

Mayor
Robert Houston
City Manager
Joe Decker
Treasurer
RaeLene Johnson



City Council
Kent Burggraaf
Cheryl Brown
Kirt Carpenter
Brent Chamberlain
Joe B. Wright

KANAB
— UTAH —

KANAB CITY PLANNING COMMISSION STAFF REPORT- May 20, 2014

I. REQUEST: Lot Line Adjustment: Kanawood #1- Lots 8,9,10

II. STAFF ANALYSIS

Joyce Bush has submitted an applicant for lot line adjustment to expand lots 8 and 10 of the Kanawood #1 subdivision and remove lot #9, which is currently vacant. As displayed on the engineered plat provided, the proposal would create two lots from the existing three.

According to Staff's review, lots created from the lot line adjustment meet the design standards enumerated in Chapter 3 of the Kanab City Subdivision Ordinance, including minimum area and dimension of the underlying zone (R-1-8). The Development Committee has convened with the applicant and found that the proposal is complete and conforms to City Ordinance requirements.

Utah Code Section 10-91-609 stipulates "an amended plat may not be submitted to the county recorder for recording unless it is signed, acknowledged, and dedicated by each owner of record of the portion of the plat that is amended." The applicant will be required to obtain these signatures before the amended plat is recorded.

III. FINDINGS

- 1. The proposed lot line adjustment creates lots which conform to the standards of the Subdivision and Land Use Ordinance**
- 2. The Development Committee has determined that the application is complete and conforms with City Ordinance requirements.**

IV. STAFF RECOMMENDATION

That the Kanab City Planning Commission Recommend to the Kanab City Council a Plat Amendment to Lots 8,9 and 10 of Kanawood #1 Subdivision, removing lot #9 and adjusting lot lines for lots 8 and 10, as displayed on the provided engineered plat with the following condition:

1. The applicant obtains signatures from each owner of lot 8, 9 and 10, acknowledging and dedicating the plat amendment.

— A Western Classic —



KANAB
UTAH

76 North Main
Kanab, Utah 84741
Phone: (435) 644-2534
Fax: (435) 644-2536
www.Kanab.Utah.Gov

Application for Lot Line Adjustment

On-Line Version

KCfrmALLA-Ver-1.0.09

Application:

Select one of the following Lot Line Adjustment types that you are applying for.

- Type 1 Adjustment - Adjusting the lot-line while keeping the same amount of parcels will require a **ENGINEERED PLAT**. Upon Kanab City Planning Commission recommendation and approval by the Kanab City Council must be recorded in the Kane County Recorder's Office by the applicant.
- Type 2 Adjustment (Combining) - Removing a lot line to create a larger parcel will require a **ENGINEERED PLAT**. Upon Kanab City Planning Commission recommendation and approval by the Kanab City Council must be recorded in the Kane County Recorder's Office by the applicant.
- Type 3 Adjustment (Combining) - To maintain the lot line while creating a combined buildable parcel. This option will require a **RESTRICTIVE DEED COVENANT** to be created stating that both properties must be sold together, signed letter(s) from either (1) The Utilities Provider(s) relinquishing any easement(s) that may be present along such lot-line - or - (2) A letter from the Kane County Recorder's Office stating that no easement exists along such lot-line. Upon Kanab City Planning Commission recommendation and approval by the Kanab City Council the Deed must be recorded in the Kane County Recorder's Office by the applicant.

NOTE: The owners of each of the adjoining lots or parcels may join in this application, regardless of whether the lots or parcels are located in the same subdivision. Review the Utah State Land Use Code for additional information.

Applicant Information:

Name Red Cliffs View Place Phone (435) 644-2520

Address 267 E 450 N P.O. Box _____

City Kanab State Utah Zip Code 84741

continued on Next Page



KANAB
UTAH

76 North Main
Kanab, Utah 84741
Phone: (435) 644-2534
Fax: (435) 644-2536
www.Kanab.Utah.Gov

Application for Lot Line Adjustment

On-Line Version

KCfrmALLA-Ver-1.0.09

Exhibits Required:

- A. A sketch plan showing the general location of the subdivision and the property boundary of the proposed parcel revisions clearly shown, including a North Arrow, map scale and designated public street access.
- B. If applying for Type1 or Type2 lot line adjustments you must include an **Engineered Plat** prepared by a licensed Engineer otherwise If applying for Type3 then you must include an **Restrictive Deed Convenient**.

Refer to the Kanab City Subdivision Ordinance and the Kanab General Plan for additional information. You must submit these Exhibits by email, mail or hand delivery to the Kanab City Office.

Fees-Deposits:

Fees Required \$0.00 Deposit Req'd \$500.00

The calculated Fees-Deposits that are shown above are required to be paid before processing of this application can begin. After submitting this form the applicant will have an opportunity to pay the required fees/deposits by either making payment on-line, by mail or by hand delivery to the Kanab City Office in the form of a check or money order.

NOTE: Additional deposits will be required when initial deposits are fully expended. Any unused portion of deposits will be refunded to applicant upon completion of the project.

Contact Information:

Applicant must provide at least one email address for correspondence with City Administrative Staff.

Primary Email joyceb@kanab.net 2nd Email - optional _____

Signature of Property Owner(s) :

Each Owner(s) of property that share the lot line being adjusted must enter his/her name and date. Owner(s) understand that this lot line adjustment request will require attendance before the Kanab City Planning Commission and if recommended this application will be presented to the Kanab City Council for approval.

continued on Next Page



KANAB
UTAH

76 North Main
Kanab, Utah 84741
Phone: (435) 644-2534
Fax: (435) 644-2536
www.Kanab.Utah.Gov

Application for Lot Line Adjustment

On-Line Version

KCfrmALLA-Ver-1.0.09

Signature of Property Owner(s) requesting Lot Line Adjustment: - continued

NOTE: Filling in Signature Name and Date and submitting form will serve as a valid signature. Form will be date and time stamped when submitted.

Warning - once form has been submitted the form information can not be edited. If you need to change any information please contact the Kanab City Office.

Signature Joyce Bush, Manager Date (mmddyyyy) 02-19-2014

For City USE ONLY

Accepted _____ Date (mmddyyyy) _____

Signature *Ala Hirsch* Date 5/7/2014

Account 0017072

<u>Location</u>	<u>Owner</u>	<u>Value</u>			
Parcel Number K-68-9	Name RED CLIFFS VIEW PLACE LLC	Market (2013)	\$31,969		
Tax District 02 - KANAB CITY	267 E 450 N	Taxable	\$31,969		
Acres 0.47	KANAB, UT 84741-3318	Tax Area: 02 Tax Rate: 0.011528			
Situs Address		Type	Actual	Assessed	Acres
Legal ALL OF LOT 9 KANAWOOD #1.		NON-PRIMARY	\$31,969	\$31,969	0.000
Child Accounts		LAND			
Child Parcels					
Parent Accounts					
Parent Parcels					

Transfers

Instrument Date

[12/31/2013](#)

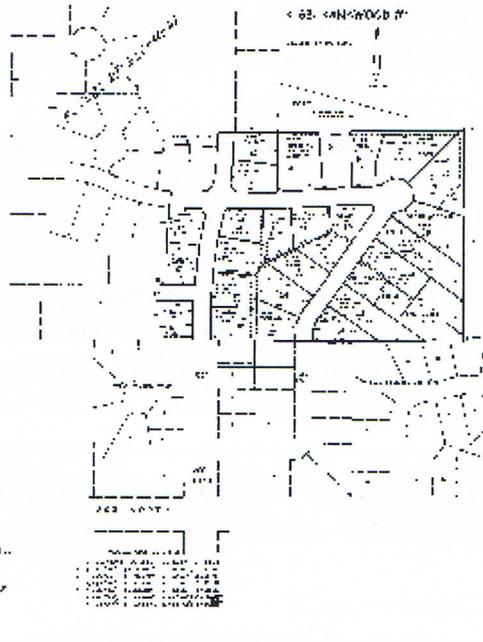
[B: 0430 P: 0715](#)

Tax

Images

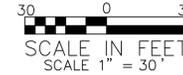
<u>Tax Year</u>	<u>Taxes</u>	
2013	\$368.54	
2012	\$362.53	

- [Photo](#)
- [GIS](#)



AMENDED LOTS 8, 9 & 10 OF KANAWOOD #1

LOCATED IN SECTION 21,
TOWNSHIP 43 SOUTH, RANGE 6 WEST
SALT LAKE BASE AND MERIDIAN



- LEGEND**
- SET 5/8" x 36" REBAR WITH PLASTIC CAP MARKED TC ENG. PLS 5561917
 - ⊙ FOUND MONUMENT AS NOTED

PROPERTY LINE
PROPERTY LINE TO BE REMOVED
ADJACENT PROPERTY LINE
ROAD CENTER LINE
SURVEY BOUNDARY
RECORD BEARING AND DISTANCE

Description of Subdivision Boundary (As-Recorded):

All of Lots 8, 9 and 10 of Kanawood #1 as recorded in the Office of the Kane County Recorder, more particularly described as follows:

BEGINNING at the northeast corner of Lot 8 of Kanawood #1, SE 1/4, Section 21, Township 43 South, Range 6 West, Salt Lake Base and Meridian, and running; thence, along the east boundary of said subdivision, thence South 00° 41' 36" West 248.78 feet; thence South 00° 40' 47" West 244.53 feet, to the southeast corner of Lot 10 of said subdivision; thence, along the south line of said Lot, North 54° 00' 31" West 317.32 feet, to the southeasterly right-of-way of 250 East; thence, along said right-of-way, North 36° 35' 50" East 83.60 feet to the beginning of a curve; thence, along the curve to the right, 13.37 feet, having a radius 15.05 feet, a central angle of 50° 53' 54" and whose long chord bears North 62° 02' 46" East 12.93 feet, to the beginning of a reverse curve; thence, along the curve to the left, 111.02 feet, having a radius of 50.00 feet, a central angle of 127° 13' 29" and whose long chord bears North 23° 52' 59" East 89.58 feet, to the westerly corner of said Lot 8; thence, northwesterly line of said Lot, North 45° 00' 00" East 215.04 feet, to the north line of said Lot; thence, along said line, South 88° 24' 38" East 13.07 feet to the POINT OF BEGINNING; containing 1.55 acres (more or less).

SURVEYOR'S CERTIFICATE

I, Thomas W. Avant, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate of Registration No. (License No.) 5561917, as prescribed by the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this Amended Plat and described above to be hereafter known as "Amended Lots 8, 9 & 10 of Kanawood #1" and that said tract of land has been re-subdivided into 2 lots as shown on this plat.

Thomas W. Avant R.P.L.S. No. 5561917 DATE _____

OWNER'S DEDICATION

The Owner of the Property described in the Boundary Description, does consent to the preparation and recording of this Amended Plat and Subject to any conditions and restrictions stated hereon, have caused the same to be Subdivided into Lots.

IN WITNESS we have hereunto set our hands this _____ day of _____, 20____.

Ryan J. Hirschi
442 N 250 E
Kanab, UT 84741

Staria M. Hirschi
442 N 250 E
Kanab, UT 84741

Edward A. W. Bush
267 E 450 N
Kanab, UT 84741

Joyce Cram Bush
267 E 450 N
Kanab, UT 84741

Edward Bush, Manager of
Red Cliffs View Place, LLC
267 E 450 N
Kanab, UT 84741

Joyce Bush, Manager of
Red Cliffs View Place, LLC
267 E 450 N
Kanab, UT 84741

- Notes:**
- Set Back Data
 - Front: 25 feet
 - Side: 8 feet
 - Rear: 10 feet
 - Zone: R-1-8

Reason for Amended Plat:
To combine 3 lots (8, 9 and 10) into 2 larger lots (8 and 10).

ACKNOWLEDGMENT
STATE OF UTAH,) s.s.
COUNTY OF)
On this _____ day of _____, 20____,
personally appeared before me Edward Bush & Joyce Cram Bush,
Managers of Red Cliffs View Place, LLC, a Utah Corporation, who
are personally known to me (or satisfactorily proved to me),
and who being by me duly sworn did say that they executed
this Amended Plat.

NOTARY PUBLIC _____

ACKNOWLEDGMENT
STATE OF UTAH,) s.s.
COUNTY OF)
On this _____ day of _____, 20____,
personally appeared before me Edward A. W. & Joyce Cram Bush,
who are personally known to me (or satisfactorily proved to
me), and who being by me duly sworn did say that they
executed this Amended Plat.

NOTARY PUBLIC _____

ACKNOWLEDGMENT
STATE OF UTAH,) s.s.
COUNTY OF)
On this _____ day of _____, 20____,
personally appeared before me Ryan J. & Staria M. Hirschi, who
are personally known to me (or satisfactorily proved to me),
and who being by me duly sworn did say that they executed
this Amended Plat.

NOTARY PUBLIC _____

CITY DIRECTOR OF PUBLIC WORKS CERTIFICATE
I, _____, Kanab City Public Works Director, do hereby certify that this office has examined the above Amended Plat and have determined that it is correct and in accordance with information on file in this office and recommend it for approval this _____ day of _____, 20____.

KANAB CITY DIRECTOR OF PUBLIC WORKS
Kanab, Utah

CITY SURVEYOR CERTIFICATE
I, _____, Kanab City Surveyor, do hereby certify that this office has examined the above Amended Plat and have determined that it is correct and in accordance with information on file in this office and recommend it for approval this _____ day of _____, 20____.

KANAB CITY SURVEYOR
Kanab, Utah

CITY ENGINEER CERTIFICATE
I, _____, Kanab City Engineer, do hereby certify that this office has examined the above Amended Plat and have determined that it is correct and in accordance with information on file in this office and recommend it for approval this _____ day of _____, 20____.

KANAB CITY ENGINEER
Kanab, Utah

APPROVAL OF THE PLANNING COMMISSION
On this the _____ day of _____, 20____, the Planning Commission of Kanab City, Utah, having reviewed the above Amended Plat and having found that it complies with the requirements of the Kanab City's planning and zoning ordinances, and by authorization of said commission hereby recommend approval of said plat for acceptance by Kanab City, Utah.

CHAIRMAN Planning Commission
Kanab, Utah

APPROVAL AND ACCEPTANCE by the Kanab City Council
We the Kanab City Council have reviewed the hereon Amended Plat and by authorization of said Kanab City Council recorded in the minutes of its meeting of the _____ day of _____, 20____, hereby accept the said Amended Plat with all commitments and all obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder.

Attest: _____ Mayor
Kanab City Recorder Kanab City Council
Kanab, Utah

CITY ATTORNEY CERTIFICATE
I, _____, Attorney for Kanab City, do hereby certify that I have examined the above Amended Plat and said plat meets the requirements of Kanab City and is hereby recommended for approval this _____ day of _____, 20____.

KANAB CITY ATTORNEY
Kanab, Utah

CERTIFICATE OF RECORDING
I, _____, Recorder of Kane County, do hereby certify that above amended Plat was filed for recording in my office this _____ day of _____, 20____.

KANE COUNTY RECORDER ENTRY NO. _____
RECORDED AND FILED AT THE REQUEST OF: _____
DATE TIME BOOK PAGE FEE

FILE: Kanab City
DRAWN BY: DVT
SHEET: 1 OF 1

TC ENGINEERING, PC
A "DESIGN-BUILD" FIRM
EXCELLENCE...ON TIME!
DANIEL W. THEBEAU, P.E.
P.O. BOX 55, KANAB, UTAH 84741
(435)644-2031 (888)644-2031
(435)689-0155

AMENDED LOTS 8, 9 & 10
OF KANAWOOD #1
KANAB CITY, UTAH
SCALE: 1"=30'
REDUCE SCALE BY 1/2 FOR 11x17 DRAWINGS

DATE:	REVISION:
04/27/2014	CITY SUBMITTAL
	CITY REVISION