

## **KANAB PLANNING COMMISSION MEETING**

**JULY 19, 2016**

### **KANE COUNTY COMMISSION CHAMBERS**

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

**NOT IN ATTENDANCE:** Commission Members: Curtis Cutler and Arlon Chamberlain.

**APPROVAL OF MINUTES:** Stuart Allan made a motion to approve the minutes of June 21, 2016 with the amended changes. Mike Downward 2<sup>nd</sup> the motion. Motion passed.

**PUBLIC COMMENT PERIOD:** Rich Csenge expressed concern on Kanab's Night Sky issues, he believes Kanab is in an accelerated period of growth and development and as that happens we lose the ability to see the Milky Way from the City and he would like to protect that. Mr. Csenge was asking for agenda time next meeting to present information to the Planning Commission with his interested friends and neighbors.

Steve Hogseth also expressed his opinion on the Night Sky he explained that the stars are a silent and unexpected treat. Mr. Hogseth and Mr. Csenge have made an amateur video about the Night Sky they would like to present at the next Planning Commission Meeting on August 16th. Mr. Hogseth went on to say that the LDS Church has done well with lighting their building and as far as the Comfort Suites next door they are like, "night and day"; he believes there is an energy saving opportunity as well.

Milo McCowan expressed his opinion that as a developer it isn't hard to tackle a lighting issue, if the developer cares.

Von Del Chamberlain grew up in Kanab and can well remember how bright the night sky was. He spent his educational life studying astronomy and discovered that other cities take the night sky more seriously, he noticed people seem to feel safer when a city is well lit. Mr. Chamberlain expressed that we are surrounded by dark sky cities, and he hopes that we take this situation seriously because it can be done.

Sharon St. Joan felt everyone knows how important the night sky is-lots of tourists come to Kanab to observe and appreciate the night sky in this area. Ms. St Joan explained that even the ancient people were aware of the stars and their life relied on them.

**REVIEW AND GENERAL DISCUSSION ON SOLAR AND WIND POWER SYSTEMS:** Mike Reynolds discussed with the Commission general information on Solar and Wind Power Systems. He explained that Solar Power is getting to be more popular within the area and there isn't anything within the ordinances regulating this type of power. Bob Nicholson explained that St. George has solar arrays in industrial areas of the City. Also that roof solar panels are allowed. Public utility facilities are a Conditional Use in a residential zone but no listing for Commercial Zones. Mr. Nicholson suggested waiting to see how serious a company such as Garkane is about wanting to build some sort of solar facility before visiting the ordinances and seeing what could be done. Steve Hogseth expressed his support for this discussion

and he explained that the cost of solar power has dropped dramatically and it has become extremely competitive, also that other cities have required commercial buildings to have a certain amount of Solar Power within their buildings.

**PUBLIC HEARING AND DISCUSSION FOR A MINOR SUBDIVISION ON PARCEL K-16-4A LOCATED AT 65 S 100 W, KANAB, UTAH [APPLICANT: BROCK AND SHIRLEY BENTLEY]:**

Dividing one parcel into two lots. Minor subdivision does meet all required criteria. Mike Downward made a motion to go into Public Hearing. Melvin Watson 2<sup>nd</sup> the motion. Melvin Watson made a motion to go out of Public Hearing. Stuart Allan 2<sup>nd</sup> the motion. Stuart Allan made a motion to recommend approval to the City Council a minor subdivision on parcel K-16-4A located at 65 South 100 West based on the findings of staff and the work done by the engineering firm. Melvin Watson 2<sup>nd</sup> the motion. Motion passed by roll call vote.

**PUBLIC HEARING AND DISCUSSION FOR A ZONE CHANGE TO PARCEL K-B-17-1 FROM RR-1 TO R1-10 ON 3.72 ACRES LOCATED IN KANAB, UTAH [APPLICANT, MILO MCCOWAN]:**

Staff explained that this zone change does meet all the zoning requirements and recommends approval. The intended use is intended for single family and not multifamily as indicated on the application. Melvin Watson made a motion to go into Public Hearing. Marty Ott 2<sup>nd</sup> the motion. Motion passed.

Brian Bernath has property around the zone change parcel. He explained that he agrees with Mr. McCowan that in the future this is the most likely place for development whether it's one large project or done in sections. He also agrees that it is a great location and has a lot of features that as the real estate market gets better, this is an area that is going to be developed.

Tom Forsythe expressed that this zone change seemed reasonable and in line with the General Plan as medium density.

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

Melvin Watson made a motion to recommend to City Council a zone change from RR-1 to R1-10 on 3.72 acres located at approximately 400 West between 100 and 200 South in accordance with the Staff Recommendation and with the adjustment that it is for Single Family and not Multifamily. Stuart Allan 2<sup>nd</sup> the motion. Motion passed by roll call vote.

**PUBLIC HEARING AND DISCUSSION FOR A ZONE CHANGE TO PARCEL K-6-1 [PORTION OF BLOCK 51 EAST OF KANAB CREEK] FROM RR-1 TO RM-7 ON 3.35 ACRES LOCATED IN KANAB, UTAH [APPLICANT: MILO MCCOWAN]:**

Mike Downward made a motion to go into Public Hearing. Melvin Watson 2<sup>nd</sup> the motion. Motion passed. Milo McCowan explained that there is a limited amount of land that is able to be developed and that he is not planning on developing the parcel.

Tom Forsythe expressed that he was not properly noticed for this Zone Change as an adjacent property owner. Mr. Forsythe explained that it was his understanding that you couldn't have different zones for different parcels. Mr. Forsythe expressed that he has a lease on the street that accesses this parcel. He wanted the City to abandon the street to him and they wouldn't. Mr. Forsythe also wondered whether this Zone Change was in line with the General Plan.

Bob Nicholson explained that this Zone Change does meet the General Plan. Mr. Nicholson wondered how stable the edge of the hill on this parcel is.

Tom Forsythe explained that the whole parcel is in the flood zone.

Milo McCowan explained that from a developers stand point, he'd rather not through money out and have the zone change not be approved.

Tom Forsythe expressed if this zone change is in conformance with the provisions of the General Plan, then he doesn't see any harm done.

Stuart Allan made a motion to go out of Public Hearing. Marty Ott 2<sup>nd</sup> the motion. Motion passed.

Melvin Watson made a motion to recommend to City Council a Zone Change from RR-1 to RM contingent on the subdivision as described in the Staff Recommendation. Stuart Allan 2<sup>nd</sup> the motion. Motion passed unanimously by roll call vote.

**TRAINING:** Bob Nicholson presented a video on the role of the Planning Commission and purpose of the General Plan. He also went over a handout with the 14 Ways to Build a Better Commission.

**STAFF REPORT:** None

**COMMISSION MEMBER REPORT:** None

**COUNCIL MEMBER LIAISON REPORT:** None

Stuart Allan adjourned.

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Chairperson

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Date