

Kanab City Council Special Meeting
August 23, 2022
City Council Chambers
26 North 100 East
6:30 PM

Work Meeting

Chris Heaton explained the Heritage Board had a presentation during Western Legends about the All-Woman Town Council with a plaque. The Heritage Museum is expected to open next spring.

1. Scott Colson offered the prayer and the pledge was led by Katherine Ohlwiler. Mayor Pro Tem Arlon Chamberlain called the meeting to order and roll call was taken.

In Attendance: Mayor Pro Tem Arlon Chamberlain, Council Members Celeste Meyeres, Chris Heaton and Scott Colson, Treasurer Katherine Ohlwiler, City Manager Kyler Ludwig, Attorney Kent Burggraaf, Building Inspector/Land Use Coordinator Janae Chatterley. Council Member Michael East excused. Mayor Colten Johnson was also in attendance.

2. **Approval of Minutes of Previous Meeting:** None.

3. **Approval of Accounts Payable Vouchers and Check Registers:**

A motion was made by Celeste Meyeres and seconded by Chris Heaton to approve the accounts payable vouchers and check registers dated August 17, 2022 in the amount of \$34,469.26. Motion passed unanimously.

4. **Public Comment:**

Patrick Horning introduced himself as he is running for County Commission Seat B and wanted to say hello and thanked the Council for all they do.

Dale Clarkson commented on the Kanab Creek Drive project, there have been a lot of discussion and wanted to know the actions the City is taking on the improvement of the road.

5. **Discussion on Kanab Creek Road Project:**

Kyler Ludwig explained the project is currently under way. It is part of the 1100 South realignment project. When 1100 South was redone, it needed to be realigned with Kanab Creek Drive which is in part to build out for a traffic signal in the future and also to align the two roads. Cody Howick with Civil Science added more explanation. The road will be closed for about another month. Kyler Ludwig expressed that the traffic study for signalization will be delayed about six weeks until that road is complete. The Council discussed in length some of the concerns from residents. As of now, Barco has been notified to continue to move forward as the project has been designed. Staff also recommends continuing the project as designed.

A motion was made by Chris Heaton and seconded by Scott Colson to move agenda item number nine up. Motion passed unanimously.

9. Discussion on the Hidden Canyon Subdivision development agreement:

Kyler Ludwig explained that what this development agreement is focused on is system improvements. Particularly, our engineers have given us some figures on the oversizing of his development especially on the water tank. Mr. Guthrie would be paying for the oversizing of the infrastructure and how we would pay him back through impact fees. There has also been a request from Mr. Guthrie to reduce or adjust impact fees as well yet there is no formal petition currently for a waiver. Kent Burggraaf explained the Council wouldn't be voting on the impact fee decision tonight as they would need a petition first. Mr. Burggraaf went over the development agreement. A lengthy discussion took place with Mr. Guthrie and the Council as far as the upsizing, impact fees and money options.

6. Public Hearing, discussion and consideration of Ordinance 8-3-22 O, An Ordinance Amending and Adopting the Kanab City General Plan and Future Land Use Map:

Janae Chatterley explained the process of updating the General Plan has taken over three years. Now they are to a point where it has been updated and the Planning Commission has recommended approval by the City Council of the updates. Bob Nicholson, City Planner, and Janae created a PowerPoint to go over the process over the last few years and what has been discussed at Planning Commission. Mrs. Chatterley went over all of the PowerPoint with all of the updates to the General Plan.

Into Public Hearing. No comments. Out of Public Hearing.

The Mayor suggested discussing the chapters of the General Plan at a chunk at a time at the next meetings. Mayor continued this item to September 13th meeting.

7. Discussion and consideration of the Final Site Plan for Agreement for La Estancia Phase 3:

Janae Chatterley explained this is just a final site plan for phase 3 in La Estancia. The final plat was already approved. They are at the building permit phase now and they meet all requirements. Chris Heaton recused himself from voting due to his involvement in the project. The Council discussed in length this project and also parking for trails in the development.

A motion was made by Celeste Meyeres and seconded by Scott Colson to adopt the final site plan for the La Estancia Phase 3 agreement for file number 2022028. Motion passed unanimously by roll call vote with Chris Heaton recused.

8. Discussion on the creation of a policy for Public Infrastructure Districts within Kanab City:

Kyler Ludwig explained Public Infrastructure Districts are an economic development tool that allows for a city or county to create a district that would publicly fund, tax-free, public infrastructure. The City has a significant amount of discretion how these PIDs are created. The City can also require the expenses of that PID be paid by the developer. It can fund public infrastructure projects such as streets, parks, trails etc. Kelly Stowell expressed that PIDs are a great thing to have as far as economic development goes.

9. Discussion and consideration of adopting Ordinance 8-x-22 O, An Ordinance Amending Kanab City Land Use Ordinance, Chapter 4-20, Commercial Zones:

Postponed.

11. Discussion on the character, professional competence, or physical or mental health of an individual:

A motion was made by Chris Heaton and seconded by Celeste Meyeres to go into closed session to discuss the character, professional competence or physical or mental health of an individual. Motion passed unanimously.

A motion was made by Chris Heaton to adjourn the meeting. Motion passed unanimously.