



## Kanab City Planning Commission September 7, 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

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**1. Action Item:** A public meeting to Discuss and Recommend or Deny acceptance of a petition to annex approximately 4.9-acre Parcel # 3-6-32-1, located in Kane County abutting Kanab City limits. [Applicant; Barbara Andrews]

**Recommendation:** Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council to Accept the petition to annex approximately 4.9-acre Parcel # 3-6-32-1, located in Kane County abutting Kanab City limits.

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**2. Action Item:** A public meeting to Discuss and Approve or Deny a site plan for new construction of Cliffview Chapel on parcel 34-46B in the area of 530 W Powell Dr. [Applicant; Cliffview Chapel]

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**3. Action Item:** A public meeting to Discuss and Recommend or Deny acceptance of a petition to annex approximately 109-acre Parcel # 3-6-29-1, located in Kane County abutting Kanab City limits. [Applicant; Rocky Canyon Properties]

**Recommendation:** Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council to Accept the petition to annex approximately 109-acre Parcel # 3-6-29-1, located in Kane County abutting Kanab City limits.

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**4. Public Hearing:** A Public Hearing to Discuss and Recommend or Deny a preliminary plat to the Kanab City Council for a 501 residential unit major subdivision [Hidden Canyon Subdivision] on parcels K-15-1-Annex & K-14-15Annex located in the approximate area between mile post 61 & 62 on Hwy 89. [Applicant: Jim Guthrie]



**Recommendation:** Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the City Council to approve the proposed preliminary plat and Planned development of a 501 residential unit major subdivision [Hidden Canyon Subdivision] on parcels K-15-1-Annex and K-14-15-Annex located in the approximate area between mile post 61 & 62 on Hwy 89.

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**5. Public Hearing:** A Public Hearing to Discuss and Recommend or Deny revisions and amendments to the Kanab City Land Use Ordinance Chapter 4-22.3 allowing a recreational vehicle be allowed for temporary lodging during construction of the primary residence. [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 4-22.3 allowing a recreational vehicle be used for temporary lodging during construction of the primary residence. [Staff]

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**6. Public Hearing:** A Public Hearing to Discuss and Recommend or Deny revisions and amendments to the Kanab City Land Use Ordinance Chapter 4-33 regarding vacation rental setback. [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 4-33 regarding vacation rental setback to meet the underlying setback requirements for the residential home under its relative zone with conditions as stated.

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**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 [Building Inspector]

— A Western Classic —