

Kanab Planning Commission Meeting

March 15, 2016

Kane County Commission Chambers

PRESENT: Chairperson Joan Thacher, Commission Members Arlon Chamberlain, Stuart Allan, Melvin Watson, Marty Ott, Business/Land Use Coordinator Mike Reynolds, City Council Liaison Brent Chamberlain, Jeff Stott of Kanab City Legal Council and Secretary Katherine Ohlwiler.

NOT IN ATTENDANCE: Chair Pro Tem Mike Downward and Commission Member Curtis Cutler.

MEETING STARTED AT 6:30 PM

APPROVAL OF MINUTES: Stuart Allan made a motion to approve the minutes of March 1, 2016 with the change. Melvin Watson 2nd the motion. Motion passed.

PUBLIC COMMENT PERIOD: Mark Sterkel expressed that he is wondering what the restrictions are on night light use. He explained that there are some homeowners that have really nice new garages that are putting off light that must be a thousand watt bulb and shine several blocks from their property. One thing that concerns him in particular is the Texaco lights at the entrance to The Ranchos; they are so bright that at times he loses his night vision when driving there. Just something he would like Kanab to think about and address.

Caralee Woods wondered if the lights had shields or not.

PUBLIC HEARING DISCUSSION ON A ZONE CHANGE TO PARCELS K-B-12-8 AND K-B-12-13 FROM R1-8 TO RM-15: Arlon Chamberlain made a motion to go into Public Hearing. Melvin Watson 2nd the motion. Motion passed.

Doug Dewitz wondered if the Commission is making the same consideration for the other RM zones such as his RM-7. He appreciates someone wanting to create tiny houses with higher density for people to downsize into.

Mike Reynolds explained that the Commission was just looking at this parcel to change the zoning and that if Doug Dewitz would want to change his zoning to accommodate something similar several factors would have to be in place.

Herb Alexander expressed that he has seen a definite problem with affordable housing and that the Commission is on the forefront of that challenge to figure things out for people so that they can live, the two new hotels will probably pay minimum wage and rent will not be affordable. He suggested to the Planning Commission to be proactive to look and see what developers are thinking of doing.

Melvin Watson made a motion to go out of Public Hearing. Stuart Allan 2nd the motion. Motion passed.

PUBLIC HEARING DISCUSSION ON REVISIONS TO THE KANAB CITY LAND USE ORDINANCE CHAPTER 18 (MULTI FAMILY RESIDENTIAL ZONES) TO ALLOW 20 SMALLER UNITS (LESS THAN 600 SQ FT) UNITS PER ACRE:

Stuart Allan made a motion to go into Public Hearing. Melvin Watson 2nd the motion. Motion Passed.

Caralee Woods wondered if the Commission was talking about smaller units or separate units.

Mike Reynolds informed her that they were talking about small units that would be attached.

Herb Alexander questioned if the City was going to allow these types of tiny houses would it be written in stone or could someone do a pilot project and see if it really works rather than changing the zoning to allow it and then find out that it wasn't such a good idea.

Arlon Chamberlain explained that usually the Commission would rezone the section and see if it doesn't end up working they would then change it back. He continued on by saying that you could deal with the problem through the Nuisance Ordinances or different channels.

Claudia Brescia had a thought to be considered that if these are affordable housing for people that work in town many and most are going to be young people or families and even if they move in with two that soon becomes three and so on.

Mark Morgan expressed that other cities are starting to build similar types of housing in their areas.

Doug Dewitz brought up the fact of considering the 80ft diameter turnarounds on a lot for a fire truck.

Mike Reynolds explained that they wouldn't actually need a turnaround area because this particular lot would have an entrance and an exit.

Melvin Watson made a motion to go out of Public Hearing. Stuart Allan 2nd the motion.

Arlon Chamberlain made a motion to table the discussion until the next meeting and go over the density, the RM-15 and also the other zones to come up with a formula to work with and that would be compatible. Melvin Watson 2nd the motion. Motion passed.

STAFF REPORT: None

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIAISON REPORT: None

Melvin Watson adjourned. Marty Ott 2nd.

Chairperson

Date