

**Kanab City Planning Commission**

**Kane County Commission Chambers**

**November 15, 2016**

**6:38 PM**

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

**Not in Attendance:** Commission Member Curtis Cutler and City Planner Bob Nicholson.

**Approval of Minutes:** Melvin Watson made a motion to approve the minutes from October 18, 2016 and November 2, 2016 with the amended changes. Mike Downward 2<sup>nd</sup> the motion. Motion passed.

**Public Comment Period:** None

**Discussion and Review of Information from the Public Forum on Short Term Rental, November 2, 2016:** The Commission discussed and reviewed the comments from the public that were received during the Public Forum.

**Public Hearing Continuation on a proposed amendment to Kanab City Land Use Ordinance Chapter 4 dealing with Short Term Residential Rental Property, also referred to as Vacation Rental Property:** Melvin Watson made a motion to go into Public Hearing. Marty Ott 2<sup>nd</sup> the motion.

Celeste Meyeres demonstrated why she thinks the regulation in the proposed ordinance of only having a non-owner occupied short term rental property every 300 feet is too much and unfair.

Mike Downward made a motion to go out of Public Hearing. Arlon Chamberlain 2<sup>nd</sup> the motion. Motion passed.

The Commission then went through every point on the proposed ordinance and discussed whether or not they approved each one or not. Jeff Stott planned on tweaking the proposed ordinance and bringing it to the next meeting for approval. The public hearing will be continued at the next meeting.

**Public Hearing to discuss and recommend revisions to the Kanab City Land Use Ordinance Chapter 1-6 [definition of Bed and Breakfast] and Chapter 4-22 [temporary lodging] Section 2 [Bed and Breakfast Inn] redefining whether or not to require providing breakfast for overnight guests:** Melvin Watson made a motion to go into Public Hearing. Stuart Allan 2<sup>nd</sup> the motion.

Celest Meyeres stated that she thought serving breakfast or having breakfast available to guests should be optional and at the owner's discretion. Mrs. Meyeres explained many points as to why it should be optional like the cost of providing food and having to worry about people's allergies and so forth.

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

The general consensus of the Planning Commission was to change the ordinance to say the owner “may” serve breakfast and they went over the definition of Bed and Breakfast. The Public Hearing would be continued next meeting.

**Staff Report:** None

**Commission Member Report:** None

**Council Member Liaison Report:** None

Stuart Allan made a motion to adjourn.

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Chairperson

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Date