

**KANAB CITY COUNCIL MEETING  
DECEMBER 13, 2016  
KANE COUNTY COMMISSION CHAMBERS**

**PRESENT:** Mayor Robert D. Houston, Council Members Byard Kershaw, Michael East, Jeff Yates, Brent Chamberlain and Joe B. Wright, City Recorder Joe Decker, Attorney Jeff Stott and Treasurer RaeLene Johnson.

**WORK MEETING:** Joe Decker reported on the progress of the Jacob Hamblin Park addition. He said that the block wall is almost finished. He is meeting with Sterling Gardner with the Gardner Foundation tomorrow. The new city offices are moving right along. The sheetrock was finished today. It is still on track to be finished the first or second week in January. Council Member Wright expressed concern about the erosion of the skate park and pump track. Mr. Decker said the finish work for the skate park will be started after the completion of the wall at the city park. The City is featured in the magazine Concrete Wave this month about our skate park and pump track combination. Landscaping for the skate park will be a challenge. Mayor Houston said that the City received \$40,000 from the Mormon Heritage Foundation for the park area. Council Member East updated the Council on the progress of the baseball fields at the Rancho Park. Mayor Houston said that South Central is partnering with Amazon, so if anyone who uses Amazon goes through South Central the City will get a rebate.

Mayor Houston opened the regularly scheduled meeting and roll call was taken. Prayer was offered by Council Member Wright and the pledge was led by Council Member Chamberlain.

**APPROVAL OF AGENDA:** A motion was made by Council Member Wright and 2<sup>nd</sup> by Council Member Chamberlain to approve the agenda for the December 13, 2016 meeting. Motion passed unanimously.

**APPROVAL OF MINUTES:** A motion was made by Council Member Yates and 2<sup>nd</sup> by Council Member Wright to approve the minutes of the November 22<sup>nd</sup> meeting. Motion passed unanimously.

**APPROVAL OF ACCOUNTS PAYABLE VOUCHERS:** A motion was made by Council Member Wright and 2<sup>nd</sup> by Council Member Chamberlain to approve the vouchers and check register dated December 13, 2016 in the amount of \$240,174.92. Motion passed unanimously.

**PUBLIC COMMENT PERIOD:** No comments were received. Mayor stated that the meeting scheduled for December 27<sup>th</sup> will be canceled.

**APPROVAL OF ORDINANCE 12-1-16 O/AN ORDINANCE AMENDING KANAB CITY**

**GENERAL ORDINANCE SECTION 15:** A motion was made by Council Member Wright and 2<sup>nd</sup> by Councilman Chamberlain to approve amending the Kanab City General Ordinance Section 15 as amended with additional formatting being done. Motion passed unanimously by roll call vote.

**ZONE CHANGE:** Steve Monk applied for a zone change from RR1 ((Rural Residential one Acre) to R1-20 (Single Family Residential 20,000 square foot) at 540 West Powell. He is planning on splitting the lot, but that would cause non-conforming lots for an RR1. This zone change is consistent with the future zoning map and master plan. The Planning Commission and Staff recommended approval. A motion was made by Council Member Chamberlain and 2<sup>nd</sup> by Council Member Yates to approve the zone change for parcel 34-46 located at 540 West Powell Drive from RR1 to R1-20. Motion passed unanimously by roll call vote.

**ORDINANCE 12-2-O/AN ORDINANCE AMENDING KANAB CITY LAND USE**

**ORDINANCE CHAPTER 17 SETBACK REGULATIONS:** A motion was made by Council Member Chamberlain and 2<sup>nd</sup> by Council Member Yates to approve Ordinance 12-2-16 O amending the Land Use Ordinance Chapter 17 Setback Regulations. Motion passed unanimously by roll call vote. This Ordinance will change the setback requirements on any accessory building used for the purpose of human habitation must be located at least 10 feet from the main building except when attached, and have a rear yard and side yard setback of at least 10 feet except on the street side of a corner lot.

**DISCUSS PROPOSED ORDINANCE CHANGES PERTAINING TO SHORT TERM**

**RENTALS.** Mayor Houston said there will be another public hearing on this item at the next meeting, January 10<sup>th</sup>, and then it will be voted on January 24<sup>th</sup>. Council Member Kershaw was concerned with their not being enough long term rentals, but he does agree with the rights of property owners. Council Member East is against the total ordinance. He thinks the only thing needed is to collect TRT. He doesn't feel that there is a problem in Kanab with having these short term rentals. Council Member Yates is against the 300 foot regulation. He also agrees with the rights of property owners to use their property as they see fit. Council Member Chamberlain said that the Planning Commission has worked hard on this Ordinance. They have checked with other cities to see what problems they are having. He feels we need to protect our R-1 Residential zone. The rights of property owners need to be protected, but that includes all residents. There needs to be a middle ground. The City should plan for the future need even though there isn't a problem at the present time. Council Member Wright feels the City needs to require a business license and collect sales tax. He also approves of the rights of property owners. Mayor Houston said that in 2011 the City received 76% more TRT. People are making Kanab a destination recreation place. He said he is against the 300 foot rule, but he feels it is important to get something established. He thinks it could all be handled through zoning. He

would like written comments sent before the public hearing in January. Attorney Stott reviewed the draft ordinance. He felt strongly about not wanting someone to turn their home into a motel.

The following girls were introduced as Girl State candidates: Whitney Cornell, Jaycie Banks and Emily Bishoff.

A motion to adjourn was made by Council Member Wright and 2<sup>nd</sup> by Council Member Yates. Motion passed unanimously.

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MAYOR ROBERT D. HOUSTON

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RECORDER JOE DECKER