

January 2, 2026 Public Strategy Meeting  
11:30 AM, Kane County Commission Chambers  
76 N Main Street, Kanab, UT 84741

## Minutes

Attending: Commissioner Celeste Meyeres, Commissioner Gwen Brown, Commissioner Patty Kubeja (online), Attorney Jeff Stott (online).

**Call to Order:** Commissioner Meyeres

**Welcome:** Commissioner Meyeres

### Regular Session

Commissioner Meyeres and Government Affairs Director, Taylor Glover, provide a brief history of the situation. They also give direction for how the public can submit questions to the Lt. Governor's office to be addressed during the public hearing to be held on January 7. An audience member asks what the point of the public hearing is if the audience is not allowed to speak like in a normal public hearing. Commissioner Meyeres explains that the meeting has to be held in conjuncture with state statue and whether or not the feasibility study conducted has met the required matrix. The commission also clarifies that important emphasis should be placed on flaws in the matrix and feasibility study when someone submits a question.

A few members of the public asks questions and make statements about the situation and the Commission addresses them as they arise.

The Commission also updates the public on what they have been doing to oppose the preliminary municipality. This includes passing resolutions formally opposing the municipality and denying them fire services, lobbying the state legislature, and submitting documentations of faulty process to the Lt. Governor's office.

The Commission turns the time to the County Engineer, Tom Avant to provide some more information. He provides an overview of the developer's and consulting firms projected sales for homes and property in the Willow

Municipality. He also points out flaws in the feasibility study including issues with Kane County's growth/sales rate and the septic/sewer system.

Sujatha Ramakrishna: Requests clarification on what qualifies as a failure of the preliminary municipality. Commissioner Meyeres speaks to this.

Matt Fisher: Asks if Mr. Avant could speak to the proposed 100 room hotel that is scheduled in the first phase of development of Willow. Mr. Avant addresses this request. He also speaks to the sales and construction history of Crimson Estates.

The Commission emphasizes the importance of a unified effort of the public and capitalizing on the short two hours allotted for the public hearing.

Brian Konoske: Speaks to the flaws in the state statute regarding preliminary municipalities. He also reads the questions that he and another resident had submitted to the Lt. Governor's office.

Another audience member asks if Mr. Avant could share additional questions on the septic/sewer systems he had presented on earlier in the meeting. She also suggests that more knowledgeable/experienced members (like Mr. Avant) of the public should speak at the public hearing rather than just residents. The Commission briefly discusses this suggestion. They also encourage that physical copies of the previously submitted material be brought to the public hearing.

A question about roads is asked and the Commission refers the public to a question listed in the Sample Questions document provided as a handout. A short discussion between the Commission and the audience ensues about roads and public safety. Mr. Avant also speaks to this inquiry.

Brian Konoske: Suggests that the first two questions in the sample questions handout be emphasized in the public hearing.

A flaw in the original map submitted by the developers is brought up and discussed briefly.

Bruce Davis: Brings up the topic of flood control and inquires if it had been addressed in the questions to be submitted.

Mr. Avant clarifies the difference between municipal costs and developmental costs and that some developmental costs had not been included in the cost

analysis submitted by the developers. Commissioner Meyeres asks Mr. Avant more about stormwater costs.

Commissioner Meyeres briefly clarifies about the municipal service fund tax that Kane County does not have, that was included in the feasibility study based upon a similar tax that was included in a different proposed municipality in Carbon County.

Audience Member: States that one of her questions had to deal with funding about private roads. Her other question focuses on water infrastructure.

JoAnn Rando-Moon: Tells the Commission her question to the Lt. Governor's Office focused on water and how the pressure will be affected if the water only comes from one tank.

Audience member asks if it would be possible to get Kanab Fire Chief to speak to the issue of water pressure in case of a fire.

Sujatha Ramakrishna: Inquires about the access limitation issue addressed by Kanab City in a letter to the Lt. Governor's office. Kanab City Manager Kyler Ludwig speaks briefly to this.

The Commission and audience go through and volunteer/assign each question on the sample question packet to be submitted.

Sujatha Ramakrishna: Asks what is supposed to happen if the Lt. Governor's office won't allow the public to speak in the public hearing. Audience members asks other questions in conjunction with this inquiry and the Commission addresses their concerns and outlines a plan for the night of the public hearing.

Attorney Stott adds input and gives suggestions to the audience and the Commission based on things discussed in the meeting.

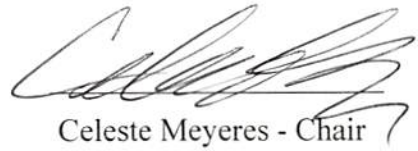
Other last-minute questions are asked by audience members and the Commission addresses them.

Motion to adjourn  
Motion: Gwen Brown  
Motion passed unanimously.

Meeting adjourned at 1:30 pm



Chameill Lamb - Clerk



Celeste Meyeres - Chair