

**Kanab City Council Meeting
September 28, 2021
City Council Chambers
26 North 100 East
6:30 PM**

The prayer was offered by Jeff Stott and the pledge was led by Byard Kershaw. Mayor Pro Tem Jeff Yates called the meeting to order and roll call was taken.

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

Approval of Agenda: A motion was made by Celeste Meyeres and 2nd by Byard Kershaw to approve the September 28, 2021 meeting agenda. Motion passed.

Approval of Minutes: A motion was made by Celeste Meyeres and 2nd by Arlon Chamberlain to approve the September 14, 2021 meeting minutes. Motion passed.

Approval of Accounts Payable Vouchers and Check Registers: A motion was made by Byard Kershaw and 2nd by Celeste Meyeres to approve the accounts payable vouchers and check registers dated September 21, 2021 in the amount of \$128,093.41 and for September 28, 2021 in the amount of \$38,459.34. Motion passed.

Public Comment: None.

Discuss – Vote on Preliminary Plat for a 17-unit Town House major subdivision [White Pocket Villas] on parcels K-17-8A-Annex located in the approximate area of 320 East 650 South. (Applicant/Agent: Tom Avant): Mike Reynolds explained this is a seventeen-unit town house consisting of four buildings and the Planning Commission unanimously approved the site plan and preliminary plat combination. There is a driveway for additional parking besides the garages for each unit. Mr. Reynolds explained that it meets all requirements for the preliminary plat. Tom Avant added that they have worked with the City Manager and staff to get a resolution for the 650 South road, the client gave up some property to complete the 650 South road. The City will be putting in the curb, gutter and sidewalk on the north side of 650 South. Tom Avant explained depending on the sizing of the north east corner, they may make some RV parking there and were directed by staff to go over that.

A motion was made by Arlon Chamberlain and 2nd by Byard Kershaw to approve the preliminary plat for a 17-unit town house major subdivision [White Pocket Villas] on parcel K-17-8A-Annex located in the approximate area of 320 East 650 South. Motion passed.

Discuss – Vote on Preliminary Plat and Planned Development of a 501 residential unit major subdivision [Hidden Canyon Subdivision] on parcels K-15-1-Annex and K-14-15-Annex located in the approximate area between mile post 61 & 62 on Hwy 89: Mike Reynolds explained this is a major project that Jim Guthrie the developer has been working on for several years. They have worked very close with engineers and staff to get all of the issues resolved. It is basically a private gated community with mixed use density to include some

apartment or town houses along with the single-family residential areas. It will consist of 16 phases and as properties sell, they will move on to the next phase. There will be a commercial section that will be storage units. The project has a number of amenities such as a couple swimming pools, pickle ball courts and even hiking trails. The project will have a full sewer system going a mile and half coming back into Kanab by the Red Canyon Cabins. They will be installing a water tank that is estimated to be a million gallons to accommodate future growth of that area. Planning Commission unanimously approved and made recommendation for Council Approval. Jeff Stott explained procedurally the Council is doing two things: one, they are approving the preliminary plat and two, they are approving the planned development. As part of that is the development agreement and the planned development is to say that there is a section of land that has to be over ten acres, allowing for multiple zones and allowing for differences in the ordinances as far as set backs because it is a planned development. This will be similar to The Cove at the golf course as in a planned development setbacks, roads and lot sizes can be smaller than what the ordinance calls for. Jim Guthrie explained that the commercial section where they will have storage will have a road that will be dedicated to the City and the other roads within the development will stay private. There will also only be one entrance off of the highway into the development and they are working with UDOT on that. Arlon Chamberlain wondered how the engineer came to the size of the water tank for the development. The engineer explained that they followed the Utah State Code on the size and the only change was that after Civil Science reviewed the plans, they requested more emergency storage and to lower the amount for residential use and after crunching all of the numbers they came up with about 700,000 gallons. Jim Guthrie explained they haven't determined what exactly the number will be but the City will pay for the upsizing to their regulation. Jeff Stott explained he worked with the developers and the City on the development agreement and is okay with it.

A motion was made by Arlon Chamberlain and 2nd by Byard Kershaw to approve the preliminary plat for the Hidden Canyon Subdivision located on parcels K-15-1-Annex and K-14-15-Annex located in the approximate area between mile post 61 & 62 on the North side of Hwy 89. Motion passed by roll call vote.

A motion was made by Celeste Meyeres and 2nd by Byard Kershaw to approve the planned development of a 501 residential unit major subdivision, Hidden Canyon Subdivision, on parcels K-15-1-Annex and K-14-15-Annex located in the approximate area between mile post 61 & 62 on Hwy 89 with the findings: a proposed project which includes a variation is the result of a substantial amount of advance planning; any adverse conditions which may result from the variation will be mitigated; and the variation will result in a substantial benefit not only to persons who will live or work within the project, but also to the City and its residents generally. With the additional findings: The proposed Planned Development Overlay: a. Does not conflict with any applicable policy of the City of Kanab General Plan; b. Meets the spirit and intent, as set forth in Section 20-1 of this Chapter; c. Will allow integrated planning and design of the property; d. Meets the use limitations and other requirements of the zone with which the Planned Development Overlay is combined, except as otherwise allowed by this Chapter; e. Meets the density limitations of the underlying zone, unless a density bonus is granted pursuant to the provisions of this Chapter; and f. If a density bonus is authorized, provides site design and increased amenities, as provided in Section 20-10-C of this Chapter, which ameliorate the potential impact of increased density; and 2. The applicant has: a. Sufficient control over the

property to be developed to ensure development will occur as approved; b. The financial capability to carry out the planned development project; and c. The capability to start construction within one (1) year of the final plan approval. Motion passed by roll call vote.

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

Mayor

Recorder