

**KANAB CITY COUNCIL MEETING**  
**APRIL 11, 2017**  
**KANAB CITY COMMISSION CHAMBERS**

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

**WORK MEETING:** Mr. Decker reviewed the 2017-2018 budgets with the Council. He said he had met with all of the individual department heads to review their budgets. This is the first look at the budget for the Fiscal Year 2017/2018. Revenues and expenditures and the enterprise fund were reviewed. There was a new line in the Recreation Fund for sport fees because the City has taken over baseball, basketball and football and etc.

Prayer was offered by Council Member Wright and pledge was led by Council Member Yates. Mayor Houston called the meeting to order and roll call was taken. Council Member Chamberlain was excused.

**APPROVAL OF AGENDA:** A motion was made by Council Member Wright and 2<sup>nd</sup> by Council Member Yates to approve the agenda of April 11. Motion passed unanimously. Council Member Chamberlain absent.

**APPROVAL OF MINUTES:** A motion was made by Council Member Yates and 2<sup>nd</sup> by Council Member Kershaw to approve the minutes of March 28. Motion passed unanimously. Council Member Chamberlain absent.

**APPROVAL OF ACCOUNTS PAYABLE:** A motion was made by Council Member Wright and 2<sup>nd</sup> by Council Member Yates to approve the accounts payable vouchers and check register dated April 11th in the amount of \$395,391.21. Motion passed unanimously. Council Member Chamberlain absent.

**PUBLIC COMMENT PERIOD:** Mr. Monte Greenbank addressed the Council. He stated that (Run to Red Rock) would not be having a car show this year. He would like to try and hold a (Show & Shine). People with old restored vehicles will come from 6:30-9:00 p.m. one Saturday a month. He would like to have Center Street on the north side of the stop light closed during this time. Council Member East was concerned with closing the street on Saturday. Police Chief Cram said he doesn't see a problem with it since there won't be any businesses opened along that street at that time.

**APPOINTMENT TO PLANNING COMMISSION:** Mayor Houston recommended appointing Celeste Meyeres to serve on the Planning Commission since the resigning of Stuart Allan. A motion was made by Council Member Wright and 2<sup>nd</sup> by Council Member East to appoint Celeste Meyeres to serve on the Planning Commission with a term ending 12/31/2020. Motion passed unanimously. Council Member Chamberlain absent.

**ARBOR DAY PROCLAMATION:** Mayor Houston read the Arbor Day Proclamation urging citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands and to plant trees for future generations. Trees can reduce the erosion of topsoil, cut heating and cooling costs, clean the air, and produce oxygen. Trees increase property values and beautify our community. They also provide wood for homes, fuel for fires and countless other wood products. Mayor Houston proclaimed April 21, 2017 as Arbor Day. Council Member Kershaw said that he had attended the arborists meeting in St. George. He advised that the City's arborist attend the meeting next year.

**REQUEST TO ALLOW EXCEPTION ON THE NEW RESIDENCE OF JOSEPH D. ROBINSON & LISA L. LADD:** Mr. Mike Reynolds explained that Joseph D. Robinson and Lisa Ladd wanted to have their back yard face the street, so their front yard could face the mountain. The house will be set back almost 120 feet. Mr. Reynolds doesn't think it would distract from the neighbors. The site plan has been reviewed by Bob Nicholson and Mr. Reynolds. It meets all code and ordinance requirements with the exception of the facing of the front portion of their home. Council Member East was concerned with the address. Council Member Wright also felt that the addressing would be a public safety issue. Mr. Reynolds assured them that the address would be visible from 300 East Street. The barn that is currently on the property will be removed. A motion was made by Council Member Kershaw and 2<sup>nd</sup> by Council Member Yates to allow exception on the residence of Joseph D. Robinson & Lisa L. Ladd located at 42 South 300 East not to require the building front to face the public street as required in the Land Use Ordinance Chapter 4-26 D. 1 except as provided. Motion passed as follows by roll call vote: Council Members Kershaw, Yates, and East voting yea and Council Member Wright voting nay.

**PLAT APPROVAL FOR CREEKSIDE SUBDIVISION:** Mr. Mike Reynolds explained to the Council the history of the Creekside Subdivision located east of Kanab Creek Ranchos. He said in 2007 the preliminary plat had been approved by the Planning Commission and fees paid. The drainage, sewer and water were put in, but the final plat was never filed by Dennett Brothers. The subdivision is 39.95 acres; consisting of 77 lots. Mr. Bret Dennett is trying to start the subdivision again. He has adjusted the plan from his original plan. He would like to do the project in two phases. The first phase will consist of six lots. The Planning Commission recommended the approval of the preliminary plat if the changes to the original plan have a new drainage study that is submitted. The system needs to be checked for proper functioning and erosion control and drainage for the entire project. Also, a 10% warranty bond will be required on the complete system that is being accepted by the City for 1 year including utilities and public improvements. Staff also recommended an erosion hazards study be prepared by certified personnel and presented with a plan at the time of final plat for lots adjacent to the creek bank. The Subdivision will have stick build homes. Mr. Decker recommended tele-communication utility be included in utilities. Mr. Bret Dennett addressed the Council. He said Civil Science was their engineers. They made corrections on the kind of pipe used to make maintenance easier for the City. He explained what his plans were during the first phase. He said the improvements they had previously put in are still working properly except for a little erosion with the pavement. A motion was made by Council Member Wright and 2<sup>nd</sup> by Council Member Yates to approve the preliminary plat for Creekside Subdivision located east of Kanab Creek Ranchos Subdivision at the east end of West Willow Dr. and West Vance Dr between Escalante and Kanab Creek Dr., and zoned R-1-8 with conditions recommended by the Planning Commission and Staff. Motion passed unanimously by roll call vote. Council Member Chamberlain absent.

**FEES ASSOCIATED WITH THE PRELIMINARY PLAT FOR CREEKSIDE SUBDIVISION:**

Mr. Dennett was requesting a refund of fees paid for the preliminary plat because of the fees he had already paid in 2007. He also said that the City has been using his sewer line for over eight years. Mr. Reynolds said that he had reduced the cost of each lot from \$85 to \$40 which is over a \$3,000 savings. Council agreed that they were incurring costs again at the new request and that is what the fees are designed to do. No action was taken.

**ORDINANCE 4-1-17 O/AMENDING THE LAND USE ORDINANCE:** Mr. Reynolds told the Council that in March 2017 the Planning Commission held a public hearing to discuss revision to the Land Use Ordinance to allow two-family dwellings in Chapter 16 and Chapter 19. Staff could not identify any reason not to include this same provision to all single family residential zones. There is also no definition for a duplex anywhere in the ordinances. A motion was made by Council Member East and 2<sup>nd</sup> by Council Member Kershaw to adopt Ordinance 4-1-17 O amending the Land use Ordinance concerning Chapter 16 Section 2, Chapter 17 Section 2 and Chapter 19 Section 2 to include two family dwellings. Motion passed unanimously by roll call vote. Council Member Chamberlain absent.

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

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MAYOR    ROBERT D. HOUSTON

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RECORDER    JOE DECKER