

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Scott Colson
Chris Heaton
Boyd Corry
Peter Banks

KANAB CITY PLANNING COMMISSION

26 North 100 East
Kanab, UT 84741

November 5, 2024

NOTICE is hereby given that the Kanab Planning Commission will hold its regular Commission Meeting on the 5th day of November 2024, in the City Council Chambers at the Kanab City Office located at 26 North 100 East in Kanab. The Planning Commission meeting will convene at 6:30 PM and the agenda will be as follows:

Agenda Items:

1. Call to Order and Roll Call
2. Approval of meeting minutes from September 17, 2024
3. Public Comment Period – Members of the public are invited to address the Planning Commission. Participants are asked to keep their comments to 3 minutes and follow rules of civility outlined in Kanab Ordinance 3-601

Work Meeting:

Administrative Decision Items:

4. Discuss, approve or deny a Conditional Use Permit and a Site Plan Review for a Batch Plant; located approximately near 1600 S HWY 89A [Applicant: Interstate Rock]
5. Discuss and recommend to the city council a preliminary site plan for a planned development overlay Hidden Canyon, located approximately at 1700 E HWY 89. [Applicant: Jim Guthrie]
6. Discuss and recommend to the city council a minor subdivision of parcel K-7-2 splitting the property into two lots, located at 235 W 100 S. [Applicant: Iron Rock Engineering]
7. **PUBLIC HEARING** – Discuss and recommend to the city council a preliminary plat to subdivide parcel K-39-43-ANNEX, located approximately at 1400 S HWY 89A [Applicant: Iron rock Engineering]
8. Discuss and recommend to the city council an amended plat of the Betsy's Red Dirt Hollow, splitting parcel K-263-3 into two separate lots, located approximately at 236 E 200 N. [Applicant: Matthew and M. Janae Chatterley]
9. Discuss, approve or deny a Site Plan for a recreation center located at 26 N 100 E, Kanab, UT 84741 [Applicant: Kane County]

Legislative Decision:

10. **PUBLIC HEARING** - Discuss and recommend to the city council a text amendment for the Kanab City Subdivision ordinance. Amendments to the ordinance are necessary to be compliant with Utah State code. [Applicant: Kanab City]

Staff Report: Update to planning commission meetings

– A Western Classic –

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Commission Member Report:

Council Member Liaison Report:

Times listed for each item on the agenda may be accelerated as time permits or may be taken out of order as moved upon by the commission. If you are planning to attend this public meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting, and we will try to provide whatever assistance may be required. Please contact the Kanab City Offices.

— A Western Classic —

Kanab City Planning & Zoning Commission Meeting
September 17, 2024
Kanab City Council Chambers
26 North 100 East
6:30 PM

Agenda Items:

1. Call to Order and Roll Call

In attendance – Commission Members Ben Clarkson, Ben Aiken, Taylor Glover, and Marlee Swain;
Building/Land Use Administrator Janae Chatterley, City Attorney Kent Burggraaf (by phone), City
Council Liaison Arlon Chamberlain

Not in attendance – Commission Members Russ Whitaker, Casey Glover, Mitch Glazier, Mark
Gilberg, and Terry Edwards

2. Approval of meeting minutes from August 6, 2024

Commission Member Clarkson made a motion to approve the minutes for August 6, 2024.
Commission Member Aiken seconded. Motion passed.

Ben Clarkson – YES
Ben Aiken - YES
Taylor Glover – YES
Marlee Swain – YES
Russell Whitaker – Absent
Terry Edwards – Absent
Casey Glover – Absent
Mark Gilberg – Absent
Mitch Glazier – Absent

3. Public Comment Period – Members of the public are invited to address the Planning Commission.
Participants are asked to keep their comments to 3 minutes and follow rules of civility outlined in
Kanab Ordinance 3-601

Work Meeting:

4. Quick Update on the Subdivision Ordinance

Ms. Chatterley provided an update, mentioning feedback from Hanson Planning Consultation and
clarifying the city council's input on the subdivision ordinance. She explained that there were
questions about whether to proceed with a two-phase approach for subdivisions, including a

preliminary and final plat, which would exclude the planning commission from the final planning stage. The city council supported a two-phase approach, with the planning commission reviewing the preliminary plat. She also mentioned the city council's desire to maintain a public hearing for subdivision planning. She continued by explaining the handling of subdivision improvement plans, suggesting the final plat would give more time for review compared to the preliminary phase. She also addressed other concerns, such as the involvement of the planning commission in the review of certain design elements, though historically, the commission has not reviewed them. She raised further points, including the different processes for residential versus commercial and multi-family homes and the importance of having a checklist for a complete application. She clarified that the city follows state law regarding agriculture land exemptions and GIS mapping, emphasizing that the city will not include some cumbersome state-mandated processes in the ordinance.

Commission Member Aiken provided input, recommending that construction plans be tied to the final plat rather than the preliminary to avoid prohibitive costs at an early stage. He expressed agreement with most recommendations but stressed the importance of this specific timing for construction plans.

Ms. Chatterley acknowledged the point and agreed that staff also preferred aligning the plans with the final plat to avoid timeline conflicts. She also detailed the role of the land use authority, which would include a planning commission liaison to observe but not vote on the final plat.

Legislative Decision:

5. PUBLIC HEARING – Discuss and recommend to City Council a Development Agreement regarding the use of city right-of-way for parking [Applicant: Kane County Hospital]

Ms. Chatterley suggested combining the site plan discussion (Item 10) with this item, as they were closely related.

Commission Member Clarkson agreed to this.

Ms. Chatterley explained that the hospital planned to build an ambulatory surgical center on the southeast side of their property but faced difficulties meeting parking requirements. They needed 130 spaces but only had 53 with street parking. The development agreement aimed to exempt them from off-street parking requirements by allowing additional parking on the east and west sides of Main Street, which would be installed by the hospital but maintained by the city. The surgical center would house surgical procedures, medical offices, and potentially physical therapy and dialysis facilities. While the building met most ordinances, the parking issue required resolution. Chatterley confirmed that the development agreement included conditions to address the parking requirements.

Mr. Burggraaf added that the site plan approval should be contingent upon the development agreement's approval, as the hospital board had not yet decided whether to proceed with the agreement. If they declined, the site plan would need to be revised and resubmitted.

Ms. Chatterley reiterated that the staff report covered these conditions, and any motion should reflect the findings and conditions specified.

During the public hearing, a question arose about whether street parking would be parallel or diagonal, with Ms. Chatterley confirming diagonal parking was required for Main Street.

Commission Member Clarkson questioned whether this would extend further up Main Street, but it was clarified that diagonal parking was only planned for certain sections.

Mr. Burggraaf noted that the parking agreement extended beyond the surgical center to cover the hospital's parking needs.

The commission discussed the number of parking spaces required for the surgical center.

Ms. Chatterley clarified that while the surgical center needed 130 spaces, only 65 were required after accounting for reductions. However, she acknowledged that reductions had to be considered carefully for parking calculations.

Commission Member Clarkson made a motion to send a positive recommendation to the City Council to approve the development agreement regarding the city right-of-way. Commission Member Aiken seconded. Motion passed.

Ben Clarkson – YES

Ben Aiken - YES

Taylor Glover – YES

Marlee Swain – YES

Russell Whitaker – Absent

Terry Edwards – Absent

Casey Glover – Absent

Mark Gilberg – Absent

Mitch Glazier – Absent

6. Discuss and recommend to the City Council a vacation of a public road (400 East between 200 S and 300 S) located within the boundaries of parcels identified by tax ID #s K-4-Annex and K-4-7-Annex [Applicant Kanab City]

Ms. Chatterley explained that the road in question ran between the cemetery and Escobar's property. The city council had approved the expansion of the cemetery, but the road, 400 East, took

up much of the planned expansion area. Although the road had never been formally dedicated to the city or improved, it had been used by the public for more than ten years, making it a public-use road. She clarified that it sat on city property within the existing cemetery, not the expansion area. Additionally, there had been a previous land exchange with Escobar's, which had affected the property lines, but those issues had since been resolved. She concluded by reiterating that the city's request to vacate the road was primarily to allow for the cemetery's expansion.

Commission Member Glover thanked her and opened the discussion to questions from the commission. With no questions raised, he invited a motion on the matter.

Commission Member Clarkson made a motion to send a positive recommendation to the city council for the vacation of the public road identified as 400 E, which is within the boundaries of parcel K-4-Annex and K-4-7-Annex based on the findings and conditions outlined in the staff report number 2024091351. Commission Member Swain seconded. Motion passed.

Ben Clarkson – YES

Ben Aiken - YES

Taylor Glover – YES

Marlee Swain – YES

Russell Whitaker – Absent

Terry Edwards – Absent

Casey Glover – Absent

Mark Gilberg – Absent

Mitch Glazier – Absent

7. Discuss and recommend to the City Council a vacation of utility easement for parcels K-362-1 and K-362-2 located approximately near 88 S 100 W [Applicant: Red Sand Geomatics]

Ms. Chatterley explained that a minor subdivision of the property had been completed earlier in the year, and the city engineers had requested an easement across the front property lines. At the time, it was the first instance of such a request, so no questions were raised. However, upon seeing a similar request with another minor subdivision, further questions were asked. It turned out that the easement was not actually a city requirement, and the utilities for the property already ran in the existing easement in front of the properties. Additionally, one of the subdivided properties had a building located in the easement area. The property owners, one of whom is a relative of the original owner, now requested the easement be vacated, as it was unnecessary. Ms. Chatterley clarified that the easement affected only these two properties and did not impact neighboring lots, none of which had such easements on their front property lines. Therefore, no external notices were sent beyond the required public notifications posted on the city website and at the city hall.

154 Commission Member Aiken made a motion to recommend a vacation of the utility easements for
155 parcels K-362-1 and K-362-2, located approximately 88 South 100 West, and other language as
156 noted in the staff report, including the findings and conditions. Commission Member Swain
157 seconded. Motion passed.

158 Ben Clarkson – YES

159 Ben Aiken - YES

160 Taylor Glover – YES

161 Marlee Swain – YES

162 Russell Whitaker – Absent

163 Terry Edwards – Absent

164 Casey Glover – Absent

165 Mark Gilberg – Absent

166 Mitch Glazier – Absent

167

168 **8. Discuss and recommend to the City Council a vacation of utility easement for parcels K-362-1 and**
169 **K-362-2 located approximately near 88 S 100 W [Applicant: Red Sand Geomatics]**

170 Ms. Chatterley explained that agenda items eight and nine could be combined since they both
171 pertained to the same situation. The property owners wanted to join the two lots together, which
172 required vacating the utility easement between them. In the Ranchos area, many properties had
173 easements between the lot lines, and in this case, the existing house was built directly on the
174 property line, meaning the line went through the house. She noted that this issue was common in
175 the Ranchos. In order to complete the plat amendment and join the lots, they first needed to vacate
176 the easement in compliance with state requirements, which stipulate that no easement can exist at
177 the time of the plat amendment.

178 Commission Member Clarkson made a motion to send a positive recommendation to the city council
179 for the vacation of the public utility easements as identified on the proposed flat map for parcels 72-
180 1267 and 72-1268 based on the findings and conditions outlined in the staff report number
181 20240913.3. Commission Member Swain seconded. Motion passed.

182 Ben Clarkson – YES

183 Ben Aiken - YES

184 Taylor Glover – YES

185 Marlee Swain – YES

186 Russell Whitaker – Absent

187 Terry Edwards – Absent

188 Casey Glover – Absent

189 Mark Gilberg – Absent

190 Mitch Glazier – Absent

191

192 **Administrative Decision Items:**

193 **9. Discuss and recommend to the City Council an amendment to a final plat, joining two lots into**
194 **one; located approximately near 578 W Aspen Dr [Applicant: Iron Rock Engineering]**

195 Commission Member Aiken moved to send a positive recommendation to the City Council for the
196 plat amendment to the Kanab Creek Ranch of Unit 4, affecting parcels 72-126 and 72-1268, based
197 on the findings and conditions of approval as outlined in the staff report number 2024033.
198 Commission Member Swain seconded. Motion passed.

199 Ben Clarkson – YES

200 Ben Aiken - YES

201 Taylor Glover – YES

202 Marlee Swain – YES

203 Russell Whitaker – Absent

204 Terry Edwards – Absent

205 Casey Glover – Absent

206 Mark Gilberg – Absent

207 Mitch Glazier – Absent

208

209 **10. Discuss, approve, or deny a site plan for a new ambulatory surgical center located approximately**
210 **near 10 W 300 N [Applicant: Kane County Hospital]**

211 Ms. Chatterley reviewed the landscaping plan and reiterated that the site plan showed some
212 reductions in parking spaces, with the hospital aiming to provide 53 spaces, though 65 were
213 required.

214 The conversation shifted to potential additional parking along Main Street.

215 Commission Member Clarkson estimated that diagonal parking could add up to 30 spaces, which
216 might help meet the parking requirements.

217 Ms. Chatterley clarified that the development agreement did not specify an exact number of
218 additional spaces but indicated that parking would be developed in the area as needed.

219 Mr. Burggraaf emphasized that the development agreement didn't require an exact match to the
220 parking needs but allowed flexibility. The hospital could use the existing adjacent spaces, including
221 overflow parking and nearby walkways connecting to the main hospital.

222 Commission Member Aiken expressed concern that the parking ordinance was still too lax,
223 especially for commercial areas, but felt comfortable approving this plan given the hospital's
224 community benefit.

225 Ms. Chatterley echoed this sentiment, noting that the hospital was providing an essential
226 community service, differentiating it from a for-profit business.

227 Commission Member Clarkson raised a question about drainage issues in the area.

228 Ms. Chatterley confirmed that improvements had been made to mitigate water flow. She also
229 mentioned that electrical lines in the area would be relocated to improve safety near the hospital's
230 helipad.

231 Commission Member Clarkson made a motion to approve the site plan for the new commercial
232 building at 355 North Main Street based on the staff, findings, and conditions listed in report
233 number 2024029. Commission Member Swain seconded. Motion passed.

234 Ben Clarkson – YES
235 Ben Aiken - YES
236 Taylor Glover – YES
237 Marlee Swain – YES
238 Russell Whitaker – Absent
239 Terry Edwards – Absent
240 Casey Glover – Absent
241 Mark Gilberg – Absent
242 Mitch Glazier – Absent
243

244 **11. Discuss, approve, or deny a conditional use permit for parking modifications for the Kane County**
245 **Recreation Center [Kane County/Kanab City]**

246 Ms. Chatterley explained that the county and the hospital were planning to build a recreation center
247 behind the Knapp Center and the surrounding vacant area. The request was to modify the parking
248 requirements for this new facility. According to city ordinances, businesses fronting the highway can
249 request modified parking. The recreation center, along with other facilities like the senior center and
250 civic center, would share parking spaces. The recreation center project required 548 parking spaces
251 based on total occupancy, but with a 50% parking reduction (including the use of bike racks and
252 motorcycle parking), the number of required spaces dropped to 274. Currently, the area has 164
253 parking spaces, with an additional 75 spaces to be added, leaving the project 35 spaces short. Ms.
254 Chatterley noted that street parking along 100 North and 100 East could help alleviate some of the
255 parking pressure. Additionally, the various facilities wouldn't all be in use at the same time, further
256 reducing the parking strain.

257 Commission Member Clarkson asked two questions: whether the fire chief had any concerns about
258 parking or access and why the space to the south wasn't being used for parking.

259 Ms. Chatterley replied that the fire chief had not raised concerns but agreed to check with him
260 before presenting the matter to the city council.

261 Chris from the county added that the budget limited the use of additional parking space, and while
262 there was potential for employee parking on the gravel to the east, public parking would not be
263 feasible there. They also discussed the possibility of future parking expansion if needed, though any
264 such decisions would depend on costs and future considerations.

265 Commission Member Swain made a motion to approve a conditional use permit for parking
266 modifications at 20 North 100 East based on staff findings and conditions listed in the staff report
267 file number 2024034 and the findings in Chapter 8 Section 8-6D. Commission Member Glover
268 seconded. Motion passed.

269 Ben Clarkson – YES

270 Ben Aiken - YES

271 Taylor Glover – YES

272 Marlee Swain – YES

273 Russell Whitaker – Absent

274 Terry Edwards – Absent

275 Casey Glover – Absent

276 Mark Gilberg – Absent

277 Mitch Glazier – Absent

278

279 **12. Discuss and recommend to the City Council a minor subdivision splitting one parcel into seven (7)**
280 **lots located approximately near 756 S 175 E [Applicant: Iron Rock Engineering]**

281 Ms. Janae Chatterley provided an overview, explaining that the property, owned by Ron Parker,
282 needed to be subdivided into seven lots for estate planning purposes. Three lots contained existing
283 buildings, while the remaining four lots were vacant and planned for residential use. The lots were
284 zoned C-2, allowing for residential development following residential guidelines. The subdivision
285 would include a public-use road, already in place for the Kane County School District, and a private
286 lane serving some of the lots.

287 Tom, from Iron Rock Engineering, added context, explaining that the subdivision aimed to resolve
288 ownership and estate planning issues, especially concerning lot seven, which had already been sold.
289 The plan was to allocate the remaining lots to Parker's children for estate planning purposes.

290 Commission Member Glover asked about the road serving the subdivision and whether it was
291 private.

292 Ms. Chatterley clarified that the road had become a public-use road due to public usage over the
293 past decade.

294 Tom explained that the road was originally an easement for the school district, but it could not be
295 blocked off from public access.

296

297 Commission Member Clarkson raised a question about future road access along the west boundary
298 of the property.

299 There was discussion about whether there was sufficient room for future road development, with
300 concerns about setbacks and potential conflicts with existing structures.

301 Tom confirmed that the property lines aligned with the nearby SWAT building, and there was
302 approximately 100 feet of space between the fence lines, providing enough room for a 50-foot road,
303 should future development require it.

304 Commission Member Clarkson made a motion to send a positive recommendation for a minor
305 subdivision affecting parcel K-11-5 Annex based on the findings and conditions of approval as
306 outlined in the staff report number 2024026.

307 Ben Clarkson – YES

308 Ben Aiken - YES

309 Taylor Glover – YES

310 Marlee Swain – YES

311 Russell Whitaker – Absent

312 Terry Edwards – Absent

313 Casey Glover – Absent

314 Mark Gilberg – Absent

315 Mitch Glazier – Absent

316

317 **13. Discuss and recommend to City Council a final site plan for Ventana Resort Village, Phase 5;**
318 **located approximately new 650 E Kaneplex Rd [Applicant: Iron Rock Engineering]**

319 Ms. Janae Chatterley explained that the developer was ready to proceed with the next phase, which
320 involved 36 single-family lots and several amenities, including a ball field, amphitheater, putting
321 course, and open space. Although labeled as phase five, there was initial confusion about the
322 sequential phasing due to discrepancies in documentation, but it was decided to keep it as phase
323 five for consistency with the development agreement and site plan. She clarified that the project
324 met all the requirements outlined in Chapter 23 of the city's ordinances and that the preliminary site
325 plan had been approved over 18 months ago. The final site plan was now ready for approval. She
326 highlighted the existence of an easement running through the area and how the stormwater
327 detention pond had been adjusted to meet flood and water requirements while maintaining access.

328

329 Commission Member Clarkson asked for clarification about some of the labels on the project
330 documents, specifically regarding catch basins, noting that some areas were marked with numbers
331 but lacked a clearly labeled number one.

332 Ms. Chatterley and the team examined the documents, and it was clarified that the number labels
333 were not for basins but descriptions related to the project's drainage features.

334 **Tom, representing the developer**, provided an update on the project's progress, noting that phase
335 one of the multi-family site was already under construction, phase five would soon begin
336 construction, and phase two would be submitted shortly. He also mentioned that work on the hotel
337 was advancing.

338 Commission Member Swain made a motion to send a positive recommendation to the City Council
339 for the final site plan for Ventana Resort Village based on the findings and conditions of approval as
340 outlined in the staff report for file number 2024031. Commission Member Aiken seconded. Motion
341 passed.

342 Ben Clarkson – YES

343 Ben Aiken - YES

344 Taylor Glover – YES

345 Marlee Swain – YES

346 Russell Whitaker – Absent

347 Terry Edwards – Absent

348 Casey Glover – Absent

349 Mark Gilberg – Absent

350 Mitch Glazier – Absent

351

352 **14. PUBLIC HEARING Discuss and recommend to City Council a preliminary plat for Ventana Resort**
353 **Village, Phase 5; located approximately new 650 E Kaneplex Rd [Applicant: Iron Rock Engineering]**

354 Ms. Chatterley confirmed that the subdivision met the city's ordinances and all necessary
355 documentation had been submitted. She clarified that the public trails would be accessible via
356 public easements but maintained privately to the developer's standards. The one remaining
357 condition for approval was the final sign-off from the city engineer, which was delayed due to
358 medical absences in the city's office. However, she noted that the engineering review had been
359 completed and that all necessary corrections had been addressed.

360 Commission Member Aiken made a motion to send a positive recommendation to the City Council
361 for the preliminary plat on Phase 5 Ventana Resort Village based on the findings and conditions of
362 approval as outlined in the staff report file number 202403. Commission Member Swain seconded.
363 Motion passed.

364 Ben Clarkson – YES
365 Ben Aiken - YES
366 Taylor Glover – YES
367 Marlee Swain – YES
368 Russell Whitaker – Absent
369 Terry Edwards – Absent
370 Casey Glover – Absent
371 Mark Gilberg – Absent
372 Mitch Glazier – Absent

373

374 **15. Discuss, approve, or deny a site plan for multi-family housing [Townhouses and Apartments] in**
375 **the Ventana Resort Village, Phase 5; located approximately new 650 E Kaneplex Rd [Applicant:**
376 **Iron Rock Engineering]**

377 Ms. Janae Chatterley explained that the site plan included townhomes and apartments intended to
378 function as vacation rentals linked to a Marriott hotel that will serve as the concierge or lobby for
379 the units. Additionally, there was attainable housing designed for workers, with studio, one-
380 bedroom, and two-bedroom units. The attainable housing units had specific rent limits outlined in
381 the development agreement. She discussed the parking plan, noting that typical parking
382 requirements call for two spaces per unit, but the development agreement allowed for reduced
383 parking of 1.5 spaces for one-bedroom units and one space for studio units. She reassured the
384 commission that even with these reductions, the plan exceeded the required parking spaces and
385 included overflow parking. The landscaping plans also met the requirements, and the site plan had
386 received a final sign-off from the city.

387 Commission members asked for clarification on the location of the site within the Ventana project.

388 Ms. Chatterley confirmed that this portion of the development was part of phase one, not phase
389 five, as mistakenly listed.

390 Commission Member Swain made a motion to approve the site plan for multi-family housing in the
391 Ventana Resort Village Phase 1 based on staff's findings and the conditions listed in report number
392 2024030. Commission Member Aiken seconded the motion. Motion passed.

393 Ben Clarkson – YES
394 Ben Aiken - YES
395 Taylor Glover – YES
396 Marlee Swain – YES
397 Russell Whitaker – Absent
398 Terry Edwards – Absent
399 Casey Glover – Absent
400 Mark Gilberg – Absent
401 Mitch Glazier – Absent

402

403

404 **Staff Report:**

405

406 Ms. Janae Chatterley reminded the commission about the upcoming Utah land use seminar, which is
407 available as both a webinar and an in-person event. She encouraged anyone interested to reach out
408 to her or Celeste for registration, especially if they preferred the flexibility of attending virtually due
409 to full-time work commitments.

410

411 **Commission Member Report:**

412 **Commission Member Liaison Report:**

413

414 Mr. Chamberlain provided a liaison report, mentioning the approval of the development agreement
415 for Hidden Canyon. He also shared updates on discussions regarding the Community Recreation
416 Center, specifically addressing the handling of impact fees. While the city could waive the fees, it
417 would still need to allocate the funds appropriately for specific areas like transportation or police
418 services. Chamberlain acknowledged the complexity but emphasized the benefit to the city. He
419 further mentioned the approval of the final plat for phase one of Ventana. Lastly, he informed the
420 commission that there was a discussion about yurts in the previous meeting, with a consensus to
421 disallow them within the city for now unless they were part of an external venture. He noted that
422 yurts had been previously approved during the Crazy Horse project but thought this update might
423 be of interest.

424

425 Commission Member Clarkson made a motion to adjourn. Commission Member Aiken seconded.
426 Motion passed.

427

428 Russell Whitaker – YES

429 Ben Clarkson – YES

430 Ben Aiken - YES

431 Terry Edwards – YES

432 Taylor Glover – Absent

433 Casey Glover – Absent

434 Mark Gilberg – Absent

435 Mitch Glazier – Absent

436 Marlee Swain – Absent

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Kanab City Planning Commission Staff Report File #2024028

Date:	October 14, 2024
Meeting Date:	November 5, 2024
Agenda Item:	Planning Commission review to approve or deny a Conditional Use Permit and Site Plan for a Batch Plant
Subject Property Address:	1600 S HWY 89A
Applicant:	Interstate Rock
Applicant Agent:	Chase Stratton

Exhibit A: Civil / Construction Set

Summary:

Interstate Rock is requesting a conditional use permit and site plan review for a concrete batch plant. The batch plant will be situated on Parcel K-39-41-Annex located near 1600 S HWY 89A. Parcel K-39-41-Annex is zoned M-2, batch plant are a conditional use. The development of commercial business requires that the Planning Commission approve a conditional use under Kanab City Land Use Ordinance, Chapter 8 – Conditional Use Permits and complete a Site Plan Review under Kanab City Land Use Ordinance, Chapter 9 – Site Plan Review.

Applicable Regulation(s):

Conditional uses are regulated through Kanab Land Use Ordinances, Chapter 8. Site Plan Review for new commercial businesses are regulated through the Kanab Land Use Ordinances, Chapter 9. Other Land Use Ordinances that are regulated through the Site Plan Review process are Chapter 4-18 Curb, Gutter and Sidewalk, and Chapter 6 Parking Requirements.

Analysis:

Staff has reviewed the application, construction set, and narrative provided by the applicant. Staff has determined that:

- Improvement for street, sidewalk, curb, gutter and landscaping are all future planned with the development of the commercial property to the west of this parcel. The applicant is asking that the minimum improvements for the street allow for a dirt road until the development of commercial property at which time the street will be constructed to design standards and the curb, gutter, sidewalk and landscaping will be installed.
- Chapter 6 – Parking Requirements: there are no plans for customers to visit this business, it will primarily be used by the employees and cement trucks.

– A Western Classic –



Proposed Findings:

1. This application was initiated by Interstate Rock.
2. Applicant is requesting exception and extensions for completion on some of the minimum improvements and landscaping.
3. The owner is responsible for securing the appropriate development permits for construction prior to any construction activity.

Staff Recommendation:

After reviewing the application and submittal documents, the developer is requesting that the improvements for streets, sidewalk, curb, and gutter, as well as the landscaping requirements be done with the development of the commercial property to the west. With the exceptions being requested, staff is not providing a recommendation.

Finding for Approval:

In an approval of a conditional use permit, the Kanab City Planning Commission must find:

1. That the proposed use is necessary or desirable and will contribute to the general well-being of the community.
2. That the use will not be detrimental to the health, safety, or welfare of persons residing, or working in the vicinity, or injurious to property or improvements in the vicinity.
3. That the proposed use will comply with the regulations of this Ordinance.

That the proposed use is in harmony with the intent and purpose of the Kanab City Master Plan or that the plan shall have first been amended through public hearing.

Conditions of Approval:

Staff recommends the additional conditions, as follows:

- a. Contingent upon approval of the Conditional Use.
- b. Contingent upon sign-off from the City Engineer.
- c. The owner is responsible for securing the appropriate building and/or grading permits prior to any construction activity or infrastructure for the development.
- d. Any other conditions Planning Commission requires with the conditional use permit

— A Western Classic —

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Recommended Motion:

I move that we approve the site plan for a batch plant located near 1600 S HWY 89A based on Staff's findings and the condition(s) listed in the report, #2024028.

Alternate motion:

I move that we approve the site plan for a batch plant located near 1600 S HWY 89A based on Staff's findings and the condition(s) listed in the report, #2024028 with the following conditions:

.

I move that we deny the site plan for a batch plant located near 1600 S HWY 89A as outlined by staff in report #2024028, and the following additional finding(s) (i.e., demonstrating the applicant has not met the standards outlined in the Kanab City ordinances):

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— A Western Classic —

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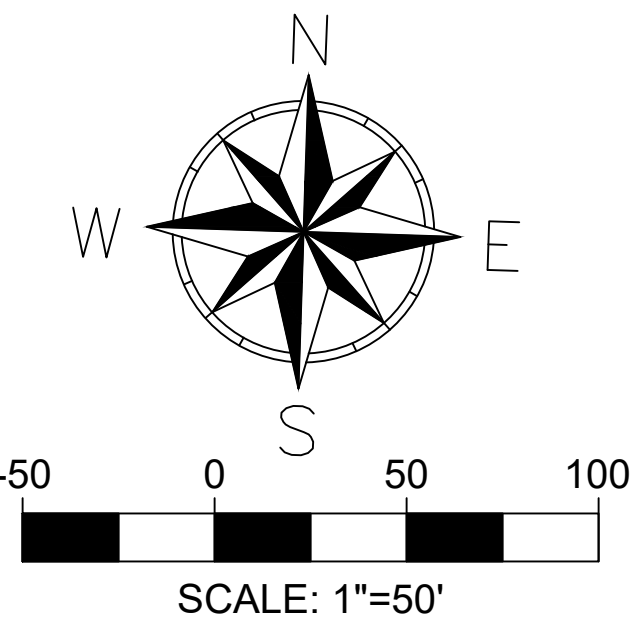
Boyd Corry

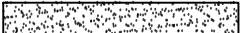

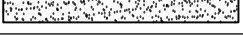
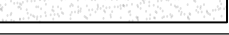
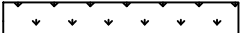

Peter Banks

Exhibit A: Civil / Construction Set

— A Western Classic —

SITE PLAN FOR:
KANAB BATCH PLANT




LEGEND		
DEFINITION	PROPOSED	EXISTING
DIRT ROAD		
LANDSCAPE		
BUILDING		

FUTURE LANDSCAPING NOTES:
LANDSCAPING TO FOLLOW SECTION 9-8 LANDSCAPING
REQUIREMENTS OF THE KANAB LAND USE ORDINANCE

SITE INFORMATION

PARCEL NUMBER: K-39-41-ANN
CURRENT ZONE: AG
TOTAL AREA: 160,000 SF

- PROJECT NOTES:
1. NO EXISTING STRUCTURES ARE FOUND IN THE PROJECT LOCATION.
 2. NO EXISTING UTILITIES ARE FOUND IN THE PROJECT LOCATION. ON SITE: NO ARTIFICIAL LIGHT SOURCE SHALL PROJECT DIRECT ARTIFICIAL LIGHT INTO THE NIGHTTIME SKY PER LAND USE ORDINANCE 15.1.1.
 3. FUEL TO BE STORED IN FUEL CONTAINMENT AREA ARE CLEAR AND RED DIESEL.
 4. PORTABLE LATRINES ARE TO BE INSTALLED ON SITE UNTIL PERMANENT TOILETS ARE REQUIRED.
 5. DRAINAGE STUDY FOR THE BATCH PLANT WILL BE PROVIDED AT A FUTURE DATE.
 6. FUEL TO BE 10" P.U.F.E. FOR BOTH SIDES OF PROPOSED 66' ROW.
 7. PROPOSED UNDERGROUND POWER TO BE LOCATED ON THE NORTH SIDE OF THE PROPOSED 66' ROW.
 8. WATER TO BE PROVIDED BY CANARY CANYON WATER METER THROUGH BACKFLOW PREVENTOR.

 **INTERSTATE ROCK**

GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P: 435.635.2628 | F: 435.635.2177

NOT FOR CONSTRUCTION

DESIGNED BY DSGNBY

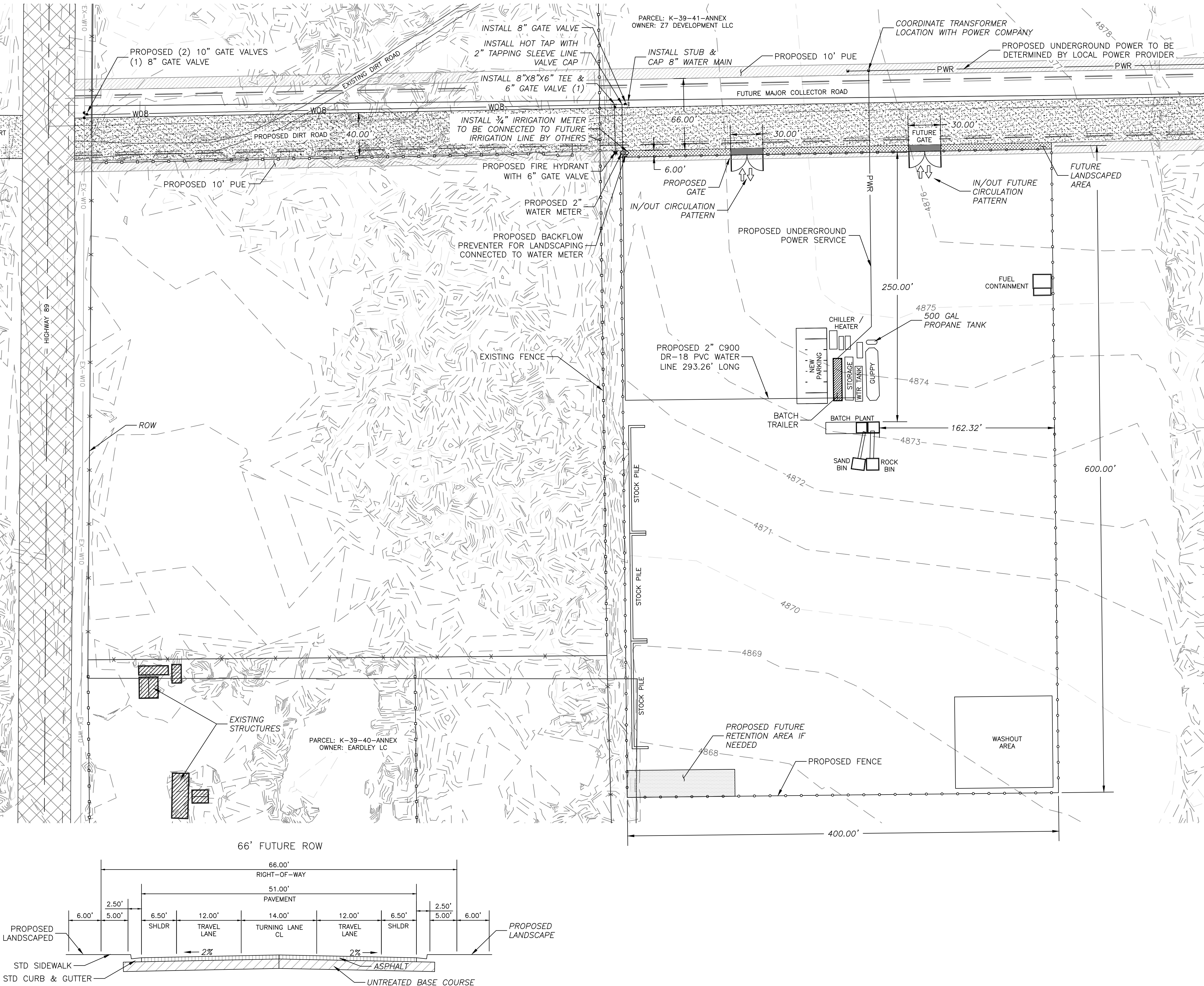
DRAWN BY DRWNBY

CHECKED BY CHKBY

					Z7 DEVELOPMENT LLC
					SITE PLAN
					KANAB BATCH PLANT

10.31.2024

ROJ. #	PAGE #
01.023.008	C1



Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Chris Heaton
Scott Colson
Boyd Corry
Peter Banks

Kanab Planning Commission Staff Report

File #2023026

Date:	November 1, 2024
Meeting Date:	November 5, 2024
Agenda Item:	Discuss and recommend a Preliminary Site Plan for a Planned Development Overlay [Hidden Canyon Subdivision] located on Parcel K-15-1-ANNEX & K-14-15-ANNEX in the approximate area of 1700 E Highway 89.
Applicant:	Jim Guthrie
Applicant Agent:	Brown Consulting Engineers
Underlying Zoning Designation:	PD
Parcel #:	K-15-1-ANNEX & K-14-15-ANNEX
Applicable Ordinances:	Land Use Ordinance, Chapter 23

Attachments:

Exhibit A: Vicinity Map

Exhibit B: Proposed Site Plan

Summary:

A preliminary site plan Hidden Canyon Subdivision, a Planned Development Overlay was most recently reviewed by the Planning Commission in February 2024. At the same time a development agreement was also being reviewed. Planning Commission made a positive recommendation to City Council for the preliminary site plan. During the March 26, 2024 City Council meeting, the review of the Development Agreement brought up apprehensions that were heavily discussed such as terms to terminate the agreement and an updated traffic study with the increased units. Mr. Guthrie requested that the preliminary site plan and development be placed on hold until the concerns were mitigated and the development agreement was agreed upon.

City Council and Mr. Guthrie have come to an agreement with the Development Agreement. The development agreement has been signed and recorded with the county recorder's office.

The preliminary site plan has been updated with the agreed upon conditions in the Development Agreement and include an 80-unit hotel, 125 multi-family units, 356 single-family homes and 7.70-acres of storage units. Bringing a total unit to 705 units.

— A Western Classic —



Adjacent Land Uses:

North	South	East	West
Master Planned Development (Old Golf Course) & BLM Medium Density Residential /High Density Residential	M-1 & RA General Commercial Designation	C-3 & BLM Medium Density Residential /High Density Residential	Master Planned Development (Old Golf Course) Medium Density Residential /High Density Residential

Findings of Fact:

The Hidden Canyon Subdivision:

- Commercial and residential retirement community for individuals over 55 years of age. Consisting of a total of 705 units: 356 single family units, 269 multi-family units, 80-unit hotel and 7.07-acres of commercial storage units.
- Gated community that will have private roads. The entrance road, that will also serve as a frontage road will be a public road dedicated and maintained by Kanab City after acceptance and approval of the installation.
- Does not conflict with any applicable policy of the City of Kanab General Plan,
- Meets the spirit and intent as set forth in section 23-1,
- Allows integrated planning and design of the property,
- The density meets the underlying zone R-1-8 for the Planned Development Overlay. The current ratio of units is 2.82 units/acre).
- One (1) million-gallon water tank will be constructed. 810,150 gallons is required for the development, the upgrade to 1 million gallons qualifies the developer for reimbursement through impact fee credits.
- A 12-inch transmission/distribution water line will be installed and parts of the upgraded line qualifies for reimbursement through impact fee credits. This is outlined in the Development Agreement.
- Sewer will predominately be gravity with a few lift stations for some of the washes and low spots in and out of the development.
- Open Space requirements are greater than required at 47%
- Drainage/Strom Water has been satisfied per City Engineer review
- Booster pumps or lift stations will be maintained by Kanab City after acceptance and approval of the equipment as outlined in the Development Agreement.
- The developer has agreed to a second ingress/egress for emergencies, details of when the second ingress/egress are outlined in the development agreement
- Exceptions to Kanab City ordinances included in the development agreement are:
 - Minimum lot size of 5,000 square feet

— A Western Classic —

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Chris Heaton
Scott Colson
Boyd Corry
Peter Banks

- Minimum lot street frontage of 52 feet wide
- Minimum front lot setbacks of 20 feet, side setbacks of 5 feet and rear setbacks of 10 feet
- Private roads to have a 40-foot right of way with 26 feet of pavement

Conditions of Approval:

1. Staff has no conditions of approval at this time.

Recommended Motion:

I move to approve the preliminary site plan for Hidden Canyon Subdivision based on the findings and conditions of approval as outlined in the staff report for file #2023026.

Alternate motion:

I move approve the preliminary site plan for Hidden Canyon Subdivision based on the findings and conditions of approval as outlined in the staff report for file #2023026, with the additional findings and conditions: .

I move to deny the preliminary site plan for Hidden Canyon Subdivision based on the findings that the applicant has not met the standards outlined in the Kanab City ordinances): .

I move to continue the discussion of the preliminary site plan for Hidden Canyon Subdivision to the following date .

— A Western Classic —

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

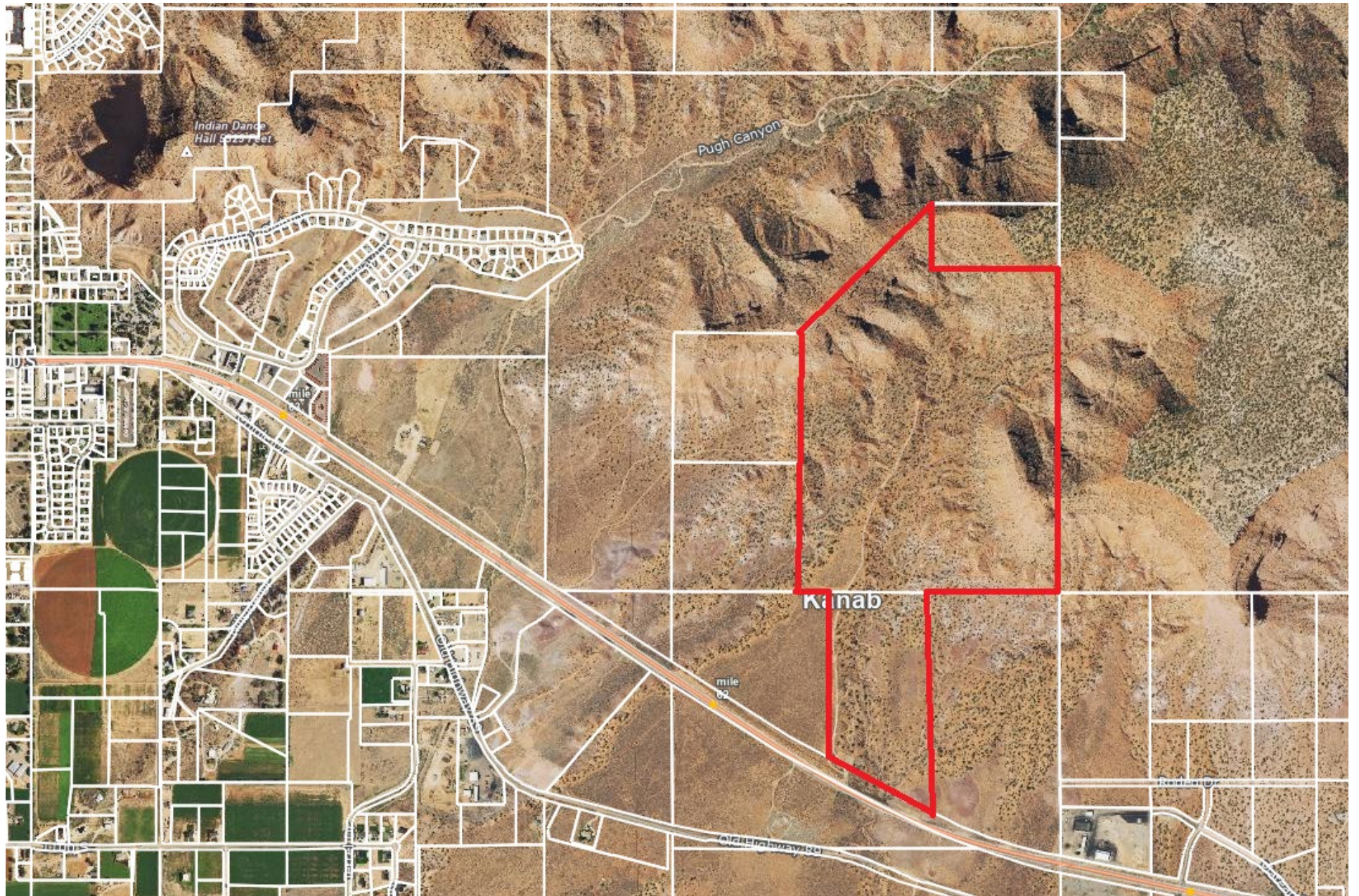
Scott Colson

Boyd Corry

Peter Banks

Exhibit A: Vicinity Map

— A Western Classic —



Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

Scott Colson

Boyd Corry

Peter Banks

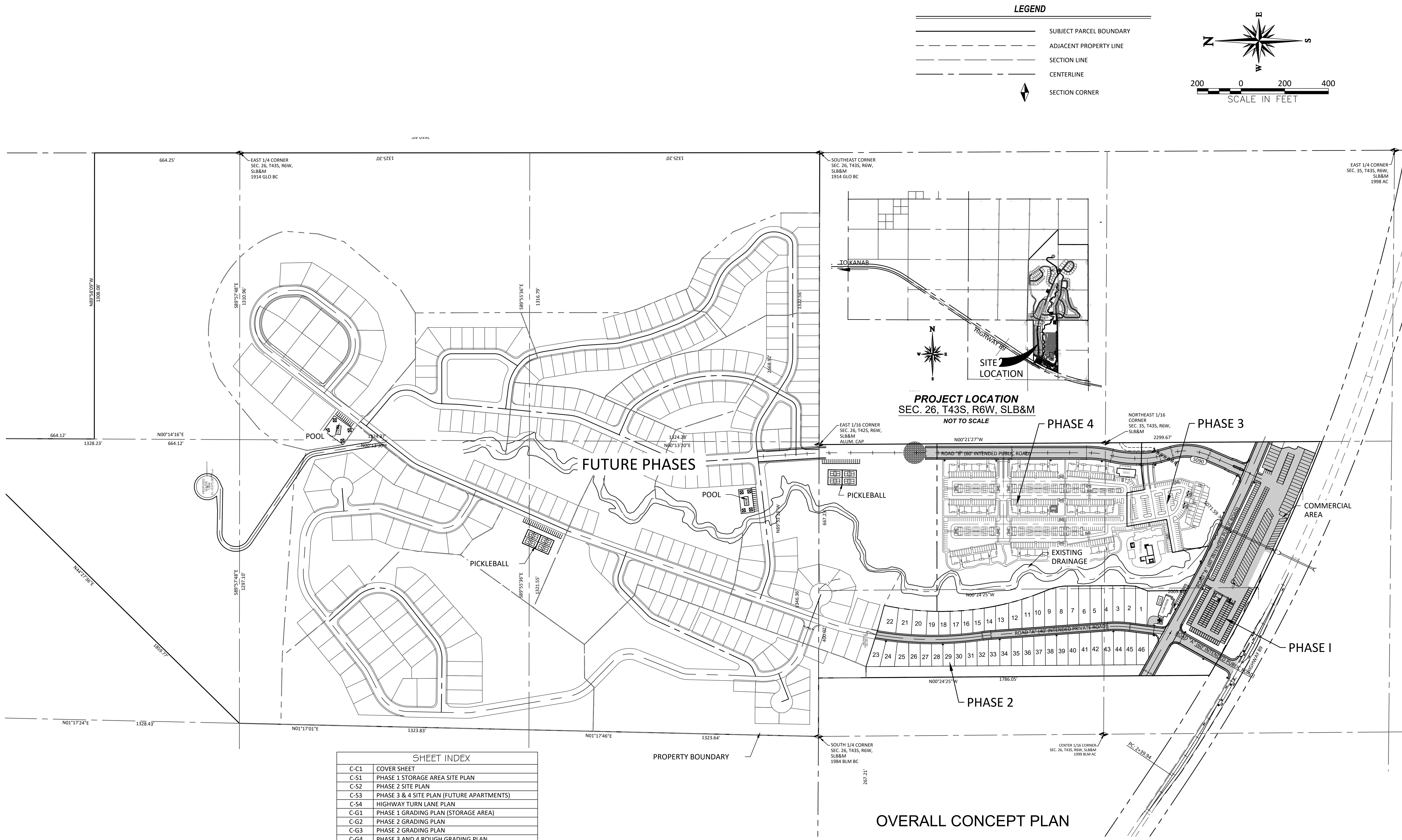
Exhibit B: Proposed Site Plan

— A Western Classic —

Hidden Canyon Subdivision

<u>Phase</u>	<u>Area (ac)</u>	<u>Lots</u>	
1	7.70	0 commercial/storage	
2	10.83	46	
3	2.42	80 hotel rooms	
4	18.35	269 apartments	
5	8.81	26	
6	12.75	21	
7	13.38	23	
8	9.10	24	
9	5.95	26	
10	15.20	28	
11	7.24	38	
12	5.75	25	
13	6.00	25	
14	11.22	24	
15	19.81	29	
16	15.99	21	
<hr/>			
TOTAL:	170.50	705	

Open Space Req. =	34.10 acres	20%
Open Space Provided =	80.91 acres	47%
Open Space Provided under 30% slope =	43.67 acres	25.61%



SHEET INDEX	
C-C1	COVER SHEET
C-S1	PHASE 1 STORAGE AREA SITE PLAN
C-S2	PHASE 2 SITE PLAN
C-S3	PHASE 3 & 4 SITE PLAN (FUTURE APARTMENTS)
C-S4	HIGHWAY TURN LANE PLAN
C-G1	PHASE 1 GRADING PLAN (STORAGE AREA)
C-G2	PHASE 2 GRADING PLAN
C-G3	PHASE 2 GRADING PLAN
C-G4	PHASE 3 AND 4 ROUGH GRADING PLAN
C-OG1-OG4	OFFSITE GRADING PLAN
C-U1	PHASE 1 UTILITY PLAN
C-U2	PHASE 1 UTILITY PLAN
C-U3	STORAGE AREA UTILITY PLAN
C-U4	ROAD E UTILITY PLAN
C-UD1-D3	UTILITY DETAIL SHEET
C-OU1-OU8	OFFSITE UTILITY PLANS
C-PP1	ROAD A PHASE 1
C-PP2	ROAD A PHASE 2
C-PP3	ROAD B PHASE 1 STORAGE AREA
C-PP4	ROAD E PHASE 2/3
C-PP5	ROAD E PHASE 2/3
C-LS1-	LANDSCAPE PLAN



NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF KANAB STANDARDS.

CONTACT INFORMATION

OWNER: JIM GUTHRIE
DEVELOPER: GUTHRIE COMPANIES
PO BOX 52049
RIVERSIDE, CA 92517
951-334-9003

ENGINEER INFORMATION

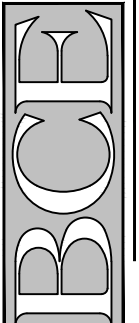
BROWN CONSULTING ENGINEERS
736 SOUTH 900 EAST SUITE B-105
ST. GEORGE, UT 84790
PHONE (435)628-4700

OVERALL CONCEPT PLAN

CONSTRUCTION SET HIDDEN CANYON SUBDIVISION PHASES 1 - 4

LOCATED IN THE SECTIONS 26 AND 35, T 43 S, R 6 W, SLB&M
KANAB, UTAH

REVISIONS		DATE	BY
NO.	DESCRIPTION		

**BROWN CONSULTING ENGINEERS, P.C.**
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
736 SOUTH 900 EAST SUITE B-105
ST. GEORGE, UTAH 84790
(435) 628-4700 FAX (435) 628-4725

COVER SHEET FOR
HIDDEN CANYON SUBDIVISION PHASES 1-4
LOCATED IN THE NW 1/4, SEC 35, AND THE W 1/2 SEC 26
T42S, R16W, S.L.B.&M. KANAB, UTAH

**PROFESSIONAL ENGINEER**
STEVEN M. KAMLOWSKY
No. 8362092
9/13/24
STATE OF UTAH

CHECKED BY : SK
DRAWN BY : SWB
DATE : 9/13/24
JOB NO. : 21-43

SCALE : 1"=200'

SHEET NO. : C-C1

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Chris Heaton
Scott Colson
Boyd Corry
Peter Banks

Kanab City Planning Commission Staff Report

File #2024036

Date:	November 1, 2024
Meeting Date:	November 5, 2024
Agenda Item:	Discuss and recommend to City Council a minor subdivision
Subject Property Address:	235 W 100 S
Applicant:	Iron Rock Engineering
Zoning Designation:	R-1-8
General Plan Designation:	Medium Density Residential (MDR)/High Density Residential (HDR)
Parcel #:	K-7-2
Applicable Ordinances:	Subdivision Ordinance, Chapter 2-2

Attachments:

Exhibit A: Subject Property
Exhibit B: Proposed Plat

Summary:

Iron Rock Engineering, representative of Ron & Claudia Thomas applied for a minor subdivision for parcel K-7-2. The minor subdivision proposes to split the parcel into 2 lots. The current zone is R-1-8 and is 2.09-acres. The proposed lots will be split into a 0.24-acre lot, a 1.85-acre lot.

Applicable Regulation(s):

Subdivisions are addressed in Utah Code, Title 10, Chapter 9a, Part 6, and the Kanab City Subdivision Ordinance, Chapter 2, upon application that includes a Sketch Plan and Narrative. Chapter 2-2 specifically address the minor subdivision process and requirements.

Analysis

The Development Committee is reviewing the application, sketch plan and narrative provided by the applicant. Staff has determined:

- The application does meet the requirements of the subdivision ordinance.
- The application does meet the zoning ordinance(s).
- Sensitive lands have not been identified that would affect the minor subdivision. This lot does border Kanab Creek and there are some steep slopes and unbuildable land in that area, however the second lot proposed at 1.85-acres has plenty of buildable land outside of the area noted above.

— A Western Classic —

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



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Peter Banks

- The subdivision is consistent with the General Plan for the current zoning.
- Parcel is zoned R-1-8 (8,000 sq.ft. lots).

The owner of record contained within the plat is Ron & Claudia Thomas confirmed with a recent title report. Subdivision construction improvement plans for grading, drainage, streets and utility infrastructure, as modified by the proposed minor subdivision will be addressed with a site plan and building permit. The applicant has paid the minor subdivision fee required. Impact fees will be collected through the building permitting process per city ordinances.

Proposed Findings:

1. This application was initiated by Iron Rock Engineering.
2. The property included within the proposed minor subdivision boundaries is zoned R-1-8.
3. The Future Land Use Map designation for these properties on the City's General Plan is Medium Density Residential/High Density Residential.
4. The applicant is requesting a minor subdivision.
5. The proposed subdivision meets the subdivision and zoning standards in the City's Ordinance.
6. The owner is responsible for securing the appropriate development permits prior to any construction activity.
7. The Kanab City Planning Commission is the body responsible for making recommendations to the City Council, upon application.

Staff Recommendation:

After reviewing the application and analyzing the proposed minor subdivision, staff recommends that the Planning Commission send a positive recommendation for approval of the proposed minor subdivision to the Kanab City Council with the conditions of approval below.

Conditions of Approval:

1. City engineers have reviewed and provided sign-off on mylar.

Recommended Motion:

I move to send a positive recommendation to City Council for the minor subdivision, affecting parcel K-7-2 based on the findings and conditions of approval as outlined in the staff report #2024036.

— A Western Classic —

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Chris Heaton
Scott Colson
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Peter Banks

Alternate motion:

I move to send a positive recommendation to City Council for the minor subdivision, affecting parcel K-7-2 based on the findings and conditions of approval as outlined in the staff report #2024036, with the additional findings and conditions: .

I move to send a negative recommendation to City Council for the minor subdivision, affecting parcel K-7-2 demonstrating the applicant has not met the standards outlined in the Kanab City ordinances: .

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Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

Scott Colson

Boyd Corry

Peter Banks

Exhibit A: Subject Property

— A Western Classic —



Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

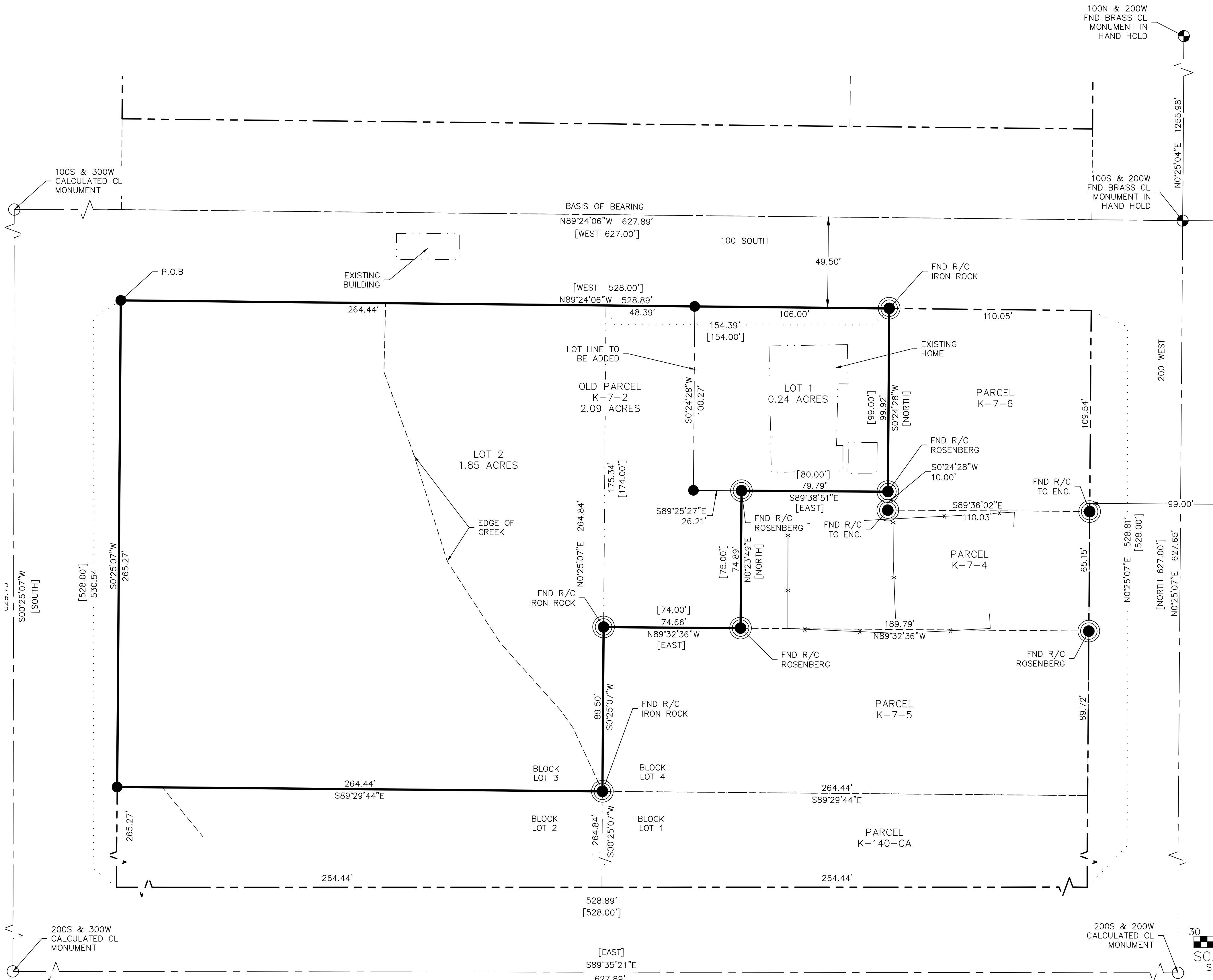
Scott Colson

Boyd Corry

Peter Banks

Exhibit B: Proposed Plat

— A Western Classic —



LEGEND

- SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED IRON ROCK PLS 5561917
- ⦿ FOUND MONUMENT AS NOTED
- ⦿ FND STREET CENTERLINE MONUMENT
- CALCULATED STREET CENTERLINE MONUMENT

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- SURVEY BOUNDARY
- - - LOT LINE TO BE ADDED
- STREET CENTERLINE
- - - BLOCK LINE
- BLOCK LOT
- - - EXISITNG BUILDING
- RECORD BEARING AND DISTANCE

[]

SURVEYED AT THE REQUEST OF :
RONALD W & CLAUDIA B THOMAS
235 W 100 S
KANAB, UTAH 84741

REFERENCED DOCUMENTS

- BLOCK 7 PLAT "A" OF THE OFFICIAL SURVEY OF KANAB TOWNSITE

THOMAS MINOR SUBDIVISON

PARCEL K-7-2

BLOCK 7 PLAT "A" CITY OF KANAB, UTAH
LOCATED IN NE¼ NW¼ OF SECTION 5,
TOWNSHIP 44 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, Thomas W. Avant, a Professional Land Surveyor, License No. 5561917, hold this license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and have completed this survey of the Property described hereon in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat. I certify that by authority of the hereon owners, I have made a survey of the tract of land as shown on this Plat and have subdivided the same tract into 2 lots as well as Public Utility and Ingress & Egress Easements, as shown, which are herein after known as

"THOMAS MINOR SUBDIVISION PARCEL K-7-2"

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

Thomas W. Avant, PLS # 5561917

Date:

NARRATIVE

The purpose of this survey was to retrace and mark on the ground the lines as shown on this Record of Survey at the request of the client. The purpose of the survey is to delineate the boundaries. All corners are set and found as shown. The basis of bearing for this survey is the Utah State Plane coordinate system South Zone as measured between the street centerline monuments located at 100 S & 300 W (CALCULATED) and 100 S & 200 W bearing N89°24'06"W with a distance of 627.89 feet.

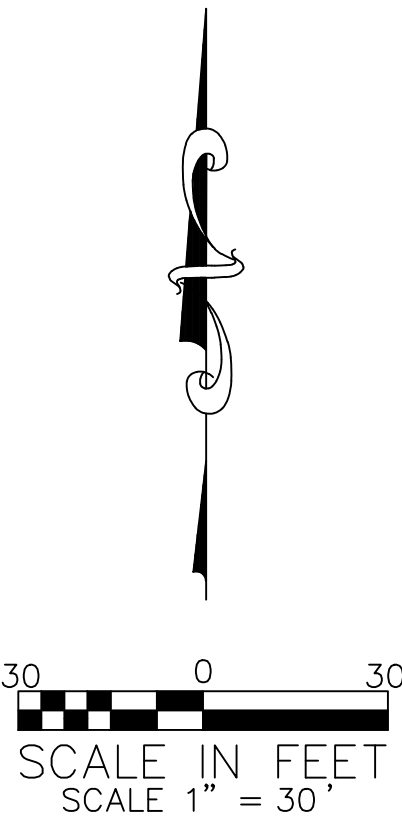
Legal Description:

Parcel 1:
All of Lot 3, Block 7, Plat "A" of the Official Survey of Kanab Townsite. Containing 1.60 acres (more or less).

Parcel 2:
BEGINNING at the Northwest Corner of Lot 4, Block 7, Plat "A" of the Official Survey of Kanab Townsite, and running; thence South 174.0 feet; thence East 74.0 feet; thence North 75.0 feet; thence East 80.0 feet; thence North 99.0 feet; thence West 154.0 feet, to the Point of Beginning. Containing 0.48 acres (more or less).

As-Surveyed Description:

BEGINNING at the Northwest Corner of Block 7, Plat "A" of the Official Survey of Kanab Townsite, as recorded in the Office of the Kane County Recorder, Utah, and running; thence, along the North Block Line, South 89° 24' 06" East 418.84 feet; thence South 00° 24' 28" West 99.92 feet; thence North 89° 38' 51" West 79.79 feet; thence South 00° 23' 49" West 74.89 feet; thence North 89° 32' 36" West 74.66 feet; thence South 00° 25' 07" West 89.50 feet, to the East-West Centerline of said block; thence, along said line, North 89° 29' 44" West 264.44 feet, to the Southwest Corner of Lot 3 of said block; thence, along the West Block Line, North 00° 25' 07" East 265.27 feet, to the POINT OF BEGINNING; containing 2.09 acres (more or less).



STATE OF UTAH ,) s.s. ACKNOWLEDGMENT	
COUNTY OF)	
On this _____ day of _____, 20____, personally appeared before me Ronald W. Thomas & Claudia B Thomas who is 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 Full Name: _____	
Commission Number: _____	
My Commission Expires: _____	
A Notary Public Commissioned in Utah	
Notary Public (signature) _____	
No Stamp required (Utah Code 46-1-16(6))	

OWNER'S DEDICATION

Know all men by these presents that the undersigned Ronald W. Thomas & Claudia B Thomas are the owners of the above described tract of land, and hereby cause the same to be subdivided into two lots to be hereafter known as Thomas, a Minor Subdivision, the undersigned owners also hereby re-convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat. The same to be used for the installation maintenance and operation of utility lines and facilities.

IN WITNESS WHEREOF, I have set my hand this the _____ day of _____, 20____.

Ronald W. Thomas
235 W 100 S
Kanab, UT 84741

Claudia B. Thomas
235 W 100 S
Kanab, UT 84741

CITY PUBLIC WORKS DIRECTOR CERTIFICATE

I, _____, Kanab City public Works Director, do hereby certify that this office has examined the above 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 PUBLIC WORKS DIRECTOR

CITY SURVEYOR CERTIFICATE

I, _____, Kanab City Surveyor, do hereby certify that this office has examined the above 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

APPROVAL of the PLANNING COMMISSION

On this the _____ day of _____, 20____, the Planning Commission of Kanab City, Utah, having reviewed the above 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

APPROVAL AND ACCEPTANCE by the Kanab City Council

We the Kanab City Council have reviewed the hereon Plat and by authorization of said Kanab City Council recorded in the minutes of it's meeting of the _____ day of _____, 20____, hereby accept the said 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

CITY ATTORNEY CERTIFICATE

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

KANAB CITY ATTORNEY

CERTIFICATE OF RECORDING

I, _____, Recorder of Kane County, do hereby certify that above 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



Building on Solid Foundations

460 E. 300 SOUTH
KANAB, UTAH 84741
435-644-2031
www.ironrockeng.com

THOMAS
MINOR SUBDIVISION
PARCEL K-7-2
KANAB, UT

DATE: 8/27/2024

DESCRIPTION:

INITIAL SUBMITTAL

DATE:

REV#

DRAWN BY: CJM

SCALE: 1"= 30'

SHEET:

1 OF 1

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Chris Heaton
Scott Colson
Boyd Corry
Peter Banks

Kanab City Planning Commission Staff Report File #2024035

Date:	November 4, 2024
Meeting Date:	November 5, 2024
Agenda Item:	Discuss and recommend to City Council a Preliminary Plat, located near 1400 S HWY 89A.
Applicant:	Z7 Development, LLC
Applicant Agent:	Iron Rock Engineering
Zoning Designation:	R-1-8 (with a Development Agreement)
General Plan Designation:	Medium Density Residential/ General Commercial / Agriculture
Parcel #:	K-39-43-Annex
Applicable Ordinances:	Subdivision Ordinance, Chapter 2

Attachments:

Exhibit A: Vicinity Map

Exhibit B: Preliminary Plat

Summary:

Z7 Development, LLC, property owner, and their representative, Iron Rock Engineering have applied for a Preliminary Plat. Preliminary Plats are regulated through the Kanab City Subdivision Ordinances, Chapter 2. This subdivision is being done in phases, phase 1 consists of 29 lots (28 single-family buildable lots and 1 open space) The remaining 46.80 acres of parcel K-39-43-Annex will be subdivided with future phases. The public road titled Bunting Boulevard intersects with 1400 S and is planned as a future minor collector road, the remaining roads in phase 1 will be public local roads.

Adjacent Land Uses:

North	South	East	West
RA	C-2	RA	C-3 / M1

Analysis

During the review process staff have identified that a cul-de-sac requires a minimum pavement across a cul-de-sac is 96' diameter with no parking posted. The diameter is measured to edge of asphalt/lip of gutter. Per details in the Construction Design Standards curb, gutter and sidewalk would require 7½-feet per side, requiring a 111-foot right of way for a cul-de-sac. The preliminary

— A Western Classic —



plat appears to only have a 104-foot right of way. Iron Rock Engineers and the City Engineers are confirming the requirements with the platted road to determine if any corrections need to be made.

This subdivision is using the lot size averaging design outlined in Kanab City's Subdivision Ordinance Chapter 3 (§3-1.10). Lot size averaging allows the following:

Lot size averaging allows for a mix of lot sizes within a new subdivision, and while the overall density of the zoning district remains the same flexibility is provided in the mix of lot sizes. Provisions for lot-size averaging for single family dwellings with or without an internal accessory dwelling unit are as follows:

- Allowed in zones Rural Residential (RR-1), Single Family Zones (R-1-8, R-1-10, R-1-15, R-1- 20). *This parcel is currently zoned R-1-8*
- Lot averaging formula; the total combined square footage of all lots divided by the number of lots shall be equal to or greater than base zone minimum lot size. *The base zone minimum lot size would allow for 31 lots*
- Minimum lot size; no lot or lot frontage shall be less than 70% of the minimum lot size or minimum frontage of the base zone. *This would allow a minimum of 42-foot frontages.*
- Mix of lot sizes; a maximum of 35% of the total lots may be less than the minimum allowed lot size of the zone. *This allows 9 lots to be less than 8,000 sq.ft (0.18-acres).*
- Smaller lots shall be dispersed throughout the subdivision rather than congregated together. *Developer has provided a plan for Phase 2, which is a very close replica of this one, which will put lots 0.18-acre (8,000 sq.ft.) across the street.*

Findings of Fact:

- The Willow Meadows preliminary plat meets the initial application process and document submittals.
- Preliminary Plat Drawing, Soils Investigation Report and Drainage Report, have been received and reviewed. There is one will serve letter that needs to be submitted from Garkane. The developer and Iron Rock are working with Garkane on an easement prior to releasing the will serve letter.
- Confirmation that the cul-de-sac, curb, gutter and sidewalks meets the proper width and diameter outlined in the design standards for construction.
- Public 50-foot roads will be dedicated to Kanab city and will be maintained by Kanab once they are accepted and approved by the Public Works Director.

— A Western Classic —

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Chris Heaton
Scott Colson
Boyd Corry
Peter Banks

Staff Recommendation:

Staff recommends approval with the conditions below.

Conditions of Approval:

1. Engineers have confirmed and signed-off on calculations, surveying requirements and design standards for construction related to the platted lots for the preliminary plat.

Recommended Motion:

I make a positive recommendation to City Council for Willow Meadows preliminary plat based on the findings and conditions of approval as outlined in the staff report for file #2024035.

Alternate motion:

I make a positive recommendation to City Council for Willow Meadows preliminary plat based on the findings and conditions of approval as outlined in the staff report for file #2024035, with the additional findings and conditions: .

I make a negative recommendation to City Council for Willow Meadows preliminary plat based on the findings and conditions of approval as outlined in the staff report for file #2024035, and the following additional finding(s) (i.e., demonstrating the applicant has not met the standards outlined in the Kanab City ordinances): .

— A Western Classic —

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

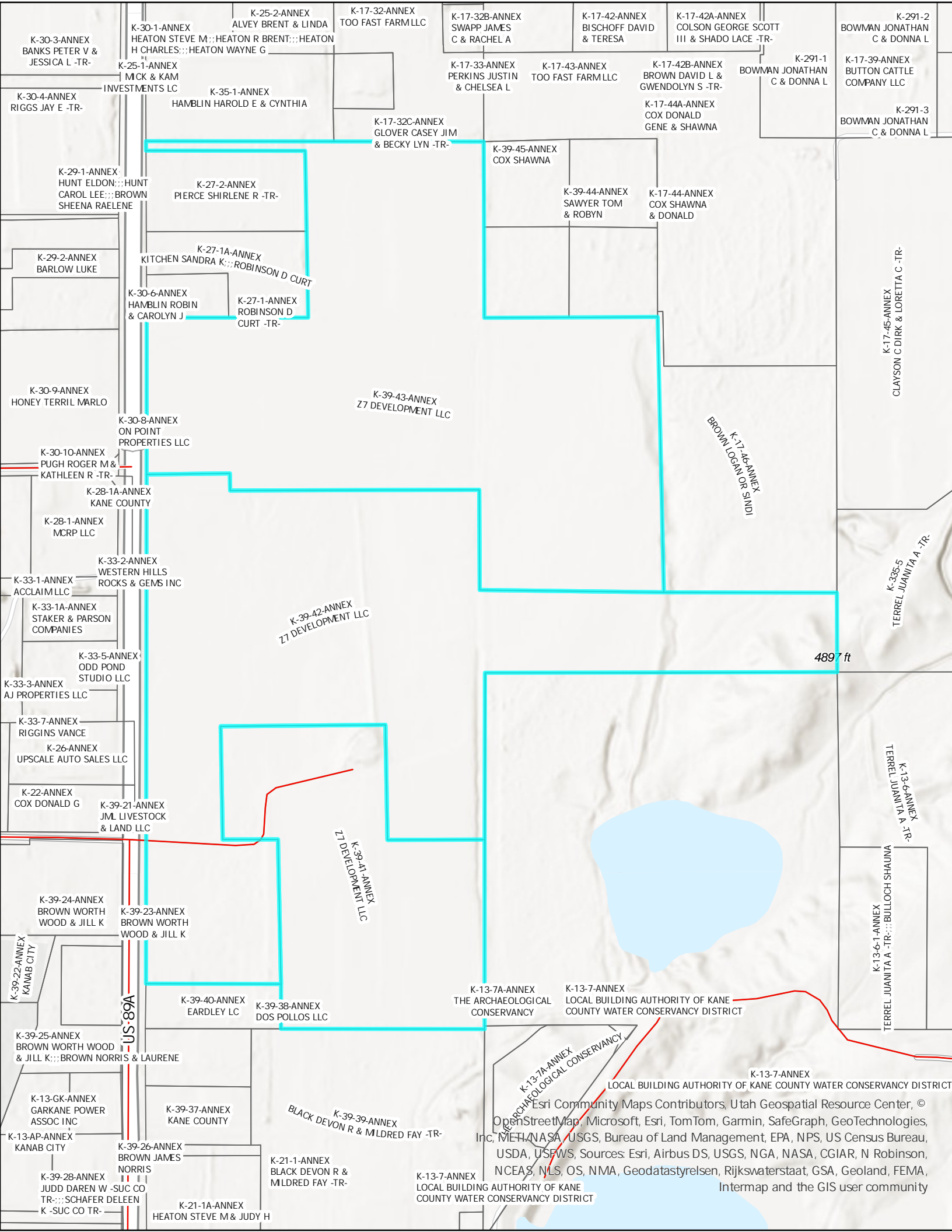
Scott Colson

Boyd Corry

Peter Banks

Exhibit A: Vicinity Map

— A Western Classic —



K-30-3-ANNEX
BANKS PETER V &
JESSICA L -TR-

K-30-1-ANNEX
HEATON STEVE M::HEATON R BRENT::HEATON
H CHARLES::HEATON WAYNE G

K-25-2-ANNEX
ALVEY BRENT & LINDA

K-17-32-ANNEX
TOO FAST FARM LLC

K-17-32B-ANNEX
SWAPP JAMES
C & RACHEL A

K-17-42-ANNEX
BISCHOFF DAVID
& TERESA

K-17-42A-ANNEX
COLSON GEORGE SCOTT
III & SHADO LACE -TR-

K-291-2
BOWMAN JONATHAN
C & DONNA L

K-17-39-ANNEX
BUTTON CATTLE
COMPANY LLC

K-291-3
BOWMAN JONATHAN
C & DONNA L

K-30-4-ANNEX
RIGGS JAY E -TR-

K-25-1-ANNEX
MCK & KAM
INVESTMENTS LC

K-35-1-ANNEX
HAMBLIN HAROLD E & CYNTHIA

K-17-32C-ANNEX
GLOVER CASEY JIM
& BECKY LYN -TR-

K-17-43-ANNEX
TOO FAST FARM LLC

K-17-42B-ANNEX
BROWN DAVID L &
GWENDOLYN S -TR-

K-17-44A-ANNEX
COX DONALD
GENE & SHAWNA

K-291-1
BOWMAN JONATHAN
C & DONNA L

K-29-1-ANNEX
HUNT ELDON::HUNT
CAROL LEE::BROWN
SHEENA RAELENE

K-27-2-ANNEX
PIERCE SHIRLENE R -TR-

K-39-45-ANNEX
COX SHAWNA

K-39-44-ANNEX
SAWYER TOM
& ROBYN

K-17-44-ANNEX
COX SHAWNA
& DONALD

K-29-2-ANNEX
BARLOW LUKE

K-27-1A-ANNEX
KITCHEN SANDRA K::ROBINSON D CURT

K-30-6-ANNEX
HAMBLIN ROBIN
& CAROLYN J

K-27-1-ANNEX
ROBINSON D
CURT -TR-

K-30-9-ANNEX
HONEY TERRIL MARLO

K-30-8-ANNEX
ON POINT
PROPERTIES LLC

K-30-10-ANNEX
PUGH ROGER M &
KATHLEEN R -TR-

K-28-1A-ANNEX
KANE COUNTY

K-28-1-ANNEX
MCRP LLC

K-33-2-ANNEX
WESTERN HILLS
ROCKS & GEMS INC

K-33-1-ANNEX
ACCLAIM LLC

K-33-1A-ANNEX
STAKER & PARSON
COMPANIES

K-33-5-ANNEX
ODD POND
STUDIO LLC

K-33-3-ANNEX
AJ PROPERTIES LLC

K-33-7-ANNEX
RIGGINS VANCE

K-26-ANNEX
UPSCALE AUTO SALES LLC

K-22-ANNEX
COX DONALD G

K-39-21-ANNEX
JML LIVESTOCK
& LAND LLC

K-39-42-ANNEX
Z7 DEVELOPMENT LLC

K-39-41-ANNEX
Z7 DEVELOPMENT LLC

K-39-24-ANNEX
BROWN WORTH
WOOD & JILL K

K-39-23-ANNEX
BROWN WORTH
WOOD & JILL K

K-39-40-ANNEX
EARDLEY LC

K-39-38-ANNEX
DOS POLLOS LLC

K-13-7A-ANNEX
THE ARCHAEOLOGICAL
CONSERVANCY

K-13-7-ANNEX
LOCAL BUILDING AUTHORITY OF KANE
COUNTY WATER CONSERVANCY DISTRICT

K-13-6-ANNEX
TERREL JUANITA A -TR-

K-13-6-1-ANNEX
BULLOCH SHAUNA
TERREL JUANITA A -TR::

K-13-7-ANNEX
LOCAL BUILDING AUTHORITY OF KANE COUNTY WATER CONSERVANCY DISTRICT

K-13-7A-ANNEX
THE ARCHAEOLOGICAL
CONSERVANCY

K-39-25-ANNEX
BROWN WORTH WOOD
& JILL K::BROWN NORRIS & LAURENE

K-13-GK-ANNEX
GARKANE POWER
ASSOC INC

K-13-AP-ANNEX
KANAB CITY

K-39-26-ANNEX
BROWN JAMES
NORRIS

K-39-28-ANNEX
JUDD DAREN W -SUC CO
TR::SCHAFFER DELEEN

K-SUC CO TR-

K-39-37-ANNEX
KANE COUNTY

K-21-1A-ANNEX
HEATON STEVE M & JUDY H

K-39-39-ANNEX
BLACK DEVON R & MILDRED FAY -TR-

K-21-1-ANNEX
BLACK DEVON R &
MILDRED FAY -TR-

K-13-7-ANNEX
LOCAL BUILDING AUTHORITY OF KANE
COUNTY WATER CONSERVANCY DISTRICT

489.7 ft

US-89A

Esri Community Maps Contributors, Utah Geospatial Resource Center, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,
Inc, MET, NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau,
USDA, USFWS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson,
NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,
Intermap and the GIS user community

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

Scott Colson

Boyd Corry

Peter Banks

Exhibit B: Preliminary Plat

— A Western Classic —

WILLOW MEADOWS
SUBDIVISION PHASE 1

CITY OF KANAB, UTAH
LOCATED IN SE¹/₂ SE¹/₄ OF SECTION 33,
TOWNSHIP 43 SOUTH, RANGE 6 WEST
SALT LAKE BASE AND MERIDIAN



Building on Solid
Foundations

460 E. 300 SOUTH
KANAB, UTAH 84741
435-644-2031
www.ironrockeng.com

WILLOW MEADOWS SUBDIVISION PHASE 1
PRELIMINARY PLAT
STATE OF UTAH, SITLA
KANAB, UTAH 84741

LEGEND

- PROPERTY LINE
ADJACENT PROPERTY LINE
SURVEY BOUNDARY
EASEMENT
1/4 SECTION LINE
1/8 SECTION LINE
SECTION LINE
STREET CL
FENCE
RECORD BEARING AND DISTANCE
- — SET 5/8" x 36" REBAR WITH PLASTIC CAP
MARKED IR ENG. PLS 5561917
⊙ — FOUND MONUMENT AS NOTED
◆ — FOUND SECTION MONUMENT AS NOTED
⊕ — CALCULATED SECTION MONUMENT AS
NOTED

Curve Table					
Curve #	Length	Radius	Delta	Chord D	Chord L
C1	59.15'	37.50'	90°22'27"	S44° 11' 02"E	53.21'
C2	39.27'	25.00'	90°00'00"	N45° 37' 45"E	35.36'
C3	39.27'	25.00'	90°00'00"	N44° 22' 15"W	35.36'
C4	60.60'	330.00'	10°31'20"	N84° 06' 35"W	60.52'
C5	68.44'	330.00'	11°52'57"	N72° 54' 27"W	68.32'
C6	10.81'	330.00'	1°52'35"	N66° 01' 41"W	10.81'
C7	57.35'	270.00'	12°10'10"	N71° 10' 29"W	57.24'
C8	57.24'	270.00'	12°08'47"	N83° 19' 57"W	57.13'
C9	39.27'	25.00'	90°00'00"	S45° 35' 40"W	35.36'
C10	39.27'	25.00'	90°00'00"	S44° 24' 20"E	35.36'
C11	39.27'	25.00'	90°00'00"	N45° 35' 40"E	35.36'
C12	21.60'	25.00'	49°30'26"	N24° 09' 33"W	20.94'
C13	60.96'	52.00'	67°10'03"	N15° 19' 45"W	57.53'
C14	43.68'	52.00'	48°07'29"	N42° 19' 01"E	42.40'
C15	43.59'	52.00'	48°01'35"	S89° 36' 27"E	42.32'
C16	44.05'	52.00'	48°32'04"	S41° 19' 38"E	42.74'
C17	60.95'	52.00'	67°09'42"	N16° 31' 15"E	57.52'
C18	21.60'	25.00'	49°30'26"	N25° 20' 53"E	20.94'
C19	39.27'	25.00'	90°00'00"	S44° 24' 20"E	35.36'
C20	39.25'	25.00'	89°57'55"	N45° 36' 42"E	35.34'
C21	33.55'	75.00'	25°37'56"	N13° 26' 43"E	33.27'
C22	37.29'	75.00'	28°29'08"	S40° 30' 15"W	36.90'
C23	46.92'	75.00'	35°50'51"	S72° 40' 14"W	46.16'
C24	39.27'	25.00'	90°00'00"	S45° 35' 40"W	35.36'

SCALE IN FEET
SCALE 1" = 40'



DATE: 9/30/2024

DESCRIPTION:

INITIAL SUBMITTAL

DATE:

REV#

DRAWN BY: CM

SCALE: 1"=40'

SHEET:

2 OF 2

PARCEL
K-27-1-ANNEX

PARCEL
K-27-1A-ANNEX

15' PUBLIC UTILITY EASEMENT

HIGHWAY 89A

BUNTING BOULEVARD
(PUBLIC)

BUNTING BOULEVARD
(PUBLIC)

1330 SOUTH
(PUBLIC)

250 EAST
(PUBLIC)

310 EAST
(PUBLIC)

210 EAST
(PUBLIC)

LOT 6
0.35 ACRES

LOT 7
0.34 ACRES

LOT 8
0.34 ACRES

LOT 9
0.34 ACRES

LOT 5
0.22 ACRES

LOT 4
0.18 ACRES

LOT 3
0.18 ACRES

LOT 2
0.18 ACRES

LOT 1
0.18 ACRES

LOT 13
0.18 ACRES

LOT 14
0.19 ACRES

LOT 12
0.18 ACRES

LOT 15
0.20 ACRES

LOT 11
0.18 ACRES

LOT 16
0.19 ACRES

LOT 10
0.18 ACRES

LOT 17
0.20 ACRES

LOT 18
0.21 ACRES

LOT 19
0.21 ACRES

LOT 20
0.19 ACRES

LOT 21
0.19 ACRES

LOT 22
0.19 ACRES

LOT 23
0.15 ACRES

LOT 24
0.15 ACRES

LOT 25
0.15 ACRES

LOT 26
0.15 ACRES

LOT 27
0.15 ACRES

LOT 28
0.15 ACRES

OPEN SPACE
0.13 ACRES

Mayor
T. Colten Johnson
City Manager
Tyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Chris Heaton
Scott Colson
Boyd Corry
Peter Banks

Kanab City Planning Commission Staff Report File #2024037

Date:	November 1, 2024
Meeting Date:	November 5, 2024
Agenda Item:	Discuss and recommend to City Council a plat amendment to Betsy's Red Dirt Hollow
Subject Property Address:	236 E 200 N
Applicant:	Matthew & M Janae Chatterley
Applicant Agent:	
Zoning Designation:	RM
General Plan Designation:	Medium Density Residential / High Density Residential (MDR / HDR)
Parcel #:	K-263-3
Applicable Ordinances:	Subdivision Ordinance, Chapter 2-4

Attachments:

Exhibit A: Subject Property

Exhibit B: Amended Plat

Summary:

Matthew and M. Janae Chatterley applied to amend the plat for Betsy's Red Dirt Hollow, parcels K-263-3, located approximately at 236 E 200 N. The plat amendment consists of a lot split from one lot to two lots. The current zone is RM. Currently the lot is K-263-3-acres. The lot has a two-family dwelling. The request for the lot split is to allow for each side of the two family dwelling to be on their own parcel and have separate ownership.

Applicable Regulation(s):

Plat Amendments are addressed in Utah Code, Title 10, Chapter 9a, Part 6, and the Kanab City Subdivision Ordinance, Chapter 2, upon application that includes a Sketch Plan and Narrative. Chapter 2-4 specifically address the plat amendment process and requirements. Chapter 18-8(B) allows a side by side two-family dwelling unit to be platted and sold separately.

Analysis

Development Committee has reviewed the application, sketch plan and narrative provided by the applicant. Staff has determined:

- The application meets the requirements of the subdivision ordinance.
- The application meets the zoning ordinance.
 - Each lot has a minimum of 4,000 square feet

— A Western Classic —



- Each lot has a minimum of 40-feet street frontage on a public road.
- Each unit is set up with separate utilities
- Sensitive lands have been identified necessitating abatement of conditions; staff recommends a Geotech study prior to any issuance of building permits due to the high clay content known in this area. Geotech studies will also be needed prior to any approval of improvements required (streets, stormwater, curb, gutter, sidewalk, etc.) with the development of the property.
- The subdivision is consistent with the General Plan and Future Land Use Map.
- Parcel is zoned RM.
- The proposed streets conform to the guidelines found in the Transportation Master Plan.

The owner of record contained within the plat is Mathew and M. Janae Chatterley. A title report has been submitted to Kanab City. The applicant has paid the amended plat fee required. Impact fees have been paid and collected through the building permitting process.

Public Hearing will be held with City Council on November 12, 2024.

Proposed Findings:

1. This application was initiated by Matthew and M. Janae Chatterley.
2. The property included within the amended plat boundaries is zoned RM.
3. The Future Land Use Map designation for these properties on the City's General Plan as Medium Density Residential/High Density Residential.
4. The applicant is requesting a lot split.
5. No easements are being vacated.
6. The proposed plat amendment meets the subdivision and zoning standards in the City's Ordinance listed above.
7. The Kanab City Planning Commission is the body responsible for making subdivision plat amendment recommendations to the City Council, upon application.
8. Neither the public nor any person will be materially injured by the proposed amendment.
9. There is good cause for the amendment.

Staff Recommendation:

After reviewing the application and analyzing the proposed plat amendment, staff recommends that the Planning Commission send a positive recommendation for approval of the proposed plat amendment to the Kanab City Council with the conditions of approval below.

Conditions of Approval:

1. No Conditions of Approval recommended.

— A Western Classic —

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Chris Heaton
Scott Colson
Boyd Corry
Peter Banks

Recommended Motion:

I move to send a positive recommendation to City Council for the plat amendment to Betsy's Red Dirt Hollow, affecting parcel K-263-3 based on the findings and conditions of approval as outlined in the staff report #2024037.

Alternate motion:

I move to send a positive recommendation to City Council for the plat amendment to Betsy's Red Dirt Hollow, affecting parcel K-263-3 based on the findings and conditions of approval as outlined in the staff report #2024004, with the additional findings and conditions: .

I move to send a negative recommendation to City Council for the plat amendment to Betsy's Red Dirt Hollow, affecting parcel K-263-3 demonstrating the applicant has not met the standards outlined in the Kanab City ordinances: .

— A Western Classic —

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

Scott Colson

Boyd Corry

Peter Banks

Exhibit A: Subject Property

— A Western Classic —



Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

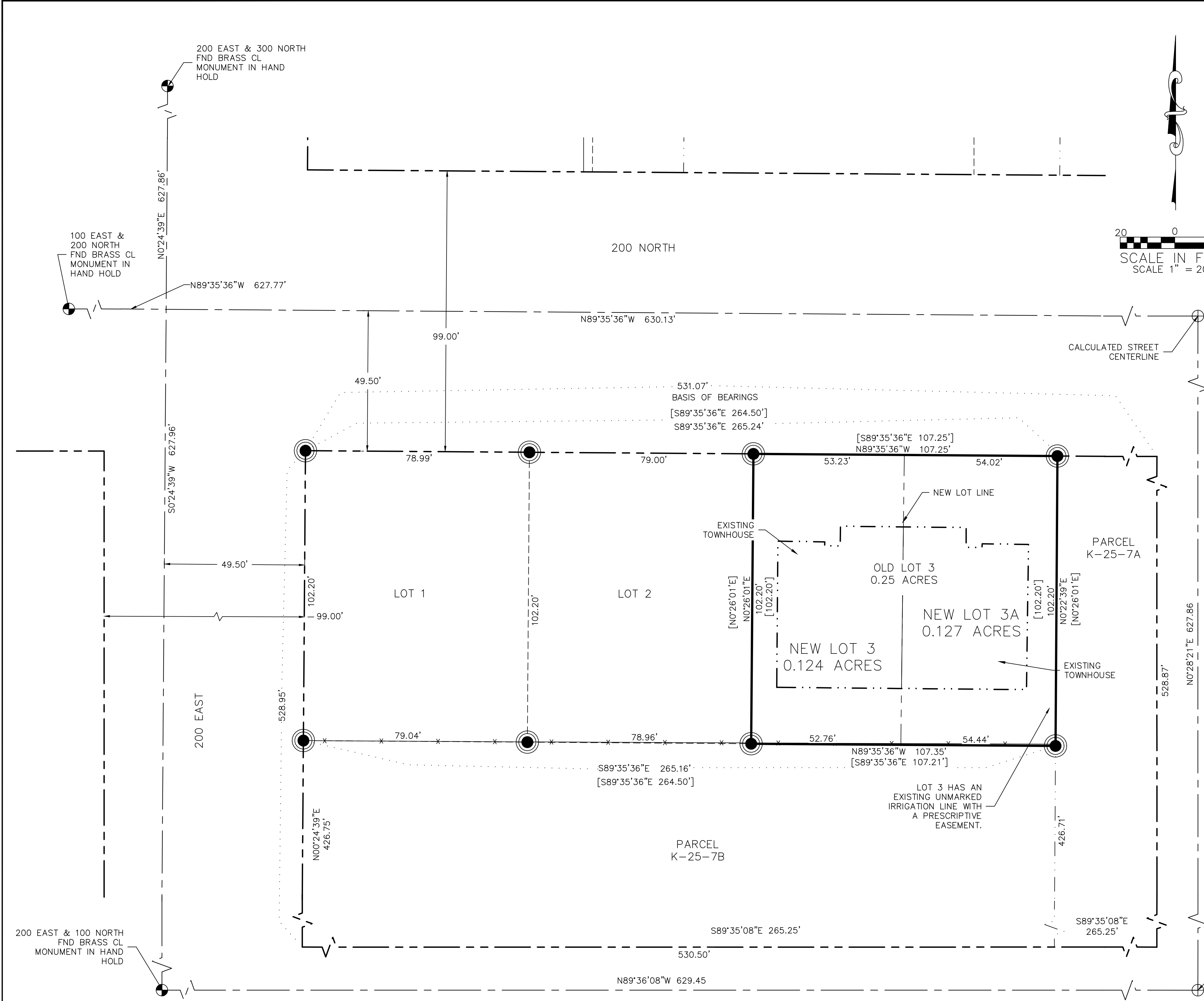
Scott Colson

Boyd Corry

Peter Banks

Exhibit B: Amended Plat

— A Western Classic —



AMENDED LOT 3 BETSY'S RED DIRT HALLOW SUBDIVISION

CITY OF KANAB, UTAH
LOCATED IN E½ NW¼ OF SECTION 27,
TOWNSHIP 43 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, Thomas W. Avant, a Professional Land Surveyor, License No. 5561917, hold this license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and have completed this survey of the Property described hereon in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat. I certify that by authority of the hereon owners, I have made a survey of the tract of land as shown on this Plat and have the one lot to be split into two lots as well as Public Utility and Ingress & Egress Easements, as shown, which are herein after known as

"AMENDED LOT 3 BETSY'S RED DIRT HALLOW SUBDIVISION"
and that the same has been correctly surveyed and staked on the ground as shown on this plat.

Thomas W. Avant, PLS # 5561917 Date:

NARRATIVE

The purpose of this survey was to retrace and mark on the ground the lines as shown on this Amended Plat at the request of the client. The purpose of the survey is to delineate the boundaries and to split lot 3 into two lots (Lot 3 and Lot 3A). All corners are set and found as shown. The basis of bearing for this survey is from the North West Corner of Lot 1 to the North East Corner of old Lot 3 with a Bearing of N89°35'36"W and a Distance of 265.24' in the Utah State Plane coordinate system South Zone.

LEGAL DESCRIPTION:

All of Lot 3 of Betsy's Red Dirt Hollow Subdivision, as recorded in the office of the Kane County Recorder, Utah.



Building on Solid Foundations

460 E. 300 SOUTH
KANAB, UTAH 84741
435-644-2031
www.ironrockeng.com

BETSY'S RED DIRT HALLOW SUBDIVISION
CHATTERLEY
AMENDED LOT 3
KANAB, UT

INITIAL	SUBMITAL	DATE:	10/14/24
REV#	DATE:	DESCRIPTION:	

DRAWN BY: CM
SCALE: 1"=20'
SHEET:

● SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED IRON ROCK PLS 5561917

⊙ FOUND TC ENGINEERING REBAR AND CAP

⊙ FOUND STREET CENTERLINE MONUMENT

⊕ CALCULATED STREET CENTERLINE MONUMENT

— PROPERTY LINE

--- ADJACENT PROPERTY LINE

--- STREET CENTER LINE

--- FENCE

--- PARCEL LINE TO BE REMOVED

--- BLOCK LOT LINE

--- SURVEY BOUNDARY

--- RECORD BEARING AND DISTANCE

LEGEND

REFERENCED DOCUMENTS

- BETSY'S RED DIRT HALLOW SUBDIVISION 2015, K-263

SURVEYED AT THE REQUEST OF:

MATTHEW J & MARGARET J CHATTERLEY

1120 S CANYON AVE

KANAB, UT 84741

ACKNOWLEDGMENT

STATE OF UTAH) s.s.

COUNTY OF)

On this ____ day of ____, 20____, personally appeared before me MATTHEW J CHATTERLEY & MARGARET J CHATTERLEY, who is 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 Full Name: _____

Commission Number: _____

My Commission Expires: _____

A Notary Public Commissioned in Utah

Notary Public (signature) _____

No Stamp required (Utah Code 46-1-16(6))

OWNER'S DEDICATION

MATTHEW J CHATTERLEY & MARGARET J CHATTERLEY, as the owner of the real property described in the Boundary Description, having caused the Property to be combined into one lot, consent to the preparation and recording of this Plat.

IN WITNESS WHEREOF, MATTHEW J CHATTERLEY & MARGARET J CHATTERLEY, has made the above dedications this ____ day of ____, 20____.

MATTHEW J CHATTERLEY

1120 S CANYON AVE

KANAB, UT 84741

MARGARET J CHATTERLEY

1120 S CANYON AVE

KANAB, UT 84741

CITY PUBLIC WORKS DIRECTOR CERTIFICATE

I, _____, Kanab City public Works Director, do hereby certify that this office has examined the above 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 PUBLIC WORKS DIRECTOR

CITY SURVEYOR CERTIFICATE

I, _____, Kanab City Surveyor, do hereby certify that this office has examined the above 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

APPROVAL of the PLANNING COMMISSION

On this the ____ day of ____, 20____, the Planning Commission of Kanab City, Utah, having reviewed the above 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

APPROVAL AND ACCEPTANCE by the Kanab City Council

We the Kanab City Council have reviewed the hereon Plat and by authorization of said Kanab City Council recorded in the minutes of it's meeting of the ____ day of ____, 20____, hereby accept the said 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

CITY ATTORNEY CERTIFICATE

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

KANAB CITY ATTORNEY

CERTIFICATE OF RECORDING

I, _____, Recorder of Kane County, do hereby certify that above 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

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Chris Heaton
Scott Colson
Boyd Corry
Peter Banks

Kanab City Planning Commission Staff Report Reference Building File #2024038

Date:	November 1, 2024
Meeting Date:	November 5, 2024
Agenda Item:	Planning Commission review to approve or deny a Site Plan for a Recreation Center
Subject Property Address:	20 N 100 E
Applicant:	Municipal Building Authority of Kane County Utah
Applicant Agent:	Kane County

Exhibit A: Civil / Construction Set

Summary:

Kane County has applied for a site plan review to construct a new building for a Recreation Center located at 20 N 100 E. The building will be situated in the east area of the property and will be accessed from 100 North. Parcel K-23-1 is zoned C1 and is in the Downtown District. The construction of a new commercial building requires that the Planning Commission complete a Site Plan Review under Kanab City Land Use Ordinance, Chapter 9 – Site Plan Review.

Applicable Regulation(s):

Site Plan Review for new commercial buildings are regulated through the Kanab Land Use Ordinances, Chapter 9. Other Land Use Ordinances that are regulated through the Site Plan Review process are Chapter 20 Commercial, Chapter 4-18 Curb, Gutter and Sidewalk, and Chapter 6 Parking Requirements.

Analysis:

Staff has reviewed the application, construction set, and narrative provided by the applicant. Staff has determined that:

- The application meets the requirements of Chapter 9 – Site Plan Review, Chapter 4-18 Curb, Gutter and Sidewalk
- Chapter 6 – Parking Requirements - A Conditional Use Permit has been approved to reduce the required parking to 239 spaces.
- Chapter 20 – Commercial Zone, the building is located in the downtown district and meets the design standards outlined in the ordinance.

Proposed Findings:

1. This application was initiated by Kane County.

– A Western Classic –

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Chris Heaton
Scott Colson
Boyd Corry
Peter Banks

2. The site plan review meets the Land Use Ordinances listed in the applicable regulations and as outlined in the analysis.
3. The owner is responsible for securing the appropriate development permits for construction prior to any construction activity.

Staff Recommendation:

After reviewing the application and submittal documents, staff has found that they meet the Kanab City Ordinances and recommends that the Planning Commission approve the Site Plan for the new commercial building, with the conditions of approval.

Conditions of Approval:

Staff recommends this recommendation be subject to additional conditions, as follows:

- a. The site plan is signed-off and approved by the city engineers.
- b. The owner is responsible for securing the appropriate building and/or grading permits prior to any construction activity or infrastructure for the development.

Recommended Motion:

I move that we approve the site plan for a new commercial building located at 20 N 100 E. based on Staff's findings and the condition(s) listed in the report, #2024037.

Alternate motion:

I move that we deny the site plan for a new commercial building located at 20 N 100 E. based on Staff's findings and the condition(s) listed in the report, #2024037, and the following additional finding(s) (i.e., demonstrating the applicant has not met the standards outlined in the Kanab City ordinances): .

— A Western Classic —

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

Scott Colson

Boyd Corry

Peter Banks

Exhibit A: Civil / Construction Set

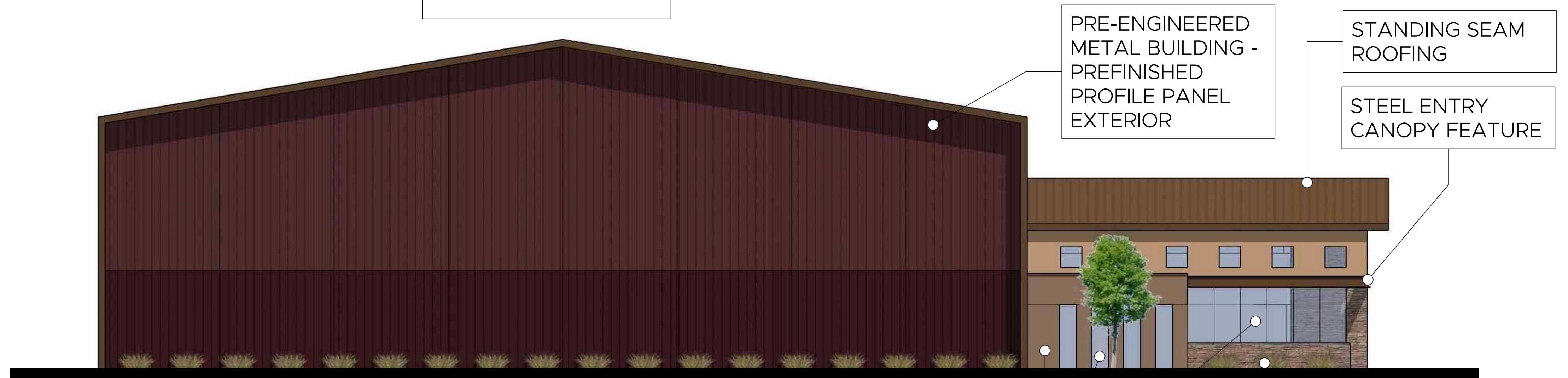
— A Western Classic —



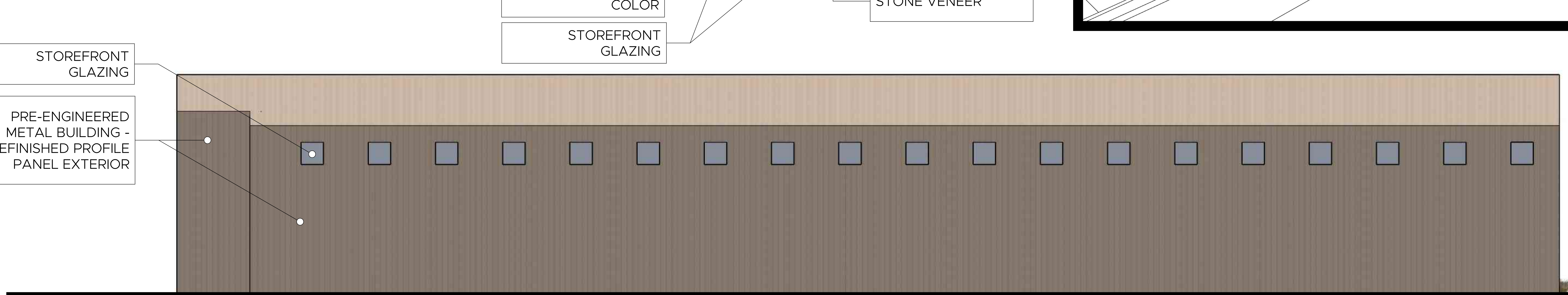
1 WEST ELEVATION
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE 1/8" = 1'-0"



4 EAST ELEVATION
SCALE 1/8" = 1'-0"





SITE DEMOLITION PLAN NOTES:

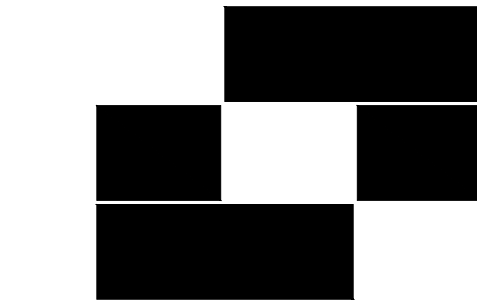
- COORDINATE ALL UTILITY INFORMATION WITH OWNER. THE COORDINATES SHOWN ON THE PLANS ARE BASED ON SURVEY CONTROL AND TOPOGRAPHIC SURVEY COMPLETED BY (INSERT). REFER TO EXISTING TOPOGRAPHIC PLAN FOR SURVEY CONTROL ON SHEET C200.
- REFER TO SITE LAYOUT PLANS ON SHEET CS220.
- SIDEWALK REMOVAL AND REPLACEMENT TO BE AS INDICATED ON THE SITE PLAN AND WILL MATCH EXISTING SIDEWALK WIDTHS.
- EXCAVATION ADJACENT TO TREES SHALL BE A MINIMUM OF 8' FROM THE CENTER OF THE TREE OR THE TREE DRIP LINE AS DIRECTED BY THE OWNERS REPRESENTATIVE. IF TREE ROOTS ARE ENCOUNTERED NEAR TREES TO REMAIN, COORDINATE TREE ROOT PRUNING WITH OWNER WHEREVER TREE ROOTS MAY BE ENCOUNTERED IN EXCAVATION. DO NOT COVER TREE ROOTS DAMAGED BY EXCAVATION NEAR TREE THAT ARE TO REMAIN. WHERE NECESSARY FOR EQUIPMENT OPERATION, TREE MAY BE TRIMMED. COORDINATE ANY TRIMMING OF TREES TO REMAIN WITHIN LANDSCAPE PLANS AND OWNER. HAND EXCAVATING FOR UTILITIES MAY BE NECESSARY TO KEEP TREES INDICATED TO BE PROTECTED IN PLACE.
- ALL WORK WITHIN CITY ROAD ROW SHALL MEET CITY STANDARDS AND SPECIFICATIONS. OBTAIN CITY PERMIT PRIOR TO ANY WORK WITHIN CITY ROAD RIGHT OF WAY. OBTAIN ALL NECESSARY EXCAVATION PERMITS AND PROVIDE NECESSARY TRAFFIC CONTROL MEASURES PER CITY REQUIREMENTS.
- REMOVE AND SALVAGE ALL SIGNS, BENCHES, AND EXTERIOR LIGHTS WITHIN THE PROJECT LIMITS. AFTER REMOVAL, COORDINATE OWNER FOR PICKUP OF SIGNAGE OR OTHER SALVAGED ITEMS.
- DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. DAMAGE TO SOFT SUBGRADE AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED WITH UP TO 2" OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS.
- PLACEMENT OF GRANULAR IMPORT MATERIALS MAY BE NECESSARY TO MAINTAIN CONSTRUCTION TRAFFIC PATHWAYS DURING WET PERIODS OF THE YEAR. CONTRACTOR IS REQUIRED TO MAINTAIN TRAFFIC PATHWAYS AT ALL TIMES DURING CONSTRUCTION AND REMOVE OR ADD TO THESE GRANULAR MATERIALS TO MEET THE GRADES NECESSARY TO OBTAIN THE GRADES SHOWN ON C200.
- APPROXIMATE FOUNDATION EXCAVATION LIMIT LINE MAY BE EXTENDED WITH APPROVAL FROM THE OWNER. ANY AFFECTED IMPROVEMENTS IMPACTED SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. REFER TO BUILDING PLANS FOR APPLICABLE EXCAVATION LIMIT LINE FOR THE NEW BUILDING.
- ALL STRIPING WITHIN THE PROJECT LIMIT LINE SHALL BE BLACKED OUT AND REPLACED WITH STRIPING PER SITE LAYOUT PLAN.
- ALL SIGNS TO REMAIN UNLESS INDICATED ON THIS SHEET OR THE SITE PLAN.

UTILITY DEMOLITION NOTES

- REMOVE UTILITIES ONLY AFTER NEW TEMPORARY UTILITY LINES HAVE BEEN REROUTED AND CONNECTED.
- TEMPORARY PUMPING OF SANITARY SEWER WILL BE REQUIRED AS PORTIONS OF THE EXISTING PIPING ARE REMOVED AND REPLACED. BACKUP PUMPS AND POWER WILL BE REQUIRED WHERE PUMPING IS NECESSARY TO MAINTAIN SERVICE TO THE BUILDING. TEMPORARY BYPASS PIPING OR PUMPING IS REQUIRED UNTIL THE NEW PIPING IS OPERATIONAL.
- REFER TO THE ELECTRICAL OR MECHANICAL PLANS FOR SITE DEMOLITION OF EXISTING TRANSFORMERS, ELECTRICAL LINES, EXISTING LIGHTING, ELECTRICAL EQUIPMENT, HEATING VAULTS, HEATING LINES, GAS LINES, OR OTHER SITE DEMOLITION INSIDE OR OUTSIDE THE PROJECT LIMITS.
- ALL EXISTING UTILITIES OR SURFACE IMPROVEMENTS SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE. ANY DAMAGE TO THE UTILITIES OR SURFACE IMPROVEMENTS SHALL BE REPAIRED WITH NEW MATERIALS AT NO ADDITIONAL COST TO THE OWNER. ALL INTERRUPTIONS OF UTILITIES SERVICE WILL BE COORDINATED WITH THE OWNER AT LEAST ONE WEEK IN ADVANCE. NIGHTTIME INTERRUPTIONS OF A SERVICE MAY BE NECESSARY TO SUCCESSFULLY COMPLETE NEW UTILITY CONNECTIONS.
- UTILITIES ABANDONED IN PLACE UNDER PAVEMENT OR CONCRETE IMPROVEMENTS SHALL HAVE SAND BLOWN INTO THE ABANDONED PIPING. ALL OPEN ENDS OF ABANDONED PIPING SHALL BE PLUGGED AND CAPPED. REPAIR EXISTING MANHOLES AND INLETS WHERE PIPING IS REMOVED AS PART OF THE DEMOLITION. PLUG AND GROUT (EPOXY GROUT) HOLES IN THE EXISTING STRUCTURES. CORE DRILL AND EPOXY GROUT ALL NEW PIPING INTO EXISTING CONCRETE STRUCTURES.
- BACKFILL ALL EXCAVATIONS FOR UTILITY PIPING OR STRUCTURE REMOVAL (MANHOLES, INLETS, ETC.) WITH STRUCTURAL FILL TO THE ROUGH GRADE ELEVATION SHOWN ON GRADING PLANS.
- PROVIDE TEMPORARY STORM DRAINAGE PUMPING OR OTHER APPROVED STORM DRAIN DISPOSAL METHOD TO MAINTAIN DRAINAGE TO THE SITE DURING CONSTRUCTION.
- MAINTAIN UTILITY SERVICE TO THE EXISTING BUILDING AT ALL TIMES UNLESS OTHERWISE COORDINATED.
- ALL WORK WITHIN STREET ROW SHALL BE PER APWA STANDARD PLANS AND SPECIFICATIONS (2017 EDITION) AND CITY STANDARDS. OBTAIN CITY PERMIT PRIOR TO ANY WORK WITHIN CITY RIGHT OF WAY.
- DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. SUBGRADE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED AS OUTLINED IN SPEC SECTION WITH UP TO 2" OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OVER EXCAVATED SUBGRADE.
- NEW UTILITIES SHALL BE INSTALLED AS REQUIRED TO MAINTAIN SERVICE TO EXISTING BUILDINGS. PRIOR TO REMOVAL OF EXISTING UTILITIES COORDINATE SERVICE INTERRUPTION AND REMOVAL OF UTILITIES WITH OWNER.
- POTHOLE AND FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ANY NEW UTILITY OR CONNECTION TO EXISTING UTILITIES.
- PROVIDE TEMPORARY WATER CONNECTION FOR MAINTAINING IRRIGATION OF LANDSCAPE THAT IS TO REMAIN. REFER TO LANDSCAPE PLANS.
- RAISE/LOWER EXISTING VALVES (I.E., ELECTRICAL AND MECHANICAL VAULT HATCHES, AND UTILITY STRUCTURES WITHIN THE WORK AREA LIMITS TO NEW GRADES SHOWN ON GRADING PLAN.

DEMOLITION LEGEND

REMOVE TREES	X
REMOVE UTILITY STRUCTURES, LIGHTS ETC.	XX
SAWCUT	----
REMOVE FENCING	=====
REMOVE WALL, CURBING, CURB AND GUTTER	+++++
REMOVE UTILITY	- - - X X - - - X X - - - X X - - -
ABANDON UTILITY IN PLACE	~~~~~
PLUG AND CAP	J
REMOVE EXISTING ASPHALT	XXXXXX
REMOVE EXISTING CONCRETE	XXXXXX
PROJECT LIMIT LINE	----
TEMPORARY PROJECT LIMIT LINE	----



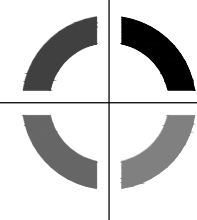
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Kane County

Kane County
Recreation
Center

100 NORTH 200 EAST
KANAB, UT 84741

Revisions

Num.	Description	Date
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Project Number 123115
Original Issue 05.30.2024
Project Status SCHEMATIC DESIGN

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Sheet Title

SITE AND UTILITY
DEMOLITION PLAN

Sheet Number

CS210





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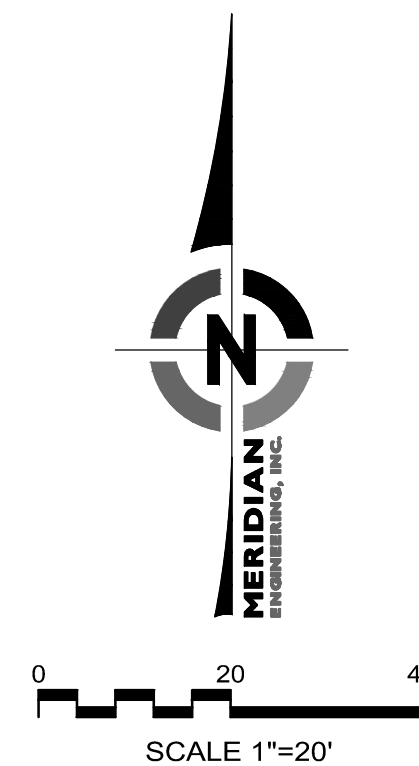
Kane County

Kane County Recreation Center

100 NORTH 200 EAST
KANAB, UT 84741

GENERAL SITE LAYOUT NOTES

1. REFER TO ARCHITECTURAL SITE PLAN FOR DETAIL OF DUMPSTER ENCLOSURE.
2. REFER TO ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
3. REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS.
4. VERIFY THE GRID DISTANCES SHOWN FOR BUILDING LOCATIONS WITH ARCH PLANS.
5. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
6. TRANSITION CURBS FROM STANDARD CURBS HEIGHT TO CURB TERMINATION OVER 6" MINIMUM AT ALL LOCATIONS.
7. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.
8. LINE AND CURVE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK.



HATCH LEGEND



ASPHALT PAVEMENT
SEE DETAIL A ON SHEET C100

HEAVY DUTY ASPHALT PAVEMENT
SEE DETAIL D ON SHEET C100

SIDEWALK
PER DETAIL B ON SHEET C100



DUMPSTER PAD
PER DETAIL E ON SHEET C101

NEW BUILDING

NEW SURFACE UTILITIES REFER TO
CU300

Revisions

Num.	Description	Da
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Original Issue	06.30.2024
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Sheet Title

OVERALL SITE PLAN

Sheet Number

CS230

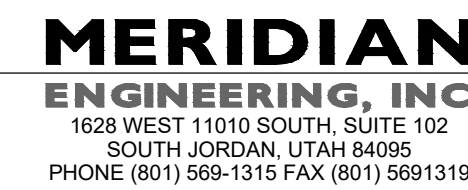




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Kane County

**Kane County
Recreation
Center**

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Revisions

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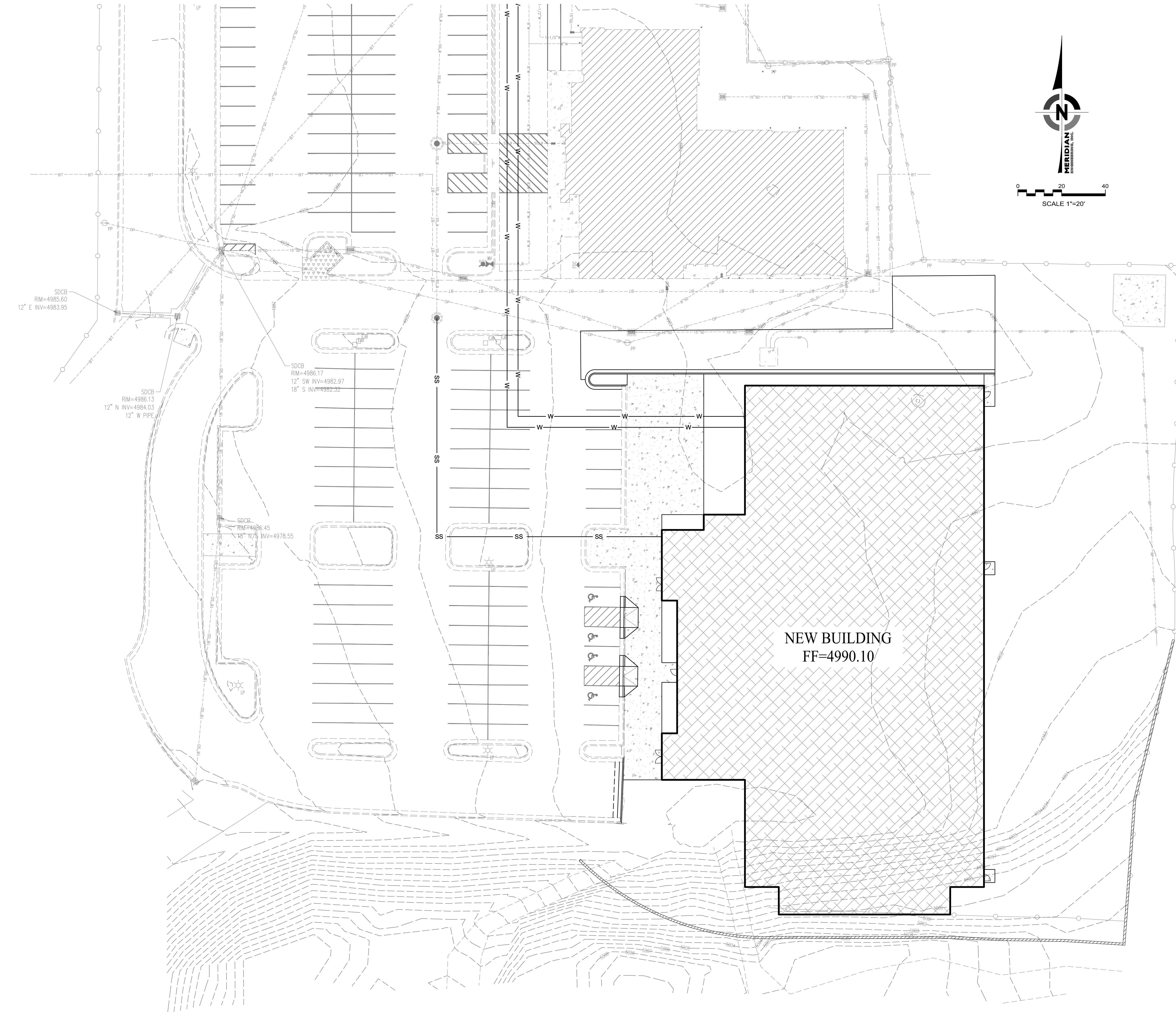
Sheet Title

UTILITY PLAN

Sheet Number

Sheet Number

CU300



GENERAL UTILITY NOTES:

1. PLUMBING CONTRACTOR WILL TERMINATE THEIR ROOF DRAIN LINES WITH A CLEAN OUT APPROXIMATELY 5' FROM THE BUILDING. COORDINATE WITH PLUMBING CONTRACTOR ON SCHEDULE AND PLACEMENT OF ROOF DRAIN LINES NEAR THE BUILDING.
2. ALIGN ALL INTERIOR AND EXTERIOR UTILITIES. SITE UTILITY CONTRACTOR TO COORDINATE PLACEMENT HORIZONTALLY AND VERTICALLY WITH BUILDING PLUMBING CONTRACTOR. SITE "INTERFACE LINE" BETWEEN THE BUILDING PLUMBING CONTRACTOR AND THE SITE UTILITY CONTRACTOR WILL BE AT 5' FROM THE BUILDING AND EXCEPT FOR THE FIRE SPRINKLER LINE, A CLEAN OUT WILL BE INSTALLED BY THE PLUMBING CONTRACTOR APPROXIMATELY 5' FROM THE BUILDING FOR STORM DRAIN AND SEWER LINES. CONNECTION TO BUILDING PIPING AND ALL PIPING BEYOND THIS INTERFACE SHALL BE THE SITE UTILITY CONTRACTOR'S RESPONSIBILITY. PROVIDE REDUCED JOINTS, ADAPTERS, OR OTHER FITTINGS AS REQUIRED AT THE INTERFACE TO CONNECT TO BUILDING PIPE. COLLECT ROOF DRAIN LINES AS SHOWN AND ROUTE TO NEW CATCH BASINS OR CLEAN OUTS IN SITE. PREFERRED SLOPES, APPROXIMATE DISTANCES, AND HEIGHTS OF GRAVITY PIPES ARE SHOWN ON THE PLAN MAY REQUIRE ADJUSTMENT TO CONNECT TO BUILDING ROOF OR SEWER DRAIN LINES. MAINTAIN 2% SLOPE FOR 4" DIAMETER OR SMALLER PIPES, 1% FOR 6" AND 0.5% FOR 8" DIAMETER PIPES.
3. ALL PROPOSED SITE ELECTRICAL EQUIPMENT STRUCTURES AND LINES SHOWN ON CIVIL PLANS ARE SCHEMATICALLY SHOWN ONLY AS A COORDINATION BETWEEN ELECTRICAL AND CIVIL. PLEASE REFER DIRECTLY TO ELECTRICAL PLANS FOR THE LAYOUT AND DETAILS OF ALL SITE ELECTRICAL EQUIPMENT AND LINES.
4. SITE CONTRACTOR SHALL COORDINATE WITH KANAB CITY WHEN COMPLETING THE SEWER CONNECTION.
5. SITE CONTRACTOR SHALL COORDINATE WITH KANAB CITY INSPECTOR WHEN COMPLETING WATER CONNECTIONS IN CITY STREETS OR ON SITE WHERE REQUIRED.
6. ALL CONSTRUCTION OF THE CULINARY WATERLINE AND SANITARY SEWER LINE PIPE ZONE SHALL COMPLY WITH ALL KANAB CITY SPECIFICATIONS AND REQUIREMENTS. SEE GENERAL NOTES ON SHEET C04. WHERE THIRST BLOCKING CANNOT BE COMPLETED DUE TO OTHER ADJACENT UTILITIES OR OTHER SITE CONDITIONS, RESTRICTIONED JOINTS WILL BE REQUIRED PER KANAB CITY STANDARD SPECS. THURST BLOCK ALL INTERLINE FITTINGS PER KANAB CITY STANDARDS TYP.
7. COORDINATES FOR FIRE HYDRANTS, CURB INLETS, CATCH BASINS, OR CLEAN OUTS ARE AT THE CENTER OF THE UTILITY STRUCTURE. ALL STORM DRAIN BOXES ARE 30X3, UNLESS OTHERWISE NOTED ON THOSE LINES PLACES IN CURB AND OUTTER.
8. ALL VALVES, AREA CATCH BASINS (NOT IN C&G), CLEAN OUTS, OR MANHOLES SHALL HAVE CONCRETE GRADE ADJUSTMENT COLLARS PLACED PER DETAIL ON C100.
9. STORM DRAIN CLEAN OUTS TO BE PROVIDED TO DETAIL SHOWN ON PLUMBING PLANS AND SHALL BE EXTENDED TO GRADE. ALL EXTERIOR ROOF DRAIN PIPING TO BE CAST IRON SOLID PIPE AND FITTINGS IN ACCORDANCE WITH ASTM A74.
10. ROOF DRAIN CONNECTIONS AT CATCH BASINS OR CLEAN OUT BOXES TO BE CORE DRILLED AND EPOXY GROUTED INTO PRECAST BOXES DUE TO FIELD ADJUSTMENTS WHICH MAY BE NECESSARY TO CONNECT TO BUILDING PIPING. 3" & 4" INTERIOR ROOF DRAIN PIPE TO BECOME 4" OR 6" INTERIOR ROOF DRAIN PIPE. 6" & 8" INTERIOR ROOF DRAIN PIPE TO BECOME 8" ROOF DRAIN PIPE.
11. THE FIRE SPRINKLER LINE SHALL BE ROUTED INTO THE FIRE SPRINKLER ROOM INSIDE THE BUILDING AND TERMINATE 12" ABOVE FINISH FLOOR WITH A 6" FLANGE. CAP WITH BUILD FLANGE FOR LINE TESTING. REFER TO PLUMBING PLANS FOR RISER LOCATION IN THE BUILDING. THE FIRE SERVICE LINE SHALL BE CEMENT LINE DUCTILE IRON PIPE (PER AWWA C151) 30 PSI AND AWWA C104 (WRAPPED IN POLYETHYLENE (PER AWWA C105) FROM THE BUILDING CONNECTION TO THE TEE AT THE FIRE LOOP CONNECTION PER CITY WATER STANDARD SPECIFICATIONS AND DETAILS.
12. ALL CONSTRUCTION, PIPING MATERIALS AND INSTALLATION TO BE:

WATER LINES:

- 8" PVC AWWA C-600 WITH CEMENT MORTAR-LINED DUCTILE IRON PIPE FITTINGS WRAPPED IN 10 MIL. POLYETHYLENE SLEEVES PER AWWA C-105 AND PER CITY STANDARDS.
- 8" DI FIRE SPRINKLER LINE PER CITY STANDARD.
- 1-1/2" PIPE TO CONFORM TO KANAB CITY STANDARD PER SERVICE LINE.

SEWER LINES, MANHOLES, AND CLEANOUTS:

- PVC PIPE 6" TO 12" (SDR 35), USE 6" DI AT FITTING ON SERVICE LINES TO BUILDINGS REFER TO CLEAN OUT DETAILS.
- MANHOLES AND CLEANOUTS TO KANAB CITY STANDARDS. PVC PIPING, PRECAST MANHOLES.

STORM DRAIN:

- 6" TO 15" HDPE PIPE WITH WATER TIGHT JOINTS. WYE FITTING TO BE WATER TIGHT JOINT STANDARDS. 30" HDPE PIPING PER APWA AND KANAB CITY STANDARDS.

1. PROJECT SHALL COMPLY WITH ALL UTILITY AND/OR DRIVING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOPP PROTECTION AND CROSS CONNECTION PREVENTION, ANY NEW BACKFLOW DEVICES AND THE STOP AND WASTE VALVE ARE SHOWN ON THE LANDSCAPE DRAWINGS.
14. INSPECTION AND APPROVAL FOR THE SEWER/WATER LINE CROSSINGS ON SITE SHALL BE REVIEWED AND APPROVED BY KANAB CITY PRIOR TO CONSTRUCTION OF THE CROSSING. KANAB CITY SHALL ALSO INSPECT THE CROSSING PRIOR TO BACKFILL.
15. REFER TO SHEET C200 FOR PROJECT BASIS OF BEARING, BASIS OF COORDINATES AND BENCHMARK.
16. ALL UTILITIES OUTSIDE OF PUBLIC R.O.W. ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY OWNER UNLESS NOTED OTHERWISE.
17. POT HOLE AND FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
18. USE FLOWABLE FILL BETWEEN UTILITY CROSSINGS THAT ARE LESS THAN 12" SEPARATION. ALL GRAVITY LINES MUST BE INSTALLED BEFORE PRESSURIZED LINES.
19. PIPING LENGTHS ARE APPROXIMATE LENGTHS AND ARE ROUNDED TO THE NEAREST FOOT. LENGTHS ARE FROM CENTER TO CENTER OF INLETS OR CLEANOUTS. PIPE SLOPES ARE ALSO APPROXIMATE. USE INVERTS AT EACH BOX FOR CONTROL OF PIPE INSTALLATION.
20. ALL FIRE SPRINKLER LINES SHALL HAVE 36" OF COVER MINIMUM. ALL OTHER WATER LINES INCLUDING EXISTING LINES TO HAVE 36" MINIMUM COVER.
21. POT HOLE ALL EXISTING UTILITY CROSSINGS PRIOR TO ROUTING ANY NEW UTILITIES. ALL NEW SEWER, DRAINAGE, OR OTHER GRAVITY LINES SHALL BE COMPLETED PRIOR TO ROUTING ANY PRESSURE LINES. WHERE EXISTING UTILITIES CONFLICT WITH NEW LINES, RAISE OR LOWER EXISTING UTILITIES TO ACCOMMODATE NEW GRAVITY LINES. PROVIDE 12" MIN. CLEARANCE BETWEEN WATER AND OTHER UTILITIES. WATER LINES SHALL NOT BE PLACED UNDER SEWER LINES AND SHALL HAVE A MINIMUM OF 18" CLEARANCE OF SEWER.
22. THRUST BLOCK ALL FITTINGS OR PROVIDE RESTRAINED JOINTS PER CITY STANDARDS. THE NEW 4" AND 6" CONNECTIONS TO THE NEW BUILDING WILL REQUIRE RESTRAINED JOINTS FOR MANY FITTINGS DUE TO LIMITED SPACE BETWEEN PIPES.
23. COORDINATE WITH LANDSCAPE PLANS PRIOR TO COMPLETION OF PAVEMENT FOR INSTALLATION OF IRRIGATION SLEEVES ACROSS PAVING OR PARKING AREAS.
24. WATER VALVES, SEWER MANHOLES, STORM DRAIN INLETS OR CLEANOUT BOXES, AND OTHER SURFACE UTILITY ACCESSORIES SHALL BE RAISED AND SLOPED TO ACCURATE FINISH SURFACE BY A CONCRETE GRADE COLLAR IN PAVEMENT. COLLARS SHALL BE A 12" WIDE AROUND THE UTILITY APPROPRIATES AND 6" MINIMUM THICKNESS. PLACE 2 #4 REBAR HOOPS IN COLLAR. REFER TO DETAIL ON SHEET C101. CONCRETE COLLARS TO BE USED ONLY ON ASPHALT PAVED AREAS OR PAVEMENT AREAS.
25. WHERE UTILITY LINES CROSS OR ARE ADJACENT TO SITE WALLS, WALL FOOTINGS, SHALL STEP BELOW UTILITIES FOR WATER AND STORM DRAIN LINES THAT DO NOT HAVE 9" OF FILL BETWEEN THE BOTTOM OF THE NORMAL WALL FOOTING DEPTH (3' DEPTH) AND THE TOP OF PIPE REFER TO DETAIL ON STRUCTURAL PLANS FOR TYPICAL FOOTING STEP DETAIL. WHERE UTILITY LINES HAVE A MINIMUM OF 3' OF FILL BETWEEN THE TOP OF PIPE AND BOTTOM WALL FOOTING THE WALL FOOTING DOES NOT NEED TO STEP BELOW THE NORMAL 3' DEPTH.
26. USE HS-20 SOLID COVERS ON ALL MANHOLES, CIB, AND CFS AND AOS BOXES TO HAVE PRESTRESS TRAFFIC GRATED COVERS EXCEPT AS NOTED. ALL CIB BOXES TO HAVE HS-20 FRAME AND GRATES.
27. REPAIR PAVEMENT, AS WELL AS CURB AND GUTTER, AND SIDEWALKS WHERE UTILITIES CROSS INTO PUBLIC R.O.W. TO MAINTAIN TRAFFIC THROUGH THESE AREAS. ALL REPAIR IN PUBLIC R.O.W. TO MEET APWA AND CITY STANDARDS.
28. 6"x6" WYE FITTINGS FOR STORM DRAIN OR OTHER WYE CONNECTIONS TO THE 6" OR 8" P.V.C DRAIN LINES TO BE 3-DI FITTINGS WRAPPED IN 10 MIL. POLYETHYLENE (PER ANWA C105). PLACE CONCRETE ON WYE FITTING SIMILAR TO THE CLEANOUT DETAIL.
29. CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTIONS WHILE WORKING IN THE PUBLIC RIGHT OF WAY.
30. VALVES ATTACH DIRECTLY TO TEE FITTINGS. "FL" INDICATES FLANGE FITTING AND "MJ" INDICATED MECHANICAL JOINT FITTING. ALL VALVING WILL CONNECT TO MAIN LINE PIPE WITH FLANGE FITTING. MAIN LINE FITTINGS CONNECTING TO VALVES WILL ALSO BE FLANGE FITTINGS. WRAP AND GREASE ALL FITTINGS PER SPECIFICATIONS AND NOTES.
31. ALL WYE FITTINGS FOR STORM DRAIN PIPING TO BE FACTORY FABRICATED. WHERE MAIN PIPE IS 8" OR LARGER, USE FLOWABLE FILL 1' UPSTREAM AND DOWNSTREAM FROM ALL FITTINGS. WYE FITTINGS CONNECTING TO PIPE LARGER THAN 8" SHALL BE NEAR THE TOP OF THE MAIN DRAIN PIPING. FLOWABLE FILL MAY TERMINATE 6" ABOVE THE TOP OF THE SMALLER STORM DRAIN PIPE CONNECTION TO THE MAIN PIPE. PROVIDE A MINIMUM OF 10" TORSOL COVER OVER TOP OF FLOWABLE FILL IN LANDSCAPE AREAS.
32. THE CONTRACTOR SHALL MAINTAIN 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND CULINARY WATER LINES. FOLLOW CITY STANDARDS FOR ALL WATER/SEWER CROSSINGS.
33. SPOT ELEVATION PREFIX OF 40 HAS BEEN DROPPED FROM THE ELEVATIONS. ELEVATION 88.50 = 4888.50.



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Consultant



Kane County

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100 NORTH 200 EAST
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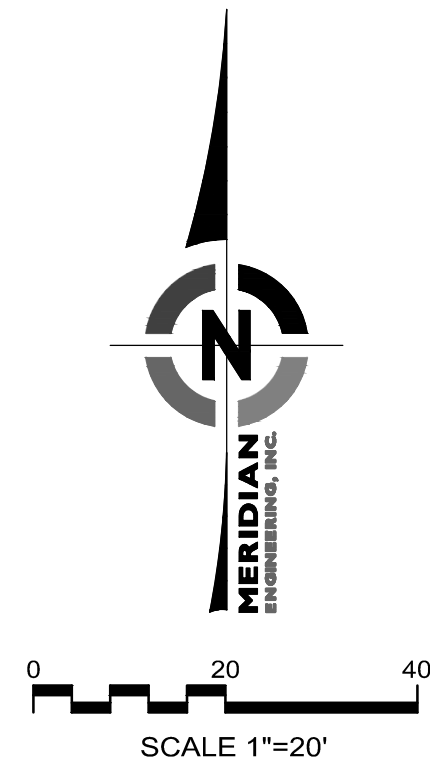
PRELIMINARY
NOT FOR
CONSTRUCTION

Sheet Title

GRADING PLAN

Sheet Number

CG400

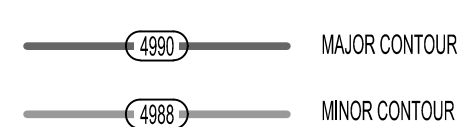


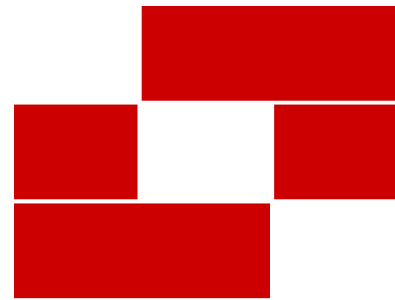
Current as at: 27/2024 2:17:03 PM

Original drawing is 30" x 42" Autodesk Docs: \\23017 - Kane County Community Outreach Center\\23017 - Kane County Community Outreach Center.rvt

THE CONTRACTOR TO SCHEDULE THE ENGINEER OF RECORD IN WRITING 3 DAYS MINIMUM BEFORE PLACEMENT OF CONCRETE CURBING, FLATWORK, OR ASPHALT PAVING. ALL AREAS MUST BE FORMED AND HAVE COMPACTED BASE COURSE IN PLACE FOR THE ENGINEER TO COMPLETE A RANDOM SPOT GRADE CHECK BEFORE ASPHALT AND CONCRETE CONSTRUCTION. THE RANDOM GRADE CHECKS ARE FOR GENERAL CONFORMANCE TO SLOPES AND GRADING SHOWN ON PLANS USING A SMART LEVEL. RANDOM CHECKS DO NOT ALLEVIATE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GRADING IS IN CONFORMANCE WITH PLANS AND SPECIFICATIONS AND SATISFY PERFORMANCE OF HIS WORK. WITHIN 2 DAYS OF THE RANDOM SPOT CHECK, RESULTS OF THE SPOT CHECKS AND AREAS OF NON COMPLIANCE WILL BE PROVIDED TO THE CONTRACTOR AND ARCHITECT.

GRADING LEGEND





Babcock Design

Salt Lake City
52 Exchange Place
Salt Lake City, UT 84111
801.531.1144

Boise
800 W Main Street, Suite 940
Boise, ID 83702
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babcockdesign.com

Consultant

KANE COUNTY

KANE COUNTY RECREATION CENTER

100 NORTH 200 EAST
KANAB, UT 84741

Revisions

Num.	Description	Date
------	-------------	------

Project Number	23031
Original Issue	10.09.2024
Project Status	SCHEMATIC DESIGN

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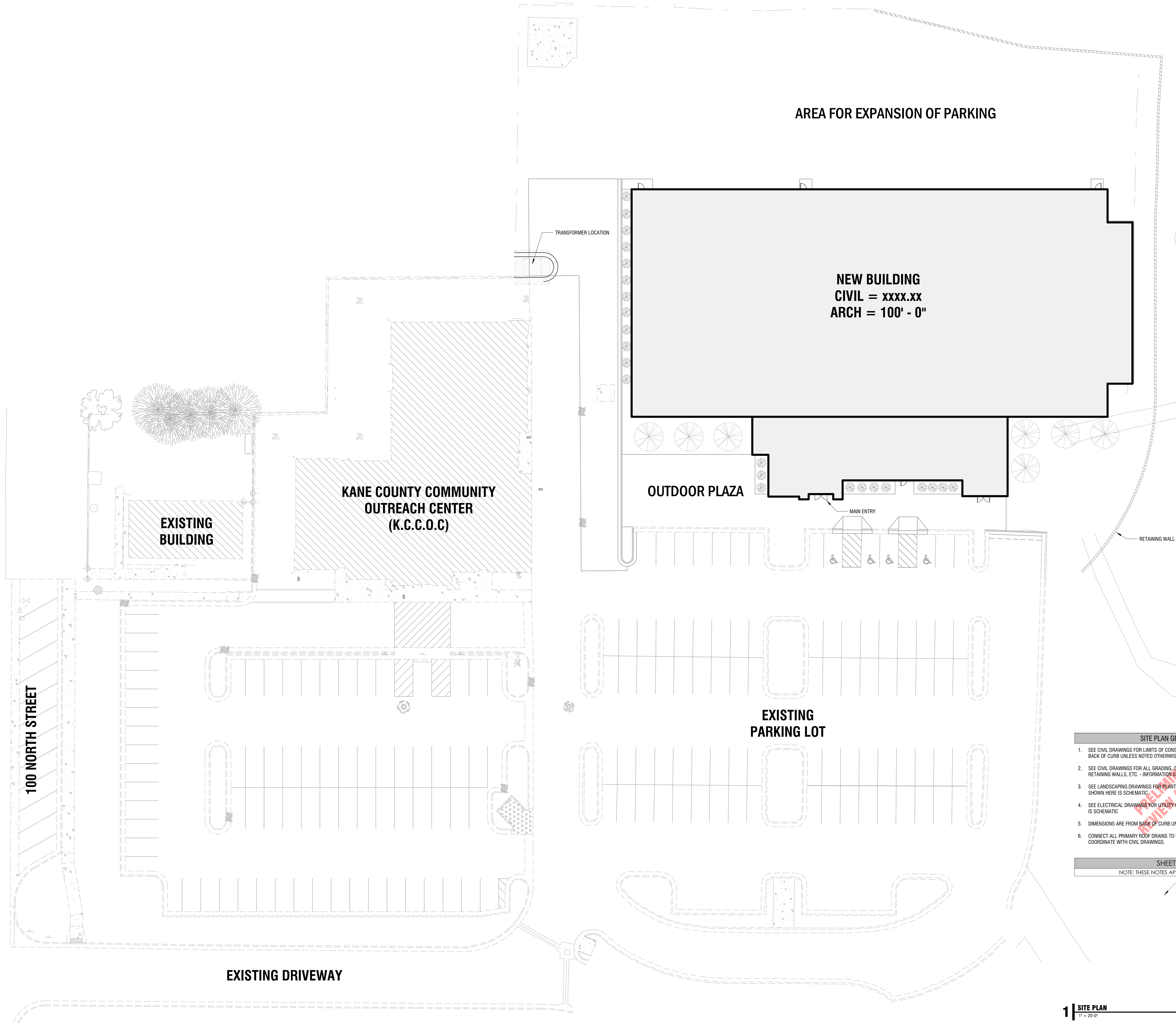
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NOT FOR CONSTRUCTION

Sheet Title

SITE PLAN

Sheet Number

AS101

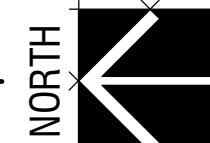


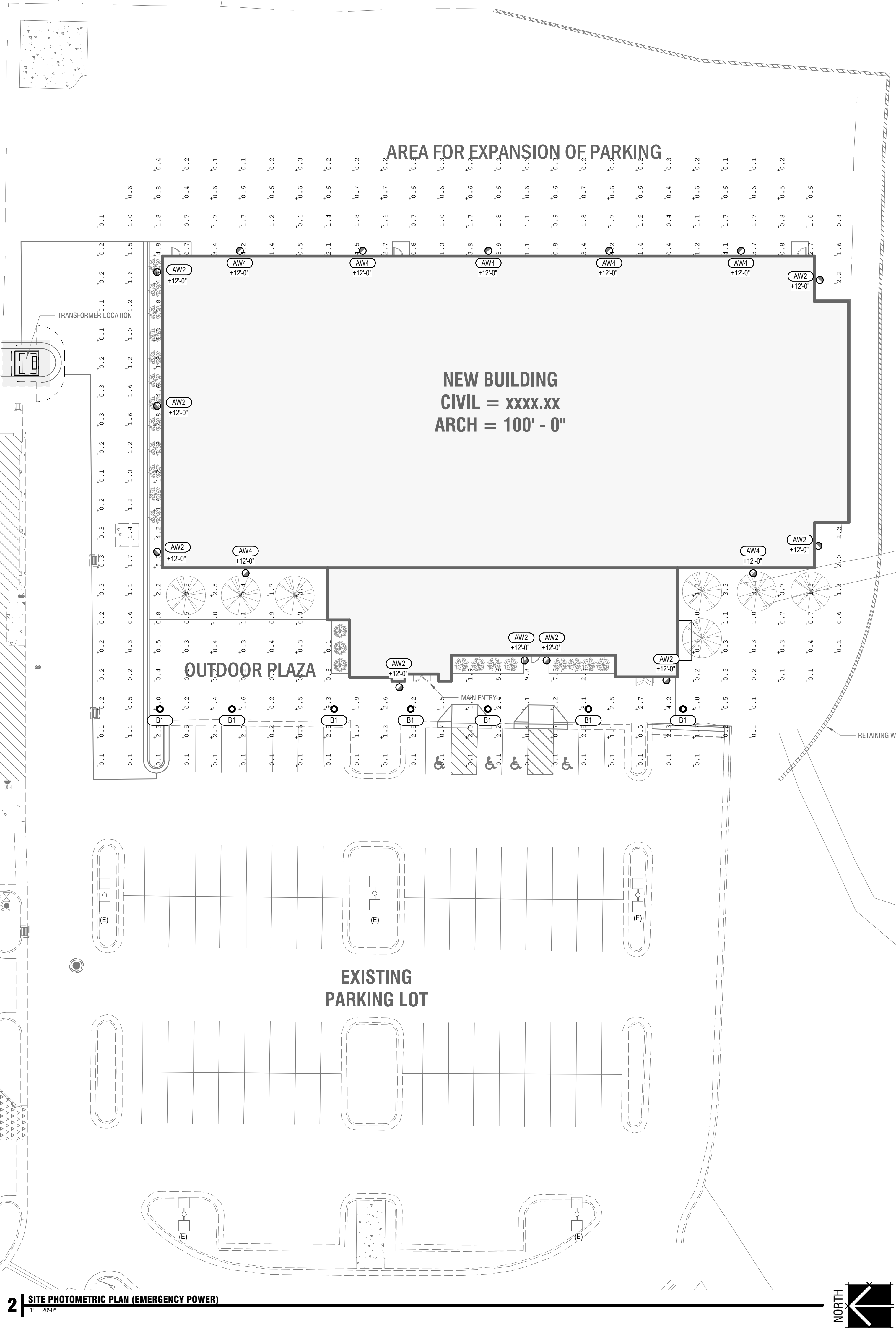
SITE PLAN GENERAL NOTES

- SEE CIVIL DRAWINGS FOR LIMITS OF CONSTRUCTION - CONTRACT LIMIT LINE IS FROM BACK OF CURB UNLESS NOTED OTHERWISE.
- SEE CIVIL DRAWINGS FOR ALL GRADING, SITE WORK, UTILITY CONNECTIONS, RETAINING WALLS, ETC. - INFORMATION SHOWN HERE IS SCHEMATIC.
- SEE LANDSCAPING DRAWINGS FOR PLANTING AND IRRIGATION - INFORMATION SHOWN HERE IS SCHEMATIC.
- SEE ELECTRICAL DRAWINGS FOR UTILITY CONNECTIONS - INFORMATION SHOWN HERE IS SCHEMATIC.
- DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
- CONNECT ALL PRIMARY ROOF DRAINS TO UNDERGROUND DISCHARGE SYSTEM. COORDINATE WITH CIVIL DRAWINGS.

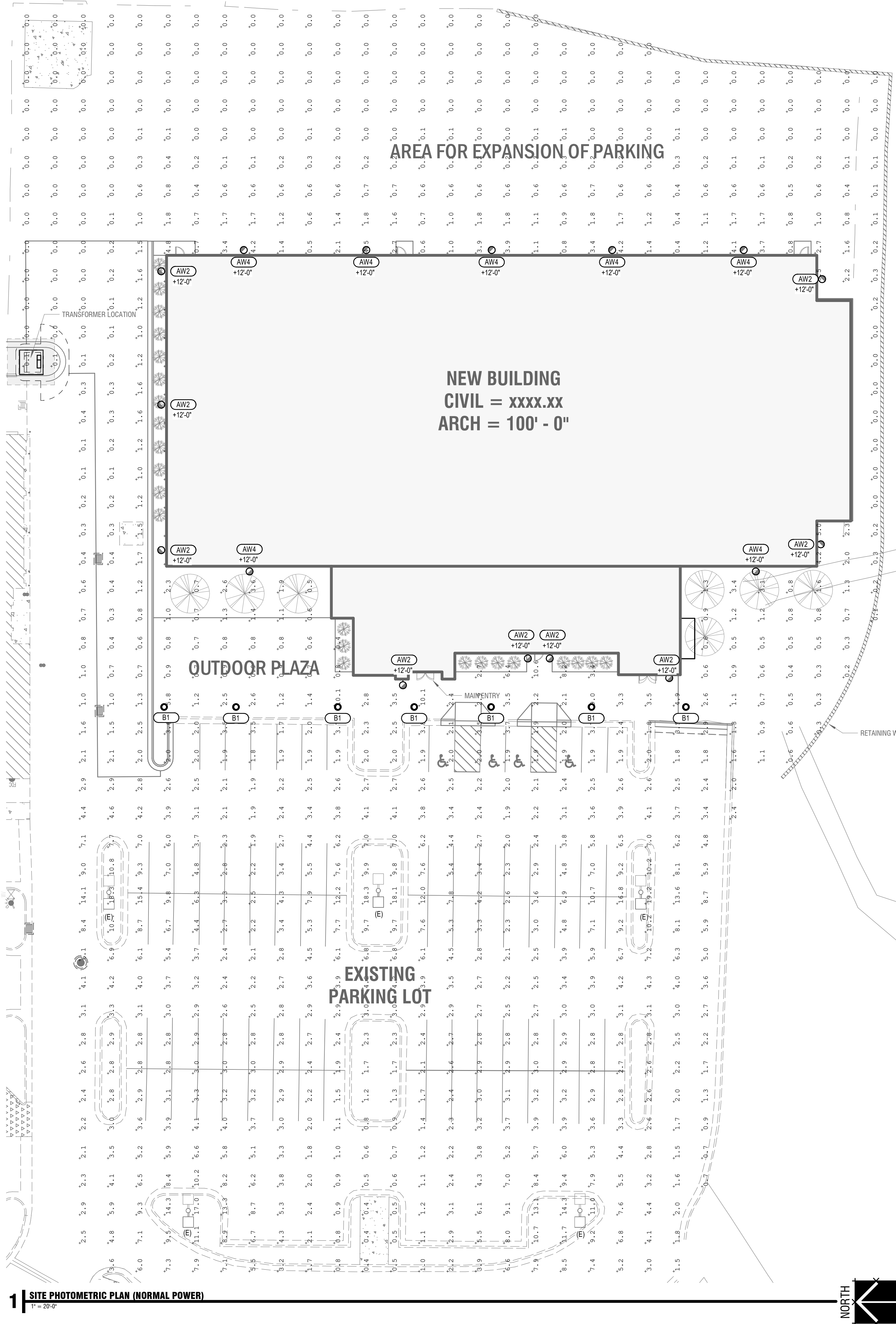
1

1 | SITE PLAN
1" = 20'-0"





Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
SITE	Illuminance	Fc	1.27	9.8	0.1	12.7
						98.0



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
SITE	Illuminance	Fc	2.6	19.2	0.0	N/A
						N/A

SITE LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	SOURCE	ELECTRICAL		APPROVED MANUFACTURERS	CATALOG INFORMATION CATALOG NUMBER / SERIES	COMMENTS / NOTES
			VOLTAGE	LOAD			
AW2	DESCRIPTION: AREA WALL LIGHT DIMENSION: 7.87" X 7.87" X 2.95" MOUNTING: EXTERIOR WALL MATERIAL: DIE-CAST ALUMINUM, COLOR: IRON RUST LENS MATERIAL: ACRYLIC LENS REFLECTOR DISTRIBUTION TYPE: TYPE II	LAMP TYPE: LED DIMENS: 228 DIMMING: 0-10V COLOR TEMP: 3000K	120 V	26	N (OR APPROVED EQUIVALENT)	M20-4A-26W-T2-EMPK-IR-70-30K-UNV-0-10V-FC	PROVIDE WITH EM BATTERY PACK
AW4	DESCRIPTION: AREA WALL LIGHT DIMENSION: 7.87" X 7.87" X 2.95" MOUNTING: EXTERIOR WALL MATERIAL: DIE-CAST ALUMINUM, COLOR: IRON RUST LENS MATERIAL: ACRYLIC LENS REFLECTOR DISTRIBUTION TYPE: TYPE IV	LAMP TYPE: LED DIMENS: 240 DIMMING: 0-10V COLOR TEMP: 3000K	120 V	26	N (OR APPROVED EQUIVALENT)	M20-4A-26W-T4-EMPK-IR-70-30K-UNV-0-10V-FC	PROVIDE WITH EM BATTERY PACK
B1	DESCRIPTION: AREA BOLLARD DIMENSION: 4.21" X 4" X 4" MOUNTING: GROUND SURFACE MATERIAL: CAST ALUMINUM, COLOR: BRONZE LENS MATERIAL: ACRYLIC LENS REFLECTOR DISTRIBUTION TYPE: SYMMETRIC	LAMP TYPE: LED DIMENS: 1021 DIMMING: 0-10V COLOR TEMP: 3000K	120 V	32	COOPER (OR APPROVED EQUIVALENT)	ABB-82-8030-LED-42-D1-S-B2	



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Consultant



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ENGINEERING
240 E. MORRIS AVE. SUITE 200
SALT LAKE CITY, UT 84115
P (801) 534-1130
www.envisioneng.com

ENV-2024-084

KANE COUNTY

**KANE COUNTY
RECREATION
CENTER**
project address

Revisions		
Num.	Description	Date

Project Number	220831
Original Issue	10/15/2024
Project Status	site development

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Sheet Title

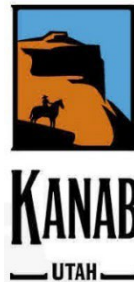
**SITE PLAN - LIGHTING
PHOTOMETRIC**

Sheet Number

ES102

**PRELIMINARY
NOT FOR CONSTRUCTION**

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Chris Heaton
Scott Colson
Boyd Corry
Peter Banks

Kanab City Planning Commission Staff Report

File Number 20241101

Date:	November 1, 2024
Meeting Date:	November 5, 2024
Agenda Item:	Public Hearing discuss and recommend to City Council a text amendment on the Kanab City Subdivision Ordinance

Attachments:

- **Exhibit A: Proposed Amendment(s)**

Summary:

Kanab City Subdivision Ordinance must be updated to ensure compliance with the new requirements of HB 158 that was signed into Utah State Code in 2023 and then amended in the 2024 legislative session.

Recommended Motion:

I move to send a positive recommendation to City Council to adopt changes to City Code identified in exhibit A of the staff report for 20241101, with the following amendments:

— A Western Classic —

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
Arlon Chamberlain
Chris Heaton
Scott Colson
Kerry Glover
JD Wright

Exhibit A: Proposed Amendment

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This Subdivision Ordinance defines and outlines the requirements for land division within Kanab City, including all subdivisions, condominium plats, plat amendments, plat vacations, and lot-line adjustments.

Adopted Feb 23, 2010
Revised June 29, 2022

Chapter ~~22A~~ Table of Contents

Section ~~22A~~-1 Initial Application

Figure 1 – Initial Application Process

Section ~~22A~~-2 Minor Subdivisions

Figure 2 - Minor Subdivision Process

Figure 2 - Minor Subdivision Process cont.

Section ~~22A~~-3 Subdivisions (10 or More Lots)

Figure 3 - Preliminary Plat Application

Figure 4 - Final Plat Application

Figure 4 - Final Plat Application cont.

Section ~~22A~~-4 Vacating or Changing a Subdivision Plat

Figure 5 – Plat Vacation or Amendment Process

Section ~~22A~~-5 Record of Condominium Plat

Section ~~22A~~-6 Recording of Conservation Parcels

Section ~~22A~~-7 Flag Lots

Section ~~22A~~-1 Initial Application

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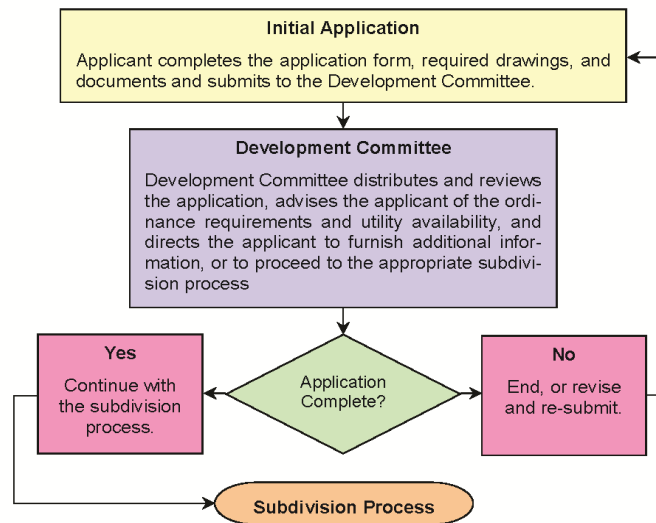


Figure 1 – Initial Application Process

~~22A~~-1.1. — An applicant may ~~subdivide property~~ obtain approval for a subdivision, condominium plat, plat amendment, lot-line adjustment or plat vacation through the process as outlined herein; except that applications for new subdivisions intended for single family, duplex, or townhome shall proceed according to Chapter 2B of this Subdivision Ordinance.

~~22A~~-1.2. — An applicant shall complete and submit an initial application form to the Kanab City Development Committee. ~~The application shall be accompanied by the following:~~

~~22A~~-1.2.1. Sketch Plan: ~~The sketch plan shall include the following:~~

~~22A~~-1.2.1.1. A vicinity map or recent aerial photograph showing the general location of the subdivision and the property boundary of the proposed area to be subdivided clearly shown, including a north arrow, map scale and designated

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public street access.

22A-1.2.1.2. Significant natural and man-made features on the site and within one-half (1/2) mile of any portion of the proposed project boundary.

22A-1.2.1.3. Acreage of the proposed project boundary, the number of lots, typical lot dimensions and the approximate area of each lot.

22A-1.2.1.4. Approximate proposed phasing sequence, if project is planned to be completed in phases.

22A-1.2.1.5. Mapped floodplains and sensitive land areas relative to the project boundary as outlined in the Kanab City Land Use Ordinance.

22A-1.2.1.6. Proposed location of master planned streets as correlated with the Kanab City Transportation Master Plan. Exact locations are flexible, but proposed roads must satisfy the intent and purpose for each master planned roadway.

22A-1.2.2. Narrative:- The narrative shall be a brief written statement which clearly describes in detail the intent of the project request including public street access, connection to existing public utilities, and the type of wastewater disposal system proposed.

22A-1.3. — Development Committee Review:

The Development Committee will review the project application and advise the applicant of the ordinance requirements and utility availability, and will direct the applicant to furnish additional information, or to proceed with the appropriate subdivision process. The review may include input from municipal departments and/or utility providers. The review shall include, but not be limited to, the following:

- i. Does the application meet the requirements of this Ordinance?

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- ii. Are all the lots suitable for building?
- iii. Have sensitive lands been identified in accordance with the Kanab City Land Use Ordinance, and if so, have the conditions been abated?
- iv. De Will all lots front public or private streets once development is complete?
- v. Is the subdivision consistent with the General Plan?
- vi. Do the streets conform to the guidelines found in the Transportation Master Plan?
- vii. Will the development enhance the character and aesthetics of the community?

Section 22A-2 Minor Subdivision (9 or Fewer Lots)

22A-2.1. — An applicant may subdivide property into less than 10 lots as a minor subdivision, provided that all proposed lots or parcels front a dedicated public street or private street, comply with the applicable zone standards, and are approved through the process as outlined herein.

Lots may front a private lane, in lieu of a dedicated public street, under the following conditions:

- i. All requirements are met in Chapter 4-21 of the Land Use Ordinance;
- ii. The private lane is paved if servicing more than 3 lots;
- iii. The proposed private lane will not interfere with the future transportation plans or needs of the City; and
- iv. The proposed private lane shallwill meet the requirements for Fire Apparatus Access Roads as indicated in the International Fire Code adopted under Title 15A of the Utah State Code.

Commented [JH1]: Lots of municipalities require minor subdivisions only where the parcels front an existing street without need for public improvements (except maybe a sidewalk). Do you want us to clarify here that the streets need to already be built, or are you okay with a minor subdivider constructing the roads after approval?

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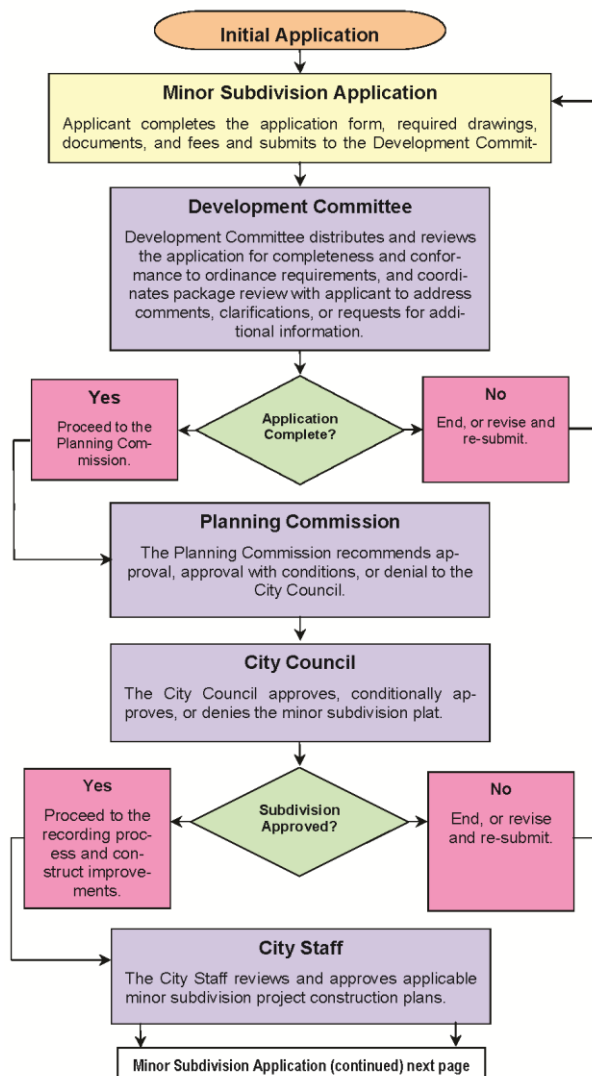


Figure 2 - Minor Subdivision Process

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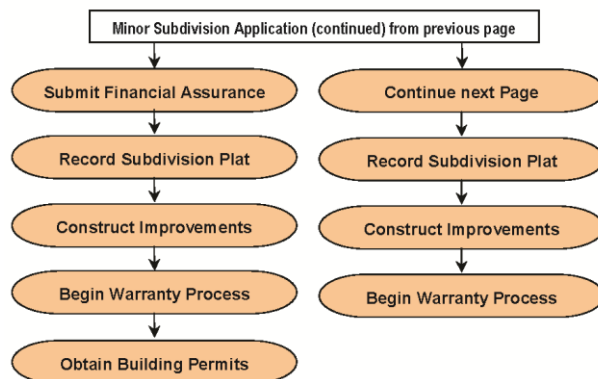


Figure 2 - Minor Subdivision Process cont.

2A-2.2.2. Initial Application

An applicant shall complete the initial application process as outlined in Section 2A-1.

2A-2.3. Minor Subdivision Application

Following completion of the initial application process, an applicant shall complete and submit an application form for a minor subdivision to the Kanab City Development Committee. The application shall be accompanied by the following and a completed checklist showing the applicant included all elements:

2A-2.3.1. The name of applicant or authorized agent and contact information^{7.2}

2A-2.3.2. The subdivision name.

2A-2.3.3. The property address and parcel number^{7.2}

2A-2.3.4. Minor Subdivision Plat Drawing: -Four (4) 24" x 36" size copycopies and twelve (12) 11" x 17" size copies of a Minor Subdivision Plat drawing. The plat shall include:

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~~22A~~-2.3.4.1. The proposed subdivision name;

~~22A~~-2.3.4.2. The name and address of the applicant, engineer, or surveyor for the subdivision and owners of the land to be subdivided~~7~~;

~~22A~~-2.3.4.3. The boundary dimensions and legal description of the subdivision and each lot therein which is, with accuracy within 0.010' and with the point of beginning clearly labeled;

~~22A~~-2.3.4.4. A minimum scale of 1" = 50';

~~22A~~-2.3.4.~~65~~. Existing rights-of-way and easement grants of record for streets, underground utilities and other public purposes;

~~22A~~-2.3.4.~~76~~. A north arrow facing the top of right margin;

~~22A~~-2.3.4.~~87~~. The latest date on each sheet;

~~22A~~-2.3.4.~~98~~. The acreage or square footage for all parcels or lots and the length and width of the blocks and lots intended for sale;

~~22A~~-2.3.4.~~109~~. A legend of symbols;

~~22A~~-2.3.4.~~1110~~. All survey monuments;

~~22A~~-2.3.4.~~1211~~. The ~~streets—street~~-indicating numbers and/or names and the lots numbered consecutively~~7~~;

~~22A~~-2.3.4.~~1312~~. The location, width, centerline bearings and curve data (including delta angle, radius, length, tangent and the long cord on curves) and other dimensions of all existing proposed or platted streets and easements;

~~2~~
~~2A~~-2.3.4.~~1413~~. The streets, lots, and properties within two hundred feet (200') surrounding the subdivision shown in ghost lines; and

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~~22A~~-2.3.4.~~1514~~. The approval signature blocks for:

2-2.3.4.~~1514~~.1. Owner's dedication and acknowledgment;

2-2.3.4.~~1514~~.2. Surveyor's stamped certificate with the subdivision boundary legal description;

~~22A~~-2.3.4.~~1514~~.3. City Surveyor's approval;

~~22A~~-2.3.4.~~1514~~.4. City Engineer's approval;

~~22A~~-2.3.4.~~1514~~.5. City Attorney's approval as to form;

~~22A~~-2.3.4.~~1514~~.6. Director of Public Works' approval;

~~22A~~-2.3.4.~~1514~~.7. Planning Commission acceptance;

~~22A~~-2.3.4.~~1514~~.8. City Council approval; and

~~22A~~-2.3.4.~~1514~~.9. County Recorder's certificate.

~~22A~~-2.3.5. Utility Service Commitment Letters: A letter from the power, water, and sewer utility provider stating its commitment to provide service to the proposed project and to be operational prior to the issuance of any building permit. ~~—Include~~The application must also include written approval from the Public Health Department if it is determined that the property is not serviced by the public sewer system.

~~22A~~-2.3.6. Lot Addresses:— A list of street addresses for each lot, numbered in accordance with the Kanab City address grid system.

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~~22A~~-2.3.7. Title Report: ~~A~~ title report prepared within the previous 30 days.

~~2~~
~~2A~~-2.3.8. Any additional items that may be requested by the Development Committee during the initial application process.

~~22A~~-2.3.9. Fee: ~~The~~ minor subdivision plat fee as outlined in the Kanab City Land Use Ordinance.

~~22A~~-2.3.10. ~~Signature~~ and Acknowledgement: By signing the Minor Subdivision application form, the applicant acknowledges:

~~22A~~-2.3.10.1. ~~That~~ the applicant or agent of the applicant has read the Subdivision Ordinance;

~~22A~~-2.3.10.2. ~~That~~ the applicant understands the provisions of the Subdivision Ordinance; and

~~22A~~-2.3.10.3. ~~That~~ the applicant will fully and completely comply with the provisions and requirements contained therein.

~~22A~~-2.4. ~~Development Committee Review:~~

~~22A~~-2.4.1. The Development Committee shall review the application and accompanying documentation for compliance with this ordinance.

~~22A~~-2.4.2. Copies of the application and accompanying documentation may be furnished to the City Attorney, City Engineer, Public Works Department, or other interested parties, who will review the documentation and make recommendation back to the Development Committee.

~~22A~~-2.4.3. Additional information such as a soils investigation, drainage study, deed restrictions, or other information deemed necessary to fulfill the purpose of this ordinance as described may be requested from the applicant by the Development Committee during the review.

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22A-2.4.4. Once all information requested has been furnished, evaluated, and addressed to the satisfaction of the Development Committee, the application will be forwarded to the Planning Commission and placed in the next available meeting agenda.

22A-2.5. Planning Commission Public Meeting: -The Kanab City Planning Commission shall hold a public meeting on the application and recommend its approval, denial, or modification to the City Council.

22A-2.6. City Council Public Meeting: - The Kanab City Council may hold a public meeting based on the Planning Commission recommendation on the application, and shall approve, deny, or approve with conditions.

22A-2.7. Owner's Duty to Record: - The owner(s) of the approved minor subdivision shall record the approved Minor Subdivision Plat in the Kane County Recorder's Office. An applicant's failure to record within one year of City Council approval shall render the subdivision void. In such case, the applicant must commence the subdivision process anew.

22A-2.8. Improvement Requirements for Building Permits in Minor Subdivisions:

22A-2.8.1. Building permits shall not be issued until utilities are available for connection to and adequate fire protection is in place ~~to~~for the lot or parcel proposed for construction, in accordance with City requirements. -A utility plan may be required by the utility provider as part of this process.

22A-2.8.2. Street improvements such as curb, gutter, and sidewalk, are required prior to the issuance of a building permit through one or both of the following means:

22A-2.8.2.1. Construct street improvements to match existing conditions on adjacent or contiguous properties; or

Commented [JH2]: You mentioned that you would like to hold a public hearing in the preliminary phase for a major subdivision. Would you like to hold one for minor subdivision applications as well?

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22A-2.8.2.2. Sign a "non-opposition" waiver for a future special improvement district.

22A-2.8.3. Sidewalks must be installed prior to an occupancy permit being issued, unless the requirement is waived by the Kanab City Council.

22A-2.8.4. Certain improvement requirements set forth in this ordinance may be waived by the City Council in a public meeting, upon recommendation from the Development Committee and Planning Commission.

Section 22A-3 Subdivisions (10 or More Lots)

22A-3.1. — An applicant may subdivide property through the preliminary plat and final plat process as outlined herein, provided that all proposed lots or parcels comply with the applicable zone standards, and that all subdivision design standards and infrastructure requirements are or will be met.

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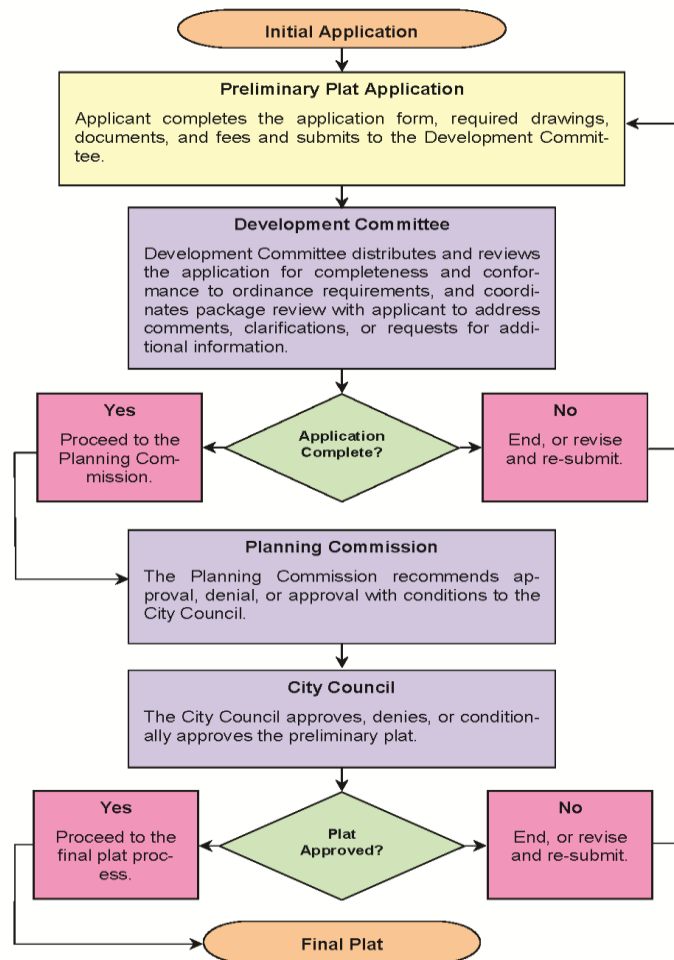


Figure 3 - Preliminary Plat Application

22A-3.2.—Initial Application: —An applicant shall complete the initial application process as outlined in Section 22A-1.

22A-3.3.—Preliminary Plat:— Following completion of the initial application process, an applicant shall complete and submit an application form for a preliminary plat to

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Adopted Feb 23, 2010
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the Kanab City Development Committee. The application shall be accompanied by the following and a completed checklist showing that the application includes all elements:

22A-3.3.1. ~~—~~Preliminary Plat Drawing: ~~—One~~ ~~(+Four (4))~~ 24" x 36" size copycopies and twelve (12) 11" x 17" size copies of a preliminary plat drawing of the proposed subdivision. ~~—~~The preliminary plat drawing shall include:

22A-3.3.1.1. The proposed subdivision name;

22A-3.3.1.2. The name and address of the applicant, engineer or surveyor for the subdivision and the owners of the land to be subdivided~~;~~

22A-3.3.1.3. The boundary dimensions and legal description of the subdivision;

22A-3.3.1.4. A minimum scale of 1" = 50';

22A-3.3.1.5. The proposed streets, parks, open spaces and other offers of public dedications~~;~~ showing widths and pertinent dimensions of each;

22A-3.3.1.6. Existing rights-of~~—~~way and easement grants of record for streets, underground utilities~~;~~ and other public purposes;

22A-3.3.1.7. A north arrow facing the top of the right margin;

22A-3.3.1.8. Topography at minimum two foot contourappropriate intervals indicating existing terrain conditions;

22A-3.3.1.9. The latest date on each sheet; and

22A-3.3.1.10. The location, width, and other

Commented [JH3]: There's nothing wrong wit requiring a minimum of 2' intervals, but we think this gives the surveyor preparing the plat flexibility.

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dimensions of all existing or platted streets and other important features such as utility lines, and exceptional topography and structures within the proposed subdivision and within a two-hundred-foot (200') perimeter of the subdivision.

22A-3.3.2.—Utility Service Commitment Letters: A letter from the power, water, and sewer utility provider stating its commitment to provide service to the proposed project and to be operational prior to the issuance of any building permit. IncludeThe application must also include written approval from the Public Health Department if it is determined that the property is not serviced by the public sewer system.

22A-3.3.3.—Soils investigation report prepared by a professional engineer proficient in geotechnical engineering, licensed in the State of Utah, unless specifically waived by the City Engineer.

22A-3.3.4.—Drainage report prepared by a professional engineer licensed in the State of Utah, unless specifically waived by the City Engineer.

22A-3.3.5.—Any additional items that may be requested by the Development Committee during the initial application process.

22A-3.3.6.—Mailing Labels: -Two (2) sets of type written address labels to all property owners within three hundred (300) feet of the proposed subdivision. Such noticelabels shall be mailedused by the City to mail notice at least seven (7) days prior to the Planning CommissionCommission's consideration of the preliminary plat. Notice of subdivisionssubdivision applications for multi-residential, commercial, or industrial development shall be provided to affected entities as required under this section.

22A-3.3.7.—Fee:— The preliminary plat fee as outlined in the Kanab City Land Use Ordinance.

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~~22A~~-3.3.8. — Signature and Acknowledgement:
By signing the ~~Preliminary Plat~~preliminary plat application form, the applicant acknowledges:

~~22A~~-3.3.8.1. That the applicant or agent of the applicant has read the Subdivision Ordinance;

~~22A~~-3.3.8.2. That the applicant understands the provisions of the Subdivision Ordinance; and

~~22A~~-3.3.8.3. That the applicant will fully and completely comply with the provisions and requirements contained therein.

~~22A~~-3.4. — Development Committee Review: (Preliminary):

~~22A~~-3.4.1. The Development Committee shall review the ~~Preliminary Plat~~preliminary plat application and accompanying documentation for compliance with this Ordinance.

~~22A~~-3.4.2. Copies of the application and accompanying documentation may be furnished to the City Attorney, City Engineer, Public Works Department, or other interested parties, who will review the documentation and make recommendation back to the Development Committee.

~~22A~~-3.4.3. Additional information may be requested from the applicant by the Development Committee during the review.

~~22A~~-3.4.4. Once all information requested has been furnished, evaluated, and addressed to the satisfaction of the Development Committee, the application will be forwarded to the Planning Commission and placed in the next available meeting agenda.

~~22A~~-3.5. — Planning Commission Consideration: (Preliminary):

~~22A~~-3.5.1. The Planning Commission shall hold a

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public hearing on the preliminary plat by providing reasonable notice of the public hearing at least 10 days before the date of the public hearing.

22A-3.5.2. Upon review and consideration of the preliminary plat, at a meeting called for such purpose, the Planning Commission shall recommend its approval, denial, or approval with conditions to the City Council. Such decision shall be made within 45 days of said meeting. ~~In the event the Planning Commission fails to make a recommendation within said 45-day period, the preliminary plat shall be deemed denied.~~

22A-3.6. ~~Preliminary Plat~~ **City Council Consideration:** (Preliminary): The City Council may hold a public hearing and shall, within forty-five (45) days of the Planning Commission's recommendation ~~and shall~~, approve, deny, or conditionally approve the preliminary plat.

22A-3.7. ~~Failure to Record and Preliminary Plat Time~~ **Extension:** Failure to record a final plat within eighteen (18) months of approval of the preliminary plat by the Kanab City Council shall render the preliminary plat null and void, unless:

22A-3.7.1. ~~Applicant requests an extension of time from the Kanab City Council.~~

22A-3.7.2. ~~Such extension, if granted, will be permitted in six-month increments.~~

22A-3.7.3. ~~If no extension is requested with the eighteen (18) month time frame and the applicant desires to record the final plat, the applicant must commence the subdivision process anew.~~

22A-3.8. ~~Final Plat:~~ ~~Upon Planning Commission recommendation and~~ City Council approval of the preliminary plat, the applicant shall prepare and submit an application form for a final plat to the Kanab City Development Committee. ~~The application shall be accompanied by the following minimum documentation and a completed checklist showing that the application includes all elements:~~

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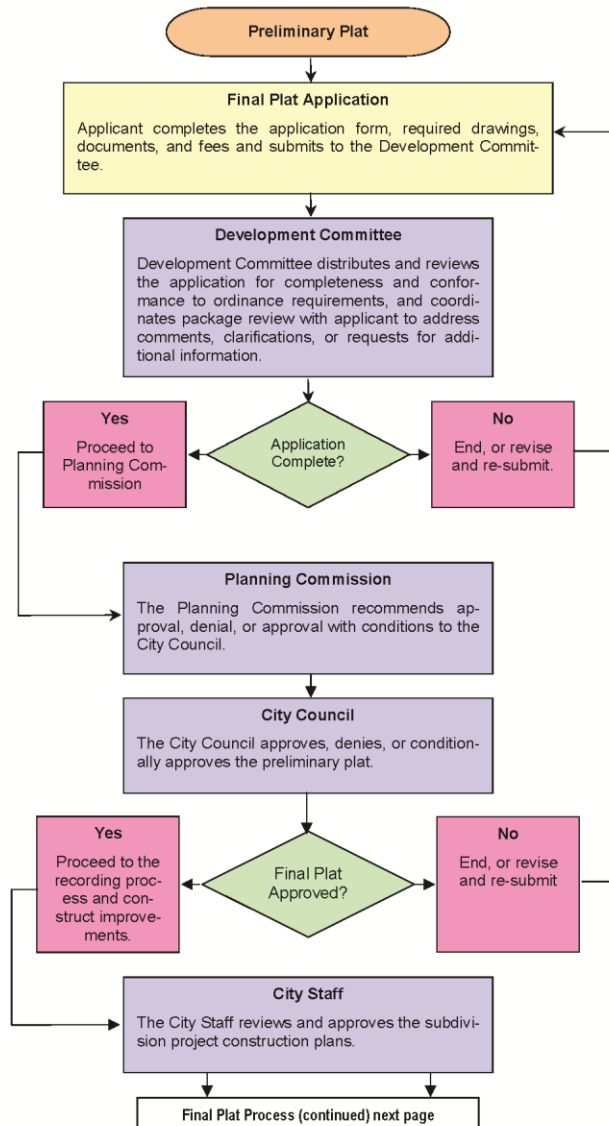
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Figure 4 - Final Plat Application

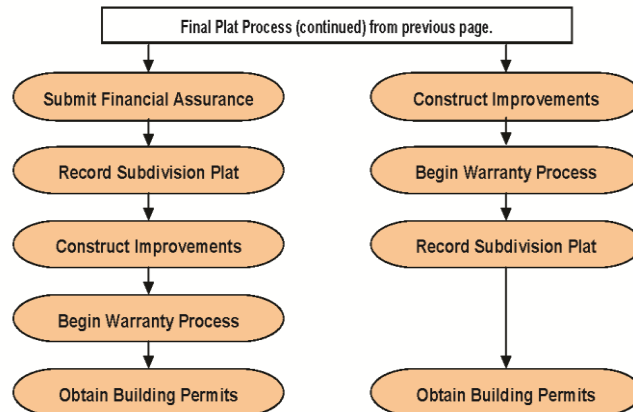


Figure 4 - Final Plat Application cont.

22A-3.8.1. Final Plat Drawing: -Four (4) 24" x 36" size ~~copy~~copies and twelve (12) 11" x 17" size copies of a final plat drawing. The final plat shall include:

22A-3.8.1.1. The proposed subdivision name;

22A-3.8.1.2. The name and address of the applicant, engineer, or surveyor for the subdivision and owners of the land to be subdivided.

22A-3.8.1.3. The boundary dimensions and legal description of the subdivision and each lot therein ~~which is, with accuracy~~ within 0.010' and with the point of beginning clearly labeled;

22A-3.8.1.4. A minimum scale of 1" = 50';

22A-3.8.1.5. The proposed streets, parks, open spaces, and other offers of public dedications, showing widths and pertinent dimensions as well as points of intersection of each;

22A-3.8.1.6. Existing rights-of-way and easement grants of record for streets, underground utilities.

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and other public purposes;

[22A](#)-3.8.1.7. A north arrow facing the top of right margin;

[22A](#)-3.8.1.8. The latest date on each sheet;

[22A](#)-3.8.1.9. The acreage or square footage for all parcels or lots and the length and width of the blocks and lots intended for sale;

[22A](#)-3.8.1.10. A legend of symbols;

[22A](#)-3.8.1.11. All survey monuments;

[22A](#)-3.8.1.12. The ~~streets~~street-indicating numbers and/or names and lots numbered consecutively;

[22A](#)-3.8.1.13. The location, width, centerline bearings and curve data (including delta angle, radius, length, tangent and the long cord on curves) and other dimensions of all existing proposed or platted streets and easements;

[22A](#)-3.8.1.14. The streets, lots, and properties within two hundred feet (200') surrounding the subdivision, shown in ghost lines;

[22A](#)-3.8.1.15. The approval signature blocks for:

[22A](#)-3.8.1.15.1. Owner's dedication and acknowledgment;

[22A](#)-3.8.1.15.2. Surveyor's stamped certificate with the subdivision boundary legal description;

[22A](#)-3.8.1.15.3. City Surveyor's approval;

[22A](#)-3.8.1.15.4. City Engineer's approval;

[22A](#)-3.8.1.15.5. City Attorney's approval as to form;

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2A-3.8.1.15.6. Director of Public Works' approval;

22A-3.8.1.15.7. Planning Commission acceptance;

22A-3.8.1.15.8. City Council approval;

22A-3.8.1.15.9. County Recorder's certificate.

22A-3.8.2. Subdivision Lot Addresses:— A list of street addresses for each lot shown on the final plat, numbered in accordance with the Kanab City address grid system.

22A-3.8.3. Subdivision Improvement Plans: Subdivision construction improvement plans for grading, drainage, streets, ~~and~~ utility infrastructure, and all other public improvements as required herein and in accordance with the Kanab City Uniform Standards for Design and Construction.

22A-3.8.4. Title Report: —A title report prepared within the previous 30 days.

22A-3.8.5. Any additional items that may be requested during the preliminary plat review and approval process.

22A-3.8.6. Fee: —The final plat fee as outlined in the Kanab City Land Use Ordinance.

22A-3.9. ~~Final Plat~~ Development Committee Review (Final):

22A-3.9.1. ~~—~~ The Development Committee shall review the Final Plat application and accompanying documentation for compliance with this Ordinance.

22A-3.9.2. ~~—~~ Copies of the application and accompanying documentation may be furnished to the City Attorney, City Engineer, Public Works Department, or other interested parties, who will review the documentation and make recommendation

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back to the Development Committee.

~~2~~

~~2A-3.9.3.~~ Additional information may be requested from the applicant by the Development Committee during the review.

~~22A-3.9.4.~~ — Once all information requested has been furnished, evaluated, and addressed to the satisfaction of the Development Committee, and upon receipt of the owners' tax clearance, the application will be forwarded to the ~~City Council~~ Planning Commission and placed ~~in on~~ the next available meeting agenda.

~~22A-3.10.~~ Adoption of Planning Commission Consideration (Final Plat):

2A-3.10.1. The Planning Commission may, in its discretion, hold a public hearing on the final plat by providing reasonable notice of the public hearing at least 10 days before the date of the public hearing.

2A-3.10.2. Upon review and consideration of the final plat, at a meeting called for such purpose, the Planning Commission shall recommend its approval, denial, or approval with conditions to the City Council. Such decision shall be made within 45 days of said meeting. In the event the Planning Commission fails to make a recommendation within said 45-day period, the final plat shall be deemed denied.

2A-3.11. City Council Approval (Final): Upon a determination that the proposed plat is consistent with the General Plan, and upon receipt of a recommendation from the Planning Commission, the City Council may approve a final subdivision plat ~~as provided above~~.

~~22A-3.11.~~ 12. Owner's Duty to Record: -The owner(s) of an acknowledged, certified, and approved final plat shall furnish a mylar drawing of ~~the Final Plat~~ such plat and record the plat in the Kane County Recorder's office. -An applicant's failure to record a final plat within one year of City Council approval shall render the plat void. -In such case, the applicant must commence the subdivision process anew.

Commented [JH4]: We noticed that your flowchart and other provisions reference the Planning Commission reviewing the final plat as well as the preliminary plat, but there was no section here about the planning commission.

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~~22A-3.12—13.~~ **Subdivision Improvements:** ~~Subdivision~~Public improvements required by City ordinances or listed in the approved improvement plan accompanying the final plat must be completed within one (1) year of recordation of the final ~~subdivision~~ plat, unless such time is extended by the Kanab City Council.

~~22A-3.13—14.~~ **Financial Assurance:** ~~The~~ subdivision owner shall furnish a financial assurance for the review, inspection, construction, and one-year guarantee of completed ~~subdivision~~public improvements as outlined in Chapter 4 of this ~~ordinance~~Ordinance.

Section ~~22A-4~~—**Vacating or Amending a Subdivision Plat**

~~22A-4.1.—~~The City Council, by ordinance, may, with or without a petition, consider any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any street or lot contained in a subdivision at a public hearing.

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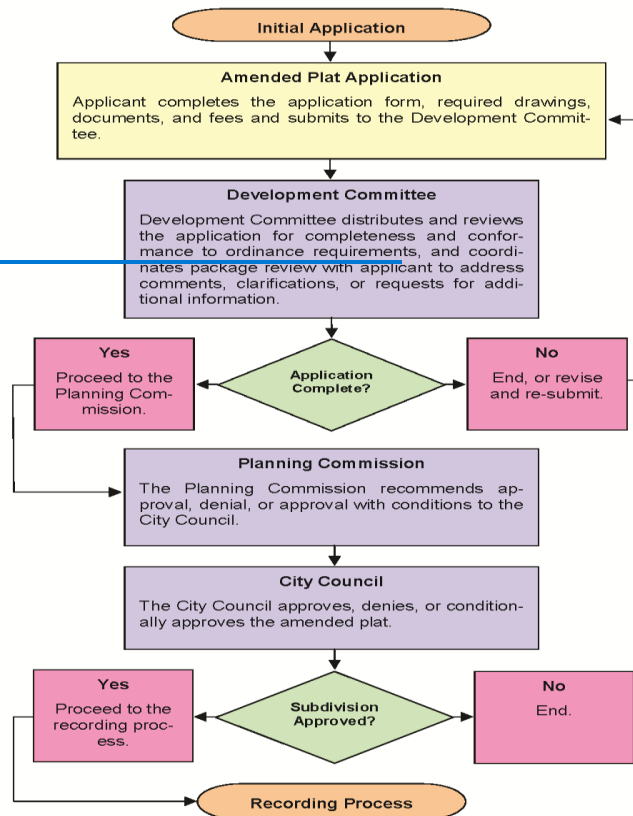
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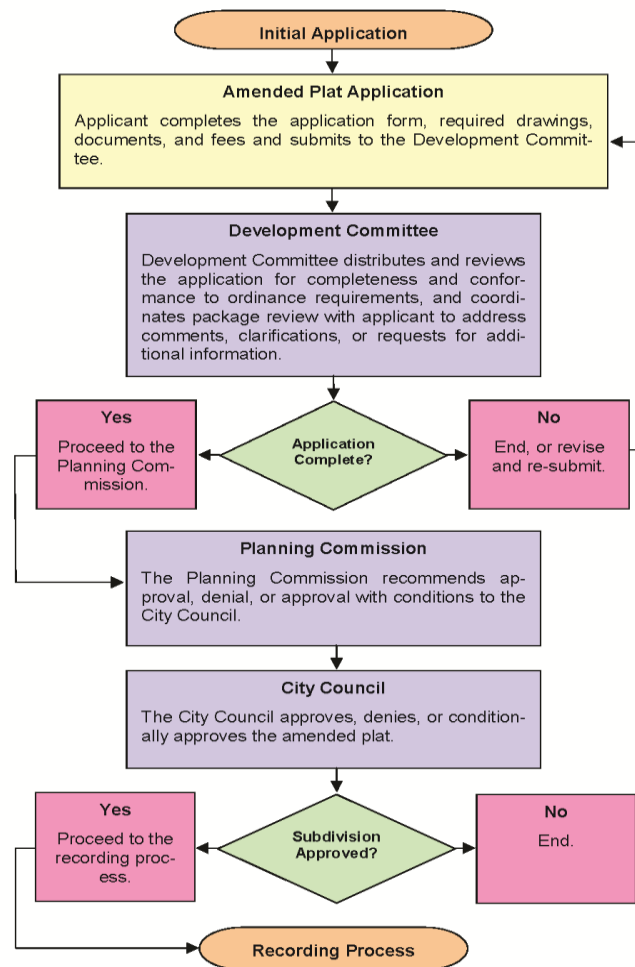


Figure -5 – Plat Vacation or Amendment Process

22A-4.2. — Any fee owner, as shown on the last county assessment ~~rolls~~roll, of land within ~~the~~a subdivision that has been laid out and platted as provided in this part may, in writing, petition the ~~legislative body~~City Council to have

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the plat, any portion of it, or any street or lot contained in it, vacated, altered, or amended as provided in this section.

22A-4.3. Initial Application:— An applicant petitioning to vacate, alter, or amend an entire plat, a portion of a plat, or a street or lot contained therein shall complete the initial application process as outlined in Section [22A-1](#).

22A-4.4. Plat Amendment Application:— Following completion of the initial application process, an applicant shall complete and submit an application form for a plat amendment to the Kanab City Development Committee. The application shall include:

22A-4.4.1.—The name of applicant(s) or authorized agent and contact information~~7.~~

22A-4.4.2.—The subdivision name.

22A-4.4.3.—An amended final plat prepared in accordance with the applicable final plat requirements outlined in Section [22A-3](#), or other document for recording as requested by the City.

22A-4.4.4. Subdivision Lot Addresses:— A list of street addresses for each lot shown on the amended final plat, numbered in accordance with the Kanab City address grid system.

22A-4.4.5. Owners of Record: —Provide the following:

22A-4.4.5.1. The name and address of all owners of record of the land contained in the entire plat~~;~~

22A-4.4.5.2. The name and address of all owners of record of land adjacent to any street that is proposed to be vacated, altered, or amended~~;~~ [and](#)

2-4.4.5.3.—The signature of each of these owners who consents to the petition.

22A-4.4.6. Mailing Labels: —If a public hearing

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notice is required under this ~~ordinance~~Ordinance, furnish two (2) sets of type written address labels to all property owners within three hundred (300) feet of the property that is the subject of the proposed plat change, addressed to the owner's mailing address appearing on the ~~rolls~~roll of the Kane County Assessor.

~~22A~~-4.4.7. — Subdivision Improvement Plans: Subdivision construction improvement plans for grading, drainage, streets, ~~and~~ utility infrastructure, and other public improvements as modified by the proposed amendment, as required herein and in accordance with the Kanab City Uniform Standards for Design and Construction.

~~22A~~-4.4.8. — Title Report: ~~A~~ title report prepared within the previous 30 days.

~~22A~~-4.4.9. — Any additional items that may be requested during the initial application process.

~~22A~~-4.4.10. — Fee: ~~The amended final plat fee as outlined in the Kanab City Land Use Ordinance.~~

~~22A~~-4.4.11. — Signature and Acknowledgement: By signing the ~~Plat Amendment~~plat amendment application form, the applicant acknowledges:

~~22A~~-4.4.11.1. — That the applicant or agent of the applicant has read the Subdivision Ordinance;

~~22A~~-4.4.11.2. — That the applicant understands the provisions of the Subdivision Ordinance; and

~~22A~~-4.4.11.3. — That the applicant will fully and completely comply with the provisions and requirements contained therein.

~~22A~~-4.5. — Plat Amendment Development Committee Review:

~~22A~~-4.5.1. — The Development Committee shall review the plat amendment application and accompanying documentation for compliance with this

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~~Ordinance~~Ordinance.

~~22A~~-4.5.2. — Copies of the application and accompanying documentation may be furnished to the City Attorney, City Engineer, Public Works Department, or other interested parties, who will review the documentation and make recommendation back to the Development Committee.

~~22A~~-4.5.3. — Additional information may be requested from the applicant by the Development Committee during the review.

~~22A~~-4.5.4. — Once all information requested has been furnished, evaluated, and addressed to the satisfaction of the Development Committee, the application will be forwarded to the Planning Commission and placed in the next available meeting agenda.

~~22A~~-4.6. — **Plat Amendment Planning Commission Consideration:** - The Planning Commission shall give its recommendation within 30 days after the proposed vacation, alteration, or amendment is referred to it.

~~22A~~-4.7. — **Need for a Public Hearing:** -The City Council shall hold ~~the~~a public hearing within 45 days after receipt of the Planning Commission's recommendation under any of the following conditions:

~~22A~~-4.7.1. — The plat change includes the vacation of a public street~~;~~.

~~22A~~-4.7.2. — Any owner within the plat notifies the municipality of their objection in writing within ten days of mailed notification~~;~~ or

~~22A~~-4.7.3. — ~~A public hearing is required because~~ Not all of the owners of land in the subdivision have ~~not~~ signed the revised plat.

~~22A~~-4.8. — **Required Notice:** - The City shall give notice of the date, time, and place of the public meeting regarding the proposed plat amendment at least 10 calendar days prior to the public meeting. The notice shall

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be:

~~mailed~~

2A-4.8.1. Mailed and addressed to the record owner of each parcel within three hundred (300) feet of that property; and

~~posted~~

2A-4.8.2. Posted on the property proposed for subdivision amendment, in a visible location, with a sign of sufficient size, durability, and print quality that is reasonably calculated to give notice to passers-by.

22A-4.9. — Grounds for Vacating or Changing a Plat:

Within 30 days after the public hearing, the City Council shall consider the petition. ~~The City Council may approve a petition to vacate or change a plat if it finds~~ that:

22A-4.9.1. — Neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment.

22A-4.9.2. — There is good cause for the vacation, alteration or amendment.

22A-4.10. — The City Council may approve the vacation, alteration, or amendment by ordinance, amended plat, administrative order, or deed containing a stamp or mark indicating approval by the City Council.

22A-4.11. Document Recording: ~~The City shall ensure that the vacation, alteration, or amendment is recorded in the Kane County Recorder's office.~~

22A-4.12. Appeal of City Council Decision: ~~An aggrieved party may appeal the City Council's decision to the District Court.~~

Section 22A-5 Record of Condominium Plat

Each application for condominium shall also comply with the provisions of the Condominium Act as set forth in U.C.A. Section 57-8-10, as amended.

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Section ~~22A~~-6 Recording of Conservation Parcels

~~2A-6.1.~~ The Planning Commission shall recommend approval, denial, or approval with conditions of a subdivision to the City Council, which has the authority to approve, or deny, or approve with conditions a subdivision that is created for conservation easement/parcel as defined in Utah State Code Section 57-18-2, as amended.

~~22A-6.12.~~ The application for a subdivision, ~~which is~~ created for a conservation parcel/easement, must include a letter of intent addressed to the City and a survey map to be recorded with the ~~county recorder~~ County Recorder.

~~22A-6.2. Subdivisions~~3. A subdivision created for a conservation parcel/easement ~~are is~~ not subject to Development Committee Review, including the submission of an ~~Initial Application~~ initial application under Section 2A-1 of this Ordinance.

~~22A-6.34.~~ The Planning Commission may recommend conditions for the subdivision, and the City Council may approve the subdivision with conditions ~~for the subdivision~~, to ensure that the subdivision is in accordance with the purpose of ~~the Subdivision~~ this Ordinance.

~~22A-6.45.~~ The Planning Commission may recommend exemption from, and the City Council may exempt applicants from design requirements enumerated in Chapter 3 of the Subdivision Ordinance that do not appropriately apply to conservation parcels/easements.

~~22A-6.56.~~ Uses in the ~~created parcels~~ conservation parcel may not be changed or expanded without approval granted via the standard subdivision process, specified in the Kanab City Subdivision Ordinance.

~~22A-6.67.~~ Nothing in this ~~ordinance~~ Ordinance shall exempt applicants from the minimum requirements for a subdivision as defined by Utah State Code.

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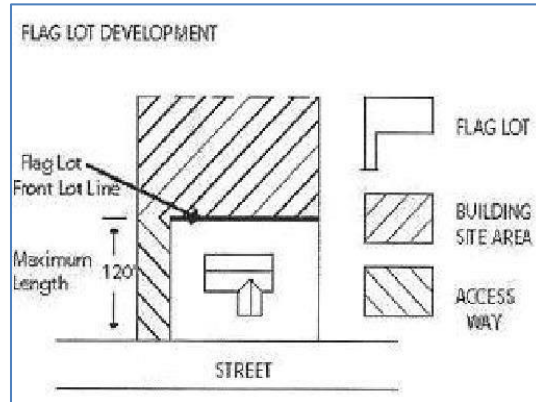
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A determination by the

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Section 22A-7 Flag Lots



2A-7.1. Flag lots are intended to allow development of substantial, buildable properties where ~~the extension of~~ public streets cannot or should not be extended. Additionally, constraints created by the existing built environment may be a consideration. Lot size for such uses is necessarily large to help ensure privacy of adjacent properties who are most impacted by the development of the flag lot.

2A-7.2. All ~~Flag Lot~~flag lot development shall be approved by the Planning Commission, upon satisfaction of the following conditions:

2A-7.2.1. The Planning Commission determines that the lot may not be developed as a standard lot and that the property cannot be subdivided with public streets and standard lots, either at the present or in the foreseeable future.

2A-7.2. An easement ~~shall~~will be recorded across the staff portion of the flag lot, providing access for installation and maintenance of utility lines and services, emergency vehicle access, and access of City or other public personnel or vehicles as may be required to carry out the responsibilities of the City and other governmental entities. Public services, such

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as garbage collection, will be at the Dedicated Street only.

2A-7.2.3. The staff portion of a flag lot ~~shall~~will front on a dedicated public street.

2A-7.2.4. No building or construction, except for ~~drive ways~~driveways and/or fences ~~shall, will~~ be allowed on the staff portion of the flag lot.

2A-7.2.5. The lot ~~shall~~will meet all size and setback requirements of the zone in which the lot is located.

2A-7.2.6. The flag lot ~~shall~~will be used for a single-family dwelling only.

2A-7.2.7. No part of the staff portion of the flag lot ~~may~~will serve more than two flag lots. In the event two such flag lots are served by a single staff, an agreement executed by all holding an interest in the property shall be recorded, providing that each owner ~~shall~~will contribute one-half the cost of maintenance of the access road on the staff lot, which obligation shall be secured by a lien on the lots.

2A-7.2.8. The staff portion of the lot ~~shall~~will be owned in fee simple by the lot owner ~~(s)~~ or the lot owner ~~shall(s) will~~ own an irrevocable easement constituting the staff portion. If access is by means of an easement, the adjacent lot ~~shall~~must maintain the entire frontage required by the ordinance for the zone in which it is located, in addition to the width required for the flag lot access easement. Any easement on an adjoining lot shall contain all provisions identified in ~~(B2)~~Subsection 2A-7.2 above.

2A-7.2.9. The flag lot access driveway ~~shall~~will not be closer to an adjacent dwelling than ten (10) feet.

2A-7.2.10. The staff portion of the flag lot ~~shall~~will be improved with a gravel driveway or better surface. The driving surface ~~shall~~will be well maintained and ~~it shall be~~ readily passable by a standard passenger car and emergency vehicles.

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2A-7.2.11. The proposal is compatible with the existing development, in terms of height, building materials and that the approval of the dwelling will not adversely affect the living environment of the surrounding area.

2A-7.2.12. No deleterious objects or structures ~~shall~~will be constructed or maintained on the premises.

2A-7.2.13. The proposed landscaping and fencing will adequately protect the privacy of adjacent properties.

2A-7.2.14. Public safety issues, such as fire hydrants, have been adequately addressed.

2A-7.2.15. Proposed access to the building site ~~shall be~~is at least twenty (20) feet wide and less than one hundred and twenty (120) feet long.

2A-7.2.16. The proposed area of the building site ~~shall be less~~is at least twenty thousand (20,000) square feet, exclusive of the access way.

2A-7.2.17. The setbacks from the property line ~~shall~~will meet the requirements of the underlying zone.

2A-7.2.18. The setback from the existing occupied structures on neighboring properties to any structure on the proposed flag lot ~~shall~~will be at least seventy (70) feet.

2A-7.2.19. A site plan that complies with Chapter 9 ~~shall be~~has been submitted for review to the Planning Commission.

2A-7.3. All construction on a flag lot shall be in accordance with the site plan as approved by the Planning Commission. An approval of the site plan by the Planning Commission shall run with the owner and shall be valid only for a period of one (1) year from the date of approval. If the ownership of the parcel changes before the issuance of a building permit, or if said permit is not obtained and construction commenced within one (1)

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Adopted Feb 23, 2010
Revised June 29, 2022

year from date of approval, said approval shall be null and void. If a building permit has been issued and construction begun within one (1) year from the date of approval, the approval of the flag lot shall vest and shall run with the land.

2A-7.4. The front side of the flag lot shall be deemed to be the side nearest the street upon which the staff portion fronts.

2A-7.5. The City shall have no maintenance responsibility for the roadway on the staff portion of the flag lot.

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This Subdivision Ordinance defines and outlines the requirements for land division within Kanab City where the intended use is for 1-2 family residential.

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Section 2B-1 Scope of Applicability

2B-1.1. This Chapter applies to all applications for new subdivisions where the intended use is one- or two-family residential dwellings, including traditional single-family homes, townhomes, and duplexes. Subdivision applications or petitions for other uses are governed by Chapter 2A of this Subdivision Ordinance. The requirements of this Chapter do not apply retroactively to subdivision applications that were approved by the City prior to the enactment or amendment of this Ordinance.

Section 2B-2 Interpretation and Conflict of Laws

2B-2.1. Where any provision in this Chapter 2B conflicts with other ordinances enacted by the City, the provisions in this Chapter shall prevail unless the City intended such conflicting ordinances not in this Chapter to amend this Chapter.

Section 2A-3 Subdivision Land Use Authority

2B-3.1. The Land Use Authority for preliminary applications under this Chapter is the Planning Commission. For purposes of subdivision applications, the Planning Commission shall be ultimately responsible for the following, but may delegate any task to the City Engineer, City staff, or members of the Planning

Commented [JH1]: This is a new chapter exclusively covering the review process and application requirements for 1-2 family residential subdivisions.

Commented [JH2]: We will add in flowcharts in the next draft.

Commented [JH3]: We can change up the land use authorities if you'd like. Currently the way it works is that the Planning Commission approves all preliminary applications and then a Subdivision Review Committee approves the final applications (including improvement plans). The City Council is not involved at all.

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Commission:

2B-3.1.1. Rendering land use decisions related to preliminary applications under this Chapter, including approving or denying preliminary applications.

2B-3.1.2. Reviewing all preliminary applications under this Chapter in an impartial manner and according to the standards and deadlines described in this Chapter.

2B-3.1.3. Providing notice to entities and parties as required by this Chapter. This task is delegated to City staff by default.

2B-3.1.4. Holding public meetings for reviewing preliminary applications as required by this Chapter.

2B-3.1.5. Providing feedback to applicants on their preliminary applications in the manner required by this Chapter.

2B-3.1.6. Scheduling and holding a pre-application meeting with potential applicants as required by this Chapter. This task is delegated to City staff and the Development Review Committee (DRC) by default.

2B-3.1.7. Keeping subdivision application forms (both preliminary and final) and related informational material up to date and publicly accessible and distributing such forms and materials to potential applicants. This task is delegated to City staff by default.

2B-3.1.8. Ensuring that documents are properly recorded with the County as required by this Chapter. This task is delegated to City staff by default.

2B-3.2. The Land Use Authority for final applications under this Chapter is the Subdivision Review Committee (SRC). The SRC shall comprise the two Planning

Commented [JH4]: If you prefer to use your existing Development Committee, that's totally fine. We just couldn't find a description of who was in that committee, and we want to make sure that you have the option to put in anyone that you think needs to review the final subdivision application and improvement plans.

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Commissioners, the City Attorney, the City Engineer, and the Public Works Director. The SRC shall meet on an as-needed basis and act by majority vote. For purposes of subdivision applications, the SRC shall be responsible for the following, but may delegate any task to City staff or members of the SRC:

2B-3.2.1. Rendering land use decisions related to final applications under this Chapter, including approving or denying final applications.

2B-3.2.2. Reviewing all final applications under this Chapter in an impartial manner and according to the standards and deadlines described in this Chapter.

2B-3.2.3. Providing feedback to applicants on their final applications in the manner required by this Chapter.

2B.3.2.4. Signing final application approvals as required by this Chapter.

2B-3.3. The Land Use Authorities are authorized to make any land use decision described by this Chapter without City Council approval. The City Council shall not approve or deny, and shall not require the Land Use Authority to approve or deny, an application under this Chapter.

Section 2B-4 Subdivision Appeal Authority

2B-4.1. The Appeal Authority for City decisions relating to this Chapter, except where otherwise noted, is the Administrative Hearing Officer.

Section 2B-5 Pre-Application Meeting

2B-5.1. A party intending to submit a subdivision application under this Chapter may request a pre-application meeting with members of the SRC or another representative of the City (depending on availability) for the purpose of reviewing any element of the party's proposed subdivision application (preliminary or final).

Commented [JH5]: We guessed on who you would want in this committee. It can be anyone except members of the Council.

Commented [JH6]: This is just to emphasize that the state law prohibits the City Council from being the land use authority for 1-2 family residential applications.

Commented [JH7]: Alternatively, we could make this the City Council, since it is otherwise excluded from the process.

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The proposed application need not be complete for purposes of this meeting and may—if the party desires—be limited to a concept or sketch plan.

2B-5.1.1. If a party requests a pre-application meeting, City staff shall schedule the meeting within 15 business days after the request. The meeting shall be scheduled at the earliest convenient opportunity, and, at the option of the party requesting the meeting, shall occur within 20 business days after scheduling.

2B-5.1.2. An SRC member or other City representative shall conduct the meeting, provide feedback on materials as requested by the party, and shall provide or have available on the City website the following at the time of the meeting:

2B-5.1.2.1. Copies of applicable land use regulations;

2B-5.1.2.2. A complete list of standards required for the project; and

2B-5.1.2.3. Relevant application checklists.

Section 2B-6 Application Requirements

2B-6.1. The City shall not approve, nor shall a party record, any plat or other creating instrument for a new subdivision unless the party has properly applied under this Chapter and received both a preliminary approval and a final approval from the respective Land Use Authorities.

2B-6.2. **PRELIMINARY APPLICATION.** To be considered complete, a **preliminary** subdivision application must include at least the following elements and a completed checklist showing that application includes all elements:

2B-6.2.1. Proof of land use (zoning) authorization, including a description of how the property will be used after it is subdivided and citations to the specific ordinance(s) that the applicant believes authorizes the intended use. If the intended use

Commented [JH8]: We made the application requirements pretty thorough in this section, so please review carefully and let us know what we should add or delete.

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requires a rezoning, this must be secured before a subdivision application may be submitted. If the application proposes a flag lot, this must be separately approved under Chapter 2A, Section 7 of this Ordinance before a subdivision application may be submitted.

2B-6-2.2. A preliminary plat. The preliminary plat must be drawn to scale, in detail, and in accordance with generally accepted surveying standards and the acceptable filing standards of the County Recorder's Office. The preliminary plat must include:

2B-6.2.2.1. The proposed subdivision name, which must be distinct from any subdivision name on a plat recorded in the County Recorder's office.

2B-6.2.2.2. The boundaries, course, and dimensions of all proposed parcels.

2B-6.2.2.3. The lot or unit reference; block or building reference; street or site address; street name or coordinate address; acreage or square footage for all parcels, units, or lots; and length and width of the blocks and lots intended for sale.

2B-6.2.2.4. Every existing right-of-way and recorded easement located within the plat for underground, water, and utility facilities.

2B-6.2.2.5. Any known and unrecorded water conveyance facility located, entirely or partially, within the plat.

2B-6.2.2.6. The boundary lines of any special flood hazard zone.

2B-6.2.2.7. Whether any parcel is intended to be used as a street or for any other public use.

2B-6.2.2.8. Whether any parcel is reserved

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or proposed for dedication for a public purpose.

2B-6.2.2.9. If any portion of the proposed subdivision is within 300 feet of an Agriculture Protection Area, the notice language found in Utah Code §17-41-403(4).

2B-6.2.2.10. If any portion of the proposed subdivision is within 1,000 feet of an Industrial Protection Area, the notice language found in Utah Code §17-41-403(4).

2B-6.2.2.11. If any portion of the proposed subdivision is within 1,000 feet of a Critical Infrastructure Materials Protection Area, the notice language found in Utah Code §17-41-403(4).

2B-6.2.2.12. If any portion of the proposed subdivision is within 1,000 feet of a Mining Protection Area, the notice language found in Utah Code §17-41-403(4).

2B-6.2.2.13. If any portion of the proposed subdivision is within 1,000 feet of a Vested Critical Infrastructure Materials Operation (extracting, excavating, processing, or reprocessing sand, gravel, or rock aggregate where that use is not permitted by City ordinances), the notice language found in Utah Code §10-9a-904.

2B-6.2.2.14. Topography at appropriate intervals indicating existing terrain conditions.

2B-6.2.2.15. A north arrow facing the top of the right margin.

2B-6.2.2.16. A minimum scale of 1" = 50'.

2B-6.2.2.17. The latest date on each sheet.

Commented [JH9]: It looks like you have some agricultural protection areas down by the airport. Do you have any of these other areas?

Commented [JH10R9]: If you do, we'll keep these here and also add them to chapter 2A.

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2B-6.2.2.18. Signature blocks for the owners of the land to be subdivided, the surveyor who prepared the plat, the City Engineer, the City Attorney, the Planning Commission, and a Notary Public.

2B-6.2.3. Reports and studies, including:

2B-6.2.3.1. Soils investigation report prepared by a professional engineer proficient in geotechnical engineering, licensed in the State of Utah, unless specifically waived by the City Engineer.

2B-6.2.3.2. Drainage report prepared by a professional engineer licensed in the State of Utah, unless specifically waived by the City Engineer.

2B-6.2.3.3. Any other report required by the Kanab Land Use Code or reasonably required by the Planning Commission after initial review of the preliminary application.

2B-6.2.4. Certifications, including:

2B-6.2.4.1. An affidavit from the applicant certifying that the submitted information is true and accurate.

2B-6.2.4.2. The signature of each owner of record of land described on the preliminary plat, signifying their consent to the preliminary subdivision application and their intent to dedicate portions of the preliminary plat to the public as described in the application.

2B-6.2.4.3 Certification that the survey who prepared the plat:

2B-6.2.4.3.1. Holds a license in accordance with Utah Code 58-22; and

2B-6.2.4.3.2. Either has completed a survey

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of the property described on the plat in accordance with state requirements and has verified all measurements; or has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and

2B-6.2.4.3.3. Has placed monuments as represented on the plat.

2B-6.2.5. Copies: An electronic copy of all plans in PDF format, plus four 24" x 36" size copies and twelve 11" x 17" size copies of the preliminary plat and one printed copy of all other documents in the preliminary application.

2B-6.2.6. Fee: The preliminary plat fee as outlined in the Kanab City Land Use Ordinance.

2B-6.3. FINAL APPLICATION. To be considered complete, a **final** subdivision application must include the following and a completed checklist showing that application includes all elements:

2B-6.3.1. Approval of preliminary application. Planning Commission's approval of the applicant's preliminary application, given within the last 365 calendar days.

2B-6.3.2. A final plat. The final plat should be the version of the preliminary plat approved by the Planning Commission during the preliminary application review process, plus any other additions and immaterial changes (e.g., formatting) necessary to comply with the recording requirements of the County Recorder's Office.

2B-6.3.3. An improvement plan for all public improvements proposed by the applicant or required by City ordinances. The improvement plan must contain:

2B-6.3.3.1. Engineer's estimate: An engineer's estimate of the cost of completing the required

Commented [JH11]: This spells out the state's requirement a bit more than what you have in Chapter 2A. Let us know which you like better. Some municipalities just say "certificate of survey" and maybe cite the state law.

Commented [JH12]: Don't forget to update your fee schedule if you haven't in a while.

Commented [JH13]: The list here is just an example of items that other municipalities require their improvement plans to contain. But we can also keep it really simple and just say "an improvement plan for all public improvements proposed by the applicant or required by City ordinances."

It can also be helpful to cite to your design standards.

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public improvements.

2B-6.3.3.2. Water and sewer design: Drawings showing the layout, profile, and detailed design for sewer line, water lines and storm drains. These drawings must address all sewer mains and manholes, water mains, valves and fire hydrants, and all culinary water lines and pressurized irrigation lines, ditches, canals, and other waterways, along with any required improvements to the same.

2B-6.3.3.3. Profile, cross section drawings: Plan profile and typical cross section drawings of all streets, bridges, culverts and other drainage structures and any additional requirements deemed necessary by the City Engineer.

2B-6.3.3.4. Grading plan: The applicant must submit a grading plan.

2B-6.3.3.5. A feasibility study that demonstrates the feasibility of the proposed water and sewage systems necessary to meet the requirements of this Chapter, together with letters of feasibility from the local Health Department and the Sanitary Sewer Authority.

2B-6.3.3.6. A traffic study that meets the requirements stated in the City's Transportation Master Plan, which is adopted and incorporated as part of this title by reference.

2B-6.3.3.7. A re-vegetation plan.

2B-6.3.3.8. Measures to protect ecology: The applicant must provide a report that describes the mitigating measures that will be taken with respect to the following:

2B-6.3.3.8.1. Control of erosion within the subdivision, and any measures taken as necessary due to impact by the development of the subdivision, to control erosion outside the boundaries of the subdivision;

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2B-6.3.3.8.2. Reseeding of cuts and fills;

2B-6.3.3.8.3. Prevention of fire and control dust;

2B-6.3.3.8.4. Prevention of the accumulation of weeds and debris outside the boundaries of the subdivision due to impacts of the development of the subdivision; and

2B-6.3.3.8.5. Prevention of destruction of vegetation outside the boundaries of the subdivision due to impacts of the development of the subdivision.

2B-6.3.3.9. Miscellaneous:

2B-6.3.3.9.1. The location of all curb, gutter, sidewalk and other street improvements to be constructed as required by City ordinances;

2B-6.3.3.9.2. All fences, barriers or landscaping as required by the City ordinances or the Planning Commission;

2B-6.3.3.9.3. All special improvements required by the Planning Commission as conditions of subdivision approval;

2B-6.3.3.9.4. Location of all street name signs as required by the City Engineer; and

2B-6.3.3.9.5. The location of any dedicated open space, and a draft of the open space agreement.

2B-6.3.4. A completion assurance for all public improvements required by the approved improvement plan, or a statement that such improvements will be completed before development occurs on the proposed subdivision and before the applicant records the plat. This

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completion assurance shall be provided according to Chapter 4 of this Ordinance.

2B-6.3.5. Certifications, including:

2B-6.3.5.1. A Title Report for the land to be subdivided, verifying property ownership.

2B-6.3.5.2. A Tax Clearance Certificate from the state indicating that all taxes, interests, and penalties owing on the land have been paid.

2B-6.3.5.3. An affidavit from the applicant certifying that the submitted information is true and accurate.

2B-6.3.5.4. The signature of each owner of record of land described on the plat, signifying their consent to the final subdivision application and their dedication and approval of the final plat.

2B-6.3.5.5. Certification that the surveyor who prepared the plat:

2B-6.3.5.5.1. Holds a license in accordance with Utah Code 58-22; and

2B-6.3.5.5.2. Either has completed a survey of the property described on the plat in accordance with state requirements and has verified all measurements; or has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and

2B-6.3.5.5.3. Has placed monuments as represented on the plat.

2B-6.3.6. Binding dedication documents, including:

2B-6.3.6.1. As applicable, formal, irrevocable offers for dedication to the public

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of streets, utilities, parks, easements, or other spaces

2B-6.3.6.2. If the plat is to be part of a community association (e.g., an HOA), signed and binding documents conveying to the association all common areas.

2B-6.3.7. Copies, including:

2B-6.3.7.1. A PDF document of the final plat and all other plans and supporting documents.

2B-6.3.7.2. A copy of the final plat in AutoCAD format.

2B-6.3.7.3. A copy of the final plat drawn on mylar for recording in the County Recorder's Office.

2B-6.3.7 Fee. The preliminary plat fee as outlined in the Kanab City Land Use Ordinance.

2B-6.4 The Planning Commission shall produce, maintain, and make available to the public a list of the specific items that comprise complete preliminary and final applications and a breakdown of any fees due upon submission or approval the applications.

2B-6.5 The Land Use Authorities may require, and the applicant shall provide, additional information beyond the requirements of this Section or those published by the City relating to an applicant's plans to ensure compliance with City ordinances and approved standards and specifications for construction of public improvements and to protect the health and safety of City residents.

2B-6.6 In its sole discretion, the Planning Commission may waive specific requirements on a case-by-case basis and accept an application as complete where not all the elements in this Section are provided.

Commented [JH14]: This is a software that engineers commonly use, but if your engineer doesn't think it's needed, no need to require it.

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Section 2B-7 Review Process

2B-7.1. The Land Use Authorities shall review all subdivision applications in accordance with the requirements of this Section before approving or denying those applications.

2B-7.2. For both preliminary and final applications, the review process begins when an applicant submits a complete application.

2B-7.2.1. The Land Use Authorities shall not review an incomplete subdivision application, except to determine whether the application is complete.

2B-7.2.2. If the Land Use Authority determines that an application is incomplete, it shall notify the applicant of the incompleteness, highlighting any insufficiencies and explaining that the application will not be reviewed until it is complete.

2B-7.3. For both preliminary and final applications, after the applicant submits a complete application, the Land Use Authority shall review and provide feedback to the applicant in a series of "review cycles."

2B-7.3.1. A review cycle consists of the following phases:

2B-7.3.1.1. Phase #1: The applicant submits a complete application (or, if after the first cycle, submits a revised version of the complete application).

2B-7.3.1.2. Phase #2: The Land Use Authorities review the application in detail and assess whether the application conforms to local ordinances.

2B-7.3.1.3. Phase #3: The Land Use Authorities respond to the applicant, citing any missing requirements or areas of noncompliance and providing a detailed list of necessary revisions to the applicant. For

Commented [JH15]: We can technically make the following process apply only to final applications if that sounds easier. Or we can make it apply to both and potentially add in review deadlines for preliminary applications as well.

Commented [JH16]: This is the review process detailed in state law. We don't have to be so explicit about it if you don't want to, but we think that doing so helps everyone follow the process.

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any required modification or addition to the application or request for more information, the Land Use Authorities shall be specific and include citations to ordinances, standards, or specifications that require the modification or addition and shall provide the applicant with an index of all requested modifications or additions.

2B-7.3.1.4. Phase #4: The applicant revises the application, addressing each comment or requirement the Land Use Authorities made. The applicant must submit both revised plans and a comprehensive written explanation in response to the City's review comments, identifying and explaining the applicant's revisions and reasons for declining to make revisions, if any.

2B-7.3.2. The City will review subdivision improvement plans only during the review of final applications.

2B-7.4. When reviewing final applications, the Land Use Authority shall complete Phases #2 and #3 within **20 business days** and shall not exceed **four review cycles**. If no further revisions are needed, the Land Use Authority may end the review process early and approve or deny the final application.

2B-7.4.1. This provision notwithstanding, for any subdivision application that affects property within an identified geological hazard area, the City is exempt from limits on the number of permitted review cycles and the City's deadlines for reviewing and responding (Phases #2 and #3). Geological hazard areas include areas at risk for rockfall, landslide, liquefaction, or otherwise as defined in state law.

2B-7.4.2. If the applicant makes a material change to a preliminary or final application not requested by the City at any point in the review process, the Land Use Authority may restart the review process, but only with respect to the portion of the

Commented [JH17]: This is just for emphasis, since the state law requires the City to review these plans in either the preliminary or final applications, not both.

Commented [JH18]: These requirements technically apply only to whichever phase (preliminary or final) in which you review improvement plans. But if you prefer, we can add deadlines to the preliminary phase as well.

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application that the material change substantively affects.

2B-7.4.3. For final applications, if an applicant takes longer than 40 business days to submit a revised application and respond to the City's requests for modifications and additions (Phases #1 and #4), the City shall have an additional 20 business days to review and respond to the revised application (Phases #2 and #3 of the next review cycle or issuing an approval decision).

2B-7.4.4. For both preliminary and final applications, if an applicant takes longer than 180 calendar days to submit a revised application and respond to the City's requests for modifications and additions (Phases #1 and #4), the application shall, at the option of the Land Use Authority, expire. If an application expires, the applicant must restart the subdivision application process.

2B-7.4.5. If the applicant has not submitted a final application within 180 calendar days after the Land Use Authority notifies the applicant that it has approved the related preliminary application, the related preliminary approval shall expire. In this case, the applicant shall not submit a final application until the Land Use Authority has issued a new preliminary application approval.

2B-7.5. When a final application's review period ends, the Land Use Authority shall approve or deny the respective preliminary or final application within 20 business days.

2B-7.5.1. If the Land Use Authority has not approved or denied the application within 20 business days after the allotted review cycles are complete, the applicant may request a decision. After such a request, the City shall, within 10 business days:

2B-7.5.1.1. For a dispute arising from the subdivision improvement plans, assemble an appeal panel in accordance with Utah Code §10-9a-508(5)(d) to review and

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approve or deny the revised set of plans; or

2B-7.5.1.2. For a dispute arising from the subdivision ordinance review, advise the applicant, in writing, of the deficiency in the application and of the right to appeal the determination to the designated Appeal Authority.

2B-7.6. After the Land Use Authority provides comments in the last allotted review cycle for a final application, the City shall not require further modifications or corrections to the application unless those modifications or corrections are necessary to protect public health and safety or to enforce state or federal law or unless the review cycle reset due to the applicant making a material change that the Land Use Authority did not request.

2B-7.6.1. With the exception of modifications or corrections that are needed to protect public health and safety, that are needed to enforce state or federal law, or that arise from the review cycle being reset, the City waives noncompliant subdivision-related requirements that the Land Use Authority does not identify during the review process.

2B-7.6.2. The applicant shall make reasonable changes, unless prohibited otherwise by a contract or deed, to the subdivision application to accommodate the water conveyance facility to the extent required by Utah Code §73-1-15.5.

2B-7.7. The Planning Commission may, in its discretion, hold one public hearing during the review period for a preliminary subdivision application.

2B-7.7.1. The purpose of this public hearing is to ask questions of the applicant and receive commentary on the technical aspects of the application from affected entities, interested parties, and the public.

2B-7.7.2. The Land Use Authority shall not hold a public hearing during the review period for a final

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application under this Chapter.

2B-7.8. Other Chapters of this Title notwithstanding, the Land Use Authorities shall approve or deny preliminary and final applications under this Chapter after reviewing the complete applications as described in this Section.

Section 2B-8 Approval

2B-8.1. The Land Use Authorities shall approve any complete preliminary and final applications made under this Chapter that comply with applicable City ordinances.

2B-8.2. The Land Use Authorities shall issue all approvals in writing, and members of the SRC (including the City Attorney, the City Engineer, and a member of the Planning Commission) shall certify the approved final plat, either by signing the plat directly or by attaching a signed certification to the plat.

Section 2B-9 Post-Approval Actions

2B-9.1. The applicant shall record the approved final plat with the County Recorder's Office within 365 calendar days after the City approves the final application, provided that the applicant has completed any improvements or posted any completion assurances required by City ordinances or described in the approved improvement plan. The applicant shall not record the approved final plat until such improvements are completed or guaranteed in compliance with City ordinances and the approved improvement plan.

2B-9.1.1. An approved final plat not properly recorded within the timeline specified in this provision is void, unless the Planning Commission approves an extension.

Chapter 4 Finance

Financial Responsibility

All public
improvements
required under
this Chapter shall
be installed by a
contractor or
subcontractors
licensed by the
State of Utah

Adopted Feb 23, 2010

Adopted Feb 23, 2010

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- Section 4-1 Construction Performance and Inspection Fees
- Section 4-2 Guarantee of Improvements
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- Section 4-5 Phased Projects

Section 4-1 Construction Performance and Inspection Fees

4-1.1.—All public improvements required under this Chapter shall be installed by a contractor or subcontractors licensed by the State of Utah. Such license is for the work to be performed, and the contractor and sub-contractors must provide copies of their licenses.

4-1.2.—The subdivision developer, upon submission of his plans, shall deposit with the City a sum to cover engineering review and inspection of the subdivision improvements in the amount required in the Kanab City Land Use Ordinance, plus additional amounts if the review and inspection fee is exhausted prior to the completion of subdivision improvements. —The cost of improvements shall be furnished to the City by the developer and approved by the City.

4-1.3.—The City shall inspect the subdivision development during construction through its completion. Final inspection by the City will be made one (1) year after all work has been completed.

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required under
this Chapter shall
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Section 4-2 Guarantee of Improvements

4-2.1. — No final plat will be approved, and no building permit will be issued, on any project within the plat until the site improvement work is completed or the developer of the property has provided adequate security to assure timely completion of the improvements.

4-2.2. — In lieu of the actual completion and acceptance by the city of the improvements required by this chapter and before recording of the final plat, the subdivider shall guarantee the installation and construction of the required improvements free from defects in material and workmanship and in compliance with all city standards.

4-2.3. — The guarantee shall be one of the following types:

4-2.3.1. A bond with a surety company licensed to do business in the State of Utah, having a Standard and Poor's bond rating of AAA;

4-2.3.2. An irrevocable letter of credit with a federally insured financial institution;

4-2.3.3. A cashier's check made payable only to the City; or

4-2.3.4. A trust or escrow account with a federally insured financial institution designating the City as beneficiary.

4.2.4. — The form of any guarantee of improvements submitted under this section shall be reviewed and

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approved by the ~~city attorney~~City Attorney before acceptance of the guarantee or security by the ~~city~~City.

4-2.5.—The guarantee amount shall be equal to one hundred ~~twenty five~~ten percent (~~125~~110%) of the cost of improvements. The cost of improvements shall be furnished to the City by the developer and approved by the City. All improvements not completed within one year shall thereafter require a bond or other guarantee arrangement in an amount equal to one hundred ~~twenty five~~ten percent (~~125~~110%) of the cost of the remaining improvements.

Section 4-3 -Release of Funds

4-3.1.—Kanab City shall relinquish funds held or security posted for the purpose of paying for site improvement work performed according to the plans as work is completed. The City shall release funds equal to the actual cost of performing the work as the work progresses, minus ten percent (10%~~)-~~%), which shall be retained during the warranty period.

4-3.2.—Final Inspection: After the completion of all subdivision improvements, the ~~sub-dividers~~subdivider shall make a written request to the City for a final inspection to be made by all affected ~~city~~City departments and utility companies. Upon receipt of inspection reports from all affected departments and utility companies, a summary of the final inspections shall be provided by the City specifying the acceptability of all subdivision improvements.

4-3.3.—Drawing of Record:— A drawing of record in a paper copy format, in an electronic reader (pdf) format, and in an electronic format as determined by the City shall be submitted to the City. ~~The~~ drawing shall show the location and nature of all completed work and shall be

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approved by the City prior to final approval of improvements.

4-3.4. —_Warranty Period: Once all improvements are approved by the City, the one--year warranty period shall begin, and any guarantee filed with the ~~city~~City with regard to such improvements shall be released, provided at least ten percent (10%) of the guarantee amount is held to guarantee the quality of workmanship and materials during the one year warranty period. In all subdivisions, a ten percent (10%) guarantee of improvements, in the form of a corporate surety bond, escrow agreement, cashier's check, or irrevocable letter of credit, shall be posted to guarantee the required improvements for the one--year warranty period.

Section 4-4 Modification of Plans

A developer may request modifications to plans covering site improvement work by submitting revised plans to the ~~city~~City for review and action and final action. If the modification of the plans increases the cost of required site improvements, the developer, to cover the increased costs, must provide additional security.

Section 4-5 Phased Projects

Site improvements applicable to each phase of a phased project or development shall be completed or security for completion provided as each phase is constructed and either plated or occupied. Site improvements or other phases of the project shall be completed or security offered as those phases are completed.

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