

KANAB CITY COUNCIL MEETING
JULY 25, 2017
KANE COUNTY COUNCIL CHAMBERS

PRESENT: Mayor Robert Houston, Council Members Byard Kershaw, Michael East, Jeff Yates, Brent Chamberlain and Joe B. Wright, Attorney Jeff Stott, Land Use Coordinator, Michael Reynolds, and Treasurer RaeLene Johnson. Recorder Joe Decker was excused.

Prayer was offered by Joe B. Wright and the pledge was led by Michael East. Mayor Houston called the meeting to order and roll call was taken.

APPROVAL OF AGENDA: A motion was made by Council Member Wright and 2nd by Council Member Chamberlain to approve the agenda for July 25th. Motion passed unanimously.

APPROVAL OF MINUTES: A motion was made by Council Member Yates and 2nd by Council Member Wright to approve the minutes of July 11, 2017. Motion passed unanimously.

APPROVAL OF ACCOUNTS PAYABLE VOUCHERS: A motion was made by Council Member Wright and 2nd by Council Member Yates to approve the accounts payable vouchers and check register for July 25, 2017 in the amount of \$127,718.33. Motion passed unanimously.

Mayor welcomed Nathan Jantz, a scout working on his Citenship in the Community merit badge.

PUBLIC COMMENT PERIOD: Jody Peterson addressed the Council on the smell coming from the sewer lagoons. She said it is getting worse. Mayor Houston said they are working on a solution with Civil Science. The City is aware of the problem. Natalie Button representing 1100 South Street residents, who were present, asked that 1100 South remain a P Street (Preliminary Street). She said if a developer wants to divide property on this P Street, the road will need to be brought up to City standards. She asked that the zoning remain as it is RA (two acres or more). Council felt the P Street will remain a P street, but it needs to be better defined. Gwen Brown addressed the Council. She asked the Council why they were considering changing the P Street. She said there is a lot of confusion.

RELEASE OF RESTRICTIVE COVENANT FOR LOTS 1930 AND 1931 IN KANAB CREEK RANCHOS

UNIT #4: The attorney for the property owner asked to have this tabled. A motion was made by Council Member Wright and 2nd by Council Member Chamberlain to table this item until the next meeting. Motion passed unanimously.

ORDINANCE 7-1-17 O/AN ORDINANCE AMENDING THE LAND USE ORDINANCE: Mike Reynolds, Land Use Coordinator, explained two-family dwellings allowed per property. This ordinance is just clarifying that the maximum is two units in a single family residential zone. Council Member Chamberlain recommended revisiting this and making it a zoning decision. The ordinance doesn't define low-density zones very clearly. He felt this issue should be regulated by zones and not just terms allowed across the board. He felt there should be single family residential and multi-family residential zones. There are other communities that have R zones for residential, R1 single family and R2 two family. He would like it sent back to Planning and Zoning and have them come back with a recommendation that is more comprehensive on duplexes and etc by zones. Council Member East would like the Council to give Planning and Zoning some guidance on what the Council wants. Mayor agrees that the ordinance needs to be fixed all at once instead of wasting time fixing one or two things. Mayor Houston asked that staff, define guest houses, duplexes and etc. Otherwise we will just be going in circles. The Council didn't think it was meant to allow 3 units on one piece of property. Council Member Wright made a motion to amend Ordinance 7-1-17 O an Ordinance amending the Land Use Ordinance Chapter 4-H, Chapter 16-, Chapter 17-2, and Chapter 19-2 to add the footnotes into the sentence in (modify regulations). Council Member Wright withdrew his motion. No action was taken.

MINOR DAYTIME CURFEW: Mr. Jeff Stott explained that the State Legislature has changed the law on truancy. Truancy needs to be handled in the schools. This curfew would make it unlawful for any parent, guardian, teacher, or other person having legal care and custody of any minor to permit or allow minors to loiter in any public place when they should be in school. Parents will be cited if they knowingly let their children miss school for anything other than is listed in the policy. It will be a Class C misdemeanor. Council Member East was concerned with parents of truant children being able to afford the fines. He also felt it is up to the parents to get their children to school. It was determined that the Council meet with the school representatives and the police and other who would be involved in this at the next work meeting.

PRELIMINARY STREET (P-STREET) IN THE TRANSPORTATION MASTER PLAN: Jeff Stott addressed the Council. He said in the Transportation Master Plan it says in Section A11-2 #7 that any further subdividing of parcels to less than two acre lots will require the P-Street to be brought up to a standard that will meet the street design for the new development and meet the minimum requirements of the Kanab City Transportation Master Plan. A P-Street was a way to allow building in rural areas. It was noted that the residents on 1100 South had paid and gave up some of their property to allow the P-Street to be installed. It was noted that this

issue of allowing the splitting of the lot should be a zoning issue. Council Member East felt that since the property owners gave up property and paid to have the road put in; the City should go along with them and keep it 2 acres. No action was taken.

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

MAYOR ROBERT D. HOUSTON