

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

April 18, 2023

NOTICE is hereby given that the Kanab Planning Commission will hold its regular Commission Meeting on the 18th day of April 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. Approval of minutes of previous meeting
3. 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

Administrative Decision Items:

4. Discuss, approve, or deny a Conditional Use Permit for a Bed and Breakfast located at 51 East 200 South [Applicant; Charlene Hill]

Legislative Decision Items:

5. **Public Hearing** to discuss and recommend to City Council a zone change to City Council from RA [Residential Agriculture] to R-1-8 [Single Family Residential] for parcel K-39-43-Annex located in the approximate area of 1250 South Highway 89A. [Applicant is Z7 Development LLC]
6. **Public Hearing** to discuss and recommend to City Council a zone change to City Council from RA [Residential Agriculture] to C-3 [Commercial] for parcel K-39-42-Annex located in the approximate area of 1500 South Highway 89A. [Applicant is Z7 Development LLC]
7. **Public Hearing** to discuss and recommend to City Council a zone change to City Council from RA [Residential Agriculture] to M-2 [Manufacturing] for parcel K-39-41-Annex located in the approximate area of 1650 South Highway 89A. [Applicant is Z7 Development LLC]
8. **Public Hearing** to discuss and recommend to City Council text amendment to Kanab City Land Use Ordinance Chapter 4-16: Maximum Height of Fences, Walls, and Hedges
9. **Public Hearing** to discuss and recommend to City Council text amendment to Kanab City Land Use Ordinance Chapter 4-22: Temporary Lodging
10. **Public Hearing** to discuss and recommend to City Council text amendment to Kanab City Land Use Ordinance Chapter 7: Signs

– A Western Classic –

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11. **Public Hearing** to discuss and recommend to City Council text amendment to Kanab City Land Use Ordinance Chapter 13: Recreational Vehicle Parks
12. **Public Hearing** to discuss and recommend to City Council text amendment to Kanab City Land Use Ordinance Chapter 2: Planning Commission

Work Meeting:

Staff Report:

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 –