area where an accessory building is allowed to be placed on the property.



4. Public Hearing: A Public Hearing to Discuss a zone change to Parcel K-134-702 in the Kanab Creek Rancho subdivision from M1 (manufacturing) to RR-1 (rural residential 1acre min lot size) on 5.26 acres; located in the approximate area of 2255 S Hopi Dr in Kanab, Utah. [Applicant; Kanab Hills LLC]

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 5.26 acres; located in the approximate area of 2255 S Hopi Dr in Kanab, Utah.

5. Public Hearing: A Public Hearing to Discuss and Recommend or Deny revisions and amendments to the Kanab Subdivision Ordinance Chapter 2 and Kanab Land Use Ordinance Chapter 1 & 4 referring to private lanes or streets. [Staff]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council to approve the changes and amendments to the Kanab Subdivision Ordinance Chapter 2 and Kanab Land Use Ordinance Chapter 1 & 4 referring to private lanes or streets.

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 –