

Kanab City Council Meeting
January 12, 2021
City Council Chambers
26 North 100 East Kanab, UT
6:30PM

Work Meeting: Joe Decker presented the employee of the month for January to Officer Bret Smith. Officer Bret Smith has worked for the Kanab City Police Department for nearly two years. Officer Smith takes great pride in our community and helping to make it a safe and special place to live. Recently, Officer Smith received a report of a hit and run accident involving a City fire hydrant. The cost to replace a single hydrant is approximately \$5000. Officer Smith gathered up small pieces of plastic from the suspect vehicle and located a number on the parts. At the suggestion of the Chief, Officer Smith visited each auto body shop in the area and was able to come up with a vehicle make and model. While patrolling the City, Officer Smith located a damaged vehicle matching the description and was able to get a confession from the suspected driver. The driver was charged with the violation and the City will be able to make a claim against the driver's insurance. Officer Smith is a great employee that works hard and deserves to be recognized as Kanab City's employee of the month.

Thank you, Officer Smith, for going above and beyond for Kanab City!

Jeff Yates offered the prayer and the pledge was led by Celeste Meyeres. Mayor Houston called the meeting to order and roll call was taken.

In Attendance: Mayor Robert Houston, Council Members Arlon Chamberlain, Celeste Meyeres, Jeff Yates and Byard Kershaw, Recorder Joe Decker, Attorney Jeff Stott and Treasurer Katherine Ohlwiler. Council Member Michael East excused.

Approval of Agenda: A motion was made by Celeste Meyeres and 2nd by Jeff Yates to approve the January 12, 2021 meeting agenda. Motion passed.

Approval of Minutes: A motion was made by Jeff Yates and 2nd by Byard Kershaw to approve the meeting minutes from December 22, 2020 and January 5, 2021. Motion passed.

Approval of Accounts Payable Vouchers and Check Registers: A motion was made by Byard Kershaw and 2nd by Jeff Yates to approve the accounts payable vouchers and check registers dated December 15, 2020 in the amount of \$102,324.26, December 22, 2020 in the amount of \$132,952.28, December 29, 2020 in the amount of \$1,149,258.13, January 5, 2021 in the amount of \$54,937.67 and January 12, 2021 in the amount of \$44,630.86. Motion passed.

Public Comment: Mary Beth Kuntz thanked people for attending the meeting and the citizen participation. Thanked the Mayor for his presentation at the Chamber meeting that day. She also wanted to acknowledge the Houston food delivery on December 21st. She knows she is not from here and comes from a large City and knows that would not happen there. Mrs. Kuntz also asked about the roads in Cedar Heights and when they will be repaired? Joe Decker explained that it has to be a certain temperature for the asphalt to be poured and that they are trying to complete them all by mid to end March.

Discuss – Vote on Zone Change for parcel K-229-2, 1240 East Chinle Drive from RA to RR-1. Applicant Trevor and Jennifer Stewart: Arlon Chamberlain explained this zone change went through Planning Commission and the applicants want to make one acre lots out of their property. The Planning Commission expressed that it meets requirements and they are going to develop eight acres.

A motion was made by Arlon Chamberlain and 2nd by Celeste Meyeres to approve the Zone Change for parcel K-229-2, 1240 East Chinle Drive from RA to RR-1. Motion passed.

Discuss – Vote on Zone Change for parcel K-134-719, 2221 South Powell Drive from M-1 to RR-1. Applicant Josh and Shayla Johnson: Arlon Chamberlain explained they want to change the zone from light manufacturing to RR-1, which is the same designation as those other properties around it. This property is north of the sewer lagoons in the Ranchos and is between Powell Drive and Hopi Drive. Mayor expressed his concerns as this is close to the sewer lagoons and no matter what there will be a smell at certain times of the year. Celeste Meyeres declared that she is a close neighbor of this property and wanted to disclose that and to say that it wouldn't be a conflict of interest.

A motion was made by Arlon Chamberlain and 2nd by Celeste Meyeres to approve the Zone Change for parcel K-134-719, 2221 South Powell Drive from M-1 to RR-1. Motion passed.

Public Hearing to Discuss a Plat Amendment to the Kanab Creek Ranchos Subdivision – Unit 7 allowing a lot split creating four [4] individual lots on Parcel K-134-719 located in the approximate area of 2253 South Powell Drive in Kanab, Utah: A motion was made by Jeff Yates and 2nd by Byard Kershaw to go in and out of Public Hearing at the Mayor's discretion. Motion passed.

Arlon Chamberlain explained that Planning Commission didn't have the Public Hearing for this as it is held in City Council. The approximate size of the lots would be 1.31 acres divided out of the 5.24-acre parcel. Josh Johnson explained this lot split is between him and his brother-in-law to each build a house on each split lot. Another would be for another family member and then the third one would be sold. The sewer lot smell doesn't bother them. Mayor explained some of the impact fee money will be dedicated to those sewer lagoons.
Out of Public Hearing.

Discuss – Vote on Plat Amendment to Kanab Creek Ranchos unit 7 lot 719, Parcel K-134-719, 2253 South Powell Drive from one [1] 5.24-acre lot to four [4] 1.31 acre lots. Applicant Josh and Shayla Johnson: Arlon Chamberlain explained the only thing he would add to this is that the sewer does run down Hopi Drive which is west of the lots and there are sewer easements through the lots.

A motion was made by Arlon Chamberlain and 2nd by Celeste Meyeres to approve the plat amendment to the Kanab Creek Ranchos unit 7 lot 719, Parcel K-134-719, 2253 South Powell Drive. With the findings that this plat amendment will neither impair or harm the neighbors and that there is good cause for this amendment. Motion passed.

Discuss – Vote on Minor Subdivision for Sand Hollar Ridge, Location 1100 South and Terrel Lane: Arlon Chamberlain explained this is the Terrel family dividing their property. The

parcel at the south end needed the current access readjusted. Planning Commission decided it looks good and Mike Reynolds explained the recommended conditions. The road access easement on the lower lot was fixed to make it easier to access. All the lots face a dedicated street. There was some discussion as to whether the street is the Terrel family's or Kanab City's. The question to the Council was whether the City wanted to pave that street or whether the Terrel family was supposed to pave it. It was explained that it is not the Terrel family's responsibility to pave that street. Another condition was the cul-de-sac on that road having to do with emergency equipment access. Kathy Terrel explained the agreement that was signed before explained the road was supposed to be dedicated to the City. The agreement was with the County and the interpretation was leading to believe the City or the County was responsible for paving the road. Mike Stewart with Iron Rock Engineering explained the road dedication plat for the lower parcel and covered a couple stipulations with that.

A motion was made by Arlon Chamberlain and 2nd by Celeste Meyeres to approve the Minor Subdivision Sand Hollar Ridge, located at 1100 South and Terrel Lane with the conditions: 1. Paving the road for Terrel Drive will not be incurred by the Terrel Family. It will be resolved by the City or the County. 2. There will be a hammerhead or a cul-de-sac put in for emergency vehicles. 3. Redesigning access to lot five has been taken care of and also that the City will waive having to pave that road until it is needed. Also, the drainage in lot five will stay as is until further development. With the finding that it adheres to the subdivision ordinance. Motion passed.

A motion was made by Jeff Yates and 2nd by Byard Kershaw to adjourn the meeting. Motion passed.

Mayor

Recorder