

Kanab City Council Meeting
March 22, 2022
City Council Chambers
26 North 100 East
6:30 PM

Work Meeting: Mayor Johnson asked for any reports from the Council. Arlon Chamberlain explained the Planning Commission has been reviewing the General Plan and a recommendation was made as amended which will get circulated to the Council for review. Celeste Meyeres explained the Arts Board and Library Board are hard at work and the library is open for business again. Michael East expressed that the Parks and Rec Board had their kickoff meeting and he thinks it will be a wonderful group that will represent parks and recreation very well. Chris Heaton explained the Heritage Board met on the 7th and Mace Glazier was voted in as the chairman, and they will meet monthly. Scott Colson explained they are trying to improve employee retention with Public Works. CEBA will be meeting on the 29th.

The prayer was offered by Mayor Colten Johnson and the pledge was led by Katherine Ohlwiler. Mayor Johnson called the meeting to order and roll call was taken.

In Attendance: Mayor Colten Johnson, Council Members Arlon Chamberlain, Celeste Meyeres, Michael East, Chris Heaton and Scott Colson, Treasurer Katherine Ohlwiler, Recorder Joe Decker and Attorney Kent Burggraaf.

Approval of Minutes: A motion was made by Michael East and 2nd by Chris Heaton to approve the February 22, 2022 meeting minutes. Motion passed unanimously. A motion was made by Michael East and 2nd by Celeste Meyeres to approve the Strategic Planning Session minutes from February 23, 2022. Motion passed unanimously.

Approval of Accounts Payable Vouchers and Check Registers: A motion was made by Celeste Meyeres and 2nd by Arlon Chamberlain to approve the following accounts payable vouchers and check registers: March 1, 2022 in the amount of \$186,483.39; March 8, 2022 in the amount of \$131,581.09; March 15, 2022 in the amount of \$96,527.73; March 21, 2022 in the amount of \$51.28; March 22, 2022 in the amount of \$63,986.19. Motion passed unanimously.

Public Comment: None.

Discuss – Vote on Development Agreement between Kimberly Dansie and Kanab City: Joe Decker explained the variable development agreement which is letting them use city property to put a private drive. The parcel they own is at the base of the K hill and they have been through the Planning Commission and the Variance Officer as their lot doesn't meet the current standard for frontage. This variance allows the property owner to use the city property for a type of private drive. Allows them to develop without frontage needed.

A motion was made by Arlon Chamberlain and 2nd by Michael East to go into an agreement with Kimberly Dansie at 451 East 100 South as written. Motion passed unanimously by roll call vote.

Discuss – Vote on Ordinance 3-1-22 O “An Ordinance amending Kanab City Land Use Ordinance concerning Chapter 6, Maintenance of Parking Lots”: Joe Decker explained the staff report which is as follows: *The attached proposed amendments to the Kanab City code removes the requirement that all commercial parking areas must be hard surfaces. The amendments will allow alternative surfacing for commercial lots or parcels that do not have a retail store front. It will also allow alternative surfacing for employee parking and receiving areas not shared or routinely accessed through customer parking. The alternative surfacing is outlined as certified road base with one of the following: packed gravel, asphalt, concrete or a double chip seal.*

Arlon Chamberlain explained in the Landscaping section under 6-7 A. it is required to have a tree diamond installed every six parking spaces, or with a 6-foot-wide island with a tree at the end of the parking rows. It is a little unrealistic to require that depending on the area of the parking lot.

Tom Avant explained that most of the places they design they usually do every twelve parking spaces with a landscaped island on each end. Six is just too tight. If you had two or more access isles it would be doable.

A motion was made by Celeste Meyeres and 2nd by Michael East to grant the changes to ordinance 3-1-22 O An ordinance concerning Kanab City Land Use Ordinance Chapter 6 Maintenance of Parking Lots as amended with adding twelve parking spaces in Section V Subsection 6-7. Motion passed unanimously by roll call vote.

Discuss – Vote on Ordinance 3-2-22 O “An Ordinance amending Kanab City Land Use Ordinance concerning Chapter 9, Site Plan Review”: Joe Decker explained that this fixes the ambiguity in the Ordinance of triggering a site plan when someone comes in. He went through the proposed changes made by the Planning Commission which included: “A site plan shall be submitted with any application for a conditional use permit or a building permit, if the application is for:

- A new building.
- An alteration or renovation of 50% or more of an existing building.
- A modification to the square footage of an existing building.
- Any change in occupancy use of an existing building.

The site plan shall comply with the requirements of Chapter 9. A building permit shall not be issued unless the accompanying site plan has been approved. Any significant alteration, resulting in 50% change in landscaped areas requires a landscaping plan to be submitted, in accordance with this Chapter, for Planning Commission review and approval. A site plan or landscape plan is not required with applications for single-family dwellings and their accessory buildings.” Section 9-6 is added in explaining the Planning Commission can grant one extension to the site plan or landscaping requirements if the applicant submits an Improvement Completion Assurance.

A motion was made by Michael East and 2nd by Chris Heaton to approve Ordinance 3-2-22 O An Ordinance amending Kanab City Land Use Ordinance concerning chapter nine, site plan review as amended with striking the infrastructure triggered as mentioned. Motion passed unanimously by roll call vote.

Discuss – Vote on Ordinance 3-3-22 O “An Ordinance amending Kanab City Land Use Ordinance concerning Chapter 13, Recreational Vehicle Park”: Joe Decker explained the changes in the ordinance under the Additional Requirements section 13-4:

“...6. All areas within the park which are not roadways or spaces shall be landscaped and maintained with lawns, trees, and/or shrubs to provide privacy and noise containment. 7. Surfacing for roadways shall be certified road base with one of the following: packed gravel; asphalt; concrete; or a double chip seal. 8. All roadways and spaces shall be well maintained and free of standing water, potholes, washboard bumps, ruts, mud, weeds and debris. 9. All entrances and exits shall be hard surface with asphalt or concrete aprons, in accordance with Kanab City Standards, that extends a minimum of fifty (50) feet into the Recreational Vehicle Park. 10. All customer parking for check-in and/or lobby areas shall be hard surface with asphalt or concrete, in accordance with Kanab City Standards. 11. Areas designed for Extended Stay Use shall be shown on the site plan.”

Arlon Chamberlain explains he thought fifty feet was too much and thinks twenty is plenty. This would just be a place to pull in and register for the RV park. The way it is written is to have one on every approach.

A motion was made by Chris Heaton and 2nd by Michael East to approve ordinance 3-3-22 O An Ordinance amending Kanab City Land Use Ordinance concerning chapter 13, Recreational Vehicle Park with the amendment of the entrances and exits being twenty feet instead of fifty feet. Motion passed unanimously by roll call vote.

Discuss – Vote on Ordinance 3-4-22 O “An Ordinance amending Kanab City General Ordinance concerning Chapter 14, Utilities”:

Joe Decker explained they went through the Utilities ordinance and there is a sentence in there that needed to be taken out in order to make it correlate with the job descriptions. Kent Burggraaf explained in other chapters this contradicts with the reporting duties of the Public Works Director. Striking the last part of Section 14-112 will align with the other chapters. “The Public Works Director shall manage and supervise the municipal water system pursuant to the provisions of this part and pursuant to resolutions, rules, and regulations adopted by the governing body.” Ending the sentence there and striking: “from time to time prescribing his powers and duties and directing the manner and frequency with which he shall make reports to the mayor relating to the water system. All of the functions and activities of the Public Works Director shall be carried on under the direction of the mayor.” The Mayor, as anyone can, ask for water reports at any given time.

A motion was made by Michael East and 2nd by Celeste Meyeres to approve ordinance 3-4-22 O, An Ordinance amending Kanab City General Ordinance concerning chapter 14, Utilities as amended. Motion passed unanimously by roll call vote including Mayor Johnson.

Public Hearing for a Plat Amendment to the Kanab Creek Ranchos a Minor Subdivision to remove the existing lot lines between parcels 65-362 & K-37-1-Annex creating a single parcel; all properties located in the approximate area of 1316 South Lee Drive, Kanab, Utah. [Applicant; Andrews]:

Chris Heaton explained the next two items are represented by Iron Rock in which he has ownership in but is not substantial so he will vote. Joe Decker expressed this is on Lee Drive where a little while ago the City annexed these parcels in from SITLA land. Now they are tying those lots to their existing lot to become one. Those two lots would not have street access without joining to the existing lot. Tom Avant explained it is just a clean-up combining these properties. Mayor Johnson went into Public Hearing. Chester Reed who lives to the south of this property said welcome to the neighborhood. Out of Public Hearing.

Discuss – Vote on a Plat Amendment to the Kanab Creek Ranchos a Minor Subdivision to remove the existing lot lines between parcels 65-362 % K-37-1-Annex creating a single parcel; all properties located in the approximate area of 1316 South Lee Drive, Kanab, Utah. [Applicant; Andrews]:

A motion was made by Arlon Chamberlain and 2nd by Scott Colson to approve the plat amendment to the Kanab Creek Ranchos Subdivision to remove the lot lines on parcels 65-362 and K-37-1-Annex creating a single parcel located approximately at 1316 South Lee Drive with the following findings: 1. This application was initiated by Tom Avant at Iron Rock Engineering, representing the property owner, Dennis Tharp & Barbara Andrews. 2. The property included within the amended plat boundaries are zoned RR-1. 3. The Future Land Use Map designation for the property on the City's General Plan is low residential density district. 4. The applicant is requesting to join the lots together. 5. The proposed plat amendment meets the subdivision and zoning standards in the City's Ordinance, except where noted herein. 6. The owner is responsible for securing the appropriate development permits prior to any construction activity. 7. The Kanab City Council is the legislative body responsible for making subdivision plat amendment decisions after recommendation from Planning Commission. 8. No public streets are being vacated nor changed in the proposed amendment. 9. There is an easement that is being vacated along the North side of parcel 65-362. 10. Neither the public nor any person will be materially injured by the proposed amendment. 11. There is good cause for the amendment. Motion passed unanimously by roll call vote.

Discussion – City Manager Role – Joe Decker: Mayor Johnson explained he has received the resignation from the City Manager Joe Decker with his last day being April 30th. The Council will need to discuss plans for transition and for appointing an interim which will be done at a Special City Council Meeting early next week. Joe Decker explained it will be bittersweet as he has been with Kanab City for twenty-five years. It has been tough, but it will be good. Kent Burggraaf explained the main key item is an interim City Manager and an interim Recorder position. Joe Decker explained also finding a Fire Chief. Joe Decker explained we do have a Deputy Recorder currently and it would make sense for her to become Recorder as well. The Special City Council Meeting will be March 28th at 6:30 PM.

A motion was made by Michael East and 2nd by Scott Colson to adjourn the meeting.