

Kanab City Council Meeting
January 23, 2018
Kanab City Council Chambers
26 North 100 East

Work Meeting: Mayor Houston introduced Cody Howick and Travis Sanders from Civil Science. They have been helping the City with the Impact Fee Study and have been formalizing information with that to have a public meeting to present the information. They have also been working on a safe route, curb, gutter and sidewalk from the hospital to the school.

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

Prayer was offered by Council Member Chamberlain and the pledge was led by Council Member Yates. Mayor Houston 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 Chamberlain to approve the agenda for January 23, 2018. Motion passed.

Approval of Minutes: A motion as made by Council Member Yates and 2nd by Council Member Kershaw to approve the minutes of January 9, 2018. Motion passed.

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 dated January 23, 2018 in the amount of \$44,207.68. Motion passed.

Public Comment: Jerry Burgosh explained he came to visit Kanab, is interested in moving here and is real impressed with Kanab and the good people he has met.

Georgiana Romero introduced herself and explained she is here to address any questions there might be about her lot line adjustment which is later, on the agenda.

Gary Mudrow wanted to address the Council and explained that he knows the Council is aware of the need for housing and he is in favor of creating more duplex lots in the Kanab Zones. Mr. Mudrow was also in favor of the Colson land split.

Celeste Meyeres talked about instead of having single family residential and multi-family zone, maybe there should just be a residential zone and then sections within that. Mrs. Meyeres is in favor of integrating, in a diverse way, multi-family and single family dwellings.

Appoint Bradley Heap to Library Board: Council member Wright explained that Mr. Heap has been very supportive of the library and would like to be more involved. A motion was made by

Council Member Wright and 2nd by Council Member Kershaw to confirm the Mayor's appointment of Bradley Heap to the Library Board with a term ending December 31, 2020. Motion passed.

Discuss – Vote on Ordinance 1-1-18 O “An Ordinance amending Kanab City General Ordinance Section 15 (Heritage Board): Joe Decker explained that Emily Bentley, the Heritage House director has started considering opportunities for grants to help with various projects at the Heritage House. The State governs the CLG grant and to be eligible for the grant they have added to the ordinance for approval. Mr. Decker explained that this does cover the Heritage Museum and the Heritage House. A motion was made by Council Member Yates and 2nd by Council Member Chamberlain to adopt ordinance 1-1-18 O. A roll call vote was taken with Jeff Yates voting aye, Brent Chamberlain aye, Byard Kershaw aye, Joe B. Wright nay. Motion passed.

Discuss – Vote on Minor Subdivision for Scott Colson, Parcel K-17-5A ANNEX, approximate area 225 West 650 South into two equal lots of .31 acres: Council Member Chamberlain explained that the Planning Commission reviewed this lot subdivision and didn't find any issues with it. The map says 600 South and it is 650 South. During the issuance of the building permit, they would have to bring the curb, gutter and sidewalk to the end of the properties and then bring the road into the curb, gutter and sidewalk also. A motion was made by Council Member Chamberlain and 2nd by Council Member Wright to approve the Minor Subdivision for Parcel K-17-5A-ANNEX, approximate area 225 West 650 South into two equal lots. Motion passed.

Public Hearing to Discuss and Take Action on a Plat Amendment to the Mesa Hills Subdivision for a Lot Line Adjustment combining lots K-193-31 & K-193-32 making the two lots a single lot: A motion was made by Council Member Wright and 2nd by Council Member Chamberlain to go in and out of Public Hearing at the discretion of the Mayor. Motion passed. Gary Mudrow explained that he is an adjacent property owner and thinks that this Plat Amendment will be an improvement to the area and would also like to come in later and do the same. Charlie Saba explained that they should include the actual address in the motions. Joe Decker explained that new parcel numbers are on the Plat Map.
Out of Public Hearing

A motion was made by Council Member Chamberlain and 2nd by Council Member Yates to approve the plat amendment to the Mesa Hills Subdivision for a Lot Line Adjustment combining lots K-193-31 & K-193-32 making the two lots a single lot with the findings that there is good cause for the amendment and neither the public nor a person will be materially harmed. Motion passed by roll call vote.

Discuss Two Family Dwelling Ordinance: Mayor Houston explained that staff put conditions on the lot and lot sizes that can be used for two family dwellings. If you are in a single-family area and you meet conditions then you will be given a permit. Mayor Houston explained that the issues needed to be discussed are if the change made by staff is what is needed and do they want to change the name of the zone so that it isn't confusing.

Brent Chamberlain explained that he preferred the recommendation that Bob Nicholson the City Planner had created and call the zones low density residential or multi-family residential zones. It is misleading to call it single family and turn around and let duplexes be built there. Mr. Chamberlain would like more feedback from people on the proposal but it does meet most of what he wanted to see.

Joe B. Wright thinks they should just call them residential zones and get away from the one or two family. Most of the area is zoned R-1-8 but the minimum R-1-8 would not allow any duplexes because of the frontage and lot size. As for parking, Mr. Wright isn't sure that they should require a garage.

Byard Kershaw agreed with Joe B. Wright on the garage issue. Mr. Kershaw also wondered about septic versus sewer systems because they're trying to not overload the septic system. He wasn't opposed to two parking spots.

Joe B. Wright wondered about what they are requiring as far as two connections for water and sewer. Joe Decker explained that the duplexes that have been put in have asked for two separate water meters. Staff wise he recommended having two connections for each duplex.

Celeste Meyeres questioned if there was a way to make it more flexible for example either hooked up to City water and sewer or adequate leech fields. Mrs. Meyeres doesn't think it would be fair to put regulations on her neighbors just because they came after her.

City Attorney Jeff Stott explained three issues he found, he worried about having to define what symmetrical means should say side by side units instead. Another issue was to get rid of #4 which requires staff to look at the CC&Rs every time, could become a burden. The third issue Mr. Stott had was at the end of #9 to add, in accordance with chapter 9.

Joe B. Wright suggested in #7 recommend each two-family dwelling should have four off street parking spaces, two per unit. Strike the fully enclosed garage part. Mr. Wright also recommended that the new title of Chapter 17 be Residential Zones and get rid of the R-1.

Gary Mudrow brought up the fact that there isn't a requirement for any other house in Kanab for landscaping, shouldn't have to be a requirement to receive the certificate of occupancy. A bond has to be posted that the landscaping will be done in six months in order to receive the certificate of occupancy.

Mayor Houston explained that these recommendations will be considered at the next City Council Meeting.

A motion was made Council Member Jeff Yates to adjourn.

Recorder

Date

Mayor

Date