

**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**  
**September 21, 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 Approve or Deny the installation of an 8-foot fence on parcel K-33-12 and between parcel K-33-13 located in the area of 47 W 300 N [Applicant; Joshua Blasdell]

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**2. Action Item:** A public meeting to Recommend or Deny a recommendation to the Kanab City Council a Plat Amendment to the Kanab Creek Ranchos Subdivision for a lot line adjustment [lot Joiner] between Parcels 34-15 and 34-13 creating a single lot located in the area of 29 E Kanab Creek Dr. [Applicant; Wayne and Elizabeth Halverson]

**Recommendation:** Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council a Plat Amendment to the Kanab Creek Ranchos Subdivision for a lot line adjustment between Parcels 34-15 and 34-13 located in the area of 29 E Kanab Creek 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.

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**3. Public Hearing:** A Public Hearing to Discuss and Recommend or Deny a preliminary plat to the Kanab City Council for a 17-unit Town House major subdivision [White Pocket Villas] on parcels K-17-8A-Annex located in the approximate area of 320 E 650 S. [Applicant / Agent; Tom Avant]

**Recommendation:** Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the City Council to approve the proposed preliminary plat to the Kanab City Council for a 17-unit Town House major subdivision [White Pocket Villas] on parcels K-17-8A-Annex located in the approximate area of 320 E 650 E, Kanab, UT.

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**4. Public Hearing:** A Public Hearing to Discuss a zone change to Parcel K-134-720 in the Kanab Creek Rancho subdivision from M1 (manufacturing) to RR-1 (rural residential 1acre min lot size) on 5.37 acres; located in the approximate area of 2265 S Powell 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-134-720 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 2265 S Powell Dr in Kanab, Utah.

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**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 K-134-720 located in the approximate area of 2265 S Powell Dr in Kanab, Utah. [Applicant; Kanab Hills LLC]

**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 2265 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.

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**6. Action Item:** A public meeting to Discuss a Plat Amendment to the Sedona Valley Subdivision allowing a lot line adjustment between parcels K-205-39 and K-205-40 Located in the area of 20 E Sedona Valley Road.

**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 Sedona Valley Subdivision allowing a lot line adjustment between parcels K-205-39 and K-205-40 Located in the area of 20 E Sedona Valley Road.

**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.

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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]  
435-644-2534