

**KANAB CITY COUNCIL MEETING**  
**APRIL 16, 2018**  
**KANAB CITY COUNCIL CHAMBERS**  
**26 NORTH 100 EAST**  
**6PM**

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

Prayer was offered by Councilman Jeff Yates and the pledge was led by Mayor Houston. Mayor Houston called the meeting to order and roll call was taken.

**WORK MEETING:** Discuss Impact Fee Plan with Civil Science.

Cody Howick introduced himself with Tyler Turner and Kelvin Smith from Civil Science. Mr. Howick explained they gave a presentation to the City Council on the Impact Fee reports at the last meeting and have since made a few revisions based on the conversations they had at that meeting.

Mr. Howick explained that Civil Science was hired by the City as the City Engineer and their scope of work is to analyze the existing systems; i.e. water, stormwater, transportation, recreation and public safety to see what the City has, what they will need in the future and how much will it cost. This is done in accordance with the State of Utah Laws on Impact Fee Codes.

Mr. Howick explained that two things were revised from the previous meeting, with one being the water impact fee. They felt like there is an immediate need to move the water tank from the east to the north tanks by the baseball fields. The project priorities changed therefore the impact fee changed as well. Civil Science showed the maximum allowable fee per the State Code that could be charged which is need based. Tyler Turner explained that the tank in the east of town is still needed, but the system volume could use improving and create storage. The second revision was to the cost per square foot of recreation facilities. It was at \$150 per square foot of recreation facilities and after looking at some recent bid tabulations in the area they bumped it up to \$200 per square foot based on what they found.

Mayor Houston explained that on April 24<sup>th</sup>, 2018 there will be a Public Hearing for public comment; May 8<sup>th</sup>, 2018 the City Council will vote on the Impact Fees Plan; May 22<sup>nd</sup>, the City Council will adopt the Impact Fee structure amount and August 8<sup>th</sup>, 2018 collection of Impact Fees will start. Mr. Howick explained that impact fees pay for capital improvements and user rates pay for operations and maintenance of the systems. The Impact Fees have nothing to do with the User Fees, which have no time limit.

Council Member Brent Chamberlain wondered about a couple of ways of approaching the resources for impact fees might be to increase property taxes and also user rates which you could only apply in certain places, wondering what affect future costs might have.

Mr. Howick explained impact fees are only used for improvements related to growth and that are identified in the plans and user rights can be used for everything else.

Council Member Joe B. Wright wondered if it was true that they need to go over the Impact Fee plan six years from now and questioned why they were planning for ten-year projects.

Mr. Howick explained that it is good to look at what is coming down the line in a ten-year period but to keep in mind you have to use the Impact Fees in a six-year period.

Council Member Brent Chamberlain wondered why some of the existing water systems were 0% eligible for impact fees. Mr. Howick explained that the current deficiencies are zero percent impact fee eligible. Council Member Michael East expressed that there are deficiencies now and if there is future growth the deficiencies now will be greater if nothing is done, the incremental deficiency would be impact fee eligible.

The Council continued to discuss the packet from Civil Science that was handed out.

A motion was made by Council Member Jeff Yates and 2<sup>nd</sup> by Council Member Brent Chamberlain to adjourn.

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Mayor Robert D. Houston

Recorder Joe Decker