

KANAB CITY COUNCIL MEETING
JANUARY 24, 2017
KANE COUNTY COMMISSION CHAMBERS

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

WORK MEETING: Jay Meacham and Travis Anderson, Land Surveyor, from Civil Science reviewed the Drainage Conditions at Tom's Canyon, Squaw Trail and 200 West Street. Mr. Meacham said that the sediment that has settled in the bottom of Tom's Canyon basin is six or seven feet. They have talked with Dam Safety. They said it can be removed if we stay approximately 20 or 30 feet away from the embankment. After the improvements are completed they will be submitted to Dam Safety. Mr. Meacham showed a power point about the outlet modifications and their recommendations. They suggested continuing working with Dam Safety on making modification and keeping them updated. Increase the storage volume and maintain the basin volume. Excavate and maintain conveyance in Town Wash. On the Squaw Trail Basin the limitation control of that basin is a 10-year event. The 12-inch outlet pipe restricts the flow. He recommended increasing the basin storage volume and replace the 12-inch pipe with a 24-inch pipe and construct an outlet structure rather than use the standpipe. A concrete spillway is also needed. On 200 North Storm Drain the recommendations are to use solid lids and bolt them down and develop a standard operating procedure (SOP) to inspect and clean out the system. Up size and increase the system's capacity. Increasing the capacity in the basins would help the flow down the system. There is a portion of the pipe that needs to be replaced. The City needs a Storm Drain Master Plan. Mr. Decker suggested starting with the construction of a new outlet for the detention basin in Tom's Canyon to help slow the water down. The Council thanked them for their ideas and presentation.

Prayer was offered by Pastor Doug Hounshell and the pledge was led by Council Member East.

Mayor Pro Tem called the regularly scheduled meeting to order and roll call was taken.

APPROVAL OF AGENDA: A motion was made by Council Member Wright and 2nd by Council Member Yates to approve the agenda of the January 24th meeting. Motion passed unanimously.

APPROVAL OF MINUTES: A motion was made by Council Member East and 2nd by Council Member Wright to approve the minutes of January 10th. Motion passed unanimously.

APPROVAL OF ACCOUNTS PAYABLE VOUCHERS: A motion was made to approve the vouchers and check register dated January 24th in the amount of \$65,047.83. Motion 2nd by Council Member East. Motion passed unanimously.

PUBLIC COMMENT PERIOD: No comments.

DISCUSS AND VOTE ON POSSIBLE STORM DRAIN SYSTEM IMPROVEMENTS:

Council Member Wright made a motion to authorize staff to spend up to \$30,000 from the Capital Improvement Fund for storm drain system improvements at Tom's Canyon Basin and engineering at Squaw Trail. Motion 2nd by Council Member Yates. Motion passed unanimously.

DISCUSS AND VOTE ON POSSIBLE PURCHASE OF CAT 323 F TRACK HOE: Mr.

Decker informed the Council that the City has been leasing this Cat 323 Track Hoe. Cat suggested the City purchase this track hoe instead of paying \$5,000 a month for its use. A motion was made by Council Member Kershaw and 2nd by Council Member Yates to authorize the purchase of the Cat 323 Track Hoe in the amount of \$217,160.00 which included the cost of the thumb and shop labor. Motion passed unanimously.

PUBLIC HEARING TO DISCUSS AND VOTE ON REVISIONS AND AMENDMENTS TO THE KANAB CITY LAND USE ORDINANCE CHAPTER 1 AND CHAPTER 4 (TERMS AND DEFINITIONS REGARDING TEMPORARY LODGING, WHICH INCLUDE, BUT NOT LIMITED TO BED AND BREAKFAST INN, HOTEL, MOTEL, LODGING HOUSE AND EXTENDED STAY ESTABLISHMENTS:

A motion was made by Council Member Wright and 2nd by Council Member Kershaw to go in and out of Public Hearing at the discretion of the Mayor Pro-Tem. Motion passed unanimously. Mr. Lynn Riggs addressed the Council. He said he has two homes that he uses for vacation rentals. He said the customers are courteous. It has worked out quite well for him. He said he does go to the extreme to screen potential customers. He said it is an asset to the community. Jeff Frey said he had talked with Mike Reynolds, Land Use Coordinator, about this ordinance. He suggested short-term rentals be allowed on a percentage based on the number of homes.

ORDINANCE 1-1-17 O/AN ORDINANCE AMENDING THE LAND USE ORDINANCE CONCERNING CHAPTER 4 (SHORT-TERM RESIDENTIAL RENTAL PROPERTY)AND AMENDING THE GENERAL ORDINANCES CHAPTER 9 (SHORT-TERM RENTAL PROPERTY):

The Council each discussed their concerns on the ordinance. Mayor Pro Tem Chamberlain told the Council Mayor Houston's suggestions on the short-term rental ordinance. He felt it should be sent back to Planning and Zoning. Council Member Kershaw agrees that property rights are important, but long term plans need to also be in place. Council Member East said his position on the ordinance hasn't changed. He wanted to eliminate

#3-viii concerning the 300 feet. He is against it going back to Planning & Zoning. Council Member Yates agreed with everyone else's concerns. Council Member Wright said he was in favor of sending the Ordinance back to Planning and Zoning. He was also in favor of striking 9-11 D. Council Member Chamberlain said he is in favor of limits for number of short term rentals in a neighborhood. He also thinks that out of town owners need to have a property manager. The Council agreed to eliminate 3-vii and viii and 4-b and changing 9-11 D to read all short-term residential rental properties shall designate a property manager that resides within one hour of the property. The local property manager shall be available twenty four hours per day to respond to questions or concerns. A motion was made Council Member Wright and 2nd by Council Member Yates to adopt Ordinance 1-1-17 O amending the Land Use Ordinance concerning short-term residential rental property and amending the General Ordinance Chapter 9 short-term rental property as amended with the understanding that 3-viii will be sent back to Planning & Zoning. Motion passed as follows: Council Members Kershaw, Yates, Wright voting yea and Council Member East voting nay.

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

MAYOR PRO-TEM BRENT CHAMBERLAIN

RECORDER JOE DECKER