

Kanab Planning Commission Meeting

May 17, 2016

Kane County Commission Chambers

PRESENT: Chairperson Joan Thacher, Chair Pro Tem Mike Downward, Commission Members: Curtis Cutler, Stuart Allan, Arlon Chamberlain, City Council Liaison Brent Chamberlain, Business/Land Use Coordinator Mike Reynolds, Jeff Stott of Kanab City Legal Council and Secretary Katherine Ohlwiler.

NOT IN ATTENDANCE: Melvin Watson and Marty Ott.

MEETING STARTED AT 6:32 PM

APPROVAL OF MINUTES: Mike Downward made a motion to approve the minutes of May 3, 2016. Stuart Allan 2nd the motion. Motion passed.

PUBLIC COMMENT PERIOD: Linda Alderman wondered about the letter she received from Mike Reynolds about the lot split near her business. Mike Reynolds explained that the lot split won't affect Mrs. Alderman's property. The letter was just to notify her.

DISCUSSION AND REVIEW REGARDING RE-ZONING AND BUILDING

APARTMENTS/CONDOS/TOWNHOUSES IN THE MESA HILLS HOUSING PROJECT LOCATED OFF CHINLE

DRIVE: David Donn presented to the Commission his plan for combining lots and building multi-family housing on them. The Commission directed him to obtain responsibility of the CC&R's for that subdivision and then come back for approval.

ADMINISTRATIVE REVIEW OF COLOR AND DESIGN FOR RE-ROOF [SHINGLES] TO 36 NORTH 300 WEST:

Arlon Chamberlain made a motion to approve remodeling of old Four Season Motel to re-roof and also approve the color of the new shingles with the finding that it is consistent with Chapter 20 of the Downtown Overlay. Curtis Cutler 2nd the motion. Motion passed.

ADMINISTRATIVE REVIEW OF COLOR CHANGE AND REMODEL TO FRONT AREA OF 236 WEST CENTER:

Stuart Allan made a motion to approve color change of the stucco and adding windows to 236 West Center Street with the finding that it does comply with Chapter 20. Curtis Cutler 2nd the motion. Motion passed.

PUBLIC HEARING AND DISCUSSION ON LOT LINE ADJUSTMENT TO PARCEL 72-474, PARCEL 72-475, AND PARCEL 72-476 IN THE RANCHOS SUBDIVISION. PARCEL 72-475 WOULD BE DIVIDED UP

BETWEEN PARCEL 72-474 AND PARCEL 72-476: Stuart Allan made a motion to go in and out of Public Hearing at the call of the Chair. Curtis Cutler 2nd the motion. Motion passed. Out of Public Hearing. Arlon Chamberlain made a motion to recommend to the City Council approval of the lot line adjustment for lots 474, 475, and 476 contingent upon the vacating of the Garkane Power Line and the re-establishing of the new easement for utilities. Curtis Cutler 2nd the motion. Motion passed.

PUBLIC HEARING AND DISCUSSION ON A MINOR SUBDIVISION TO PARCEL K-13-15 LOCATED AT 15 EAST CENTER STREET ALSO KNOWN AS ZION PHARMACY:

Staff recommends approval and found everything meets zoning and there isn't a problem with it. Stuart Allan made a motion to go in and out of Public Hearing at the call of the Chair. Out of Public Hearing. Stuart Allan made a motion to recommend to City Council a minor subdivision change to parcel K-13-15 located at 15 East Center Street. Arlon Chamberlain 2nd the motion. Motion passed.

PUBLIC HEARING AND DISCUSSION ON MODIFICATION TO WORDING IN THE KANAB LAND USE ORDINANCE CHAPTER 7 OF FLAT SIGNS AND AMEND SIGN SIZE FORMULA:

Mike Downward made a motion go in and out of Public Hearing at the call of the Chair. Stuart Allan 2nd the motion. Out of Public Hearing. Mike Downward made a motion to recommend to City Council a verbage change to Kanab City Land Use Ordinance Chapter 7 Section 10 and Section 4 as well as Section 7-3 definition of Flat Sign with the recommendation based on the deliberations of the Planning Commission and the research that was put in by staff also adding that we limit the flat sign size on the rear and side of the building to 10% with a 130 square foot maximum. Stuart Allan 2nd the motion. Motion passed.

PUBLIC HEARING AND DISCUSSION ON REVISIONS TO THE KANAB CITY LAND USE ORDINANCE CHAPTER 4 TO INCLUDE OUTSIDE LIGHTING RESTRICTION IN THE RESIDENTIAL AREAS:

Mike Downward made a motion to go in and out of Public Hearing at the call of the Chair. Curtis Cutler 2nd the motion. Mike Reynolds explained that this change would be an amendment adding chapter 4-33 down lighting which would be what there already is in the parking lots.

Linda Alderman wondered if existing lights can be asked to be changed. Mike Downward informed her that those lights would be grandfathered in.

David Donn questioned how he could prevent the light from spilling onto the neighbor's yards. The Commission informed him that there are different lights that will mostly shield the light from the neighbors. David Donn was also concerned that this might be taking too much control over the lighting.

Doug Dewitz shared an option to just put a light on the perimeter of the property facing the back of the house.

Claudia Brescia explained that her neighbor has a motion sensor light that is going on and off at all times flashing in her bedroom and living room so she thought that this change would be good in order to regulate that situation. She also wondered if Kanab has something somewhere that says how we protect the night sky.

Out of Public Hearing.

Joan Thacher directed staff to postpone decision on outside lighting until they can do more research on dark skies in other municipalities.

PUBLIC HEARING DISCUSSION OF REVISIONS TO THE KANAB CITY LAND USE ORDINANCE CHAPTER 18, 18-4 [DENSITY REGULATION], AND 18-6:

Arlon Chamberlain made a motion to go into Public Hearing. David Donn commented that this revision is a really good idea.

Doug Dewitz wondered about the required circumference for the turnaround space for a fire truck and if that was still a concern.

Out of Public Hearing.

Joan Thacher directed staff to postpone this decision on Chapter 18 until next meeting and directed Mike Downward to figure out some different percentages on landscaping and buildings.

STAFF REPORT: None

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIAISON REPORT: None

Chairperson

Date