

Kanab City Planning and Zoning Commission Meeting
April 17, 2018
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Pro Tem Celeste Meyeres, Commission Members Joan Thacher, Arlon Chamberlain, Marty Ott, Chris Heaton and Breck Judd, Land Use Coordinator Mike Reynolds, Council Member Liaison Brent Chamberlain, Attorney Jeff Stott and Secretary Katherine Ohlweiler.

Approval of Minutes: A motion was made by Joan Thacher and 2nd by Marty Ott to approve the minutes of April 3, 2018 with the amended changes. Motion passed.

Public Comment: JoAnn Rando Moon wondered if the City is still working on cross walks for visitors and if anyone has considered a cross walk light.

Camille Johnson explained she recently went to a UDOT meeting and they are open to turning the outside lane into diagonal parking - economic impact would benefit. Maybe could be put on a future meeting agenda for recommendation to UDOT.

Review and Discussion to approve or deny final site plan to develop and remodel the existing property located at 387 S. 100 E. (referred to as the old Ace Hardware) for the relocation of Quality Printing and provide additional offices and other multiuse business operations within the building: Mike Reynolds explained that Quality Printing would remodel and use the building for their business and showed the plans for the building front. Parking in and around this building is limited. The added parking spaces would be on the side and the rear. The ordinance calls for 46 parking spaces for new construction. They have 36 parking spaces for this building. Staff recommends waiving the requirement of 46 parking spaces as the main use for the building is manufacturing and printing. There is very little room in the front to add landscaping. Engineers have approved initial plan for the site plan. Ben Alderman explained that having shade trees in the planter area against the highway would cause issues as the road sinks into the curb and wouldn't want semis taking the trees out. Breck Judd recused himself.

A motion was made by Arlon Chamberlain and 2nd by Joan Thacher to approve the site plan for the property located at 387 South 100 East with the knowledge that it will be used for multiple uses and approve the parking as exists with the addition of the parking behind the building. Also, noting that it complies with chapter nine of the land use ordinance. Roll call vote was taken with everyone voting aye. Motion passed.

Review and Discussion on a Plat Amendment to the Cedar Heights subdivision for a Lot Line Adjustment between Parcels K-91-33 and Parcel K-91-32 located at 139 North and 166 North Gunsmoke Pass. Both lots are zoned RR-1 and must maintain a minimum of 1 acre each: Mike Reynolds explained that the zoning is the same and staff recommends approval. City Council will hold a public hearing before making a final decision on this plat amendment. A motion was made by Chris Heaton and 2nd by (there

wasn't a 2nd) to recommend approval to the City Council a plat amendment to the Cedar Heights subdivision for a lot line adjustment between parcels K-91-33 and parcel K-91-32 located at 139 North and 166 North Gunsmoke Pass, staff finds neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment and there is good cause for the vacation, alteration or amendment.

And adopt the finding of staff.

Roll call vote was taken with everyone voting aye. Motion passed.

Public Hearing Starry Skies Ordinance: Mike Reynolds explained the number additions that Rich Csenge brought in. A motion was made by Joan Thacher and 2nd by Arlon Chamberlain to go in and out of public hearing at the call of the chair. Rich Csenge thanked the commission and explained a little history, facts and support for this ordinance. Mr. Csenge then explained his corrections to the Commission.

Dave Baird briefly read the ordinance and was told there was negativity, recommends implanting residential flagpole lighting. Mr. Baird is an Army veteran and president of La Estancia, he can make residential flagpole lighting night sky friendly.

Richard Jenkenson spoke in support of the dark sky initiative. Street light on Kanab Creek and Lee Drive lights the whole neighborhood, his father has lived his whole life in cities and one of the first nights he was in Utah and exclaimed he had never seen the milky way before, this is a conservative issue and pushing for the way things used to be Kanab is starting to lose that. Traditional attributes of Kanab.

Tom Carter is concerned about community, has rights to protect their property value but light shining into his property from someone else's is impolite and it's his right to not have that. Will learn to respect each other's property by not having intruding light. The night sky is an endangered reality, he would like to see the night sky preserved. Part of our history, culture and treasure.

Jessie Johnson explained you wouldn't believe how concentrated the light is because we live in a bowl, we owe it to the people who are coming here to do the best by them.

Walt Thrion explained that this is a property rights issue but that doesn't mean that you can take someone else's property rights and destroy them.

Herb Alexander explained that this has to do with money- for the first time ever he had people come in January to stay at his VRBO specifically to look at the stars and spent a lot of money in town to look at the stars.

Susan Johnston recently had company from California come and used to be able to see the stars there and would go outside and look at the stars while they were here. Would hate to see that change here in Kanab.

Victor Cooper explained that we have been talking about this for 19 years and it's time to make it happen. The future is now here and change is not going to not come to Kanab so it needs to be dealt with, everyone can't win everything. Unseen force that will

put someone out of their house to have to change a lightbulb is not real. Dark skies are important and a big deal. This is a common-sense thing and is not sure what everyone is afraid of on changing the lights businesses and hotels are going to do what they're going to do. Got to be a reason to not want to change this, need to be restrictions to make this place more livable. Mr. Cooper is in favor of common sense restrictions, there are costs to living in the community. Ordinance needs to be enforced, shielding is the important thing hotel is going to do what you let them do now is the time to do something as building continues.

Joann Rando Moon is definitely in favor of the dark sky initiative. Lives six miles east of town and the glow from Kanab is getting brighter and brighter. Street lights are so tall they're ineffective.

Steve Hogseth explained when he first moved to Utah they first saw Toroweap and ran into people that came to the area to see the night sky. The amount of money that dark skies is going to bring to the Colorado Plateau if this ordinance is passed will be millions of dollars.

Camille Johnson works for the office of tourism and operates on the TRT revenue. Night Sky brings in a lot of revenue to the county. Night sky photography will wow people as it is used for tourism. Night Sky is very affective and people love it, so many photographers come just to shoot the night sky. If everyone could think ahead about generations from now, she would want them to enjoy what she's enjoying now. Diminishing the quality of life for someone else. A lot of people connect with the night sky and it connects with who you are. Transend the moment and do right by future generations.

Will James thinks this is a win for everyone. Win for economy, historical preservation, wildlife and it is the will of the people. Up to the Commission and the City Council to make the obvious correct move.

Scott Colson explained there is a current ordinance that already doesn't allow for light trespass and shielding. The reason he struggles with some of this ordinance is it's not necessary for the city to tell people what they can and cannot do. Majority of the light study was based on light patterns. Needs to be significant data to back up the information. That it is causing major issues this is a personal preference issue. Survey only pulled 10% of the population becoming dark sky compliant is a voluntary thing. Mr. Colson explained that everyone wants to protect the night sky.

Diane Ballard is new to Kanab and heard about this night sky ordinance. Cares what people who have lived here long think about seeing the night sky. She talked to the residents about what they felt about keeping the night sky. Show the people of Kanab how this could be done.

Tim Clarke explained he is on the beautification board and has put in a lot of work for this. Believes in good planning protects our community, can't let someone come in and

tell us what they're the community doing then seems weak. Encourages the commission to protect the community with this ordinance.

Lynn Jacobsen is in favor of the ordinance.

Paul Arndt explained that Kanab has a big advantage with the natural resources. He has watched this town grow from a community to a destination. Why can't our dark skies be national and international, people don't do things unless you push them. Protect what we have.

Steve Belle explained Kanab is a spectacular setting and dark skies you don't notice until they're gone. It is incredible what we have no better time than now to address it and preserve our history.

Victor Cooper complimented the Commission for not cutting off discussion and for letting people speak.

Peggy Stone lives east of town when she goes out late at night the sky is different when she looks towards Kanab and there is already a difference looking east and west.

Out of public hearing.

A motion was made by Joan Thacher and 2nd by Marty Ott to recommend to City Council approval of Ordinance 12-2-4 Proposed Outdoor Lighting Ordinance including the amended changes as proposed by Rich Csenge which include the change to section 3.C adding number 1 and 2, also to section 4.E adding "no more than" and section 6.C removing words related to "structures".

Breck Judd voted nay, Chris Heaton voted nay, Mary Ott voted aye, Arlon Chamberlain voted aye, Joan Thacher voted aye.

Motion passed.

Brent Chamberlain explained that this will be at City Council in May and if anyone has an opinion on this they need to be at the City Council Meeting.

Staff Report: Nothing

Commission Member Report: None.

Council Member Liaison Report: None.

Chris Heaton adjourned.

Chairperson

Date