

Kanab City Council Meeting
October 11, 2022
City Council Chambers
26 North 100 East
6:30 PM

Work Meeting

1. Liaison Report

Chris Heaton spoke with Police Chief Cram about the status of the Department, they are down another officer and had the first round of interviews last Saturday and have a few great applicants. Celeste Meyeres mentioned Red Rocktoberfest coming up.

2. City Staff Report

Kyler Ludwig explained the UDOT traffic study for Kanab Creek Drive will take place in the next two weeks. The City office will be closing during a lunch period from 1pm to 2pm to adjust through some people on leave. The City will be receiving \$45,000 for the airport to reimburse for some airport projects that are coming up. They have found a department that is willing to take the K9 in Kansas that are in need. Kyler Ludwig also mentioned Deanna Glover passed away and the previous Council had named the Heritage Museum after her for the work that she did and he wanted to take a moment to honor her as a dedicated staff member for a number of years. Our thoughts are with her family and we really appreciate the work that she did.

Business Meeting

1. Call to Order and Roll Call

Mayor Johnson called the meeting to order with Chris Heaton offering the prayer and Michael East leading the pledge.

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

2. Approval of Minutes of the Previous Meeting (October 11, 2022):

A motion was made by Celeste Meyeres and seconded by Chris Heaton to approve the City Council Minutes from September 27, 2022. Motion passed unanimously.

3. Approval of Accounts Payable Vouchers and Check Registers:

A motion was made by Michael East and seconded by Arlon Chamberlain to approve the accounts payable vouchers and check registers for October 5th and 6th, 2022 in the amount of \$169,915.59. Motion passed unanimously.

4. Public Comment:

None.

5. Public Hearing, Discussion and Consideration of Ordinance 10-1-22 O, An Ordinance Amending Kanab City Land Use Ordinance, Chapter 20 Commercial Zones:

Janae Chatterley explained the changes and went over updates to Chapter 20 Commercial Zones. The Council discussed in length the changes they wanted to see made to the chapter.

Into Public Hearing.

Eric Palmer commented on his concerns with schools being permitted in all zones.

Tim Clarke commented about wanting to see the proposed upgrades to zoning as it sets the tone for future growth. Out of Public Hearing.

After more lengthy discussion, the Council decided to send their proposed changes back to the Planning Commission for revision.

6. Discussion on the Kanab City General Plan (Chapters 4-8):

Janae Chatterley explained Chapters 4-8 of the General Plan one by one. The Council discussed each page of the chapters and suggested changes.

7. Discussion and Consideration of a Planning Advance from The Utah Department of Environmental Quality for the engineering of sanitary sewer collection within the Ranchos Neighborhood:

Kyler Ludwig explained that the majority of development in the Ranchos neighborhood has used on-site septic systems. The Health Department previously expressed concerns about septic systems on the quarter-acre lots in the Ranchos because they have higher saturation and higher failure rates. City Staff and Civil Science applied for a planning advance from the Utah State Water Quality Board. The application requested \$29,800 in engineering costs to plan and better estimate the sanitary sewer development in the Ranchos. The DEQ awarded the planning advance to the City on September 28th with the condition that the \$29,800 would be a loan if the City financed the project through DEQ. Sewer rates would need to increase by about 300% before the City could qualify for financing through them. If the City seeks funding for the sanitary sewer construction outside of the DEQ, the loan becomes a grant.

A motion was made by Chris Heaton and seconded by Michael East to authorize staff to move forward with Civil Science in designing sanitary sewer infrastructure in the Ranchos under the planning advance awarded through the Utah State Water Quality Board. Motion passed unanimously.

8. Review of Airport Engineering Services Request for Qualifications:

Kyler Ludwig explained during the September 27th Council Meeting the Capital Improvement Plan for the Airport was approved. During the RFQ time period, two engineering firms reached out to the City to request the necessary documentation but only one submission was received. The submission received was from Jviation which is currently contracted to perform the engineering services for the Municipal Airport.

A motion was made by Michael East and seconded by Chris Heaton to authorize staff to work with Jviation on a contract for engineering services at the Kanab Municipal Airport. Motion passed unanimously.

9. Discussion and Consideration of Ordinance 10-1-22 R, A Resolution Approving a Cooperation Agreement between Kanab City and Kane County for Fire Protection in Unincorporated Kane County:

Kyler Ludwig explained that under state code governing bodies of Cities and Counties are required to “shall: provide adequate fire protection within their own territorial limits” (11-7-1a). Kanab City provides the required protection from fire through a full-time Fire Department. Kane County does not currently provide protection against structure fires, and the Kanab Fire Department has historically responded to fires in the surrounding unincorporated county. The City does not currently have an active agreement with Kane County to provide Fire Protection Services to unincorporated areas of Kane County.

A motion was made by Celeste Meyeres and seconded by Chris Heaton to approve Resolution 10-1-22 R, A Resolution Approving a Cooperation Agreement between Kanab City and Kane County for Fire Protection in Unincorporated Kane County. Motion passed unanimously by roll call vote.