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**Cliffview Chapel Baptist Church  
Church Business Meeting August 30, 2020**

Pastor Hounshell called the meeting to order at 11:37 am and began by referencing the informational meeting that took place on August 23<sup>rd</sup>. He also reminded the attendees that while all are welcome to attend the meeting, only members are permitted to discuss and vote.

Pastor Hounshell then displayed slides of an overview of the proposed property for purchase which is located  $\frac{3}{4}$  mile from the current church location.

He then addressed the inquiry raised last week regarding the chosen location and whether alternatives are available along Highway 89 that are more visible. He informed the group that he spent the last week in meetings to research available parcels and determined that nothing was available that was suitable since either the available lots were too small or far too large for the church. Additionally, there are no suitable properties coming on the market soon. He did research the proposed lot on the county website and found that the current market value is reflected at \$64,747. The church has a conditional contract to purchase the lot at \$48,000.

Pastor Hounshell also reviewed other existing churches in Kanab and surrounding cities and their locations except for the LDS buildings and found that only the United Church is located on the main street. All others are located on side streets.

He continued by providing additional information about the selected lot. There is a 38-foot easement for Garkane Electric. Since this easement is in an area that could be a possible entrance for the church, he researched the restrictions. It is an open easement for general access so this should not pose a problem.

Pastor Hounshell also spoke with the environmental health scientist at Southwest Health to inquire whether the property is suitable for septic. He sent her the soils test and the property details. She cleared the property for septic use.

He also has been discussing the possible property purchase with Mike Reynolds who is the land use coordinator for Kanab. He has indicated that he does not see any issues with the church obtaining a conditional use permit.

The pastor also researched the existence of CC&Rs on the property and found that there is a CC&R in place regarding submission of architectural plans in place for another five months, but there is no association to enforce these regulations. The Kanab Creek Ranchos Property Association was voluntarily dissolved years ago. Therefore, this CC&R should not have any effect on any building plans.

Pastor Hounshell then asked the attendees to consider the purchase of lot 46B, 540 Powell Dr, for \$48,000 plus customary and reasonable costs contingent upon the city of Kanab granting a suitable conditional use permit. Kenneth Guinn made a motion to accept this proposal and Pat Thompson seconded. The pastor opened the floor for discussion and questions.

Kenneth Guinn asked if the approximately \$180K of funds included the \$48K lot fee. Pastor Hounshell indicated that funds would be taken from the \$180K to pay for the lot.

Ed MacDowell inquired whether the church could sell the property if it were determined that another location would be preferable for a building. Pastor Hounshell responded that the church could sell the lot, but the new buyer would need to obtain their own use permit. He also added

that Mike Reynolds indicated to him that there is no timeline on the use permit although the city may inquire about the church's intentions if building was not started in 2 years.

Alwyn Goodall asked whether the size of the lot provided for an opportunity for the church to expand for future growth. Pastor Hounshell stated that there is not a significant amount of room for expansion, however, the building has multifunctional space that could be used for various needs. He also provided information on several other churches like Cliffview located in larger cities that have 70-80 attending congregants. The proposed church should be able to accommodate a group of that size.

Pastor Hounshell stated that there is a pending contract until October 31<sup>st</sup> that is contingent upon congregational approval and obtaining the conditional use permit. He would be able to work on the permit paperwork this week.

Once the permit is obtained, all neighbors within 130-foot distance would receive a letter 10 days ahead of the Kanab City Planning Commission meeting so that they could comment. He would like to get on the September calendar.

Ed MacDowell asked if they waive impact fees on a church. Pastor Hounshell said it was not likely. In his research he believes there will be approximately \$15K in impact and other fees.

As there were no further questions, the pastor called for a vote. The motion was approved unanimously.

Pastor Hounshell said he would keep the church informed of any progress as the purchase is not completed yet. He reminded that attendees that the information discussed (price, plans, etc.) are private and should not be shared outside of the church family. He also indicated that he is researching the signage laws to determine whether it will be possible to put a "Future Home of Cliffview Chapel Baptist Church" sign on the lot after purchase.

He indicated that the next step for the church is to finalize the purchase and start a plan for fundraising.

Bruce L. Davis suggested that the church use the same format as used in the mission conferences and faith promise giving where there is a chart up front with two columns – one for proposed expenses and one for planned gifts.

As there were no further questions, Pastor Hounshell asked for a motion to close the meeting. Kenneth Guinn made a motion and Bruce L. Davis seconded. The motion passed unanimously. Pastor Hounshell closed the meeting in prayer at 12:12 pm.