

**Kanab City Council Meeting**  
**May 25, 2021**  
**City Council Chambers**  
**26 North 100 East Kanab, Utah**

**Work Meeting:** Mayor Houston expressed last meeting the Council discussed improving the City's revenues and one thing that comes up is Property Tax and Truth in Taxation. The dollar amount of Property Taxes will stay the same every year unless the value of your property goes up from the Assessor. The Council can raise the Property Taxes through a process. Mayor expressed that Property Taxes will not raise now but in order to plan for the Capital projects that need to be done in the future, the Council needs to discuss revenue sources for those projects. One unique thing about Kanab, about 60% of taxes come from sales tax from tourism. As long as tourism is doing well, Kanab City does well also. One way to avoid losses in revenues is to keep Property Taxes consistent and at some point, Mayor would like to take a look at that. There will be a Capital Project Work Meeting to help decide what is needed, cost and revenue sources.

The meeting was called to order and roll call was taken. Arlon Chamberlain gave the prayer and the pledge was led by Michael East.

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

**Approval of Agenda:** A motion was made by Jeff Yates and 2<sup>nd</sup> by Byard Kershaw to approve the May 25, 2021 meeting agenda. Motion passed.

**Approval of Minutes:** A motion was made by Celeste Meyeres and 2<sup>nd</sup> by Jeff Yates to approve the meeting minutes of May 11, 2021. Motion passed.

**Approval of Accounts Payable Vouchers and Check Registers:** A motion was made by Byard Kershaw and 2<sup>nd</sup> by Jeff Yates to approve the accounts receivable vouchers and check registers dated May 18, 2021 in the amount of \$397,581.23 and May 25, 2021 in the amount of \$85,516.49. Motion passed.

**Public Comment Period:** John Schouten talked about how he got to the point he is at with Item #6 on the agenda about the Traffic Control Device at Buckskin and Kanab Creek Drive. Joe Decker put him in touch with Chief Tom Cram when Mr. Schouten brought this to the City. After talking with Chief Cram, he brought the issue to the City Council. He is there to see what he could do. He talked to most people in his neighbor and got their signatures agreeing something needed to be done. He expressed nobody had faith the City would do anything about it.

Lucas Schwartziger spoke about the Public Hearing on the lot line adjustment and expressed he was against the adjustment.

Grant Ramsay talked about East Zion wants to put in a Special Service District which would include a lot he owns that they would bill for fire protection. The lots that they want to put into

the district aren't accessible in the winter. The reason he presented this to the Council is because when he was on the City Fire Department years ago, there was talks of creating a county-wide fire protection service district. He wondered if the Council could talk to the County Commissioners about creating such district.

**Discuss – Vote on placement of traffic control device at Buckskin and Kanab Creek**

**Drive:** Joe Decker explained the two reports he pulled from the device. First report is average speed and the second report is traffic count. The dates from the reports are April 26<sup>th</sup> – May 24<sup>th</sup>. For a total of a month there were 2,226 cars counted. Averaging about 76 cars per day that month. Between the hours of 1AM and 2AM there were 22 out of 33 violations that the device counted. Chief Tom Cram explained there should be a warning sign for the North bound traffic about the blind drive. Mr. Cram explained he doesn't believe the data warrants putting in a stop sign. He suggested adding in some warning signs on the hills and moving the traffic device to another spot to be more accurate. Byard Kershaw talked about some trees at the end of Buckskin and Kanab Creek Drive that blind that section of road.

Mayor Houston directed staff to move the radar sign and add two "slow children at play" signs at the top of the hills. Also, would like Tom to report back to the Mayor how many people are ticketed or stopped for speeding in that area. He would like to discuss this again at the last Council meeting in July. And also directed staff to take care of the tree that is impeding traffic on Buckskin.

Mayor Houston tabled this discussion until the end of July.

**Public Hearing for a Plat Amendment to the Kanab Creek Ranchos a Minor Subdivision to remove the existing lot line between parcels 65-301 & 65-302 creating a single parcel; all properties located in the approximate area of 1540 S Lee Drive, Kanab, Utah. [Applicant; Brian & Elizabeth Baker]:** A motion was made by Jeff Yates and 2<sup>nd</sup> by Michael East to go in and out of Public Hearing at the Mayor's discretion. Motion passed. Out of Public Hearing.

**Discuss – Vote on a Plat Amendment to the Kanab Creek Ranchos a Minor Subdivision to remove the existing lot line between parcels 65-301 & 65-302 creating a single parcel; all properties located in the approximate area of 1540 S Lee Drive, Kanab, Utah. [Applicant; Brian & Elizabeth Baker]:** Arlon Chamberlain explained the Planning Commission approved this amendment and explained there isn't any utilities that need to be vacated. There was also one correction that was made to the 7.5 easement on the top of the parcel.

A motion was made by Arlon Chamberlain and 2<sup>nd</sup> by Byard Kershaw to approve the plat amendment to the Kanab Creek Ranchos a Minor Subdivision to remove the existing lot line between parcels 65-301 and 65-302 creating a single parcel located at 1540 South Lee Drive with the findings that neither the public nor any person will be materially injured by this amendment and that there is good cause. Motion passed.

**Discuss – Vote on Ordinance 5-1-21 O “An Ordinance Amending Kanab City Land Use Ordinance Concerning Chapter 4-10, 4-28, 16-5, 17-5, 18-6 and 19-5 Accessory**

**Buildings”:** Mayor Houston talked about the cargo boxes and regulations included for people who chose to add these onto their property. He knows there are some people who would like to make comments about those that haven't been able to yet. Arlon Chamberlain explained the main things Planning Commission talked about were set backs, accessory buildings and cargo

boxes as accessory buildings. There was also discussion about painting the cargo box to match the house and where to place the cargo box on the owner's property.

A motion was made by Jeff Yates and 2<sup>nd</sup> by Byard Kershaw to table the discussion and vote on ordinance 5-1-21 O, an Ordinance Amending Kanab City Land Use Ordinance Concerning Chapter 4-10, 4-28, 16-5, 17-5, 18-6 and 19-5 Accessory Buildings until the next meeting. Motion passed.

**Vote on Agreement between Kanab City and The Moby, LLC:** Joe Decker explained this agreement is on Mr. Lewis car wash, on the property line there is a settling tank that is four feet over the property line on the City right-of-way. The agreement says the maintenance and anything with the tank stays with the property owner.

A motion was made by Celeste Meyeres and 2<sup>nd</sup> by Jeff Yates to pass the agreement between Kanab City and The Moby, LLC. Motion passed by roll call vote.

A motion was made by Jeff Yates to adjourn the meeting.

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Mayor

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Recorder