

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



City Manager
Kyler Ludwig
City Attorney
Kent Burggraaf
City Recorder
Celeste Cram
City Treasurer
Danielle Ramsay

NOTICE OF MEETING OF THE KANAB CITY COUNCIL

Notice is hereby given that the Kanab City Council will hold a regular council meeting on the **12th day of November 2024**, in the City Council chambers at the Kanab City Office, **26 N 100 E, Kanab, Utah**. The Council Meeting will convene at 6:30 p.m. and the agenda will be as follows:

WORK MEETING

- 1) **MAYOR AND COUNCIL BUSINESS – LIAISON REPORTS**
- 2) **CITY STAFF BUSINESS**

BUSINESS MEETING

- 1) **CALL TO ORDER AND ROLL CALL**
- 2) **PUBLIC COMMENT PERIOD:** Members of the public are invited to address the Council. Participants are asked to keep their comments to 3 minutes and follow the rules of civility outlined in Kanab Ordinance 3-601.
- 3) **CONSENT ITEMS:** (Consent contain routine, non-controversial items that require City Council action but need little or no City Council deliberation).
 - A) Approval of City Council Minutes:
Regular City Council Meeting – October 8, 2024 Meeting.
 - B) Approval of Accounts Payable Vouchers
Accounts Payable October 8, 2024 \$489,990.76
Accounts Payable October 16, 2024 \$101,153.97
Accounts Payable October 23, 2024 \$45,545.68
Accounts Payable October 29, 2024 \$16,087.77
Accounts Payable November 5, 2024 \$62,661.97
- 4) **BOARD COMMISSION, COMMITTEE APPOINTMENTS:** None at this time
- 5) **PRESENTATIONS:** None at this time
- 6) **PUBLIC HEARING ITEMS:**
 - A) Public hearing, discussion, and consideration of an amended plat of the Betsy's Red Dirt Hallow, splitting parcel K-263-3 into two separate lots, located

– A Western Classic –

approximately at 236 E 200 E. (Applicant Matthew and M. Janae Chatterley)

7) ACTION ITEMS READY FOR VOTE:

- A) Discussion and consideration of a preliminary site plan for a planned development overlay for Hidden Canyon, located approximately at 1700 E HWY 90 (Applicant Jim Guthrie).
- B) Discussion and consideration of a minor subdivision of parcel K-7-2 splitting the property into two lots, located at 235 W 100 S. (Applicant Iron Rock Engineering).
- C) Discussion and consideration of a preliminary plat to subdivide parcel K-39-43-ANNEX located approximately at 1400 S HWY 89A.
- D) Discussion and consideration of a resolution supporting intersection controls at US-89A and Kanab Creek Drive/1100 South based on engineering recommendations.
- E) Discussion and consideration of a change order to the Fall 2024 Chip Seal Project.
- F) Discussion and consideration of task orders for engineering services (water/sewer/stormwater).
- G) Discussion and consideration of a resolution approving an intergovernmental agreement for mutual aid in law enforcement between law enforcement agencies within Coconino County, Arizona and Kane County, Utah.
- H) Discussion and consideration of the Kanab Municipal Airport Capital Improvement Plan (2025-2033)
- I) Discussion and consideration of an amendment to the Contract with Jviation, A Woolpert Company to account for engineering and construction management services for the airport apron project.
- J) Discussion and consideration of the purchase or lease of sports field equipment (ABI Force Zero Turn Work Machine and Turf Tank).

8) ITEMS FOR DISCUSSION:

- A) Discussion on a request from the Kane County Arts Board to reserve property for a future arts facility for a period of 5 years (property includes the old electric plant).
- B) Discussion on proposed Kanab City Subdivision ordinance changes. Amendments are required to be in compliance with Utah State code.
- C) Review of quarterly financials from the first quarter of fiscal year 2025.

9) REVIEW AND DISCUSSION OF THE DECEMBER 10, 2024 CITY COUNCIL MEETING AGENDA. – There is no meeting scheduled for November 26, 2024

ADDITIONAL NOTICES:

Times listed for each item on the agenda may be accelerated, as time permits, or taken out of order.

The public comment period and public hearings are intended for the public to provide input to the Council or to pose questions individuals believe the Council and City staff should consider. Public hearings are not intended for individual members of the public to engage in conversation. While questions may be posed by a member of the public, the Council and City staff will attempt to refrain from answering or engaging in conversation during the public hearing.

An item listed on the agenda may be discussed in a closed portion of the public meeting, in which the public may be excused, if it meets the criteria outlined in the Open and Public Meetings Act (see Utah Code 52-4-204 and -205).

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 (8) or more hours in advance of the meeting, and we will try to provide whatever assistance may be required. Please contact Celeste Cram at the Kanab City offices.

– A Western Classic –

Kanab City Council Meeting
October 8th, 2024
Kanab City Municipal Airport
26 North 100 East
6:30 PM

Councilmember Corry made a motion to elect Councilmember Colson as Mayor Pro-Tem for the October 8, 2024 meeting. Councilmember Banks seconds. Unanimous vote, motion passed.

Work Meeting

1. Mayor and Council Business – Liaison Reports

Liaison Report

Councilmember Chamberlain – Absent.

Councilmember Banks – There is a Library board meeting tomorrow, also, the Arts board is hosting the arts fest on the 12th.

Councilmember Corry – There is a Beautification meeting next Tuesday.

Mayor Johnson – Absent.

Councilmember Heaton – Fire and Police have been very busy. Big thank you to Emily for hosting Old Folks Day, it was a big success.

Councilmember Colson – None.

City Staff Business – October 22nd meeting is cancelled.

All Women town board monument will be doing a dedication and groundbreaking on October 30th at 11:00 am.

Business Meeting

Call to Order and Roll Call – Councilmember Colson called the meeting to order.

Councilmember Corry offered the invocation. Councilmember Heaton led the pledge of allegiance.

In attendance: Councilmember Corry, Councilmember Banks, Councilmember Heaton, Councilmember Colson; City Manager Kyler Ludwig; Recorder Celeste Cram and City Attorney Kent Burggraaf.

Not in attendance – Mayor Johnson; Councilmember Chamberlain; Building Inspector & Land Use Coordinator Janae Chatterley.

2. Public Comment Period –

Matthew Fisher – Mr. Fisher is appreciative of the City Council. He knows they have worked hard trying to find solutions to the fire agreement problem, and that hopefully the County will find a long term solution.

3. Consent Items: (Consent contain routine, non-controversial items that require City Council action but need little or no City Council deliberation).

a. Approval of City Council Minutes:

September 24th, 2024 City Council Meeting.

b. Approval of Accounts Payable Vouchers

i. Accounts Payable October 1, 2024 \$223,502.75

Councilmember Heaton made a motion to approve the consent items as listed in the packet. Councilmember Corry seconds, unanimous vote. Motion passed.

4. BOARD COMMISSION, COMMITTEE APPOINTMENTS: None at this time.

5. PRESENTATIONS: None at this time.

6. PUBLIC HEARING ITEMS: None at this time.

7. ACTION ITEMS READY FOR VOTE:

A. Discussion and consideration of a resolution approving a cooperation agreement between Kane County and Kanab City to assist the County in providing structure fire protection.

Mr. Ludwig stated that Kanab City Fire Department was established in the early 1950s. During its early history the City and County entered into agreements to provide fire protection within unincorporated areas of the county (1984 and 1989 agreements attached). During the 1990s the City and County stopped entering into agreements which potentially left Kanab City responding without jurisdiction. In 2021 Kanab City Fire shifted from a volunteer fire department to a full-time department.

81 While some funding for staff was made possible through an agreement with Kane County Hospital (EMS)
82 most of the expense of this shift was placed on the Kanab general fund. In 2018 prior to going full-time
83 the Fire Department expenditures were \$164,000; last year the actual expenditures were just over 1.5
84 million (about \$485,000 reimbursed for EMS). Residents in unincorporated areas have not contributed
85 towards these services; Kanab City over the past two years has been pushing Kane County to establish a
86 solution for funding Fire/EMS that brings equity to Kanab residents in how Fire/EMS are funded.
87 In October of 2022 Kanab City entered into an agreement with Kane County to provide fire services for
88 one year. The intent of the 2022 agreement was to give Kane County time to establish a mechanism for
89 funding fire/EMS in unincorporated areas. Kane County was unable to establish a solution prior to
90 October of 2023; another agreement was entered into again in October of 2023.

91 Over the past year Kane County attempted to establish a special service district two times. Both
92 attempts at a district failed. The most recent attempt was protested by residents within the proposed
93 District.

94 The proposed contract uses much of the language from the 2023 contract. The major changes to the
95 agreement include an obligation for the City to respond (added after discussion with our insurance
96 provider), and a negotiated annual fee of \$150,000 that Kane County will pay to Kanab City due on July
97 1, 2025 (Kane County is obligated to pay this amount unless the agreement is terminated prior to May 1,
98 2025). This agreement should give Kane County adequate time to determine a path forward.

99 Without an agreement Kanab City will not be able to respond to structure fire requests within the
100 unincorporated areas of Kane County.

101 Councilmember Colson and Councilmember Corry clarified with Mr. Ludwig that this would be the last
102 agreement with Kane County, and that any future agreements would be with an SSD or District.

103 Councilmember Corry added that it is not fair for the residents of Kanab City to continue carrying the
104 financial load to cover the unincorporated areas of Kane County.

105 Councilmember Heaton stated that the commissioners have tried to find a solution and have been shut
106 down by the protests. The commissioners have been very grateful to the City for their willingness to
107 help in the past.

109 Councilmember Heaton made a motion to approve Resolution 10-1-24 R, A Resolution Approving an
110 Agreement with Kane County for Fire Protection in Unincorporated Areas with added language from
111 Kane County. Councilmember Banks seconds.

113 Councilmember Colson – Pro-Tem

114 Councilmember Heaton – Yes

115 Councilmember Corry - Yes

116 Councilmember Banks – Yes

117 Councilmember Chamberlain – Absent

118 Motion passed.

8. REVIEW AND DISCUSSION OF THE SEPTEMBER 10, 2024 CITY COUNCIL MEETING AGENDA.
October 22nd Meeting Cancelled

Councilmember Heaton made a motion to adjourn. Councilmember Corry seconds. Unanimous vote, meeting adjourned.

DRAFT

Report Criteria:

Report type: Summary

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
10/24	10/08/2024	37341	10685	ALSCO	10-2100	316.44
10/24	10/08/2024	37342	1080	AMERIGAS PROPANE LP	10-2100	295.23
10/24	10/08/2024	37343	12904	BADGER METER	51-2100	1,515.60
10/24	10/08/2024	37344	12942	BLOMQUIST HALE CONSULTING GRO	10-2100	214.76
10/24	10/08/2024	37345	990	BLUE STAKES OF UTAH 811	51-2100	37.32
10/24	10/08/2024	37346	12768	BUGSY'S PEST CONTROL, LLC	10-2100	170.00
10/24	10/08/2024	37347	1290	CASELLE	51-2100	2,097.00
10/24	10/08/2024	37348	12129	CHILD SUPPORT SERVICES	02-2100	110.00
10/24	10/08/2024	37349	300	CROSBY HOME & FARM CENTER	51-2100	762.65
10/24	10/08/2024	37350	12990	DBT TRANSPORTATION SERVICES, LL	10-2100	5,700.00
10/24	10/08/2024	37351	10857	EMBLEM ENTERPRISES, INC.	10-2100	643.25
10/24	10/08/2024	37352	13208	FREEDOM MAILING SERVICES, INC.	51-2100	1,535.02
10/24	10/08/2024	37353	12075	INTERSTATE ROCK	10-2100	3,409.69
10/24	10/08/2024	37354	3900	KANAB CITY CORPORATION	10-2100	12,636.22
10/24	10/08/2024	37355	880	KANE CO. SPECIAL SERVICE DIST.	10-2100	31,115.33
10/24	10/08/2024	37356	12788	KANE CO. SPECIAL SERVICE DIST.	10-2100	6,273.89
10/24	10/08/2024	37357	1590	LAMB EXCAVATING, INC.	10-2100	110,167.04
10/24	10/08/2024	37358	13083	PEAK ASPHALT LLC	10-2100	286,436.70
10/24	10/08/2024	37359	11843	RAMSAY SERVICE INC.	10-2100	67.48
10/24	10/08/2024	37360	1680	SKAGGS COMPANIES, INC.	10-2100	2,169.88
10/24	10/08/2024	37361	13340	ST. GEORGE CARQUEST	51-2100	1,562.40
10/24	10/08/2024	37362	12183	TAYLOR MADE FENCING, LLC	41-2100	18,647.20
10/24	10/08/2024	37363	13360	UTAH COMMUNICATIONS AUTHORITY	10-2100	406.44
10/24	10/08/2024	37364	1650	UTAH RISK MANAGEMENT AGENCY	10-2100	3,701.22
Grand Totals:						<u>489,990.76</u>

Report Criteria:

Report type: Summary

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
10/24	10/16/2024	37365	1080	AMERIGAS PROPANE LP	41-2100	150.00
10/24	10/16/2024	37366	12144	BANKCARD CENTER	10-2100	49,889.80
10/24	10/16/2024	37367	13564	CHRISTEN, WHITNEY	10-2100	172.50
10/24	10/16/2024	37368	13007	DESERT AIR HEATING AND COOLING	10-2100	815.00
10/24	10/16/2024	37369	560	GARKANE ENERGY	10-2100	16,929.62
10/24	10/16/2024	37370	615	HONEY'S MARKETPLACE	10-2100	69.22
10/24	10/16/2024	37371	13566	HUGHES, ADAM	10-2100	1,009.02
10/24	10/16/2024	37372	9111	KANE COUNTY SHERIFF'S OFFICE	10-2100	14,499.99
10/24	10/16/2024	37373	13497	KEYBANK	42-2100	12,567.87
10/24	10/16/2024	37374	11328	LEXIPOL LLC	10-2100	2,250.00
10/24	10/16/2024	37375	13565	MCINTYRE, CONALL	10-2100	345.36
10/24	10/16/2024	37376	10647	MOUNTAIN WEST COMPUTERS	10-2100	118.00
10/24	10/16/2024	37377	10577	PIERSON, BRETT	10-2100	379.50
10/24	10/16/2024	37378	5930	PUBLIC EMPLOYEES LONG TERM	02-2100	1,599.95
10/24	10/16/2024	37379	9865	QUALITY PRINTING CO.	10-2100	37.64
10/24	10/16/2024	37380	8380	SALT LAKE COMMUNITY COLLEGE	10-2100	320.50
Grand Totals:						<u>101,153.97</u>

Report Criteria:

Report type: Summary

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
10/24	10/23/2024	37381	13573	ALLDREDGE, LEELA	10-2100	50.00
10/24	10/23/2024	37382	380	ALPHA ENGINEERING	51-2100	5,350.10
10/24	10/23/2024	37383	1080	AMERIGAS PROPANE LP	10-2100	71.46
10/24	10/23/2024	37384	13315	ANDERSON, CENNLEY	10-2100	100.00
10/24	10/23/2024	37385	12333	AVFUEL CORPORATION	10-2100	40.00
10/24	10/23/2024	37386	13311	BARBER, MASON	10-2100	150.00
10/24	10/23/2024	37387	13571	BOWMAN, CLARISSA	10-2100	100.00
10/24	10/23/2024	37388	13569	BURGGRAAF, HENRY	10-2100	100.00
10/24	10/23/2024	37389	13575	BURGGRAAF, KENT	10-2100	375.68
10/24	10/23/2024	37390	9501	BUSINESS SOLUTIONS GROUP	10-2100	149.60
10/24	10/23/2024	37391	12129	CHILD SUPPORT SERVICES	02-2100	110.00
10/24	10/23/2024	37392	12429	CIVIL SCIENCE INFRASTRUCTURE, IN	51-2100	5,816.40
10/24	10/23/2024	37393	13568	CLARKSON, ROBERT	10-2100	25.00
10/24	10/23/2024	37394	12835	CORRY, JENNA	10-2100	300.00
10/24	10/23/2024	37395	9175	DIVISION OF OCCUPATIONAL &	10-2100	1,182.73
10/24	10/23/2024	37396	13567	HEATON, ANYA	10-2100	50.00
10/24	10/23/2024	37397	4425	HINTON BURDICK	10-2100	16,300.00
10/24	10/23/2024	37398	11891	INDEPENDENT PUBLISHING COMPAN	10-2100	100.00
10/24	10/23/2024	37399	10877	KANAB AREA CHAMBER OF COMMER	10-2100	500.00
10/24	10/23/2024	37400	13574	LACEY, ROBERT	10-2100	250.00
10/24	10/23/2024	37401	4690	LITTLE'S DIESEL SERVICE	10-2100	143.62
10/24	10/23/2024	37402	10647	MOUNTAIN WEST COMPUTERS	10-2100	555.00
10/24	10/23/2024	37403	11755	SHERWOODS SEW WHAT	10-2100	24.00
10/24	10/23/2024	37404	1680	SKAGGS COMPANIES, INC.	10-2100	7,525.15
10/24	10/23/2024	37405	13570	STOTLAR, RAIN	10-2100	200.00
10/24	10/23/2024	37406	12434	STOTT, MIKELLE	10-2100	100.00
10/24	10/23/2024	37407	13518	STUDIO 12 DANCE	10-2100	300.00
10/24	10/23/2024	37408	12480	UTAH BARRICADE COMPANY	10-2100	4,675.24
10/24	10/23/2024	37409	9216	UTAH STATE TAX COMMISSION	41-2100	651.70
10/24	10/23/2024	37410	13572	WATKINS, HELGA	10-2100	250.00
Grand Totals:						<u><u>45,545.68</u></u>

Report Criteria:

Report type: Summary

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
10/24	10/29/2024	37411	13576	BENTLEY, EMILY	10-2100	523.94
10/24	10/29/2024	37412	13577	CARTER ENTERPRISES	51-2100	1,500.00
10/24	10/29/2024	37413	12429	CIVIL SCIENCE INFRASTRUCTURE, IN	51-2100	1,235.00
10/24	10/29/2024	37414	9760	COLONIAL	02-2100	23.00
10/24	10/29/2024	37415	13480	DEPT OF GOVERNMENT OPERATION	37-2100	4,915.55
10/24	10/29/2024	37416	12757	GROW CHIROPRACTIC	51-2100	120.00
10/24	10/29/2024	37417	9213	KANAB COAL & ROCK PRODUCTS	10-2100	2,498.00
10/24	10/29/2024	37418	10392	LARSEN FIRE APPARATUS	10-2100	1,400.00
10/24	10/29/2024	37419	13105	LEGALSHIELD	02-2100	351.90
10/24	10/29/2024	37420	4690	LITTLE'S DIESEL SERVICE	51-2100	1,444.20
10/24	10/29/2024	37421	10647	MOUNTAIN WEST COMPUTERS	10-2100	552.00
10/24	10/29/2024	37422	12166	MW CLOUD SERVICES, LLC	51-2100	93.00
10/24	10/29/2024	37423	9865	QUALITY PRINTING CO.	10-2100	16.72
10/24	10/29/2024	37424	1140	QUILL CORPORATION	10-2100	219.94
10/24	10/29/2024	37425	11077	TECHNOLOGY NET	10-2100	600.00
10/24	10/29/2024	37426	1635	WATERMAN WELDING	51-2100	8.80
10/24	10/29/2024	37427	409	WEIDNER & ASSOCIATES	10-2100	585.72
Grand Totals:						16,087.77

Report Criteria:

Report type: Summary

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
11/24	11/05/2024	37428	10685	ALSCO	10-2100	400.07
11/24	11/05/2024	37429	1080	AMERIGAS PROPANE LP	51-2100	105.26
11/24	11/05/2024	37430	12904	BADGER METER	51-2100	1,524.60
11/24	11/05/2024	37431	13578	BETO STUCCO	10-2100	650.00
11/24	11/05/2024	37432	12942	BLOMQUIST HALE CONSULTING GRO	10-2100	214.76
11/24	11/05/2024	37433	1290	CASELLE	51-2100	2,097.00
11/24	11/05/2024	37434	12129	CHILD SUPPORT SERVICES	02-2100	110.00
11/24	11/05/2024	37435	2260	DAT MANAGEMENT, INC	51-2100	150.00
11/24	11/05/2024	37436	12122	EMERGENCY VEHICLE SYSTEMS	37-2100	5,720.00
11/24	11/05/2024	37437	12804	HYDRO SPECIALTIES COMPANY	51-2100	12,310.24
11/24	11/05/2024	37438	360	JENKINS OIL COMPANY	10-2100	7,232.02
11/24	11/05/2024	37439	13581	JESSE SLOAN PLUMBING	51-2100	1,500.00
11/24	11/05/2024	37440	11266	LB 413071	52-2100	16,934.48
11/24	11/05/2024	37441	11174	MASTER METER, INC.	51-2100	1,705.00
11/24	11/05/2024	37442	10647	MOUNTAIN WEST COMPUTERS	10-2100	661.00
11/24	11/05/2024	37443	13579	QUINTANILLA, SARAH	51-2100	20.11
11/24	11/05/2024	37444	1240	SCHOLZEN PRODUCTS	10-2100	5,226.80
11/24	11/05/2024	37445	12031	SMITH, ERIC	51-2100	97.10
11/24	11/05/2024	37446	1300	SOUTHERN UTAH NEWS	51-2100	440.00
11/24	11/05/2024	37447	9210	UTAH PUBLIC TREASURER	10-2100	1,000.00
11/24	11/05/2024	37448	2775	UTAH PUBLIC TREASURER	10-2100	2,000.00
11/24	11/05/2024	37449	2765	UTAH PUBLIC TREASURER	10-2100	1,000.00
11/24	11/05/2024	37450	409	WEIDNER & ASSOCIATES	37-2100	1,472.88
11/24	11/05/2024	37451	13580	WINTER, JOELLE	51-2100	90.65
Grand Totals:						<u>62,661.97</u>

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 Council Staff Report

File #2024037

Date:	November 6, 2024
Meeting Date:	November 12, 2024
Agenda Item:	PUBLIC HEARING - Approve or deny a plat amendment to Betsy's Red Dirt Hallow
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 Hallow, 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 –

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



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

- Each lot has a minimum of 40-foot 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.

Planning Commission:

The planning commission made a positive recommendation to City Council, the vote was unanimous.

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 approve the plat amendment to Betsy's Red Dirt Hallow, 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 approve the plat amendment to Betsy's Red Dirt Hallow, 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 deny the plat amendment to Betsy's Red Dirt Hallow, 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

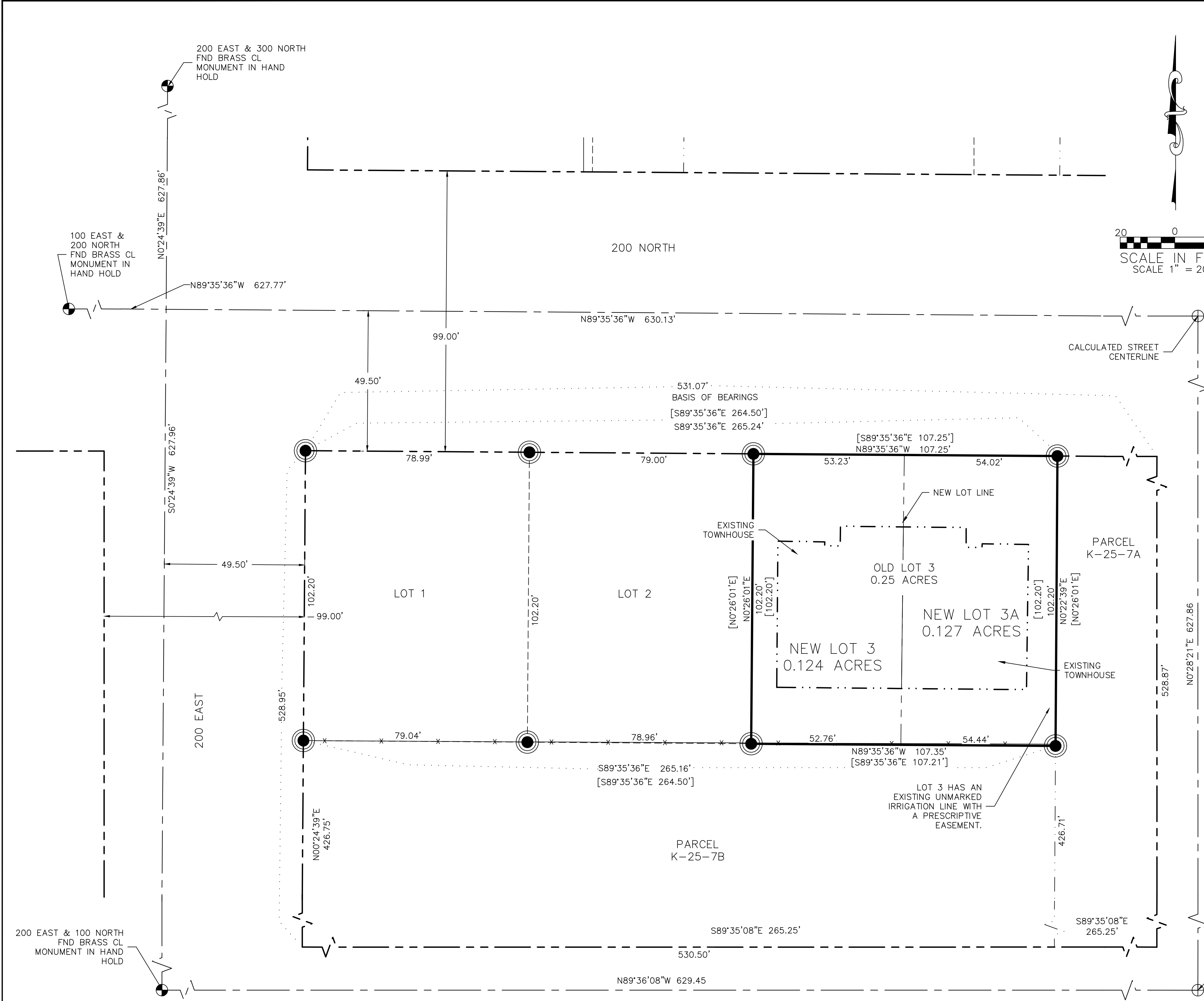
Scott Colson

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.

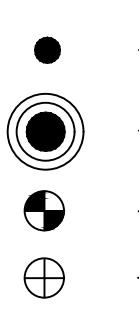


IRON ROCK
GROUP

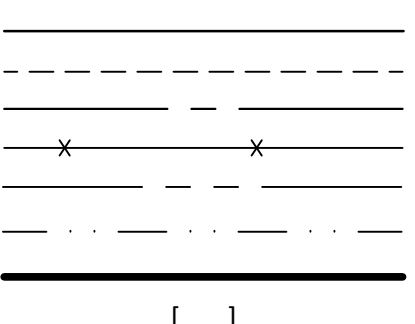
Building on Solid Foundations

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



- 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 MARGARET J CHATTERLEY
1120 S CANYON AVE 1120 S CANYON AVE
KANAB, UT 84741 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. _____ DATE TIME BOOK PAGE FEE RECORDED AND FILED AT THE REQUEST OF: _____
--	---	---	--	---	--

INITIAL SUBMITAL

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

DRAWN BY: CM

SCALE: 1"=20'

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 Council Staff Report

File #2023026

Date:	November 6, 2024
Meeting Date:	November 12, 2024
Agenda Item:	Approve or Deny 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.

Planning Commission:

The Planning Commission discussed a few items regarding the phases of the project and the secondary access. A positive recommendation was made with a unanimous vote.

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

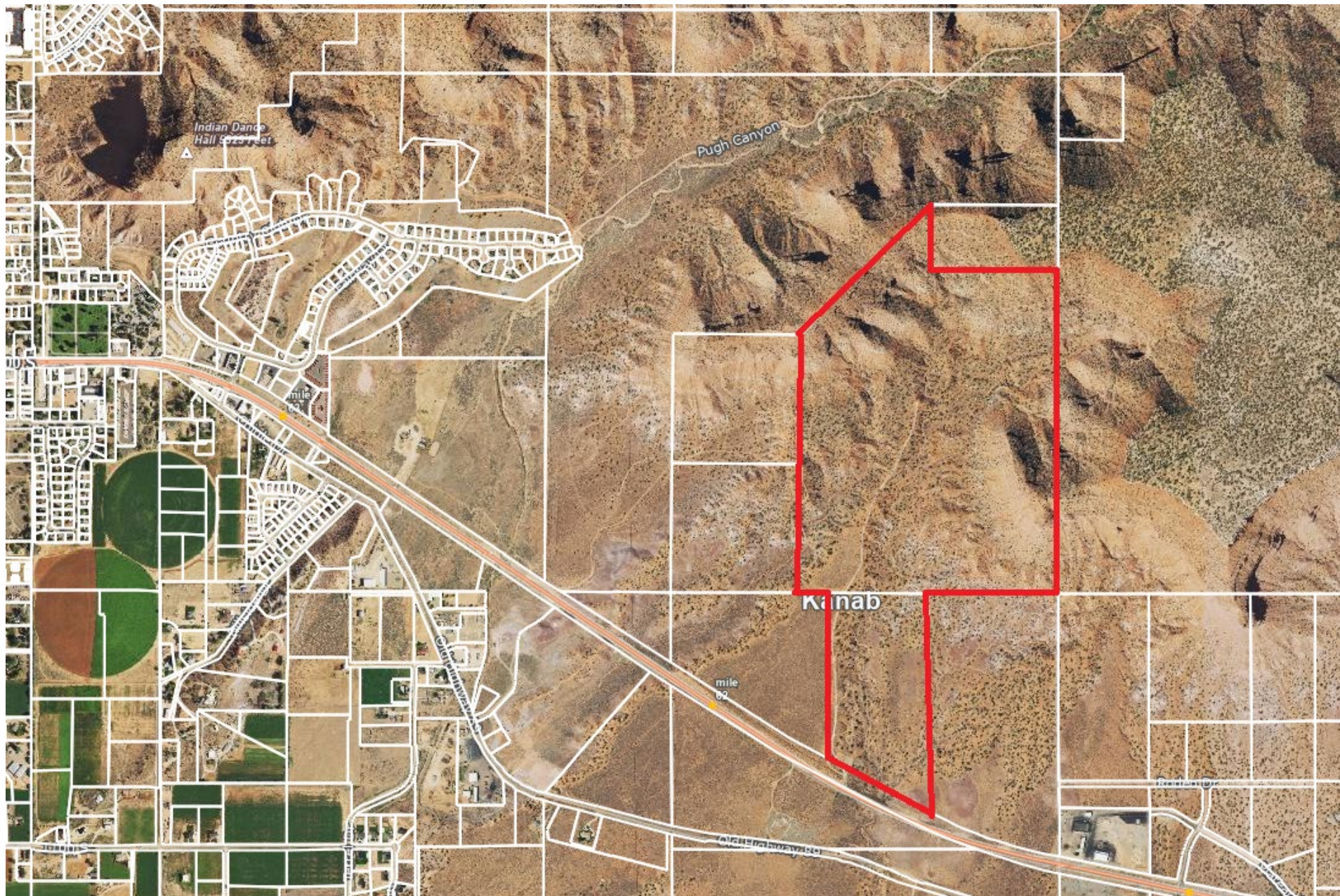
Scott Colson

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

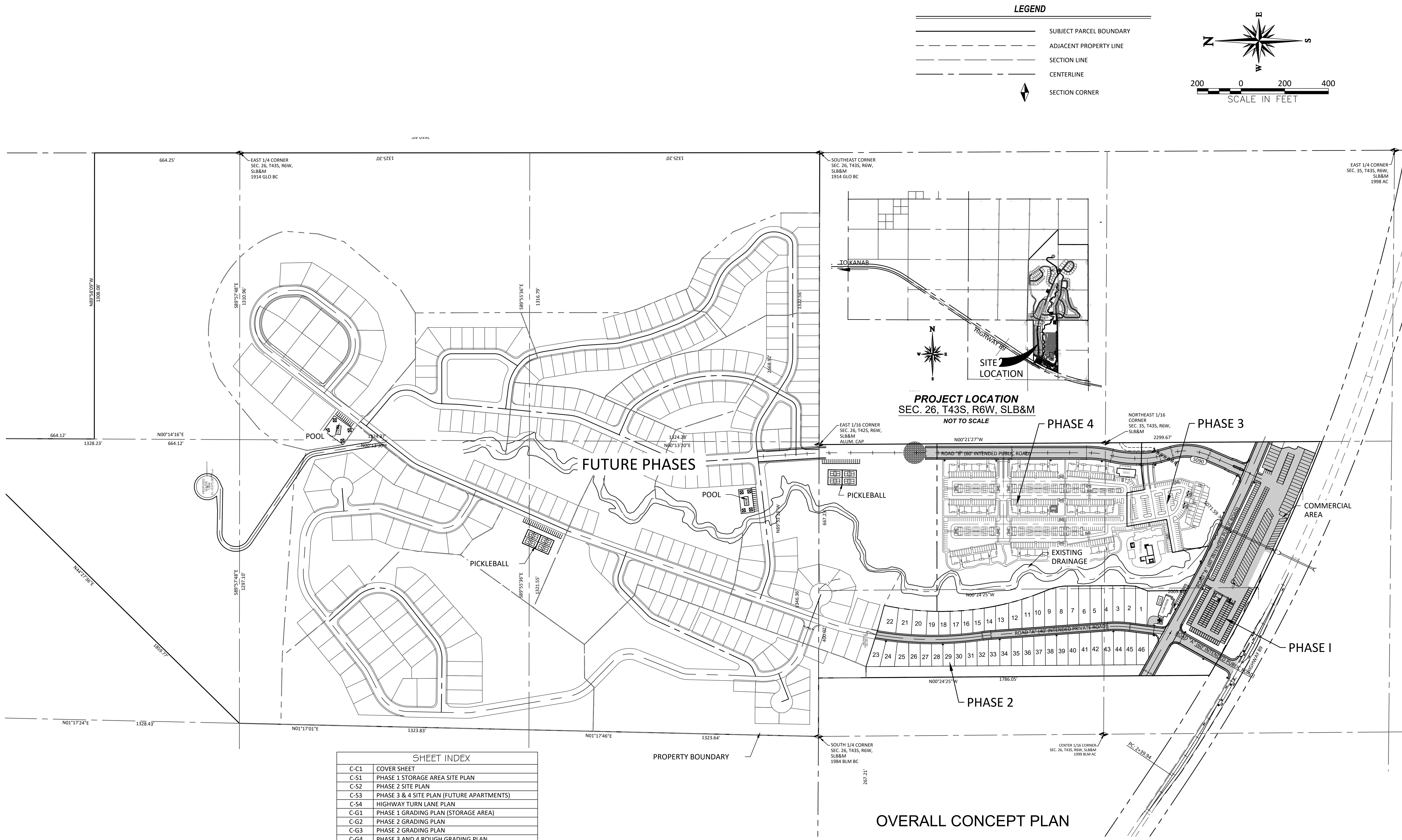
Exhibit B: Proposed Site Plan

— 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-OUI-OUB	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



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 Council Staff Report **File #2024036**

Date:	November 6, 2024
Meeting Date:	November 12, 2024
Agenda Item:	Approve or deny 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.
- The subdivision is consistent with the General Plan for the current zoning.

— A Western Classic —



- 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.

Planning Commission:

The planning commission made a positive recommendation for the minor subdivision splitting the parcel into two lots. The vote was unanimous.

Conditions of Approval:

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

Recommended Motion:

I move approve the minor subdivision, affecting parcel K-7-2 based on the findings and conditions of approval as outlined in the staff report #2024036.

Alternate motion:

I move approve 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 deny the minor subdivision, affecting parcel K-7-2 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

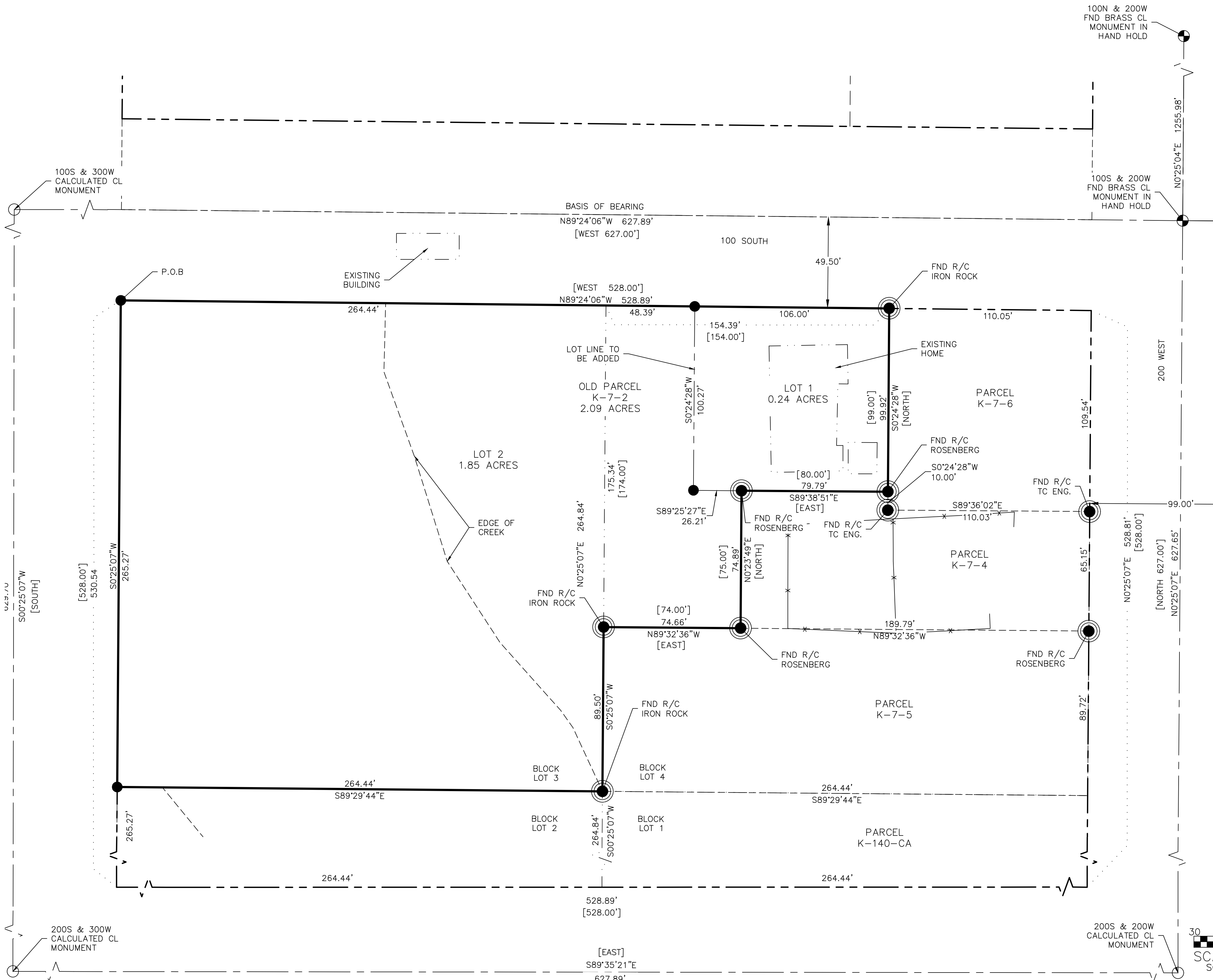
Scott Colson

Boyd Corry

Peter Banks

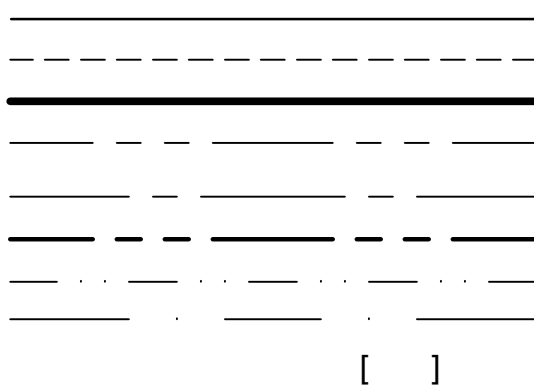
Exhibit B: Proposed Plat

— 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
EXISTING 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.

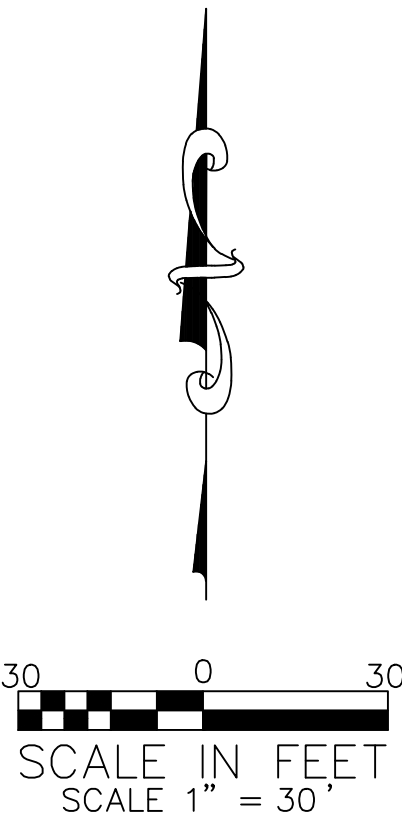
Legal Description:

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 Council Staff Report File #2024035

Date:	November 6, 2024
Meeting Date:	November 12, 2024
Agenda Item:	Approve or deny 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 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.

— A Western Classic —



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.
- 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

Planning Commission:

The planning commission discussed the cul-de-sac requirements and how changing the width would affect the lots and lot size averaging requirements. The lot size averaging would still meet the ordinance if the dimension of the road is adjusted to the standards. A comment was made that street names would be preferred rather than coordinates (i.e. 250 E). The planning commission made a positive recommendation to City Council, the vote was unanimous.

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 motion to approve 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 motion to approve 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 motion to deny 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

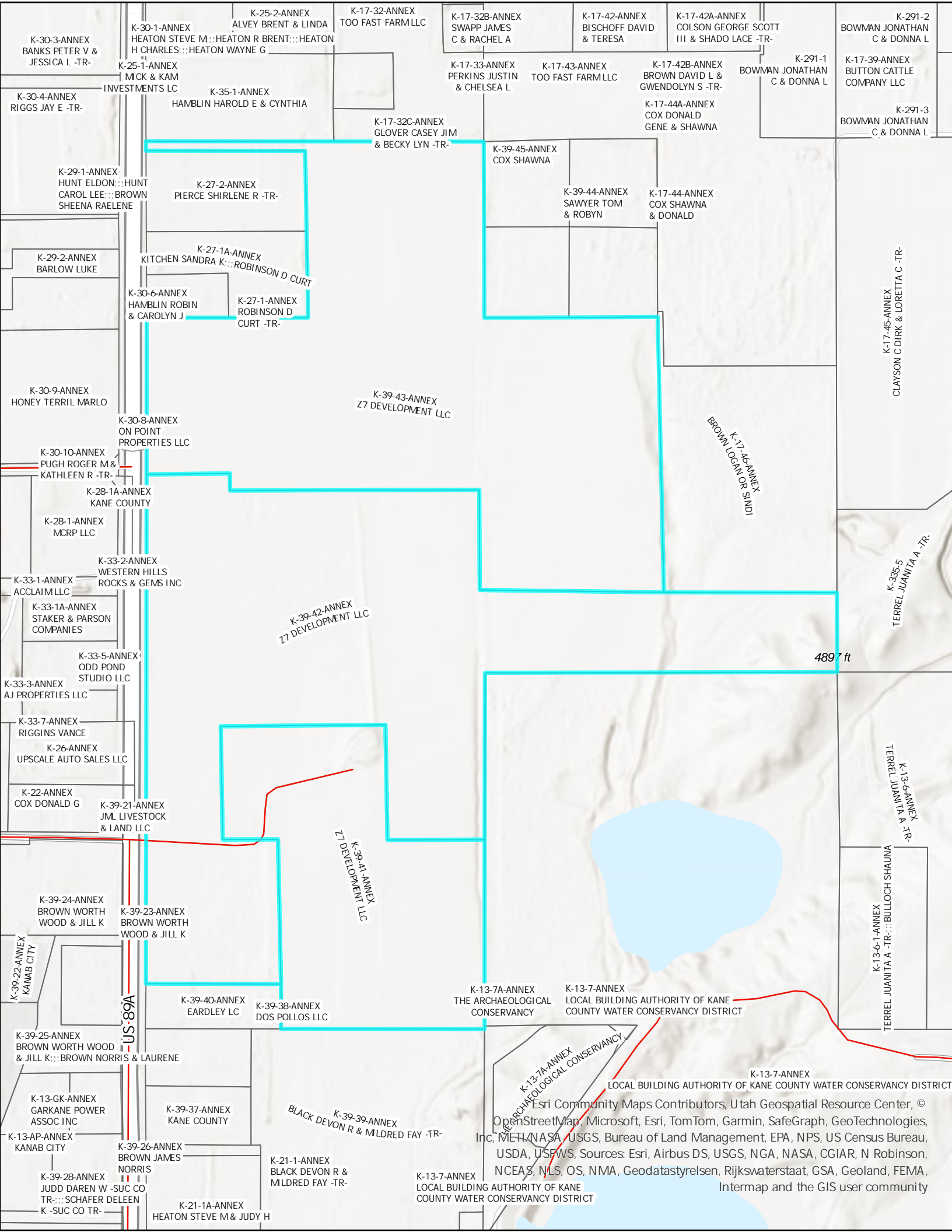
Scott Colson

Boyd Corry

Peter Banks

Exhibit A: Vicinity Map

— A Western Classic —



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 —

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



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

FOR REVIEW

1 OF 2

\\Instate-Rock-Development\Drawings\27 Pre-Flat Phase 1.dwg, 10/16/2014 12:21:31 PM, DWG To PDF.cpl

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



KANAB
—UTAH—

City Manager
Kyler Ludwig
City Attorney
Kent Burggraaf
City Recorder
Celeste Cram
City Treasurer
Danielle Ramsay

DATE: November 12, 2024
TO: Mayor and City Council
SUBJECT: US89A Kanab Creek Drive Intersection Control
PREPARED BY: City Manager, Kyler Ludwig

Background:

The Kanab City Council has received ongoing input from the community about concerns related to traffic safety at the intersection of US-89A and Kanab Creek Drive/1100 South. Prior to the Elementary School being constructed the City asked Kane County School District to perform a traffic study of the surrounding areas, but the District declined as state code doesn't require them to perform off-site traffic studies.

The City has stayed active in communicating these concerns with UDOT, and 3 different traffic studies have taken place. At this intersection over the past 2.5 years. The first study was unable to justify intersection controls through MUTCD warrants. The next study found that the intersection met at least 2 warrants for intersection controls. UDOT and the City then determined that an Intersection Control Evaluation (ICE) would be appropriate to determine what type of controls would increase safety most for our community.

Analysis:

The ICE study found that a roundabout would bring the most public benefit as it reduces severe injury and fatal crashes by a projected 78%. The enhanced safety for both motorists and pedestrians were a clear benefit of the roundabout option over signalization or the current two-way stop.

UDOT has requested a letter of support to move forward with funding requests for a roundabout which may take a few years. UDOT has also committed to provide a temporary traffic light if the City Council passes a resolution in support of a roundabout.

Legal:

This item has not been reviewed by legal

— A Western Classic —

Financial:

UDOT has paid for all of the studies on this intersection. City impact fees could be used to help bridge the gap if funding becomes available for a roundabout. City's often pay for the improvements inside the round about (public art or signage).

Recommendations/Actions: It is recommended the City Council:

Approve the resolution supporting the engineering recommendation of a roundabout at US-89A and Kanab Creek Drive/ 1100 South.



RESOLUTION NO. 11- -24 R

A RESOLUTION SUPPORTING INTERSECTION CONTROLS AT US-89A AND KANAB CREEK DRIVE/1100 SOUTH BASED ON ENGINEERING RECOMMENDATIONS

WHEREAS, the Kanab City Council has listened to and considered the concerns expressed by residents regarding traffic safety, speed management, and pedestrian accessibility at the intersection at US-89A and Kanab Creek Drive/1100 South;

WHEREAS, the Kanab City Council has reviewed the findings and recommendations of the Intersection Control Evaluation (ICE) report conducted by UDOT and its consultants for the intersection at US-89A and Kanab Creek Drive/1100 South;

WHEREAS, the ICE report has demonstrated that the installation of a roundabout at this intersection will reduce the likelihood of fatal and serious injury crashes, eliminating approximately 78% of overall crashes, and improving the overall safety of this critical corridor;

WHEREAS, the proposed design of the roundabout accommodates large vehicles, such as trucks hauling houseboats, through the inclusion of mountable curbs and other features, while also providing necessary bicycle lanes, sidewalks, and pedestrian accommodations;

WHEREAS, the Kanab City Council recognizes that speed management is a priority for the safety and well-being of our residents and visitors and supports the roundabout's ability to reduce vehicle speeds upon entering the city;

WHEREAS, the Kanab City Council is committed to collaborating with UDOT to implement additional speed reduction measures and hereby respectfully requests a speed limit reduction along US-89A to further enhance safety in the area;

WHEREAS, the Kanab City Council affirms that Kanab City law enforcement officers are dedicated to enforcing any new speed reductions implemented to ensure compliance and maximize the safety benefits of these measures;

WHEREAS, the Council acknowledges that the roundabout has a higher initial cost compared to alternatives, but the long-term cost savings through reduced crashes, and improved traffic flow justify the investment

NOW, THEREFORE, BE IT RESOLVED by the Kanab City Council that the Council fully supports the installation of a roundabout at the intersection of US-89A and Kanab Creek Drive/1100 South as recommended by the engineering analysis. Furthermore, the Council strongly urges UDOT to implement a speed limit reduction along US-89A in conjunction with the roundabout installation. The Council believes that such a reduction is essential for maximizing the safety benefits of the roundabout and ensuring the well-being of our residents and visitors. The Kanab City Council commits to active collaboration with UDOT to enforce these speed reductions and to explore further measures to ensure long-term traffic safety.

This Resolution shall be effective upon passage.

PASSED AND RESOLVED this ____ day of November, 2024.

KANAB CITY

ATTEST:

MAYOR

RECORDER

VOTING:

Arlon Chamberlain	Yea ____	Nay ____
Scott Colson	Yea ____	Nay ____
Chris Heaton	Yea ____	Nay ____
Boyd Corry	Yea ____	Nay ____
Peter Banks	Yea ____	Nay ____

MEMORANDUM

September 11, 2024

TO: Cody Marchant, P.E.
UDOT Region 4 Traffic Operations Engineer

FROM: Adam Lough, P.E.
Traffic and Safety Design Engineer

SUBJECT: Planning Intersection Control Evaluation for US-89A at Kanab Creek Dr, 1100 S, Kanab UT.

Study Summary

The Division of Traffic and Safety has performed a Planning Intersection Control Evaluation (Planning ICE) on US-89A at Kanab Creek Drive/1100 South in Kanab, Utah. Figure 1 shows the recommended intersection configuration for this area.

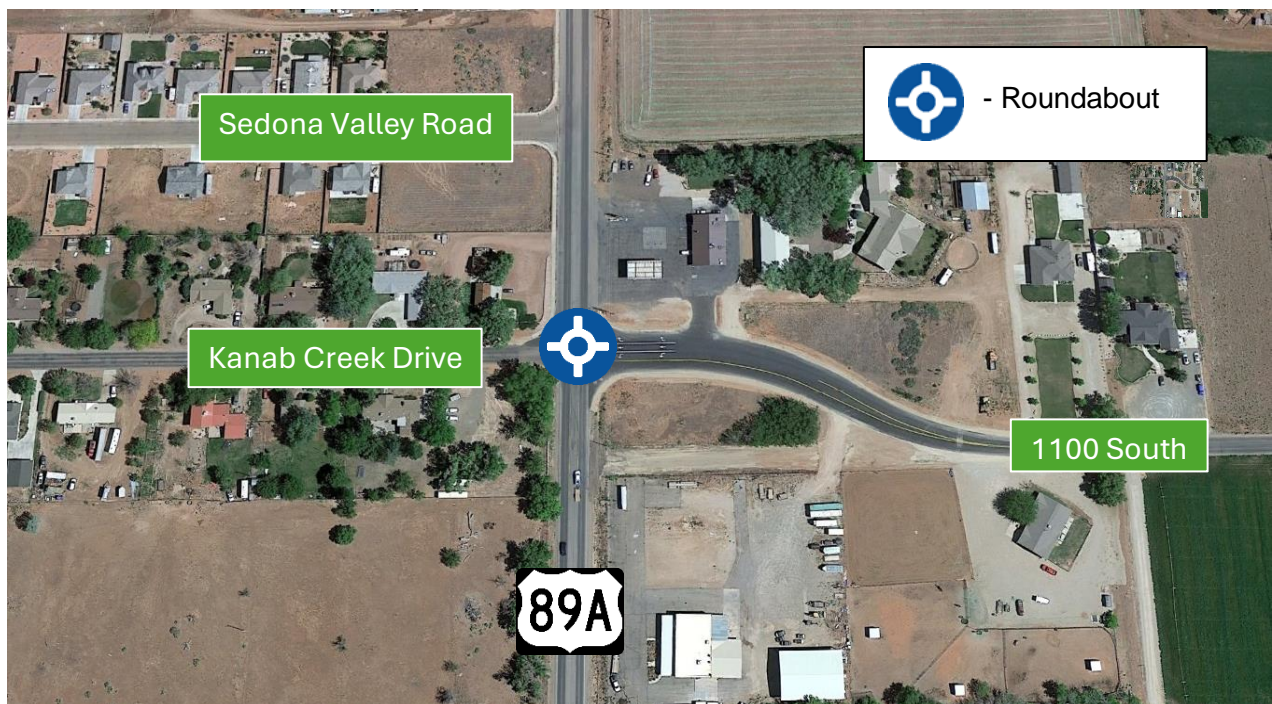


Figure 1. Recommended Intersection Types of the Planning ICE

The recommended configuration enhance user experience as follows:

- **Safety:** The roundabout provides the best safety reduction eliminating most predicted fatal and serious injury crashes and approximately 78% of overall crashes.
- **Mobility:** Although the roundabout design doesn't have the lowest overall intersection delay, the recommended configuration achieves the goal of speed reduction on US-89A. Based on current projections, the roundabout will still provide a good level of service through 2044.
- **Active Transportation:** Each design includes space for bicycle lanes and sidewalks. The signalized and roundabout intersections include crosswalks and necessary pedestrian accommodations. While the signalized intersection alternative provides curb extensions, the roundabout provides reduced speeds and narrow crossings providing a similar safety benefit to pedestrians.
- **Local/Area Commitments:** The Kanab City transportation impact fee facilities plan and analysis (IFFPA) shows a proposed signal at the key intersection. The roundabout alternative resolves the concerns of projected growth, safety, speed management expressed in the Context, Goals and Visions Meeting.

The evaluation and conclusions of each key intersection are outlined in **Appendix A**.

Planning ICE Process

The Planning ICE program provides a data-driven, performance-based approach to objectively screen intersection configurations based on safety, mobility, and capital costs. [The Planning ICE process](#) consisted of 2 meetings:

1. **Context, Goals, Vision, and Scoping Meeting** – Defines the extents, needs and goals of the local area. Considers the current safety and mobility performance of the area and narrows feasible configurations for comparison at each location. See **Appendix B** for a summary of meeting notes.
2. **Develop Solutions Meeting** (to be held at a future date) – Present summary of Planning ICE recommendations.

Background

On April 10, 2024, the Context, Goals, Vision Meeting initiated the Planning ICE with a preliminary assessment of key intersections shown in Table 1.

Table 1. Key Intersections and Their Existing Control Types

Int. No.	Location Description	Intersection Type	Summary of Key Concerns
1	US-89 A at Kanab Creek Dr.	4-leg stop controlled on minor-road (4ST)	Anticipated growth in the area. Large, oversized vehicles on the North/South corridor.

Intersection No. 1 (Kanab Creek Drive/US-89A)

Kanab Creek Drive is a major east/west connector road in the southern part of Kane County. It is one of two connections from the Ranchos neighborhood of Kanab to the rest of the city including to the Jr/Sr High school. Current plans anticipate that Kanab Creek will expand from Terrel Dr to Hwy 89 on the east side further facilitating the city's development. The intersection currently does not warrant a signal, but estimations of future volume indicate that it will have a poor level of service. There are currently no pedestrian facilities.

The crash history at the intersection of US-89 A and Kanab Creek Dr had three reported incidents between 2018 and 2022. The reported crashes include: one angle crash, one same direction side swipe crash, and one single vehicle crash. There were no reported crashes with pedestrians or cyclists.




The few reported crashes reduce the capability to make proportional comparisons of individual crash types.

Appendix A provides the full details of the analysis for this intersection.

Planning ICE Results

Table 2 shows the feasible configurations that were determined on February 13, 2024, during the Scoping Meeting for each key intersection. On April 9, 2024, the Goals, Plans and Vision Meeting addressed the impacts of the feasible configurations and captured opportunities/challenges at each. Table 2 shows the finalized results of these efforts.

Table 2. Key Intersection – Net Present Values (millions) and Selection of Alternatives

Alternatives Considered	Key Intersection
	US-89 A at Kanab Creek Dr.
Traffic Signal	\$1.30
Roundabout	\$1.88
Notes:	
	Alternative was not deemed feasible in Scoping Meeting
	Selected alternative
	Lower valued alternative was recommended, see note below

Key Intersection Conclusions

A roundabout is recommended at the Kanab Creek Dr. In combination with safety benefits and level of service compared to the current condition, a roundabout best serves the long-term needs of the region.

Although both alternatives have similar benefit-to-cost ratios, the roundabout alternative is recommended because of the greater total benefit. The roundabout alternative will also reduce travel speeds into the main city. The design incorporates an innovative approach using mountable curbs, ensuring the roundabout can accommodate the large truck and trailer vehicles commonly used to transport house boats in the area.

Corridor Impacts

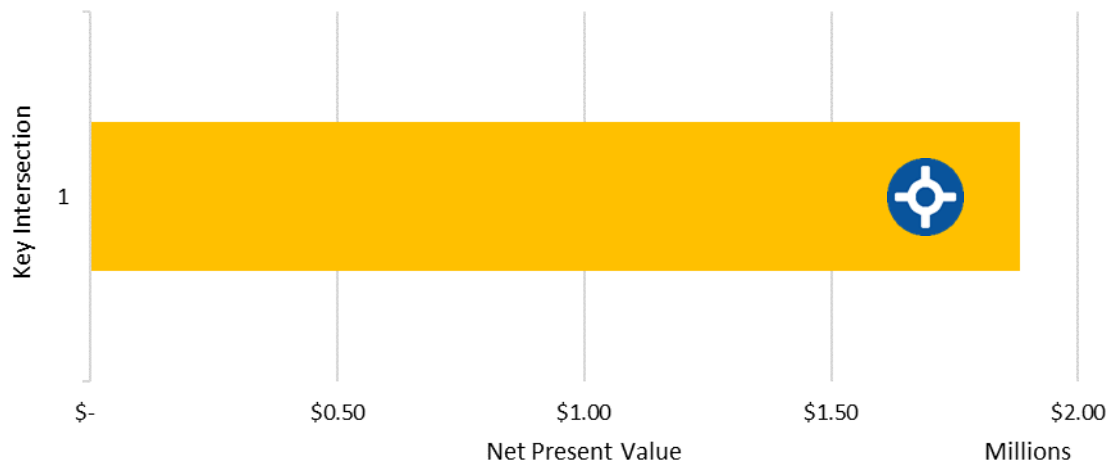
Selecting roundabout for the key intersection will potentially reduce the travel speeds on US-89 A. Currently the speed limit is posted at 45 mph entering the city. A roundabout will help reduce speeds entering Kanab. A third of reported crashes were angle crashes. The roundabout alternative would mitigate the risk of angle crashes.

The roundabout design includes landscape space. Because the key intersection is located near the edge of the city and the state's border, it could serve as a gateway fixture. Other corridor recommendations were made as part of Traffic Study #24-TS2238-04-SIG,SP,SM 0089 (MP 0.398-2.96).

Societal Impacts

The Planning ICE process considers the societal costs of crashes, delays, operations and maintenance, and the initial capital investment. Increasing safety and reducing delays to travelers provide societal benefits. The total societal impact is the difference between the costs and the added benefits of the recommended alternative. Figure 2 shows the Net Present Value (total benefits minus the total costs) of each key intersection.

Figure 2. Net Present Value of Recommended Alternatives for Each Key Intersection





Division of Traffic & Safety
4501 South 2700 West, Box 143200
Salt Lake City, Utah 84119-3200
TRAFFICSTUDIES@UTAH.GOV

The overall costs: \$2,510,256

The overall benefits: \$4,393,844

The benefit to cost ratio of the recommended alternatives is: 1.75.

Conclusion

Figure 1 shows the recommended intersection alternatives on US-89A at Kanab Creek Dr, Kanab, Utah. During the Context, Goals, Vision Meeting the team discussed funding sources including: UDOT Signal Procurement and Highway Safety Improvement Program (HSIP) funds. The Region might consider seeking other funding sources to implement these recommendations.

If you have any questions about the Planning ICE analysis, please contact trafficstudies@utah.gov.

CC: Jeff Lewis (UDOT Traffic & Safety), Jared Beard (UDOT Region 4), Anne Ogden (UDOT Region 4), Chad Hall (UDOT Region 4), Kyler Ludwig (Kanab), Jeremy Searle (WCG), Dejan Jovanovic (WCG)

Supporting electronic data available on request.

APPENDICES

#	<u>Appendix Item</u>
-	<u>General Assumptions</u>
-	<u>Anticipated Future Growth</u>
A	<u>Intersection Control Evaluation for Intersection 1</u>
B	<u>Context, Goals, Vision, Scoping Meeting Summary</u>

<u>Firms / Individuals Involved with Study</u>	
Study Engineer	AECOM
Planning ICE Program Management	WCG

General Assumptions – All Appendices

1. Beginning Year: 2025
2. Ending Year: 2044
3. Crash History:
 - a. Beginning Year: 2018
 - b. Ending Year: 2022
 - c. Intersections only consider “intersection involved=Y” crashes for intersection models. Segment models only consider “intersection involved = N” crashes.
4. Crash Costs:
 - a. Fatal: \$15,279,600
 - b. Suspected Serious Injury: \$1,612,100
 - c. Suspected Minor Injury: \$383,000
 - d. Possible Injury: \$195,500
 - e. No Injury: \$17,200
 - f. Source: 2023 Crash Costs
5. Discount Rate: 3%
6. Vehicle Delay costs:
 - a. Based on the most Recent Mobility Report:
 - b. Commercial Trucks: \$48.46 per hour (assumes 1.14 persons per truck)
 - c. Other Vehicles: \$20.17 (assumes 1.50 persons/vehicle)
 - d. Proportion: Based on truck volumes from most recent AADT. See key intersection analysis for proportions used.
7. Horizon Volumes: Linear growth assumed based on the 2023 AADT and the projected 2050 AADT from the [Utah Statewide Annual Average Daily Traffic \(AADT\) – Historic & Forecast](#) hosted by Wasatch Front Region Council. These same growth rates are applied to the existing peak hour turning movement volumes to determine Horizon year peak hour turning movement volumes. The calculated growth rates were 0.5% on US-89A and Kanab Creek Dr. Trip generation for planned future developments were developed using rates from ITE Trip Generation.

Anticipated Future Growth

Future growth was estimated based on forecasts obtained from the WFRC Traffic Volumes map for the Utah Statewide Travel Model (USTM).¹ During the Context, Goals, and Vision meeting, Kanab city indicated significant residential and commercial developments were planned near the intersection of interest. In addition to the growth rate projected by the WFRC, the ITE Trip Generator² app was used to project additional volumes based on the planned developments.

¹ <https://wfrc.org/traffic-volume-map-nov2021/>

² <https://itetripgen.org/>

8. Table 3. Maintenance Estimates Applied:

Description	Unit Cost	Unit
Lighting Cost (electrical)	\$140	luminaire per year
Signal maintenance and power (standard)	\$7,000	per year
Roundabout maintenance and power	\$3,200	per year

See site assumptions for costs associated with each site.

APPENDIX A – Center Creek Intersection

ID	Item
A1	Concept Layouts
A2	Safety
A3	Active Transportation
A4	Operations
A5	Capital Investments
A6	Life-Cycle Benefit Cost Analysis

APPENDIX A1 – Concept Layouts

Item
Alternatives
Right of Way and Site Impacts

Alternatives

During the Scoping Meeting, two alternatives were identified as feasible options for the intersections of Kanab Creek Dr at US-89A, including a signal and a roundabout. No Key Intersection and Analysis meeting was held for this project, therefore, these alternatives were analyzed as follows:

- **Alternative #1 – Signal at Kanab Creek Drive:** Figure A1-1 shows the concept layout of a traffic signal at Kanab Creek Dr.
- **Alternative #2 – Roundabout at Kanab Creek Drive:** Figure A1-2 shows the concept layout of a roundabout at Kanab Creek Drive. Shown on top of the roundabout is an Autoturn path for a custom truck and trailer used to haul house boats through this intersection. Details on the custom vehicle were obtained from a local shipping company and are included in Figure A1-2a.

Designs are conceptual and details such as active transportation components, signage, rectangular rapid flashing beacon (RRFB) locations, and bike lanes for alternatives will be determined during final design.

Right-of-Way and Site Impacts

A project in 2019 realigned 1100 South with Kanab Creek Drive. The two roads were previously separate 3-leg intersections separated by approximately 150 feet. A recent project added pavement width to Kanab Creek Dr, and since this concept was based on aerial images, designs were based on assumptions of new pavement locations. Alternative 1 has minor widening on the east and west side of US-89A that fits within the existing right-of-way. However, right-of-way may need to be acquired for Alternative 2, northeast of the intersection, near the gas station. Survey was not conducted with this ICE study, however, property lines from Kane County Parcel Data³ were included to get an approximation of right-of-way impacts.

Table A1-1. Right-of-Way and Site Impacts at US-89A at Kanab Creek Dr.

Alternative	ROW Impacts			Utility Conflicts (High, Med, Low)	Retaining Walls and/or Structures (Yes/No)	Environmental Evaluation Risk (Yes/No)
	Strip Takes	Full Takes	Properties Impacted			
Alt. #1 – Traffic Signal	0	0	0	Medium	No	No
Alt. #2 –Roundabout	2	0	2	Medium	No	No

³<https://eagleweb.kane.utah.gov/eaglesoftware/web/custom/map.html?loc=kanab>

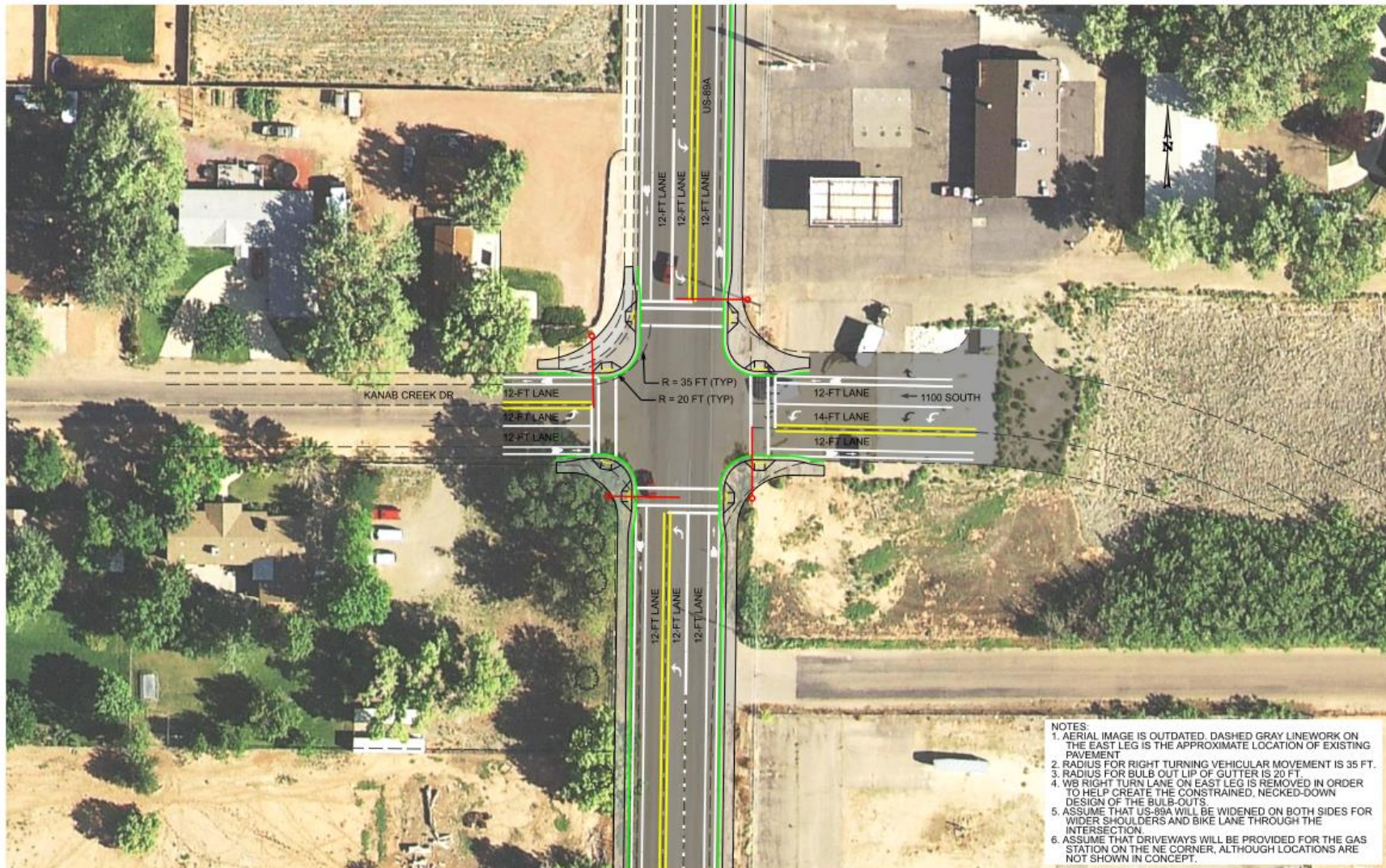


Figure A1-1 Concept Layout for Alternative 1 – Signal at Kanab Creek Dr.

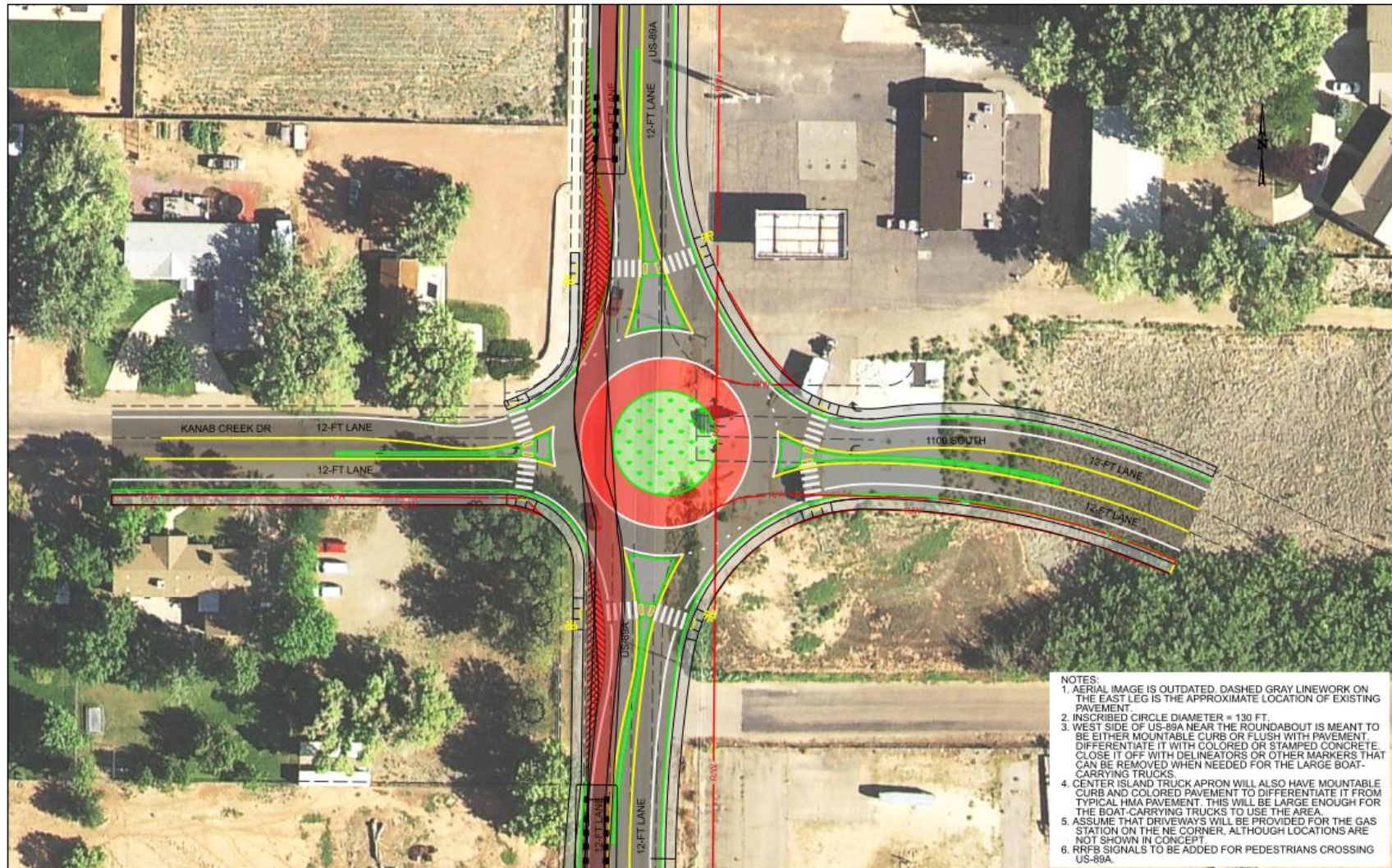


Figure A1-2 Concept Layout for Alternative 2 Roundabout at Kanab Creek Dr.

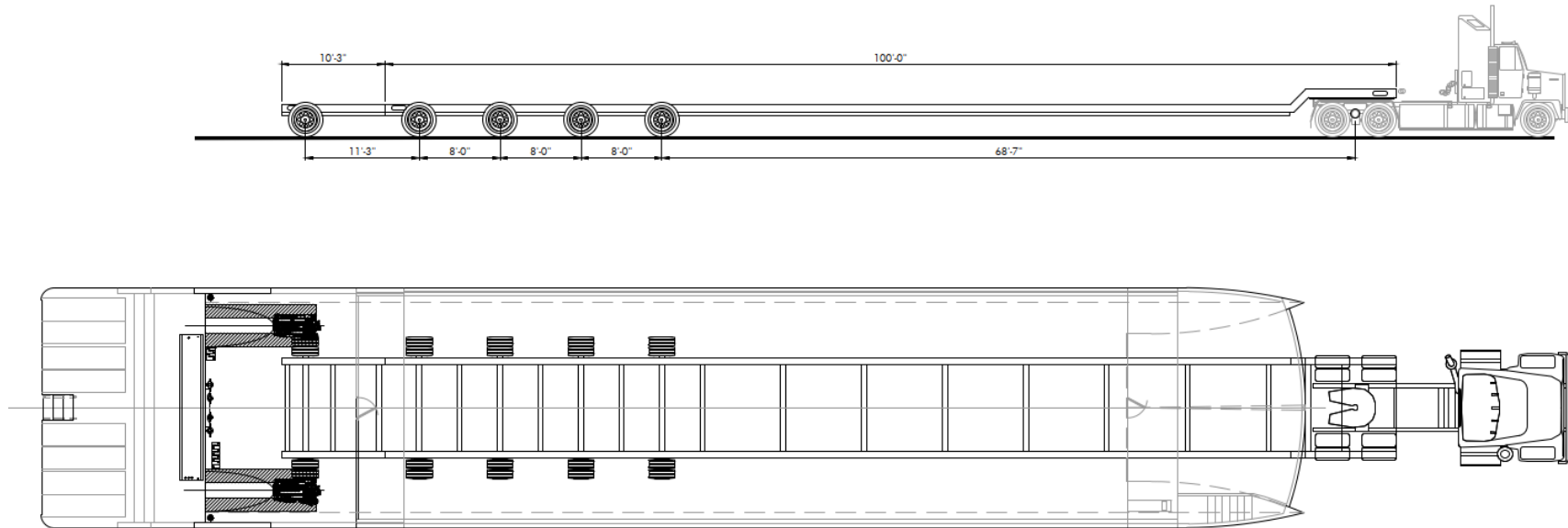


Figure A1-2a Custom truck/trailer used for Autoturn analysis of roundabout alternative.

APPENDIX A2 – Safety

Item
<u>Background</u>
<u>Existing Conditions</u>
<u>Site Assumptions</u>
<u>Model Inputs and Outputs</u>
<u>Changes to the Severity Distribution</u>
<u>Summary of Safety</u>

Background

Preliminary studies were required in preparation for the Planning ICE analysis including:

- **Traffic Studies**
 - Traffic Study_23-TS2058-04-SIG 0089 (MP 2.051)
 - 0089A_MP002-051_Results

Existing Conditions

The crash history was reviewed for the US-89A and Kanab Creek Drive/1100 South intersection looking at the most recent 5-years of verified crash history (2018-2022). The intersection reported 2 intersection related crashes in 5 years, or an average of 0.4 crashes/year. None of the reported crashes were severe injury crashes; all were property damage only. There have been no reported crashes involving pedestrians or bicycles. One crash involved a roadway departure resulting from an avoidance maneuver when a vehicle turned left in front of the departing vehicles. The other crash was an angle crash involving a left turning vehicle and a through vehicle.

The intersection was analyzed for an expected safety performance of existing conditions using the Highway Safety Manual (HSM) crash prediction models (CPMs) which utilize safety performance function (SPF) and crash modification factors (CMFs). The intersection was analyzed as an urban/suburban 4-leg stop controlled intersection and UDOT calibration of 1.17. The expected number of 2044 intersection crashes using the HSM methodology is 0.90.

Site Assumptions

The team's assumptions were reviewed by UDOT and agreed upon during the Context, Goals, Vision Meeting. Safety analysis reports assumed an urban/suburban arterial condition. Kanab has a population greater than 5,000 people and the study intersection is of concern due to traffic congestion and safety concerns, which are associated with urban/suburban environments. Kanab is also experiencing major growth and development and have requested we included several planned, proposed, and under construction developments in the area.

1. AADT:

Table A2-1 Beginning and Ending Year AADT

Beginning Year	Major or Minor	Approach	AADT
2024(based on 2023 turning movement counts with growth rate and K-factor applied to estimate 2024 AADT)	Major	US-89A North/South Approach	5,292
	Minor	Kanab Creek Dr East Approach	2,645

Ending Year	Major or Minor	Approach	AADT
2044 (based on 2023 counts with growth rate applied)	Major	US-89A North/South Approach	6,191
	Minor	Kanab Creek Dr East Approach	2,805

2. Crash source filter screen shot:

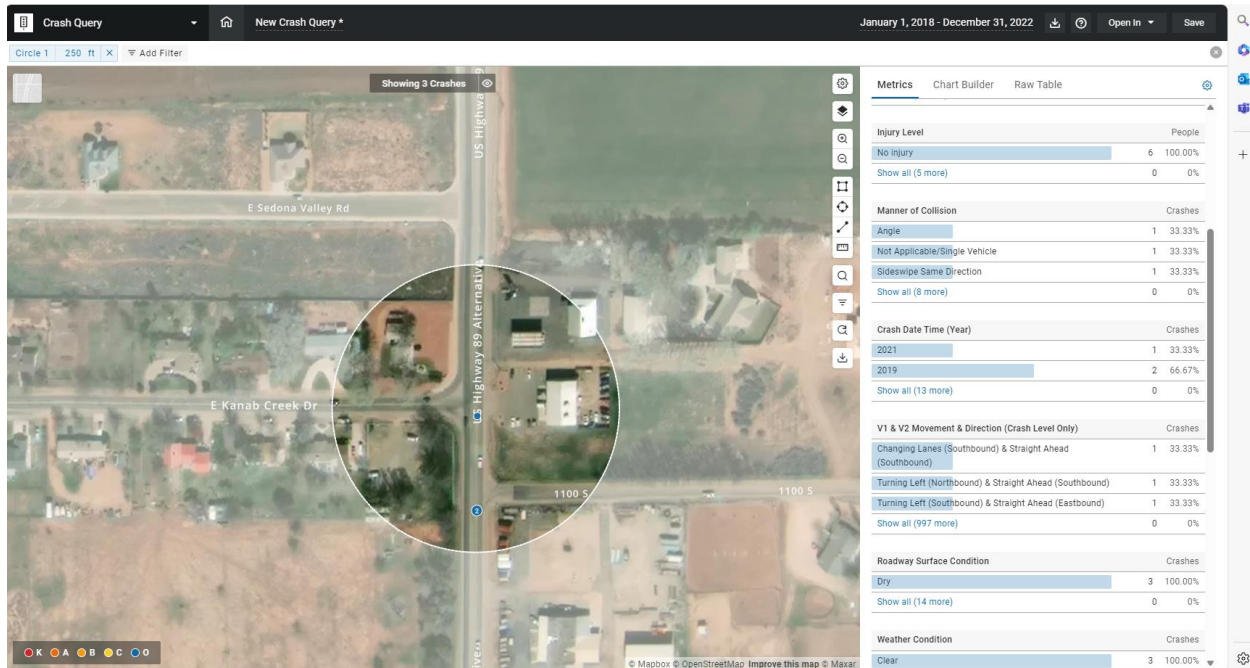


Figure A2-1 Crash Source filter Screen Shot

3. Pedestrian Crossings Counts: Recorded 4 pedestrian crossings between 7:00 and 19:00.
4. Third Party Crash Modification Factors:
 - a. Stop-controlled intersection to roundabout:
 - i. FI: 0.22 (CMF Clearinghouse ID: 238, applicable for 4-leg intersections)
 - ii. Total: 0.22 (CMF Clearinghouse ID: 238, applicable for 4-leg intersections)
5. Vehicle proportion changes estimates: No specific vehicle proportion changes assumed.

Model Inputs and Outputs

The team conducted the safety analysis using the Interactive Highway Safety Design Model (IHSDM) software. Input to the software included the existing geometry of a two-lane highway cross section with a two-way left turn lane (TWLTL) along US-89A. The minor leg geometry was inputted as a two-lane highway along Kanab Creek Drive. The intersection type varied per study, including an existing 2 way stop controlled, a signal controlled and CMF of 0.22(CMF 238) applied for the roundabout scenario. Figure A2-2 is a screenshot of the IHSDM software showing the roadway geometries described above.

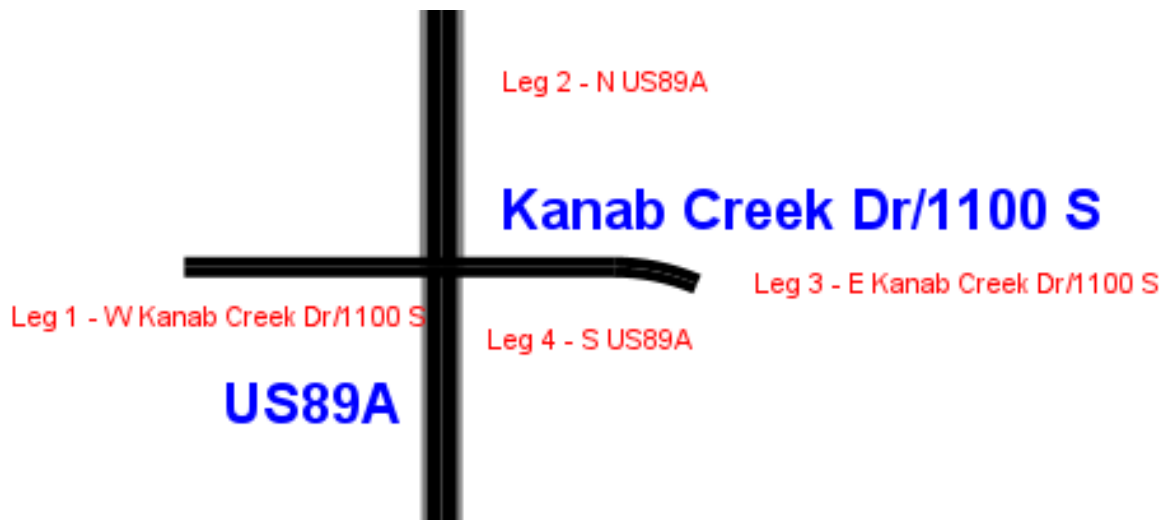


Figure A2-2 Interactive Highway Safety Design Model Screen Shot

Severity Distribution

The crash history and calibrated expected crashes of the existing condition are used as the base safety performance for comparing changes in crash frequency and severities of each alternative. Table A2-2 shows the estimated 2044 crash frequency of the current condition, the severity distribution, and the anticipated change with each proposed alternative.

Table A2-2 Crash Frequency and Severity Distribution by Alternative

Condition		Fatal	Suspected Serious Injury	Suspected Minor Injury	Possible Injury	No Injury
Existing Two-way stop controlled	SPF	HSM Urban/Suburban 4-leg minor stop-controlled				
	CMF	None	None	None	None	None
	Crashes	0.002	0.032	0.124	0.193	0.550
	Severity Dist.	0.17%	3.57%	13.75%	21.39%	61.12%
Alt. 1 Traffic Signal	SPF	HSM Urban/Suburban 4-leg Traffic Signal				
	CMF	None	None	None	None	None
	Crashes	0.003	0.019	0.128	0.231	0.679
	Severity Dist.	0.28%	1.82%	12.04%	21.79%	64.07%
Alt. 2 Roundabout	SPF	HSM Urban/Suburban 4-leg minor stop-controlled				
	CMF	0.22	0.22	0.22	0.22	0.22
	Crashes	0.000	0.001	0.004	0.013	0.18
	Severity Dist.	0.06%	0.65%	2.14%	6.42%	90.73%

Summary of Safety Performance

Table A2-3 shows the changes to the estimated crashes, compared to the existing condition, for each alternative over the 20-year analysis period.

Table A2-3 Estimated Intersection Crashes Over 20 Years

Condition	Total Crashes	Fatal and Injury Crashes	Total Crashes Reduced	FI Crashes Reduced
Existing	18.8	7.31	--	--
Alternative 1 Traffic Signal	22.23	7.99	-3.43*	-0.68*
Alternative 2 Roundabout	4.14	0.38	14.66	6.93

*A negative crash reduction indicates an increase in expected crash frequency.

The societal costs associated with safety performance are based on a comparison of the estimated crash costs for each alternative. Figure A2-3 shows the present value of safety performance for each alternative.

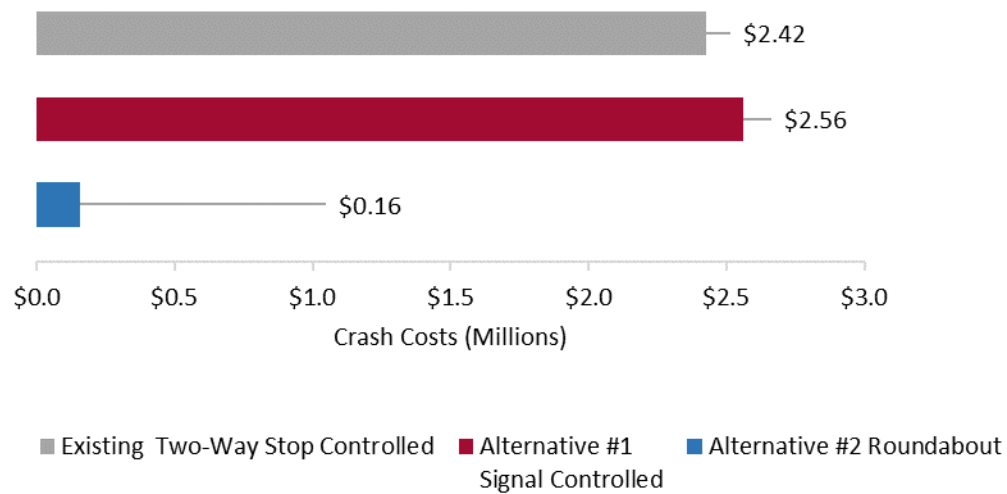


Figure A2-3 Present Value Safety Costs

APPENDIX A3 – Active Transportation

Item
Background
Safety Benefit
Calculation Documentation
Summary of Safety

Background

Active transportation crashes are the most random crash types at an intersection. During the Context, Goals, Vision Meeting the local officials determined that this intersection's Active Transportation Amenity rating is Low. This level of amenities is reflected in the conceptual layouts shown in Figure A1-1 to A1-2.

In the last 5 years (2018-2022) the existing intersection has observed 0 active transportation crashes per year. This volume of crashes is better than is typical given the intersection type and size.

Safety Benefit

Table A3-1 shows the active transportation safety benefit estimated for each alternative and the combined crash modification factor applied for its layout. Due to the lack of reliable active transportation counts and future projects, the safety benefits provided assume no additional growth during the analysis period.

Table A3-1 Active Transportation Safety Benefit by Alternative

Alternative		Accommodations		Comments
		Peds	Bikes	
Existing Condition	Observed Crashes	0	0	No crosswalks provided.
	Predicted Crashes	0.040		
	Historical Site Adjustment Factor	3% Peds, 2% Bikes		
Traffic Signal 4-leg	Base Crash Frequency	0.014		Provides crosswalks at the intersection of US-89A and Kanab Creek Dr. Current infrastructure includes minimal sidewalks.
	Combined CMF	1.0		
	Predicted Crashes	0.014		
	Safety Benefit	0.026 reduction / year \$535,132.00 lifetime benefit		
Roundabout	Base Crash Frequency	0.010		Crosswalks in roundabouts are typically uncontrolled crossings with or without pedestrian enhanced crossings, such as RRFBs.
	Combined CMF	0.47		
	Predicted Crashes	0.005		

	Safety Benefit	0.035 reduction / year \$720,370.00 lifetime benefit	3% pedestrian and 2% bicycle crash proportions used from 2044 crash estimate.
--	----------------	---	---

Calculation Documentation

Applied 3% pedestrian and 2% bikes to the expected crash frequency estimate for unsignalized intersections, such as the roundabout. For signalized intersections, HSM Equation 12-28 and 12-29 were used. Active transportation cashes for the roundabout alternative has an additional CMF application for the RRFB of 0.47 (CMF Clearinghouse #9024 from NCHRP Report TTI-CTS-0010).

Safety Summary

There have been no active transportation crashes at this intersection during the observation period. The existing intersection has minimal accommodations for active transportation users. The predicted active transportation crashes show an improved safety performance and reduced crash frequency for both the signal and roundabout alternatives as compared to the existing conditions. The roundabout alternative with RRFB applications present the greatest safety benefit with a 20-year lifetime benefit of \$720k as compared to existing conditions.

APPENDIX A4 – Operations

Item
<u>Developmental Growth</u>
<u>Traffic Patterns Impacts</u>
<u>Site Assumptions</u>
<u>Model Inputs and Outputs</u>
<u>Summary of Operations</u>

Development Growth

Traffic forecasts were developed using growth estimated from the Utah Statewide Travel Model (USTM) as reported by the Wasatch Front Regional Council (WFRC) traffic volume map⁴. Traffic is estimated to grow at approximately 0.5% per year on US-89A and 0.5% on Kanab Creek Dr. Kanab City anticipates large residential and commercial developments near this intersection. As part of the ICE study, trip generation for planned future developments were developed using rates from ITE Trip Generation.⁵ Planned developments include:

- **Loft apartments – Phase 2** (located near 950 S HWY 89A)
 - Total of 60 apartment unit 1-2 bedrooms
- **Wave Subdivision** (located near 950 S 10 West)
 - 69 multi-family units (Townhomes)
 - 3 BDRM units
- **Catori Subdivision** (located near 400 W Powell Drive, in between the Ranchos and Cedar Height Subdivisions)
 - Total of 233 residential units / 1 commercial lot
 - Phased Planned Development Overlay
 - 85 multi-family units – 3 BDRM
 - 148 Single family lots
 - 10.96-acre commercial lot
- **Ventana Resort Village** (600 E Kane Plex Drive)
 - Total of 413 residential units / 1 commercial lot
 - Phased Planned Development Overlay
 - 320 multi-family units: 200 unit 3-4 BDRM Townhomes & 120-unit studio & 1BDRM Apartments
 - 93 Single Family lots
 - 120 room hotel with retail space
- **Hidden Canyon Subdivision** (1700 E HWY 89)
 - Total of 705 residential units / 2 commercial lots
 - Phased Planned Development Overlay
 - 269 multi-family units, apartments
 - 356 Single-family units (55+ community)
 - 80-unit hotel
 - 7.07-acre storage units
- **Z7 Development** (expecting application soon- Between 1100 S & 1700 S HWY 89A)
 - 34-acres of Single-family lots
 - 15-acres of multi-family units, Townhomes
 - 16 ½-acres of RV Park
 - 15 ½-acres of commercial
 - 6-acres light industrial
 - 12-acres heavy industrial

⁴ <https://wfr.org/traffic-volume-map-nov2021/> (newer versions of the WFRC traffic volume map did not include USTM coverage for Wasatch County at the time the traffic forecasts were conducted).

⁵ ITE Trip Generation Manual, 11th Edition. Accessed through itetripgen.org

- **Marriott Springhill Suites** (635 E 300 S)
 - 128 room hotel
- **Country Inn & Suites** (842 E 300 S)
 - 97-room hotel

Figure A4-1 shows the approximate location of the planned developments near the key intersection.



Figure A4-1 Development Growth near Key Intersection

Traffic Pattern Impacts

No impacts to traffic patterns are anticipated with any of the alternatives. Therefore, only delay associated with the intersection control for each Alternative was considered.

Site Assumptions

UDOT and the local team reviewed these assumptions during the Key Intersection Analysis Meeting.

1. Peak hour turning movements:
 - a. Existing: Provided in the UDOT Traffic Study #24-TS2238-04-SIG,SP,SM 0089 (MP 0.398-2.96) and adjusted to 2024 levels (AM/PM):
 - i. Northbound: 183/254
 - ii. Southbound: 291/360

- iii. Eastbound: 185/111
- iv. Westbound: 57/46
- b. Horizon (2044) adjusted as described above with growth rate applied and additional development traffic added (AM/PM):
 - i. Northbound: 528/793
 - ii. Southbound: 573/855
 - iii. Eastbound: 304/312
 - iv. Westbound: 95/117
- 2. Average Annual Daily Travel (AADT):
 - a. Beginning Year
 - i. Major Leg: 5,300
 - ii. Minor Leg: 2,600
 - b. Horizon Year
 - i. Major Leg: 6,200
 - ii. Minor Leg: 2,800
- 3. Truck Percentage: 6% on US-89 A, 2% on all other side streets.
- 4. Pedestrian Counts: 5 peds counted in 12 hours.
- 5. Bicycle Counts: No bicyclists were noted in the previous data collection.

Model Inputs and Outputs

Operational analysis was conducted using Synchro/SimTraffic version 12.

Summary of Operations

Delay measures the societal cost associated with the number of person-hours delayed in traffic. Table A4-1 has been prepared to provide a summary of the delay and level of service (LOS) analysis conducted for the study area intersections.

Table A4-1 Intersection Delay (LOS) Summary

Alternative	Beginning Year		Ending Year	
	AM	PM	AM	PM
Existing Condition* -Worst Movement Delay/Vehicle -Total Delay/Vehicle	8.7 (A) WBT 3.3 (A)	9.9 (B) EBL 2.9 (A)	67.8 (F) EBL 12.7 (B)	887.9 (F) EBL 77.3 (F)
Alt. #1 – Traffic Signal	5.8 (A)	5.3 (A)	10.5 (B)	24.6 (C)
Alt. #2 – Roundabout	4.6 (A)	5.2 (A)	8.0 (A)	48.7 (E)

*Intersection delay for a two-way stop-controlled intersection is typically displayed as the worst movement only. ICE analysis requires the use of the total delay/vehicle for the intersection as a whole.

Figure A4-2 shows the net present value of the expected societal cost of delay for the design-life of the intersection. The alternative with a lower societal cost of delay will result in the potential for a higher delay benefit when compared to the existing conditions. The signal alternative has the lowest societal cost of delay resulting in the highest delay benefit. The roundabout alternative also has a significantly lower cost of delay relative to the no build scenario.

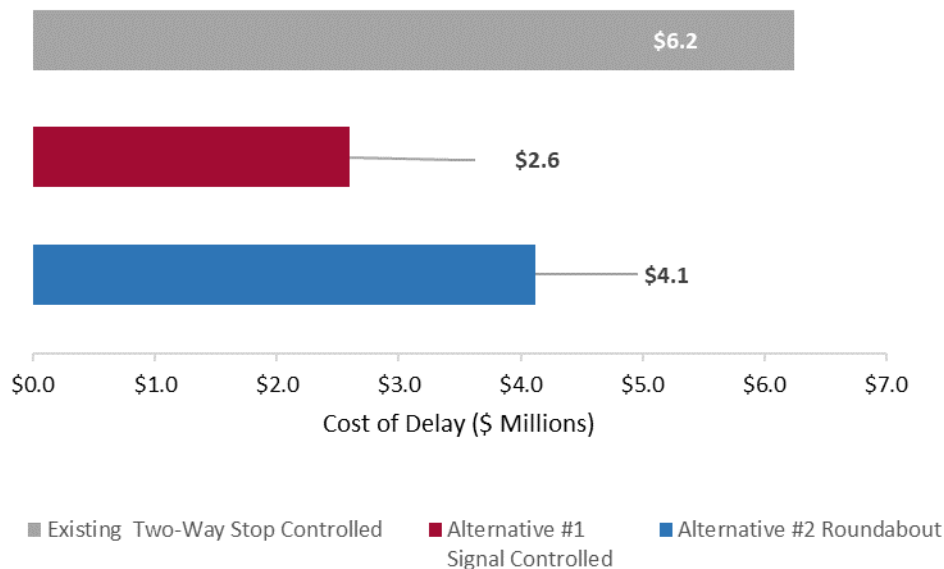


Figure A4-2 Societal Cost of Delay

APPENDIX A5 – Capital Investments

Item
Assumptions
Operational and Maintenance Costs
Capital Investments
Summary of Costs

Assumptions

1. Traffic Signal Elements:
 - a. Maintenance & retiming: \$7,000 per year
 - b. Annual Lighting: \$140
 - c. Annual Signal Maintenance Cost: \$7000/year
2. Pavement:
 - a. Maintenance cost: \$180/ton for HMA (15-year cycle)
3. Annual roundabout landscaping and lighting costs: \$3200/year
4. Right of way costs:
 - a. Commercial: \$10 per square foot
 - b. Residential: N/A
 - c. Green space: N/A

Operations and Maintenance Costs

	Existing Uncontrolled	Alternative #1 Signal Controlled	Alternative #2 Roundabout
Annual O&M	\$ 140	\$ 7,140	\$ 3,350
Total Present Value O&M	\$ 2,145	\$ 109,412	\$ 51,335

	Existing Uncontrolled	Alternative #1 Signal Controlled	Alternative #2 Roundabout
Pavement Rehab Cost at Year 15	\$ 324,000	\$ 320,000	\$ 312,000
Pavement Rehab Present Value Cost at Year 15	\$ 214,202	\$ 211,558	\$ 206,269

Capital Investments

	Total Initial Capital Costs		
	Existing Uncontrolled	Alternative #1 Signal Controlled	Alternative #2 Roundabout
Estimated	\$ -	\$ 2,113,000	\$ 2,469,000
High (+10%)	\$ -	\$ 2,324,000	\$ 2,716,000
Low (-10%)	\$ -	\$ 1,902,000	\$ 2,222,000

Summary of Costs

The total capital costs include both the operations and maintenance over the analysis period as well as the initial construction costs. The operation and maintenance costs associated with the intersection control include elements like signal timing maintenance, power consumption for signal operations, intersection illumination, landscape maintenance, and pavement rehabilitation etc. Figure A5-1 shows the net present value for the design-life of the intersection. The lower the cost the better an alternative will rank. Alternative 1 (traffic signal), has slightly lower capital costs compared to Alternative 2 (roundabout) due to the roundabout's larger upfront costs.

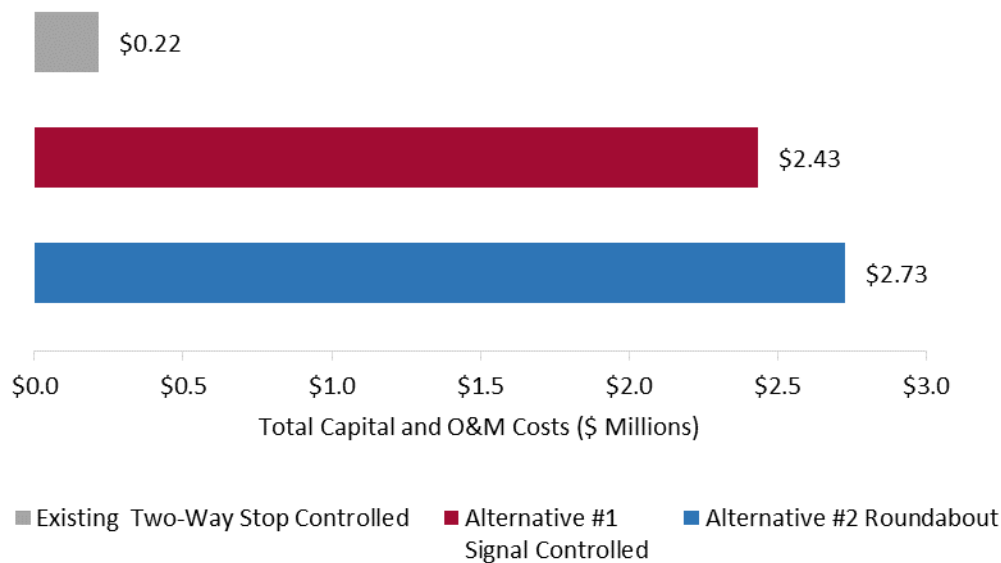


Figure A5-1. Total Capital Investment Costs

PIN:21298 PROJECT: ICE Studies PROJECT NAME: US-89A in Kanab
Cost Estimate - Concept Level

Prepared By: Michael Adams

Date 9/11/2024

Proposed Project Scope:

Option 2 Signal at Kanab Creek

Approximate Route Reference Mile Post (BEGIN) =	(END) =
Project Length = 0.000 miles	ft
Current Year = 2024	
Assumed Construction Year = 2025	
Construction Items Inflation Factor = 1.07	1 yrs for inflation
Assumed Yearly Inflation for Engineering Services (PE and CE) (%/yr) = 3.75%	
Assumed Yearly Inflation for Right of Way (%/yr) = 4.0%	
Items not Estimated (% of Construction) = 20.0%	
Preliminary Engineering (% of Construction + Incentives) = 8.0%	
Construction Engineering (% of Construction + Incentives) = 10.0%	

Construction Items	Cost	Remarks
Public Information Services	\$3,100	
Roadway and Drainage	\$796,190	
Traffic and Safety	\$512,520	
Structures	\$0	
Environmental Mitigation	\$0	
ITS	\$0	
Subtotal	\$1,311,810	
Items not Estimated (20%)	\$262,362	
Construction Subtotal	\$1,574,172	
P.E. Cost	P.E. Subtotal	\$125,984 8%
C.E. Cost	C.E. Subtotal	\$157,479 10%
Right of Way Urban/Suburban Residential	Right of Way Subtotal	\$0
Utilities	Utilities Subtotal	\$100,000
Incentives	Incentives Subtotal	\$623
Miscellaneous	Miscellaneous Subtotal	\$0

Cost Estimate (ePM screen 505)	2024	2025
P.E.	\$126,000	\$131,000
Right of Way	\$0	\$0
Utilities	\$100,000	\$107,000
Construction	\$1,574,000	\$1,683,000
C.E.	\$157,000	\$163,000
Incentives	\$1,000	\$1,000
Aesthetics	0.75% \$12,000	\$13,000
Change Order Contingency	9.00% \$143,000	\$153,000
UDOT Oversight	\$0	\$0
Miscellaneous	\$0	\$0
TOTAL	\$2,113,000	\$2,251,000

PROPOSED COMMISSION REQUEST	TOTAL	\$2,113,000	TOTAL	\$2,251,000
------------------------------------	--------------	--------------------	--------------	--------------------

Project Assumptions/Risks

- General assumption is to create an entrance to the town, and encourage slower speeds by providing bulb-outs. Bulb-outs are
- Roadway will be widened with curb, gutter, and sidewalk to tie into the corners with bulb-outs for pedestrian crossings. Roadway
- Curb, gutter, and sidewalk are added on the NE quadrant next to the gas station to restrict movements to driveway locations. Exact
- Chip Seal will be placed throughout entire project
-
-
-

8
9
10
11
12
13
14

PIN:21298 PROJECT: ICE Studies PROJECT NAME: Kanab model-130 ft Offset
Cost Estimate - Concept Level

Prepared By: Michael Adams

Date 9/11/2024

Proposed Project Scope:

Option 2 Roundabout at Kanab Creek

Approximate Route Reference Mile Post (BEGIN) =		(END) =	
Project Length =	0.000	miles	ft
Current Year =	2024		
Assumed Construction Year =	2025		
Construction Items Inflation Factor =	1.07	1 yrs for inflation	
Assumed Yearly Inflation for Engineering Services (PE and CE) (%/yr) =	3.75%		
Assumed Yearly Inflation for Right of Way (%/yr) =	4.0%		
Items not Estimated (% of Construction) =	20.0%		
Preliminary Engineering (% of Construction + Incentives) =	8.0%		
Construction Engineering (% of Construction + Incentives) =	10.0%		

Construction Items	Cost	Remarks
Public Information Services	\$3,500	
Roadway and Drainage	\$1,312,310	
Traffic and Safety	\$105,640	
Structures	\$0	
Environmental Mitigation	\$0	
ITS	\$0	
	Subtotal	\$1,421,450
	Items not Estimated (20%)	\$284,290
	Construction Subtotal	\$1,705,740
P.E. Cost	P.E. Subtotal	\$137,216 8%
C.E. Cost	C.E. Subtotal	\$171,520 10%
Right of Way Urban/Suburban Residential	Right of Way Subtotal	\$177,480
Utilities	Utilities Subtotal	\$100,000
Incentives	Incentives Subtotal	\$9,460
Miscellaneous	Miscellaneous Subtotal	\$0

Cost Estimate (ePM screen 505)	2024	2025
P.E.	\$137,000	\$142,000
Right of Way	\$177,000	\$185,000
Utilities	\$100,000	\$107,000
Construction	\$1,706,000	\$1,824,000
C.E.	\$172,000	\$178,000
Incentives	\$9,000	\$10,000
Aesthetics	0.75% \$13,000	\$14,000
Change Order Contingency	9.00% \$155,000	\$166,000
UDOT Oversight	\$0	\$0
Miscellaneous	\$0	\$0
	TOTAL \$2,469,000	TOTAL \$2,626,000

PROPOSED COMMISSION REQUEST	TOTAL \$2,469,000	TOTAL \$2,626,000
------------------------------------	--------------------------	--------------------------

Project Assumptions/Risks

1 Roadway will need to be regraded as part of roundabout construction. Assumed as the mill & fill area with some new	8
2 Roadway widening as part of roundabout approaches shown as the pavement widening.	9
3 Roundabout pavement length assumed at the center of HMA pavement.	10
4 Roundabout apron length assumed at the center of the apron.	11
5 Chip seal will be placed throughout the entire project.	12
6	13
7	14

APPENDIX A6 – Life-Cycle Benefit Cost Analysis

Item
Life-Cycle Calculations
Accumulated Costs
Comparison of Alternatives
Conclusions – Key Intersection 1

Life-Cycle Calculations

PERFORMANCE MEASURE LIFE CYCLE COST (NET PRESENT VALUE)			
Safety			
	Existing Two-Way Stop Controlled	Alternative #1 Signal Controlled	Alternative #2 Roundabout
Annual Cost of Crashes	\$159,299	\$168,419	\$10,410
Present Value Life Cycle Cost of Crashes	\$2,424,728	\$2,559,144	\$158,457
Delay			
	Existing Two-Way Stop Controlled	Alternative #1 Signal Controlled	Alternative #2 Roundabout
Annual Quantity (hours)	20,651	8,418	13,505
Annual Cost	\$312,193	\$129,724	\$205,814
Total Present Value Life Cycle Cost	\$6,243,858	\$2,594,471	\$4,116,286
Operations and Maintenance			
	Existing Two-Way Stop Controlled	Alternative #1 Signal Controlled	Alternative #2 Roundabout
Annual O&M Costs	\$140	\$7,140	\$3,350
Present Value Life Cycle O&M Costs	\$2,145	\$109,412	\$51,335
Present Value Pavement Rehab Costs	\$214,202	\$211,558	\$206,269
Present Value Interim Year Costs	\$0	\$0	\$0
Total O&M Costs	\$216,348	\$320,970	\$257,603
Initial Capital			
	Existing Two-Way Stop Controlled	Alternative #1 Signal Controlled	Alternative #2 Roundabout
High Estimate	\$0	\$2,324,300	\$2,715,900
Low Estimate	\$0	\$1,901,700	\$2,222,100
Estimated Initial Capital Cost	\$0	\$2,113,000	\$2,469,000
TOTAL PROJECT LIFE CYCLE SUMMARY FOR 20 YEARS			
	Existing Two-Way Stop Controlled	Alternative #1 Signal Controlled	Alternative #2 Roundabout
Safety	\$ 2,424,728	\$ 2,559,144	\$ 158,457
Delay	\$ 6,243,858	\$ 2,594,471	\$ 4,116,286
O&M	\$ 216,348	\$ 320,970	\$ 257,603
Initial Capital	\$ -	\$ 2,113,000	\$ 2,469,000
Total Net Present Value	\$8,884,933	\$7,587,585	\$7,001,346

TOTAL PROJECT LIFE CYCLE SUMMARY FOR 20 YEARS				
Total Benefits (B)				
	Existing Two-Way Stop Controlled	Alternative #1 Signal Controlled	Alternative #2 Roundabout	
Added Benefits Compared to Existing				
Safety	\$ -	\$ (134,416)	\$ 2,266,271	
Delay	\$ -	\$ 3,649,387	\$ 2,127,572	
Total Benefits	\$0	\$3,514,971	\$ 4,393,844	
Total Costs (C)				
	Existing Two-Way Stop Controlled	Alternative #1 Signal Controlled	Alternative #2 Roundabout	
Added Cost Compared to Existing				
O&M	\$ -	\$ 104,622	\$ 41,256	
Initial Capital	\$ -	\$ 2,113,000	\$ 2,469,000	
Total Costs	\$0	\$2,217,622	\$ 2,510,256	
B/C Ratio Compared to Existing	N/A	1.59	1.75	
Net Present Value	\$0	\$1,297,349	\$ 1,883,588	
TOTAL PROJECT LIFE CYCLE SENSITIVITY ANALYSIS				
	Existing Two-Way Stop Controlled	Alternative #1 Signal Controlled	Alternative #2 Roundabout	
Initial Capital Cost	\$ -	\$ 2,113,000	\$ 2,469,000	
High Capital Cost	\$ -	\$ 2,324,300	\$ 2,715,900	
Low Capital Cost	\$ -	\$ 1,901,700	\$ 2,222,100	
Total Added Benefits				
	Existing Two-Way Stop Controlled	Alternative #1 Signal Controlled	Alternative #2 Roundabout	
Total Added Benefits Compared to Existing	\$0	\$3,514,971	\$4,393,844	
Total Added Costs				
	Existing Two-Way Stop Controlled	Alternative #1 Signal Controlled	Alternative #2 Roundabout	
Expected Cost Compared to Existing	\$ -	\$ 2,217,622	\$ 2,510,256	
High Cost Compared to Existing	\$ -	\$ 2,428,922	\$ 2,757,156	
Low Cost Compared to Existing	\$ -	\$ 2,006,322	\$ 2,263,356	
B / C Compared to Existing				
	Existing Two-Way Stop Controlled	Alternative #1 Signal Controlled	Alternative #2 Roundabout	
Actual B/C	N/A	1.59	1.75	
High B/C	N/A	1.45	1.59	
Low B/C	N/A	1.75	1.94	

Figure A6-1 Life Cycle Calculation Table

Accumulated Costs

Figure A6-2 shows the accumulated cost of all alternatives evaluated at this intersection. Costs considered include safety, delay, operations and maintenance, and the initial cost for installation. These costs are compared with the existing condition to evaluate their associated benefits.

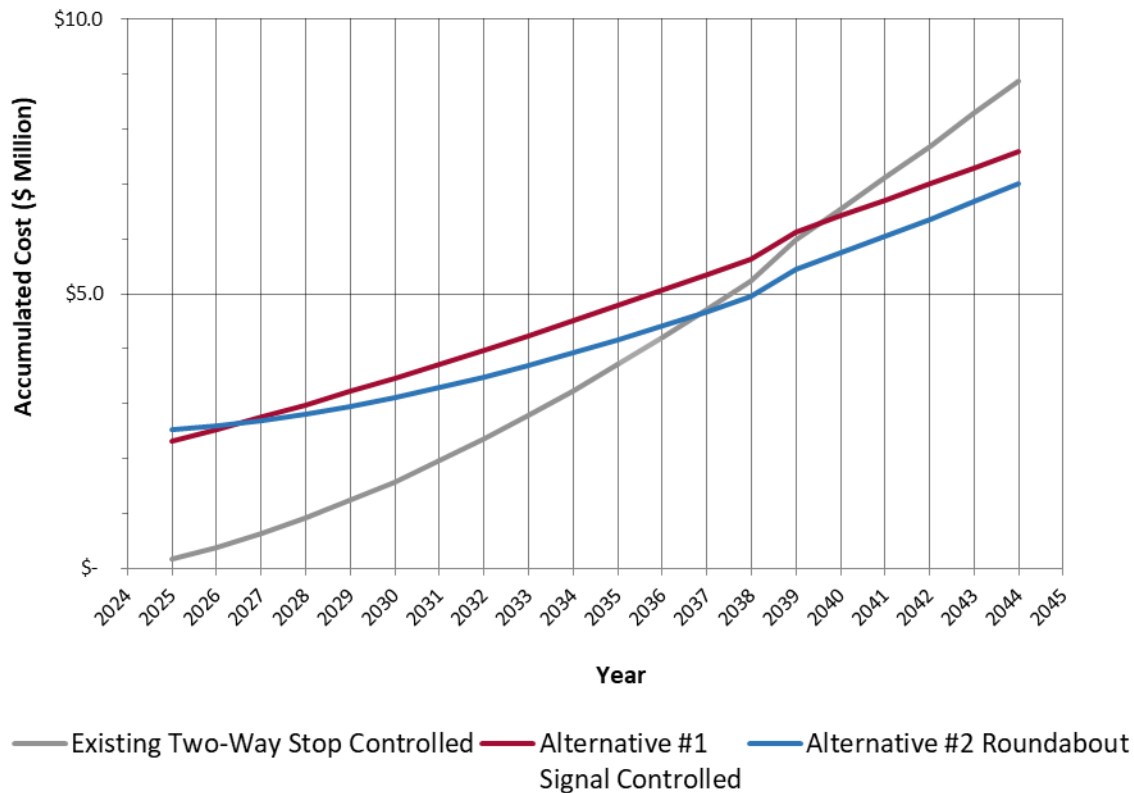


Figure A6-2. Accumulated Costs Between Proposed Alternatives at Kanab Creek Dr

Comparison of Alternatives

Figure A6-3 compares the net present value (total benefits – total costs) for each alternative. Typically, the alternative with the highest net present value is selected. Figure A6-3 compares the net present value of the alternatives versus the existing control. While both alternatives have positive net present values, the roundabout alternative has the highest net present value.

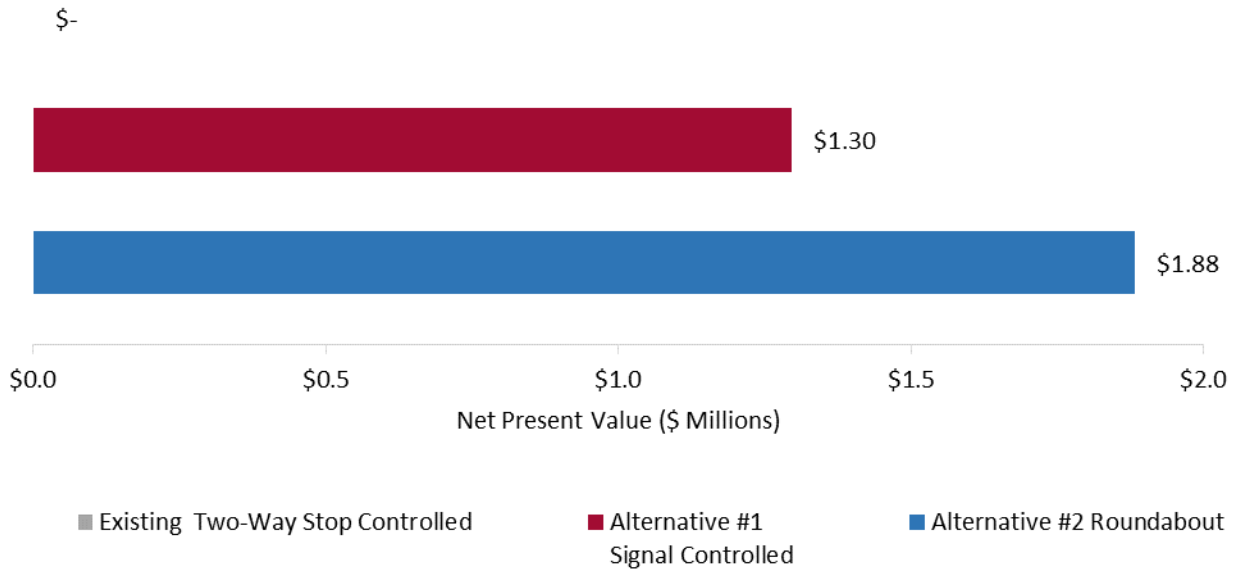


Figure A6-3 Net Present Value (Benefits - Costs) of Alternatives

Conclusions – Key Intersection 1

1. The recommended configurations enhance user experience as follows:
 - a. Safety – The roundabout provides the best safety reduction eliminating most predicted fatal and serious injury crashes and approximately 72% of overall crashes.
 - b. Active Transportation – Each design includes space for bicycle lanes and sidewalks. The signalized and roundabout intersections include crosswalks and necessary pedestrian accommodations. While the signalized intersection alternative provides curb extensions, the roundabout provides reduced speeds and narrow crossings providing a similar safety benefit to pedestrians.
 - c. Mobility – Roundabouts don't have the lowest overall delay because all vehicles, including through vehicles on US-89A, are required to reduce speed to 20 to 25 MPH through the roundabout. However, if speed reduction on US-89A is a goal, the negative impacts of this added delay would be irrelevant.
 - d. Departmental Commitments – The Kanab City transportation impact fee facilities plan and analysis (IFFPA) shows a proposed signal at the key intersection.
2. A roundabout is recommended due to its safety benefits. The roundabout can accommodate the large truck/trailer vehicles hauling boats, and the roundabout can help reduce speeds entering Kanab. The BCR of the roundabout alternative is 1.75.



Division of Traffic & Safety
4501 South 2700 West, Box 143200
Salt Lake City, Utah 84119-3200
TRAFFICSTUDIES@UTAH.GOV

APPENDIX B

Context, Goals, Vision Meeting Summary

Context, Goals, & Visioning Meeting

Scoping Meeting

April 10, 2024

Attendees:

Kanab City

- Mayor Johnson
- Chief Cram
- Jake Dutton
- Chris Seaton
- Scott Olson
- Kyler Ludwig

UDOT Region 4

- Anne Ogden
- Chris Hall
- Cody Marchant
- Jared Beard

UDOT Traffic & Safety

- Jeff Lewis
- Adam Lough

UDOT Consultant Team

- Jeremy Searle
- Dejan Jovanovic
- Kordel Braley
- Scott Shea

Review of ICE studies process - Jeremy

Introductions - All

ICE Study Review

1100 South recent re-alignment to a 4-leg intersection

Ice study will perform:

- Cost estimate for both options (signal, roundabout)
- Traffic operations analysis
- Maintenance cost
- Safety analysis, associated benefit of alternatives
- Identify B/C ratio of each option

Discussion Items:

- Large vehicle going North/South
 - Concept layout with truck turning template needed for large vehicles (yacht trailers) north/south only.
 - WB-67 for all lefts.
- Signal / Roundabout
- Speed management issues - pedestrian facilities
- Kanab Creek Drive will have pedestrians - will use RRFB.
- No sidewalks going to school along Kanab Creek Drive
- Long term connectivity for pedestrians, C&G / sidewalks
- Curb extensions - Include in layout
- Driver feedback signs as an idea, small speed signs or overhead (not part of analysis)
- Branding in the roundabout would be City responsibility and could provide
- Bike lanes / trails - active transportation plan on file with UDOT
- Active Transportation: bike lanes anticipated through intersection.
- Lighting upgraded as part of estimate
- Reduce access to the gas station expected

Jenae - city discussion about upcoming development.

City: Upcoming development

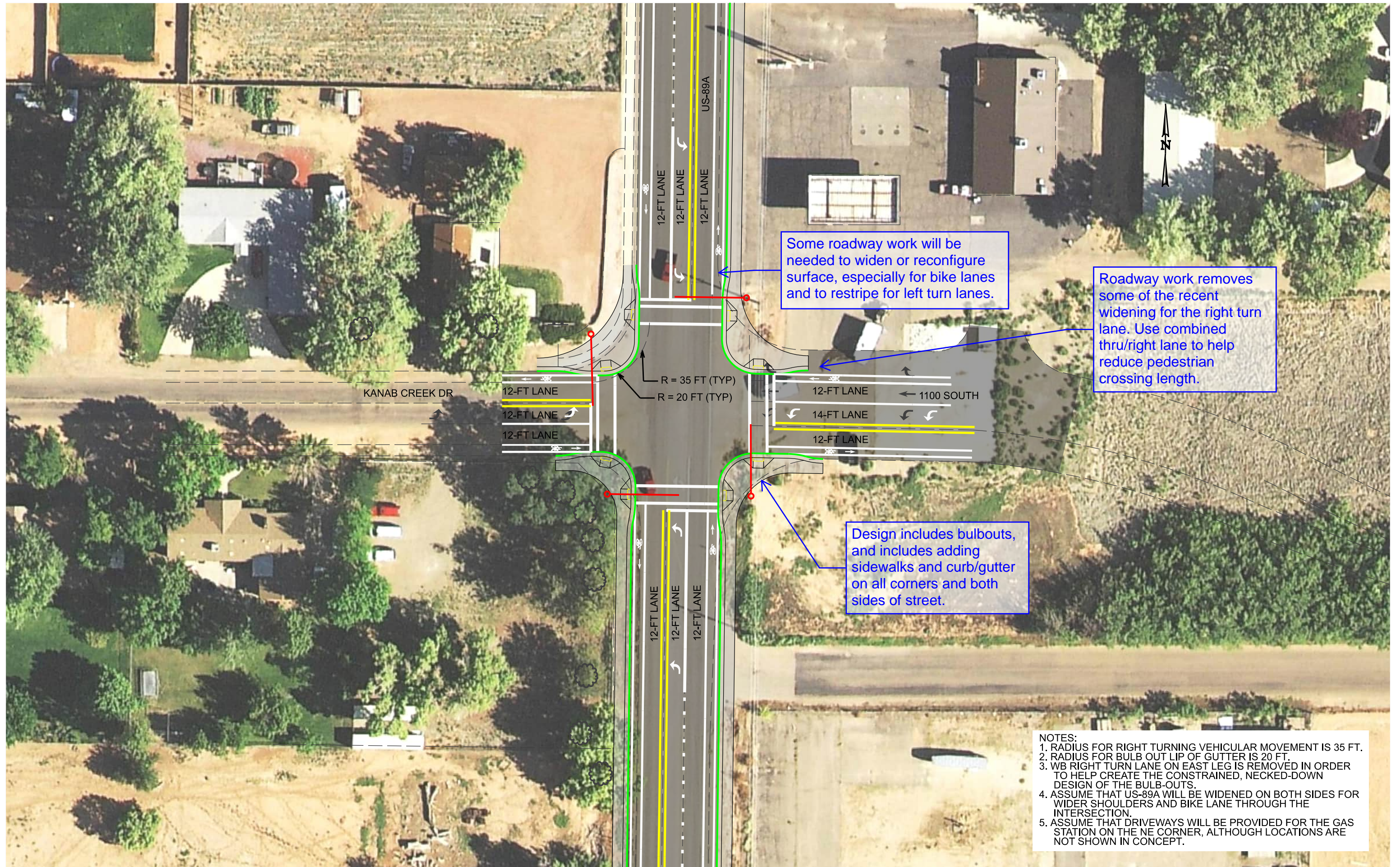
Historical data points show uptick in last 10 years

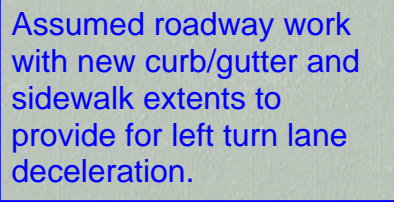
Next Steps:

- Scoping document will be sent to group for questions and comments
- Schedule and ICE analysis. Mid-point in process will include the intersection analysis.
- Final results meeting will review the recommended alternative.

Assignments:

- City to send over TIS and expected development list.
- Adam asked the city to consider what is the future of Kanab and how do they want the corridor to feel and look like?
- Kyler asked about timeline: 6-8 weeks.
- Draft bulb out policy may be useful or available (DM9.7) - Travis Evans



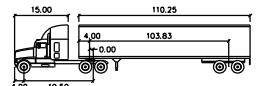


Different pavement types, with removable delineators help direct regular traffic, but can allow the larger trucks hauling houseboats to cut through the roundabout with minimal turning maneuvers.

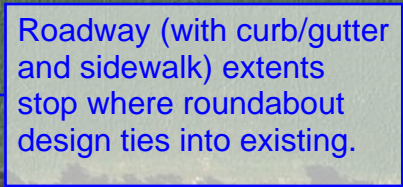
Roadway work needed to regrade for roundabout approaches and raised medians.

Curb/gutter and sidewalk to be placed on all corners and roadway extents.

- NOTES:
1. INSCRIBED CIRCLE DIAMETER = 130 FT.
 2. WEST SIDE OF US-89A NEAR THE ROUNDABOUT IS MEANT TO BE EITHER MOUNTABLE CURB OR FLUSH WITH PAVEMENT. DIFFERENTIATE IT WITH COLORED OR STAMPED CONCRETE. CLOSE IT OFF WITH DELINEATORS OR OTHER MARKERS THAT CAN BE REMOVED WHEN NEEDED FOR THE LARGE BOAT-CARRYING TRUCKS.
 3. CENTER ISLAND TRUCK APRON WILL ALSO HAVE MOUNTABLE CURB AND COLORED PAVEMENT TO DIFFERENTIATE IT FROM TYPICAL HMA PAVEMENT. THIS WILL BE LARGE ENOUGH FOR THE BOAT-CARRYING TRUCKS TO USE THE AREA.
 4. ASSUME THAT DRIVEWAYS WILL BE PROVIDED FOR THE GAS STATION ON THE NE CORNER, ALTHOUGH LOCATIONS ARE NOT SHOWN IN CONCEPT.



Shipping_Adonia_Yachts			
feet			
Tractor Width	: 10.00	Lock to Lock Time	: 6.0
Tractor Track	: 8.00	Steering Angle	: 26.4
Trailer Track	: 14.00	Articulating Angle	: 73.0



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



KANAB
—UTAH—

City Manager
Kyler Ludwig
City Attorney
Kent Burggraaf
City Recorder
Celeste Cram
City Treasurer
Danielle Ramsay

DATE: November 12, 2024
TO: Mayor and City Council
SUBJECT: FY2025 Chip Seal Project Change Order
PREPARED BY: City Manager, Kyler Ludwig

Background:

The City of Kanab undertakes annual chip sealing projects to maintain and extend the life of its roads. The City has a goal to have each road chip sealed every 7 years. Staff is proposing a change order to the FY2025 Chip Seal Project by adding a spring chip seal project of 190,000 sq feet of treatment.

Analysis:

Staff is recommending approximately 15 additional miles of chip seal projects. Completion of the proposed change order will get the City back on schedule to have each road chip sealed within a 7 year time period, and all new roads chip sealed at 1-2 years of age. A map of the roads completed in Fall of 2024 (yellow) and the roads proposed for Spring of 2025 through this change order (red) can be found online:

https://www.google.com/maps/d/edit?mid=1eGBYggM4LFuMzp53Ly3jxyTrP_st0Xs&usp=sharing

Oil- \$240,000
Chips - \$90,000
Transport Chips - \$35,000
Labor- \$92,000

Legal:

This item has not been reviewed by legal

Financial:

— A Western Classic —

The transportation fund balance at the beginning of the year was \$1,000,000 with almost 800,000 in revenues anticipated for the year. There are sufficient funds for this change order, but a budget amendment will be necessary prior to the expenditure.

Recommendations/Actions: It is recommended the City Council:

Approve the change order and purchase of chips, oil, and labor to complete 190,000sqft of chip seal. Up to \$500,000, purchases include rocks from interstate rock, oil from peak asphalt, and labor/transportation from Lamb Excavating.



The price for chips is 28.60 a ton. We have an order for 3,000 tons.

Haul price from lambs is 14.00 a ton

Haul price from Dirt@Jerry and sons is 16.00 a ton

Oil is 724.00 a ton delivered with a current order of 340 tons. The tonnage may fluctuate a little.

Lambs Chipping price is the same as the fall 2024 charge at .46 cents a square yard with rough estimate of 190,000 yards.

Chips are

87,000.00 to Interstate Rock

Haul charge

42,000.00 delivered from Lambs

48,000.00 delivered from Dirt@Jerry

Oil is

247,000.00

Chip seal laydown cost with mobilization is

92,400.00

If possible the total for the spring Chipseal project should not exceed 500,000.00 but should be closer to 480,000.00



Peak Asphalt, LLC

Asphalts • Emulsions • Road Oils



1710 W. 2600 S., Woods Cross UT 84087

Phone: (801) 296-0166

Fax: (801) 296-9590

TO: Kanab City

ATTN: Jake Dutton

26 North 100 East

Kanab, UT 84741

Phone: (435) 644-2534 Fax:

RE: Kanab City 2025

PROJECT NUMBER:

BID DATE: November 06, 2024

Product	TONS	Price/Ton Tax Excluded	Effective Thru	Freight Per Ton	FOB
PMRE	340.00	\$625.00	10/31/2025	\$99.00	North Salt Lake
DISTRIBUTOR SERVICE \$0.00 Minimum Charge		\$0.00/TON OR \$0.00/HOUR (WHICHEVER IS GREATER)			

Contract Special Provisions:

Es/De-Escalation will not apply
Fuel surcharge is included in haul price.

- 1> All Product Will Conform to specifications.
- 2> **Peak Asphalt, LLC** reserves the right to ship from any supply facility on a freight equalized basis.
- 3> This price quotation is made expressly subject to the Terms and Conditions of the **Peak Asphalt, LLC** standard purchase agreement.
- 4> Freight will be billed separately by a common carrier.
- 5> Freight is subject to a fuel surcharge at time of delivery.
- 6> The above prices on the above quantities are valid for 5 (five) days from the date of the quotation and if accepted within the stated period will remain effective thru the **2025** season.

Miscellaneous incidental charges are as follow:

All prices based on a 35-ton minimum. Full freight charges to destination and 1/2 freight charges will be assessed on returned product. No credit will be given for anti-strip or diluted materials. Unloading time: 2.00 hours free then \$150.00 per hour thereafter. Overnight holdover: \$400.00 per night. Restocking fee for returned product: \$250.00, Equipment charge for job-site pump-off, flat fee per occurrence (no polymer modified asphalts) \$0.00.

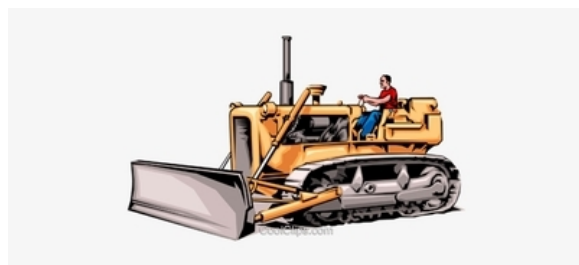
Thank you for giving us the opportunity to prepare this bid.

Rick Nielson
Peak Asphalt, LLC

Accepted By: _____ Firm: Kanab City Date: _____

LAMB EXCAVATING INC

P.O. Box 177
Orderville, UT 84758
435-648-2318
kellylamb1986@gmail.com



Estimate

ADDRESS

Kanab City AP
26 North 100 East
Kanab, UT 84741 USA

SHIP TO

Kanab City AP
26 North 100 East
Kanab, UT 84741 USA

ESTIMATE # 1123**DATE** 09/16/2024**EXPIRATION DATE** 05/01/2024**P.O. NUMBER**

2025 Chip Seal

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/16/2024	Chip Seal	Chip Seal	190,000	0.46	87,400.00
09/16/2024	Mobilization	Mobilization	1	5,000.00	5,000.00

Estimate is for scope of work that has been discussed. If the work exceeds the scope, work will stop and invoices will be paid by customer. A new quote will be discussed with the customer before moving forward.

TOTAL**\$92,400.00**

Accepted By

Accepted Date

LAMB EXCAVATING INC

P.O. Box 177
Orderville, UT 84758
435-648-2318
kellylamb1986@gmail.com



Estimate

ADDRESS

Kanab City AP
26 North 100 East
Kanab, UT 84741 USA

SHIP TO

Kanab City AP
26 North 100 East
Kanab, UT 84741 USA

ESTIMATE # 1124**DATE** 09/16/2024**EXPIRATION DATE** 05/01/2024**P.O. NUMBER**

2025 Chip Haul

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/16/2024	Transportation	Haul Chips from Hurricane to Kanab	2,500	14.00	35,000.00

Estimate is for scope of work that has been discussed. If the work exceeds the scope, work will stop and invoices will be paid by customer. A new quote will be discussed with the customer before moving forward.

TOTAL**\$35,000.00**

Accepted By

Accepted Date

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



City Manager
Kyler Ludwig
City Attorney
Kent Burggraaf
City Recorder
Celeste Cram
City Treasurer
Danielle Ramsay

DATE: November 12, 2024
TO: Mayor and City Council
SUBJECT: Engineering Task Orders
PREPARED BY: City Manager, Kyler Ludwig

Background:

Staff is requesting authorization from the council to approve engineering task orders for impact fee facility plan projects.

Analysis:

Civil Science has proposed a task order for the Escalante and Savage Point drainage projects. Staff would like to move forward with the design of the Savage Point Extension (32% impact fee eligible). The North and South Escalante Ditch Improvements can be removed from the task order (these projects are not eligible for impact fees, and may be done in-house).

The task order for treatment capacity of \$2,000 is recommended for council approval. This will help the City purchase new equipment for chloritization.

The task order for the Sewer Aeration and Rake System estimated at \$5,000 is recommended for council approval. This project will help improve our treatment capacity and mitigate trash at the lagoons.

Legal:

This item has not been reviewed by legal

Financial:

The City has budgeted funds for each of these projects, and they are each impact fee eligible.

Recommendations/Actions: It is recommended the City Council:

— A Western Classic —

Approve the proposed task orders with Civil Science as recommended by City Staff.



August 23, 2024

Kanab City
Attn: Kyler Ludwig
26 North 100 East
Kanab, UT 84741

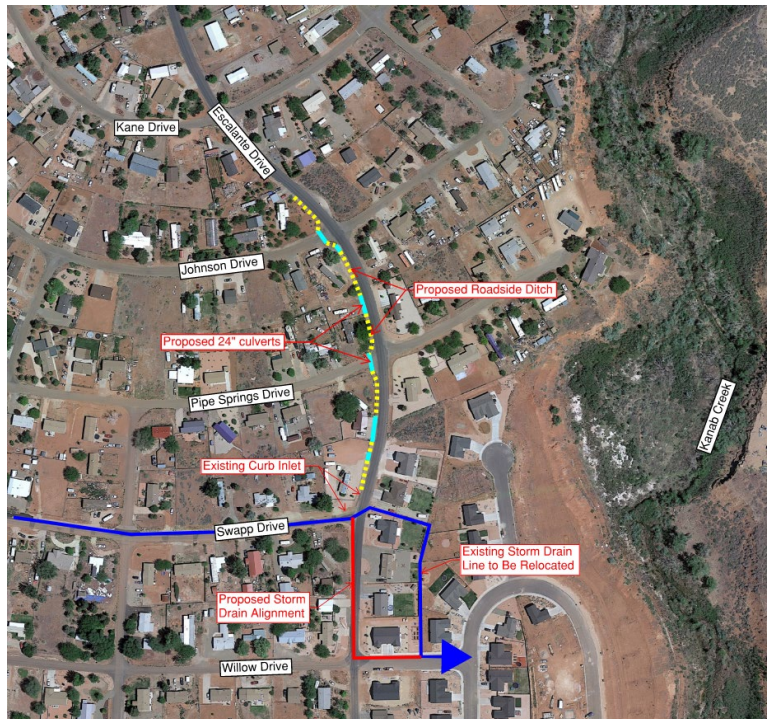
RE: Work Task Order 2024-1
2024 Drainage Improvements Project – Escalante Drive & Savage Point

Dear Mr. Ludwig,

Civil Science (CS) is pleased to submit this Work Task Order No. 2024-1 for professional services for the 2024 Drainage Improvements Project (Project). As always, we appreciate the opportunity to work with the City of Kanab (City) and other projects and we value our affiliation as the City's Engineer.

PROJECT UNDERSTANDING

The City intends to improve the stormwater management system and drainage facilities along Escalante Drive and Country Club Drive per recommendations provided in the City's 2024 Stormwater Impact Fee Facilities Plan (IFFP) completed by CS. The objective is to alleviate flood concerns within the immediate and surrounding watershed areas near Escalante Drive during rain events. Improvements include, but are not limited to, roadside ditches, culvert crossings, and the realignment of an underground storm drain conveyance system as shown in the exhibits below. Improvements for Country Club Drive are intended to be implemented between the north Country Club Drive detention basin and connect to the Savage Point detention basin. Improvements may include the installation of storm drain pipes and catch basins as shown in the exhibit below. Preliminary opinions of costs for both projects in the recently completed IFFPA total around \$1.7M.



Proposed Escalante North Ditch and Storm Drain Realignment





Proposed Escalante South Ditch Improvements



Proposed Country Club Drive Storm Drain Project

SCOPE OF WORK

Based on the Project Understanding outlined above, CS will provide the following services where tasks will include:

Topographical Survey and Easements

1. Set survey control and establish control points for future use during the construction phase of the project.
2. Provide design survey for the Project, perform topographical GPS survey, and provide updated aerials via UAV.
3. Review and collect data pertinent to the design, obtain information from utility owners and incorporate it into the base map.
4. Locate other utilities by GIS mapping, blue stakes, or as evident in the field.
5. Map existing utilities based upon as-builts and apparent points collected in the field with invert elevations with GPS equipment.
6. Research impacted property deeds and prepare mapping of property boundaries.
7. Provide a legal description or other easement documentation for existing and proposed storm drain lines within the project.
8. Prepare an existing base map to include existing aerials, property, existing utilities and known depths, and existing topography and surface.
9. Prepare easements documents for four (4) properties that are anticipated to be impacted by the proposed storm drain outfall line in the Ranchos.

Deliverables:

- a. Project Base Map, Existing Conditions
- b. Easement Documents for Signature

Assumptions

- The City will coordinate the easement acquisition, negotiations and agreements with the property owners if necessary.
- Mapping of utilities will be based on available mapping or as-built information provided by the City or utility companies. Surface utilities will be verified in the field with traditional survey equipment.
- No subsurface utility investigation or potholing is anticipated, if there arises a need the City will provide this service.
- Easement document preparation will occur based on the agreed upon alignment after preliminary engineering is completed.
- Improvements adjacent to the roadway are assumed to be within the right-of-way. Easements needed for more than the four (4) properties outlined above, are outside this scope of work and can be billed at an hourly rate or negotiated before additional services are rendered.

Preliminary Engineering Design – CS will provide and complete drainage calculations and preliminary design for the Project to determine location and size of proposed drainage facilities. CS will evaluate existing stormwater runoff conditions within the watershed basin which the project is located. CS will consider future development within the project watershed basin and design for future build-out conditions. The preliminary engineering design phase consists of the following tasks:

1. Meet with the City as required to review goals, objectives, scope and schedule for the Project.
2. Collect and review data pertinent to the design.

3. Analyze existing stormwater facilities within the project area and current capacity. This is expected to be analyzed using the detailed modeling software Autodesk SSA.
4. Identify watershed limits and sub-basins.
5. Evaluate recommendations from the City's 2024 IFFP including:
 - a. Escalante Drive North Ditch
 - i. Design of a drainage ditch along the west shoulder of Escalante Drive between Swapp Drive and Kane Drive.
 - ii. Design of culvert crossings at public roadway and private driveway crossings
 - b. Escalante Drive Storm Drain System Realignment
 - i. Design of the realignment of the existing storm drain system from the back of lots to the existing right-of-way in Escalante Drive and Willow Drive.
 - c. Escalante Drive South Ditch
 - i. Design of a drainage ditch along the south shoulder of Navajo Drive between Powell Drive and Escalante Drive.
 - ii. Design of a drainage ditch along the west shoulder of Escalante Drive between Aspen Drive and Navajo Drive.
 - iii. Design of culvert crossings at public roadway and private driveway crossings
 - iv. Design of the outfall alignment and location
 - d. Country Club Drive storm drain extension
 - i. Design of a storm water collection system to convey storm water from the North Country Club detention pond to the existing Savage Point detention pond.
 - ii. Design curb inlet sizes and locations, and pipe size for the collection system.
 - iii. Verify existing outfall pipe size and conditions.

Deliverables:

- a. Project Design Criteria Report showing the results of the drainage models and providing recommendations for the design of the project.
- b. Overview map of the proposed project alignments and improvements.

Assumptions

- Drainage calculations to be completed in Autodesk SSA software.
- Future conditions to be considered will be limited to currently planned developments known to the City within the project watershed basins.
- The existing Savage Point detention basin has adequate capacity and will not require improvements with this project.
- The Project Design Criteria Report is not intended to be a full drainage study. Model input values for subbasin runoff will be derived from the 2024 Stormwater IFFP.

Final Design & Construction Documents – The engineering design phase generally includes preparation of a bid package for the improvements to be issued for public bid. Specific tasks may include:

1. Prepare construction drawings which are anticipated to include the following (some sheet subsets may be combined based on the simplicity of the project):
 - a. Cover Sheet
 - b. General Notes Sheet
 - c. Site / Horizontal Control Plan
 - d. Existing Conditions & Demolition Plans
 - e. Grading & Drainage Plans
 - f. Storm Drain Plan and Profiles

- g. Detail Sheets
2. Prepare and provide a project manual that will include bidding documents, agreement document, bid schedule, quantity takeoffs, etc.
3. Prepare and provide an Engineer's Opinion of Cost.
4. Prepare and submit final construction documents to the City for review and approval.

Deliverables:

- a. Construction Drawings
- b. Project Manual
 - I. Bid Documents
 - II. Agreement Documents
 - III. Special Provisions Specifications
- c. Engineer's Opinion of Cost

Assumptions

- The Contractor will be required to provide a SWPPP for the Project. It is not included in the design.
- A geotechnical report is not included in this contract. Pavement sections will conform to City and/or County standards.
- Landscape and irrigation plans are not required for this project therefore are excluded from this contract.
- A designed outfall structure, such as a rock chute, is not expected with this project. It is not included in the 2024 Stormwater IFFP and is not included with this project.

FEE PROPOSAL

CS proposes to complete the Scope of Work outlined above as follows:

Task Description	Total Fee	Fee Type	Notes
Topographical Survey and Easements	\$18,100	Lump Sum	
Preliminary Engineering Design	\$16,600	Lump Sum	
Final Design & Construction Documents	\$49,200	Lump Sum	
<i>Sub-Total</i>	<i>\$83,900</i>	<i>Lump Sum</i>	
Bid Phase Services	\$7,900*	Hourly	Based on 40 man-hours
Construction Staking	\$11,300*	Hourly	Based on 5 site visits and 65 man-hours
Construction Phase Services	\$52,700*	Hourly	Based on a 120 day construction period and 250 man-hours
<i>Sub-Total</i>	<i>\$71,900*</i>	<i>Hourly</i>	
Task Order Total	\$155,800		

*CS may alter the distribution of the compensation between individual tasks of the Scope of Work to be consistent with services rendered but shall not exceed the total hourly compensation amount.

Professional fees shown are not to exceed unless upon written authorization from the Client. Professional services rendered for the Hourly Fee Type will be completed by CS at the rates and fees given in the attached Exhibit A.

The City may authorize CS to furnish or obtain from others additional services, if required, outside the Scope of Work detailed in this Task Order. If such additional services are authorized by the City, CS shall complete the services based on the rates and fees given in the attached Exhibit A or negotiated for an agreed upon fee.

We appreciate the opportunity to work with the City on this and other projects. If the City wishes to move forward with this project, we recommend execution of this Task Order in accordance with the Agreement between the two parties. Please contact me at or (435) 773-3120 (chowick@civilscience.com) with any questions or concerns.

Respectfully,



Cody C. Howick, P.E.
St. George Office Manager

Acknowledgement of
Task Order by

City: _____ Date: _____

CIVIL SCIENCE INFRASTRUCTURE, INC.
Short Form Consulting Services Contract
 Client/Engineer Form

Exhibit A – CS Standard Hourly Rates and Fee Schedule (UT01/2024)

LABOR RATES – Services provided by CS personnel will be invoiced at the hourly rates identified below:

Labor Category	Hourly Labor Rate ¹	Labor Category	Hourly Labor Rate ¹
Technician I	\$87.00	Survey I	\$84.00
Technician II	\$97.00	Survey II	\$99.00
Technician III	\$112.00	Survey III	\$120.00
Technician IV	\$126.00	Survey IV	\$139.00
Technician V	\$155.00	Survey V	\$161.00
Engineer I	\$109.00	Survey VI	\$175.00
Engineer II	\$129.00	Survey Crew – 1-Man	\$134.00
Engineer III	\$146.00	Survey Crew – 2-Man	\$204.00
Engineer IV	\$160.00	Landscape Architect I	\$89.00
Engineer V	\$171.00	Landscape Architect II	\$107.00
Engineer VI	\$199.00	Landscape Architect III	\$124.00
Sr. Engineer	\$229.00	Landscape Architect IV	\$141.00
Admin I	\$72.00	Sr. Landscape Architect	\$163.00
Admin II	\$89.00	Visual Designer	\$139.00
Admin III	\$109.00	Project Manager I	\$141.00
Admin IV	\$137.00	Project Manager II	\$163.00
Admin V	\$160.00	Project Manager III	\$183.00
Admin VI	\$179.00		

DIRECT REIMBURSABLE RATES:

Mileage	\$ 0.67 /mile (IRS std.)
Full Day Per-Diem (as necessary and agreed upon)	\$ 59 /person/day (IRS std.)
Partial Day Per-Diem (as necessary and agreed upon)	\$ 44.25 /person/day (IRS std.)
Lodging (as necessary and agreed upon)	\$ Cost/Night + 15% Mark Up
Outside Consultants / Subconsultants	\$ Cost + 15% Mark Up
Other Expenses or Direct Costs Occurred	\$ Cost + 15% Mark Up

TIME CHARGES: Time reporting for all office personnel is based upon actual time in office. Time reporting for all field work is based upon actual field work plus travel time to and from assigned office location. Time billed in 15 minutes increments.

AUDIT PRIVILEGES: All job audit privileges of CLIENT will extend only to review, and approval of monthly invoices submitted by CS to CLIENT. Invoices prepared and submitted by CS will include copies of source documents of all expenditures including: time, travel, subcontracts, supplies, equipment, materials, or premiums. The CLIENT may review, debate, or qualify items for payment at the time of invoice review and approval and payment of invoice. CLIENT waves post job audit privileges beyond invoice approval. CS will not retain job related support documents or any other billing documents beyond the periodic period, review period, and collection by CS of invoices submitted.

ESTIMATES: Estimates are provided to the CLIENT for budgeting purposes only and are not an agreement by CS to perform the services for a lump-sum, fixed fee, or not to exceed price unless otherwise provided for in the contract. CS reserves the right to change rates used on rate-based reimbursable contracts.

¹ Rates change annually at beginning of year and may change on other occasions

Kyler & Jake,

Based on our last discussions we have put together this email for some of the small miscellaneous tasks that we believe fall under our on-call contract. Please review the below tasks and respond with your approval to begin the work.

Water Fill Station:

In support of the City's Water Fill Station Improvement project CS will meet with the City as required to review goals, objectives, scope, and schedule of the project. CS will collect and review data pertinent to the project to guide engineering design. Based on research data collected CS will complete an engineering plan identifying the location, dimensions, access, along with utility connections and alignments.

- Due Diligence and research
 - City project meetings and coordination
 - Existing utility inventory and coordination with agencies
 - Fill station manufacturer coordination
 - Site Visit
- Preliminary Engineering Construction Drawings
 - Cover, general notes, engineering site plan (including grading, utilities), and details
 - Submittal to the City for review

Fee Estimate: \$7,500 Hourly

Treatment Capacity Improvements:

In support of the City's Water Treatment Capacity Improvement project CS will meet with the City as required to review goals, objectives, scope, and schedule of the project. It is our understanding that the City intends to upgrade the existing 10 lb./day regulator to a 20 lb./day regulator. CS will coordinate with a manufacturer to identify a suitable solution to accomplish the desired results and relay the information to the City. Due to the unknown nature of the effort required CS will provide this service on a time and materials basis. For budgeting purposes CS will budget for up to 10 hours of meetings and coordination (assume 6 hours of Kelvin's time and 4 hours for Cody / Steve for meetings and coordination efforts).

Fee Estimate: \$2,000 Hourly

Sanitary Sewer Aeration and Rake System:

This project is expected to be a separate Task Order once the City has an approved design criteria and scope for the installation of an aeration and sewer rake systems. It is our understanding that the City intends to install an aeration system in conjunction with a sewer rake to improve odor conditions and treatment effectiveness at the sewer lagoons. CS will coordinate a site visit at the Cedar City sewer treatment plant to inspect and understand the features and options available with the sewer rake system. CS will coordinate with manufacturers to identify a suitable solution to accomplish the desired results and relay the information to the City.. CS will create a design criteria document for the entire project that will address the results of manufacturer coordination efforts, material recommendations, and integration between the aeration system and sewer rake system. For budgeting purposes CS will budget for up to 28 hours of meetings, coordination, and design criteria deliverable creation (assume 16 hours of Kelvin's time and 12 hours for Cody / Steve for meetings and coordination efforts).

Fee Estimate: \$5,000 Hourly

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



KANAB
—UTAH—

City Manager
Kyler Ludwig
City Attorney
Kent Burggraaf
City Recorder
Celeste Cram
City Treasurer
Danielle Ramsay

DATE: November 5, 2024
TO: Mayor and City Council
SUBJECT: Law Enforcement Mutual Aid
PREPARED BY: City Manager, Kyler Ludwig

Background:

The City of Kanab and neighboring law enforcement agencies have worked to establish a mutual aid agreement. The agreement includes Coconino County, Kane County, Fredonia, Page, and Big Water. Recent changes in State Code have made this agreement possible for agencies to work across state lines. The Council Approved this agreement in April of 2023, but changes were needed within Arizona State Code before the neighboring jurisdictions in Arizona could participate.

Analysis:

The proposed agreement allows for voluntary cooperation between the agencies. The agreement's duration is 50 years. This partnership between agencies is vital, especially during critical incidents. This agreement is part of an ongoing relationship of trust that has been built up through years of working together; this agreement solidifies our relationships and helps increase the level of safety we can provide our residents.

Legal:

Approved as to form.

Financial:

The City is responsible for all costs undertaken to assist other agencies.

Recommendations/Actions: It is recommended the City Council:

Approve Resolution _____ R, A Resolution Approving an Interlocal Agreement for Law Enforcement Mutual Aid ..

Attachments:

Proposed Agreement

— A Western Classic —

RESOLUTION NO. _____ R

**A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT FOR LAW
ENFORCEMENT MUTUAL AID**

WHEREAS, the City Council finds that in conformance with Utah Code § 10-3-717, the City Council, as the governing body of the City, may exercise all administrative powers by resolution;

WHEREAS, the Kanab City Council (the “Council”) met in regular session on November 12, 2024, to discuss, among other things, approving an Interlocal Agreement (“Agreement”) between Kanab City (“City”), Coconino County, Kane County, the Town of Fredonia, the City of Page, and the Town of Big Water (collectively, the “Parties” or “Members”), establishing terms for providing law enforcement mutual aid;

WHEREAS, the City and other Parties to the Agreement are public agencies as defined in the Utah Interlocal Cooperation Act, Utah Code § 11-13-101, et seq. (the “Act”), and, as such, are authorized by the Act to each enter into an interlocal agreement to act jointly and cooperatively on the basis of mutual advantage;

WHEREAS, the City has elected to maintain and support a police department for its own public safety purposes, which department often responds upon request for aid to the other Parties’ respective jurisdictions to assist in providing law enforcement services, and likewise makes requests for assistance of neighboring law enforcement agencies from time to time;

WHEREAS, the aforementioned departments, public agencies, cities, towns, and counties of the State of Arizona and of the State of Utah are experiencing increased common problems in those area adjoining their contiguous borders which require mutual cooperation between such cities, towns, counties, public agencies, and departments;

WHEREAS, Title 11, Chapter 7 of Utah Code directs the City to enter into a written agreements with the other specified political subdivisions, if it intends to provide law enforcement services and assistance outside the City’s territory and in the boundaries of another political subdivision, thereby assuring: (1) the preservation of the City’s privileges and immunities from liability; and (2) to affording a police officer that is killed or injured outside the territorial limits of the City benefits and protections under the law, as if the death or injury occurred within City limits;

WHEREAS, the Parties to the Agreement have law enforcement offices or departments that provide law enforcement services of varying degrees;

WHEREAS, the City desires from time to time to contribute toward the support of public safety of neighboring agencies within Kane County and Coconino County, at its sole discretion and as resources allow (i.e., not under a contractual or legal obligation to respond and support), upon request, and to receive the same support and assistance when needed from neighboring agencies within Kane County and Coconino County;

WHEREAS, this Agreement does not create an interlocal entity; and

WHEREAS, the City Council finds that signing and supporting the Agreement is in the best interest of the citizens of Kanab.

NOW, THEREFORE, BE IT RESOLVED by the Kanab City Council, adopting the Interlocal Agreement attached hereto, titled “Intergovernmental Agreement for Mutual Aid in Law Enforcement,” or substantially in the form attached hereto (i.e., if minor adjustments are requested/required by a party to the agreement), and thereby authorizing the signing of the same.

The Mayor and City staff are authorized to take all steps necessary to effectuate this resolution.

A fully executed copy of the Agreement shall be provided to the appropriate representative of the respective Parties for presentment and consideration.

The provisions of this Resolution shall be severable, and, if any provision thereof or any application of such provision is held invalid, it shall not affect any other provisions of this Resolution or the application in a different circumstance.

This Resolution shall be effective upon passage.

PASSED AND RESOLVED this 12th day of November, 2024.

KANAB CITY

ATTEST:

MAYOR

RECORDER

VOTING:

Arlon Chamberlain	Yea ____	Nay ____
Scott Colson	Yea ____	Nay ____
Chris Heaton	Yea ____	Nay ____
Boyd Corry	Yea ____	Nay ____
Peter Banks	Yea ____	Nay ____

INTERGOVERNMENTAL AGREEMENT FOR MUTUAL AID IN LAW ENFORCEMENT

This Intergovernmental Agreement (“IGA”) is made as of _____, 2024 (the “Effective Date”) by and between Coconino County, Kane County, Kanab City, Town of Fredonia, City of Page, and Town of Big Water, pursuant to authority granted to each entity under A.R.S. § 13-3872, and U.C.A. § 11-13-201 *et. seq.*

WHEREAS, the Kane County Sheriff’s Office of Kane County in the State of Utah; the Coconino County Sheriff’s Office of Coconino County in the State of Arizona; Kanab City, Utah; the Town of Fredonia, Arizona; the City of Page, Arizona; and the Town of Big Water, Utah through the Marshal desire to enter into this mutual aid agreement with respect to law enforcement as authorized by Arizona Revised Statutes 13-3872 and 13-3875.01(F), and 11-952, and by Utah Code Sections 11-13-201 *et. seq.*; and

WHEREAS, the aforementioned departments, public agencies, cities, towns, and counties are experiencing increased common problems in those area adjoining their contiguous borders which require mutual cooperation between such cities, towns, counties, public agencies, and departments; and

WHEREAS, it is desirable that each of the parties hereto should voluntarily assist each other in the event of disasters or emergencies by the interchange of law enforcement services and facilities, to cope with the problem of the emergency protection of life and property; and

WHEREAS, it is necessary and desirable that a cooperative agreement be executed for the interchange of such mutual aid on an interstate basis; and

WHEREAS, this agreement for mutual aid does not create an interlocal or intergovernmental entity; and

WHEREAS, it is the purpose of this agreement to permit the aforementioned state and local governmental units to make the most efficient use of their powers by enabling them to cooperate with governmental units of other named states on a basis of mutual advantage and thereby provide services and facilities in a manner that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities.

NOW, THEREFORE, the parties hereto in consideration of the matters and things hereinafter set forth hereby agree as follows:

SECTION 1. Definitions

- a) “Party” means each of the governmental entities named in the preamble hereinabove or such entities acting by their respective law enforcement agencies if the context so requires.
- b) “Requesting Party” means any party requesting law enforcement assistance from any other Party.

- c) "Assisting Party" means any Party rendering law enforcement assistance to a Requesting Party.
- d) "Chief Law Enforcement Officer" means that person who is a "department or agency head with peace officer jurisdiction, or his duly authorized representative having the primary responsibility for law enforcement within the jurisdiction or territory," whether designated by appointment or election.

SECTION 2. Purpose.

The purpose of this agreement is to obtain maximum efficiency in cooperative law enforcement operations through mutual aid and assistance within each Party's jurisdiction pursuant to the prior consent herein given by the Chief Law Enforcement Officer and Governing Body of that Party.

SECTION 3. Consent to Extension of Peace Officer Authority.

The respective Chief Law Enforcement Officers of each of the Parties hereby severally consent that the authority as a peace officer of the officers and employees of each and every other Party hereto within the jurisdiction or territory of such other party hereby is extended into the jurisdiction or territory of such consenting Chief Law Enforcement Officer either

- a) When requested by such Chief Law Enforcement Officer as set forth in Section 4 or
- b) Upon perception by any such officer or employees of a situation or circumstance within the jurisdiction or territory of the consenting Chief Law Enforcement Officer which apparently requires immediate law enforcement action, or other emergency action, which such officer or employee is otherwise authorized to take. The Assisting Party whose officer or employee is performing such voluntary assistance shall notify the agency within whose territory or jurisdiction the voluntary assistance is being rendered who will thereupon assume the general order authorized in Section 5 of this agreement.

In all instances of assistance, whether requested or voluntary, the assisting Party shall render any such assistance as it can give consistent with its own law enforcement needs at the time. Each Party agrees that this agreement does not create any substantive or procedural right in favor of any third party; nor does it create a duty to respond not otherwise imposed by applicable law.

SECTION 4. Requests.

Requests for Interstate Mutual Aid shall be made through presently established communications systems. Responses to requests for law enforcement mutual aid outlined in this agreement shall be limited to that area included in that area within fifty (50) statute air miles of any point along the Arizona-Utah border and within those two states.

Emergency requests for on patrol unit, for incidents of anticipated short duration, may be made to any employee of the Assisting Party.

Emergency requests requiring more than one patrol unit, for instances of anticipated short duration, shall be directed to the Senior Ranking Officer on duty in the command area contiguous to the location of the occurrence.

Requests for assistance involving major occurrences which may require a large number of officers, resources, or a considerable expenditure of time, shall be made to a Department Officer of command status.

A Peace Officer from the State of the Assisting Party, whether responding to a request for assistance under this Section, or providing emergency assistance under Section 3, is not assigned to law enforcement duty in the State of the Requesting Party under the terms of this agreement but shall be considered as providing emergency aid. Nothing in this Agreement shall be interpreted or construed to mean that any Peace Officer from the state of the Assisting Party is regularly assigned to law enforcement duty in the state of the Requesting Party.

SECTION 5. Control In Assistance Operations.

A Requesting Party shall have and exercise general control of directing any Assisting Party to places where they are needed; however, the commanding officer for any Assisting Party shall be responsible for exercising exclusive control over the Assisting Party's forces in response to the general directions of the Requesting Party. Requesting Party will assign personnel to advise responding officers of statutory, administrative, and procedural requirements within the jurisdiction of the occurrence.

Officers of the Requesting Party will be primarily responsible for making and processing arrests and the impounding or safeguarding of lives or property within the territorial boundaries of their state. When a responding officer of the Assisting Party while in the requesting state takes a person or property into custody, the officer shall relinquish custody of said person or property at the earliest convenience to an officer of the Requesting Party for disposition in accordance with the laws of the requesting state.

Officers of the Assisting Party, who are subpoenaed to court as a direct or indirect result of providing assistance, shall honor all subpoenas under the conditions set forth in this agreement.

SECTION 6. Responsibility for Damages and Mutual Indemnification.

Each Party shall be solely responsible and made liable for claims, demands, or judgments (including costs, expenses, and reasonable attorney's fees) resulting from personal injury to any person or damage to any property arising out of the acts of the Party or any representative, principal, employee, officer, official, director or agent of that Party.

To the extent permitted by Arizona and Utah law, as applicable, each Party (the "Indemnifying Party") hereby indemnifies and holds the other Party as well as the other Party's agents, representatives, principals, employees, officers, officials and directors (collectively, the "Indemnified Party") harmless for, from, and against any loss, damage or expense, including reasonable attorney's fees and costs incurred or suffered by or threatened against the Indemnified Party for a claim for personal injury or property damage or otherwise brought by or on behalf of any third party person, firm or corporation to the extent caused by the negligence or willful misconduct of the Indemnifying Party or any of its representatives, principals, employees, officers, officials, directors or agents; provided, however, that an Indemnifying Party shall have no obligation to indemnify the Indemnified Party to the extent the claim arises out of the fault or negligence of the Indemnified Party.

SECTION 7. Provision of Equipment.

In rendering mutual law enforcement assistance, each Requesting Party and Assisting Party shall be responsible for the provision and maintenance of its own equipment, materials and supplies except in cases of emergency wherein it appears to the officers or employees immediately involved that the sharing or use of equipment owned or furnished by another Party or Parties is necessary or proper.

SECTION 8. Reports.

After occurrences wherein mutual law enforcement assistance was required and given, all participating Parties shall make an interchange of all reports arising out of such operation; provided, however, that nothing in this Section shall purport to waive, limit or remove the duties of confidentiality imposed or allowed by law as to any such reports or the contents thereof.

SECTION 9. Manner of Financing.

Each Party hereto shall within its lawful methods of financing, establish and provide in its annual budget for payment of the costs and expenses of performance of its obligations undertaken pursuant to this agreement. No Party shall otherwise be liable to any other Party for any costs or expenses.

SECTION 10. Duration.

This agreement shall remain in full force and effect unless terminated by one of the Parties pursuant to Section 11, but shall not exceed fifty (50) years. This agreement is also subject to termination pursuant to A.R.S. § 38-511.

SECTION 11. Termination; Disposition of Property Thereupon.

This agreement may be terminated in whole or in part as to any Party hereto on notice by that Party given in writing to all other Parties hereto not less than thirty (30) days in advance of the contemplated termination. Upon such termination all property not owned by the terminating Party which is in its custody or possession shall be forthwith returned to the Party owning the same or to whom possession should be given. Termination by one party shall not terminate this agreement among the remaining Parties.

SECTION 12. Joint Law Enforcement Operations Included.

Any joint law enforcement operations, present or future, in which the facilities, equipment or personnel of any of the Parties to this agreement are utilized, shall be deemed within the purview of this agreement and be subject to all the provisions hereof unless otherwise provided for by specific agreement among the Parties thereto.

SECTION 13. Miscellaneous.

- a) Nothing in this agreement shall be construed as either limiting or extending the lawful jurisdiction of any Party hereto other than as expressly set forth herein.
- b) Appropriate officials of the Parties may promulgate such written operational procedure in implementation of this agreement as to them appear desirable, provided that such are acceptable to such other Parties as they effect.

- c) This agreement shall be effective upon the execution of ten (10) originals by the Parties hereto, and upon one (1) original being deposited with the keeper of records of each of the Parties hereto.
- d) All law enforcement powers, all of the privileges and immunities from liability, exemptions from law, ordinances and rules, all pension, relief disability, workmen's compensation, and other benefits which apply to the activity of officers, agents, or employees when performing their respective functions within the territorial limits of their respective political subdivisions shall apply to them to the same degree and extent while engaged in the performance of any of their functions and duties extraterritorially under the provisions of this agreement.
- e) Nothing in this agreement, or in any future amendments, shall be interpreted, either expressly or impliedly, as constituting a waiver of any immunity applicable to any Party. All privileges and immunities from liability enjoyed by the Parties shall apply to the same degree and extent when acting in pursuance of this agreement.
- f) If any provision of this agreement is held invalid or unenforceable by any court of competent jurisdiction, the remainder shall remain in effect unless terminated as provided herein.
- g) The attorney for each Party has determined that this agreement is in proper form and is within the powers and authority granted under the laws of the state of the Party.
- h) A person from the Assisting Party who is providing aid or assistance under this Agreement for the Requesting Party must be a certified peace officer of the state of the Assisting Party.

IN WITNESS WHEREOF, the Chief Law Enforcement Officers of the Parties hereto have severally given their respective consents and the Parties hereto have executed this agreement by and through their respective officers duly authorized.

(The Remainder of this page is left blank intentionally. Signatures will follow on the next page.)

FOR KANE COUNTY:

Patty Kubeja
Kane County Commission Chair
ATTEST:

Chameill Lamb
Kane County Clerk

KANE COUNTY SHERIFF'S OFFICE

Tracy Glover
Kane County Sheriff

Robert Van Dyke
Kane County Attorney

KANAB CITY, UTAH

Colton Johnson
Mayor

Thomas Cram
Chief of Police

Kent Burggraaf
City Attorney

TOWN OF BIG WATER, UTAH

David Schmuker
Mayor

Russell Johnson
Marshal

Name:
Town Attorney

FOR COCONINO COUNTY:

Judy Begay
Coconino County Board Chairwoman
ATTEST:

Lindsay Daley
Clerk of the Board

COCONINO COUNTY SHERIFF'S OFFICE

Jim Driscoll
Coconino County Sheriff

Name:
Deputy County Attorney

TOWN OF FREDONIA, ARIZONA

Michael Ferguson
Mayor

Jason Peterson
Chief of Police

Mangum Wall Stoops & Warden, PLLC
Town Attorney

CITY OF PAGE, ARIZONA

Bill Diak
Mayor

Tim Lange
Chief of Police

Joshua Smith
City Attorney

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



KANAB
—UTAH—

City Manager
Kyler Ludwig
City Attorney
Kent Burggraaf
City Recorder
Celeste Cram
City Treasurer
Danielle Ramsay

DATE: November 12, 2024
TO: Mayor and City Council
SUBJECT: Airport CIP
PREPARED BY: City Manager, Kyler Ludwig

Background:

A Capital Improvement Plan (CIP) is a tool for organizations to better plan for future capital expenditures (5-10 years). The FAA requires the Kanab City Airport to maintain a CIP for projects funded through FAA grant programs. The CIP has been used to direct the City on how to spend the \$150,000 annual FAA entitlement grant.

Additional funds were allocated for airports through the Bipartisan Infrastructure Law (BIL) passed which distributed \$25 Billion to infrastructure projects. BIL gave the Kanab Municipal Airport Between \$100,000 and \$159,000 annually for the next 5 years.

The City Council has reviewed the CIP on September 27, 2022, and December 12, 2023.

Analysis:

There are no significant changes in projects.
FAA funding over the next two years was increased from 90% to 95%

The FAA requested the Pavement Preservation, and PAPI projects be moved to 2026 instead of 2027.

Legal:

Approved as to form.

Financial:

The City funds approximately 5% of the FAA grants. Historically the state has helped with 5% of the projects, and the FAA has covered 90%.

Recommendations/Actions: It is recommended the City Council:

— A Western Classic —

Approve the Kanab Municipal Airport Capital Improvement Plan



KANAB MUNICIPAL AIRPORT
CAPITAL IMPROVEMENT PLAN
KANAB, UT - OCTOBER 2024



YEAR	DESCRIPTION	TOTAL ESTIMATED PROJECT COST 2025 DOLLARS	FUNDING SOURCES					NEPA DOCUMENT
			FEDERAL (90.63% - 95.0%)			LOCAL(2.50%- 4.685%)	STATE (2.50%- 4.685%)	
			ENTITLEMENT (NPE)	STATE APPORTIONMENT / DISCRETIONARY	BIL (AIG)			
2025	Expand Apron - Phase II (Construction)	\$ 2,263,158	\$ 150,000	\$ 2,000,000		\$ 56,579	\$ 56,579	CATEX
	Reconstruct East Taxilanes	\$ 311,111				\$ 31,111	\$ 280,000	
	Improve Fuel Farm (Reposition/Rehabilitate AVGAS tank)	\$ 94,444				\$ 9,444	\$ 85,000	
	Construct/Improve Fuel Farm (install Jet A tank system) (Phase II Construct)**	\$ 382,105			\$ 363,000	\$ 9,553	\$ 9,553	
2025		\$ 3,050,819	\$ 150,000	\$ 2,000,000	\$ 363,000	\$ 106,687	\$ 431,132	
2026	Pavement Preservation (RWY and Aprons)	\$ 444,444				\$ 44,444	\$ 400,000	
	Install RW Visual Guidance System (replace RW 1 PAPI)	\$ 157,895	\$ 150,000			\$ 3,947	\$ 3,947	CATEX
	**Reimburse KNB for 2024 Fuel Farm project w/BIL AIG funds	\$ 147,368			\$ 140,000	\$ 3,684	\$ 3,684	
2026		\$ 749,708	\$ 150,000	\$ -	\$ 140,000	\$ 52,076	\$ 407,632	
2027	Carryover NPE to 2028							
2027		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2028	Acquire Land for Development (Relocate AWOS III)	\$ 82,754	\$ 75,000			\$ 3,877	\$ 3,877	EA
	Acquire Easement for Development (Relocate AWOS III)	\$ 82,754	\$ 75,000			\$ 3,877	\$ 3,877	EA
2028		\$ 165,508	\$ 150,000	\$ -	\$ -	\$ 7,754	\$ 7,754	
2029	Install Weather Reporting Equipment (Replace/Relocate AWOS III)	\$ 386,186	\$ 300,000	\$ 50,000		\$ 18,093	\$ 18,093	CATEX
2029		\$ 386,186	\$ 300,000	\$ 50,000	\$ -	\$ 18,093	\$ 18,093	
	SUBTOTAL 2025 - 2029 (5 -Years)	\$ 4,352,220	\$ 750,000	\$ 2,050,000	\$ 503,000	\$ 184,610	\$ 864,610	
2030	Carryover NPE to 2031							
2030		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2031	Construct parallel TW A - Phase I (design)	\$ 496,524	\$ 300,000	\$ 150,000		\$ 23,262	\$ 23,262	CATEX
2031		\$ 496,524	\$ 300,000	\$ 150,000	\$ -	\$ 23,262	\$ 23,262	
2032	Construct parallel TW A (north) - Phase II (construction)	\$ 2,648,130	\$ 150,000	\$ 2,250,000		\$ 124,065	\$ 124,065	CATEX (2031)
	Pavement Preservation	\$ 388,889				\$ 38,889	\$ 350,000	
2032		\$ 3,037,019	\$ 150,000	\$ 2,250,000	\$ -	\$ 162,954	\$ 474,065	
2033	Construct parallel TW A (south) - Phase III (construction)	\$ 2,648,130	\$ 150,000	\$ 2,250,000		\$ 124,065	\$ 124,065	CATEX (2031)
	Pavement Preservation	\$ 222,222				\$ 22,222	\$ 200,000	
2033		\$ 2,870,352	\$ 150,000	\$ 2,250,000	\$ -	\$ 146,287	\$ 324,065	
	SUBTOTAL 2030 - 2033 (5 -Years)	\$ 6,403,895	\$ 600,000	\$ 4,650,000	\$ -	\$ 332,503	\$ 821,392	

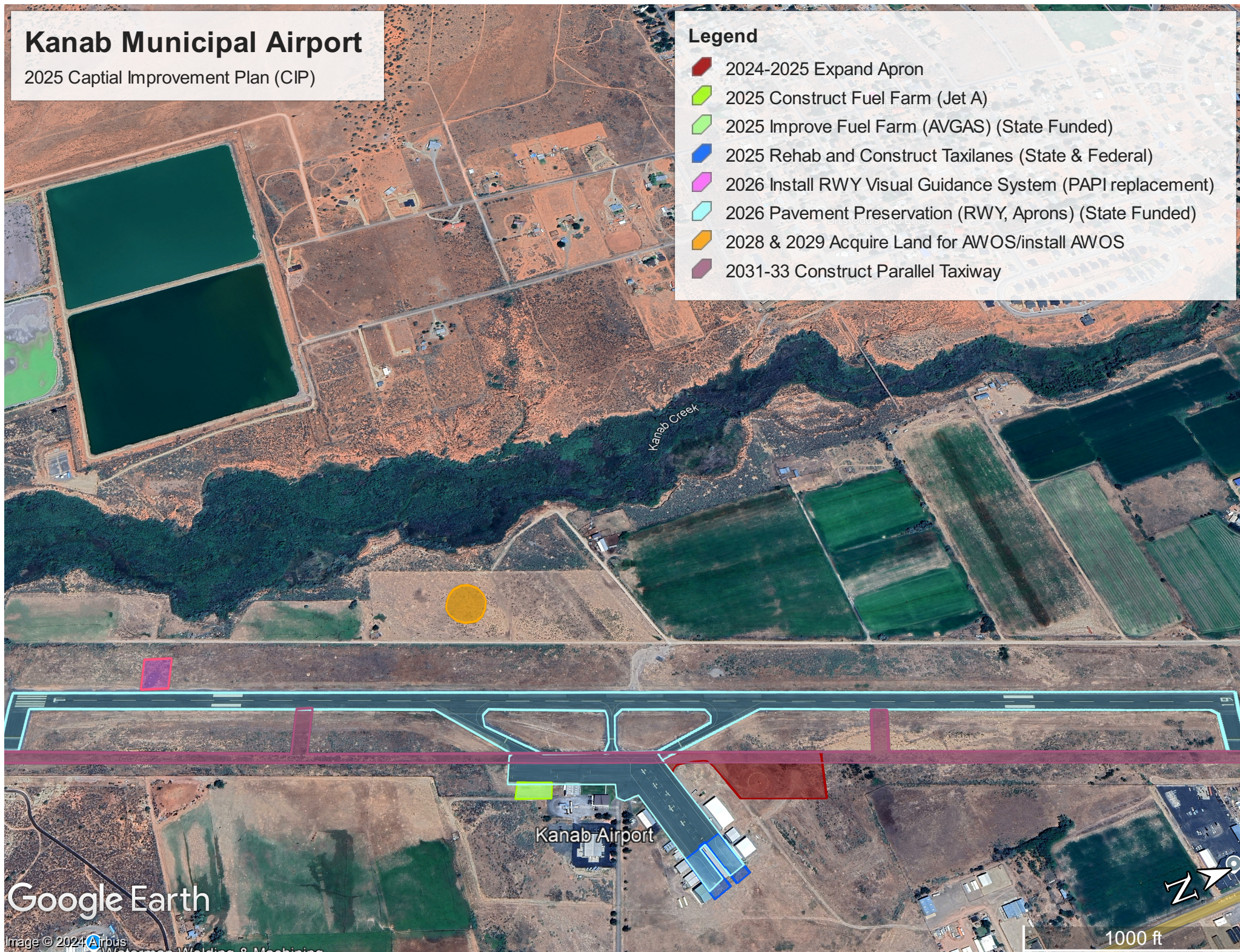
** BIL AIG funds to be used to reimburse sponsor for funds fronted for the construction of the fuel farm

Kanab Municipal Airport

2025 Capital Improvement Plan (CIP)

Legend

- 2024-2025 Expand Apron
- 2025 Construct Fuel Farm (Jet A)
- 2025 Improve Fuel Farm (AVGAS) (State Funded)
- 2025 Rehab and Construct Taxiways (State & Federal)
- 2026 Install RWY Visual Guidance System (PAPI replacement)
- 2026 Pavement Preservation (RWY, Aprons) (State Funded)
- 2028 & 2029 Acquire Land for AWOS/install AWOS
- 2031-33 Construct Parallel Taxiway



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



KANAB
—UTAH—

City Manager
Kyler Ludwig
City Attorney
Kent Burggraaf
City Recorder
Celeste Cram
City Treasurer
Danielle Ramsay

DATE: November 12, 2024
TO: Mayor and City Council
SUBJECT: Airport CIP
PREPARED BY: City Manager, Kyler Ludwig

Background:

Each time engineering services are approved for an Airport project the City Amends our agreement with our Airport Engineers. The proposed agreement allows for the City to move forward with the apron expansion and taxi lane reconstruction project estimated to cost approximately 2.5 million. Most of the money for this project will come from State Apportionment with about \$88,000 coming from City funds.

Most apron or taxi lane projects off the runway are not typically funded through state apportionment as state apportionment typically focuses on projects closest to the runway.

Financial:

The has been included on the CIP, and the Airport fund has sufficient fund balance for the project.

Recommendations/Actions: It is recommended the City Council:

Approve the Amendment to the Contract Dated January 12, 2021 with Jviation, A Woolpert Company.

— A Western Classic —

AMENDMENT NO. THREE (3) TO CONTRACT
DATED JANUARY 12, 2021
BETWEEN
JVIATION, A WOOLPERT COMPANY, LLC
AND
CITY OF KANAB, UTAH

The Sponsor and the Engineer agree to amend their contract for improvements to the Kanab Municipal Airport, Kanab, Utah to include fees for engineering services. The improvement item is included in the Scope of Work of the original contract. The item covered by this amendment is described as follows:

- Construct Apron – Design and Construction Management Services

The Sponsor agrees to pay the Engineer for the services listed under Section 2 of the original contract in the following manner, and within the time constraints outlined in the AIP development schedule.

PART A - BASIC SERVICES

DESIGN

Preliminary Design Lump sum of \$52,360.00
Design Lump sum of \$148,810.00
Bidding..... Lump sum of \$14,619.00

TOTAL BASIC SERVICES Lump sum of \$215,789.00

Method of payment shall be as follows:

If work is abandoned, or terminated, after obtaining approval by the Sponsor and the FAA of the final construction plans and specifications, the Sponsor shall reimburse up to 100 percent of the total lump sum as listed under PART A, and 100 percent of the invoiced costs for soils and pavement investigations, topographic surveys, and hydrological studies, or other studies as listed under PART B.

PART B - SPECIAL SERVICES

The maximum estimated SPECIAL SERVICES engineering is as follows:

GEOTECHNICAL INVESTIGATION

Landmark Testing and Engineering.....Lump Sum of \$17,500.00

QUALITY ASSURANCE TESTING

Landmark Testing and Engineering.....Not-to-Exceed of \$56,800.00

CULTURAL RESOURCES SURVEY

Bighorn Archaeological Consultants, LLC Lump Sum of \$5,400.00

PIPE INSPECTION

Xpert Pipe Services Lump Sum of \$5,400.00

TOTAL SUBCONSULTANT SERVICES \$85,100.00

CONSTRUCTION ADMINISTRATION

Design Survey Not-to-Exceed of \$11,302.00

Construction Administration Lump sum of \$64,035.00

Post Construction Coordination Lump sum of \$34,468.00

TOTAL CONSTRUCTION ADMINISTRATION Lump sum of \$109,805.00

CONSTRUCTION COORDINATION AND FIXED FEE

Construction Coordination Cost Plus of \$131,256.00

Fixed Fee for Construction Coordination Lump Sum of \$26,500.00

REIMBURSABLE COSTS

Reimbursable Costs During Construction Coordination Actuals Not to Exceed of \$16,686.00

TOTAL CONSTRUCTION COORDINATION AND FIXED FEE \$174,442.00

TOTAL SPECIAL SERVICES \$369,347.00

TOTAL \$585,136.00

Method of payment shall be as follows:

For services rendered under PART B - SPECIAL SERVICES, the Sponsor agrees to make monthly payments based upon the work performed by the Engineer, up to 90 percent of the total contract. The final ten percent of the fee shall be due and payable when the project final inspection and the construction report have been completed, and when reproducible Record Drawings have been submitted to the Sponsor and when the revised Airport Layout Plan has been approved by the FAA or when the construction work has terminated. The Record Drawings and Construction Report shall be submitted within a period of 90 days from end of construction period.

All other terms and conditions of the original contract shall remain in effect.

IN WITNESS WHEREOF, the parties hereto have affixed their signatures this _____ day of _____ 2024.

SPONSOR:
City of Kanab, Utah

ENGINEER:
Jviation, A Woolpert Company

By: _____

By: _____

Name: _____

Name: Jason Virzi, PE

Title: _____

Title: Vice President

**SCOPE OF WORK
FOR
KANAB MUNICIPAL AIRPORT
Kanab, Utah
AIP Project No. 3-49-0013-024-2024
Construct Apron – Design and Construction Management Services**

This is an Appendix attached to, made a part of, and incorporated by reference with the Professional Services Agreement dated November 8, 2022, between Kanab City and Aviation, a Woolpert Company, for providing professional services. For the remainder of this scope the Kanab Municipal Airport (KNB) is indicated as “Sponsor” and Woolpert, Inc., is indicated as “Engineer.” The construction budget for this project is approximately \$2,200,000.00. This construction budget does not include administrative, legal, or professional fees.

This project shall consist of preparing Construction Plans, Contract Documents, Technical Specifications, and Engineer’s Design Report, along with Bidding, Design Survey, Construction Administration, Post-Construction Coordination, and On-Site Construction Coordination for the Construct Apron Project. This scope of work is for the consulting services provided by the Engineer for the Sponsor. See Exhibit No. 1 below for the project location.

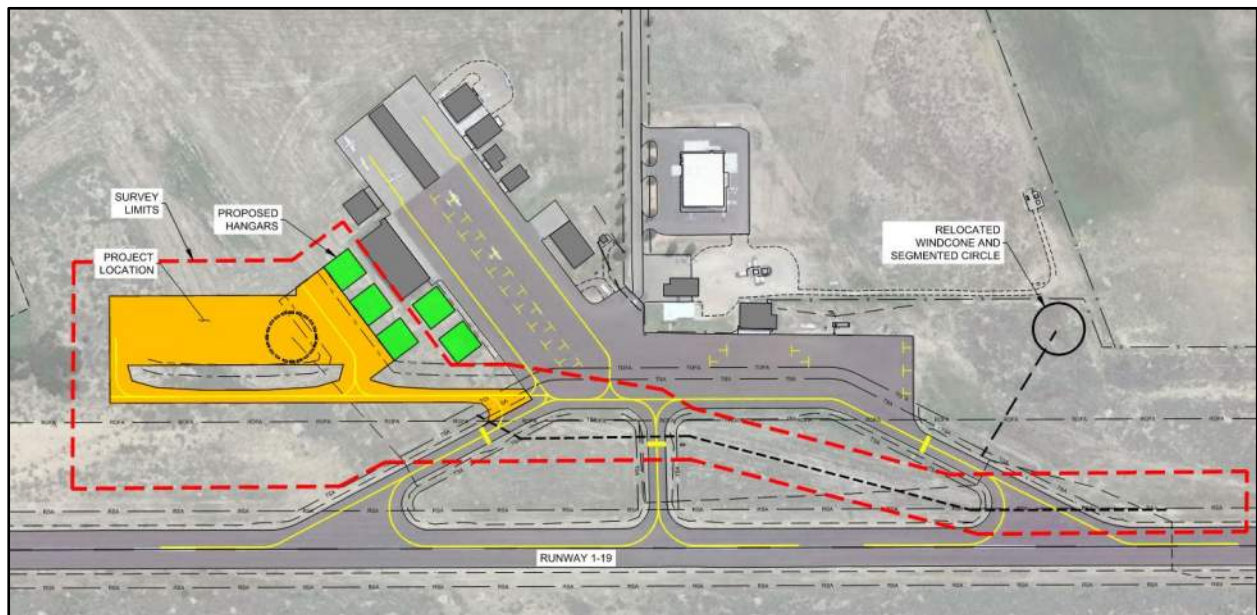


EXHIBIT NO. 1

DESCRIPTION

A new aircraft-parking apron will be constructed at KNB to address the increasing demand for parking space. Currently, the terminal's south apron is constrained, with an apron-edge parallel taxiway on the west and aircraft parking restrictions due to the TOFA on the eastern edge, limiting usable aircraft parking space to 60 feet. The existing east apron includes 20 tie-down spaces and is frequently occupied and often reaches capacity. When 4-5 itinerant medium-sized jets park or remain overnight at KNB apron space is unavailable. The new apron will alleviate these constraints by providing additional parking space, thus enhancing operational efficiency at KNB.

The engineering fees for this project will be broken into two parts. **Part A-Basic Services** includes; 1) Preliminary Design Phase, 2) Design Phase, 3) Bidding Phase, and Reimbursable Costs During Design and Bidding and **Part B-Special Services**, which includes; 4) Design Survey Phase, 5) Construction Administration Phase, 6) Post-Construction Coordination Phase, and 7) On-Site Construction Coordination Phase or Field Engineering , and Reimbursable Costs During Survey and Construction. Additional services that will be completed by subconsultants to the Engineer, including the proposed geotechnical investigation, quality assurance testing during construction, post-construction pipe inspection, and cultural resources survey for the CATEx will also be included under **Part B-Special Services**. Parts A and B and the seven phases are described in more detail below.

PART A - BASIC SERVICES consists of the Preliminary Design Phase, Design Phase, and Bidding Phase, all invoiced on a lump sum basis.

1.0 Preliminary Design Phase

1.01 Coordinate and Attend Meetings with the Sponsor and FAA. Meetings with the Sponsor and the FAA will take place to determine critical project dates, establish the proposed design schedule and AIP development schedule, review environmental component(s), determine the feasibility of the proposed project and to establish the need for topographical surveying, pavement investigation and/or geotechnical testing. Various meetings during the design phase will also be conducted to review the progress of the design, discuss construction details and proposed time frame of construction, and identify any special requirements for the project.

1.02 Prepare Project Scope of Work and Contract. This task includes establishing the scope of work through meetings outlined above. Fees will be negotiated with the Sponsor and may be subject to an independent fee estimate conducted by a third party hired by the Sponsor. This task also includes drafting the contract for the work to be completed by the Engineer for the Sponsor once negotiations are complete.

1.03 Prepare Preliminary Cost Estimating. This task includes creating a preliminary construction rough order of magnitude (ROM) cost estimate, a preliminary working days estimate, a preliminary overall project schedule, and a preliminary overall project budget. The preliminary construction ROM cost estimate will be based upon the most current information available at the time of preparation. Work to refine these estimates is included under Task 2.15.

1.04 Provide Project Coordination. The Engineer shall provide project management and coordination services to ensure the completion of the design. These duties include:

- ➔ Time the Engineer spends planning, organizing, securing and scheduling resources, and providing instruction to staff to meet project objectives as defined in the approved scope of work.
- ➔ The Engineer will analyze the budget semi-monthly to ensure budget and staffing needs are on track to meet design schedules within budget.
- ➔ Additional items to be accomplished include compiling and sending additional information requested from the office to related parties, maintaining project files as necessary and other items necessary in day-to-day project coordination.
- ➔ The Engineer will prepare and submit monthly invoicing.

The Engineer will complete the following tasks:

- ➔ Provide the Sponsor with a monthly Project Status Report (PSR), in writing, reporting on Engineer's progress and any problems that may arise while performing the work. The PSR must include an update of the project schedule, as described in this section, when schedule changes are expected.
- ➔ Submit for acceptance and maintain, a design schedule detailing the scheduled performance of the work.
- ➔ Create and maintain a Quality Control Checklist (QCC) for the project. The QCC shall include personnel, project milestone checking and peer review procedures at each phase of the project.

1.05 Review Existing Documents. The Engineer will gather and review existing available documentation that may be relevant to the project, including, but not limited to, record drawings (as-builts), design reports, final reports, utility reports/maps and previous surveys. The Engineer may use relevant information from this review to coordinate the design and topographical survey for the project.

1.06 Coordinate Topographical Survey. This task includes preparing the requirements, establishing the limits of the survey area and scheduling time for the survey to be completed. Survey will be performed in-house under Task 4.01. The Project Manager is expected to visit the project site to coordinate the survey activities with the Sponsor and the survey team.

1.07 Coordinate Geotechnical Investigation. This task includes preparing the requirements for soils testing, establishing the limits of work, and scheduling a time for testing to be completed. The requirements of the geotechnical investigation shall be established in accordance with FAA AC 150/5320-6 (current edition), *Airport Pavement Design and Evaluation*. Negotiating with the geotechnical engineering firm for a cost to perform the work is also included in this task.

1.08 Prepare Federal Grant Application. This task consists of preparing the federal grant application. The application will be submitted during the initial portion of the project. Preparation of the application includes the following:

- ➔ Prepare Federal 424 form.
- ➔ Prepare Federal Form 5100 – II thru IV.
- ➔ Prepare project funding summary.
- ➔ Prepare program narrative, discussing the purpose and need of the work and the method of accomplishment.
- ➔ Project sketch (8.5" x 11").
- ➔ Include preliminary cost estimate.
- ➔ Include the existing Exhibit "A" Property Map.
- ➔ Include the Sponsor's certifications.
- ➔ Attach the current grant assurances.
- ➔ Include DOT Title VI assurances.
- ➔ Include certification for contract, grants and cooperative agreements.
- ➔ Include Title VI pre-award checklist.
- ➔ Include current FAA advisory circulars required for use in AIP funded projects.

The Engineer shall submit the grant application to the Sponsor for approval and signatures. After obtaining the necessary signatures, the Sponsor or Engineer shall forward a copy of the signed application to the FAA for further processing.

1.09 Prepare Environmental Documentation. The FAA has determined that a Categorical Exclusion (CATEX) applies to the project according to FAA orders 1050.1F and 5050.4B. The Engineer shall complete a documented CATEX following current FAA guidance and address potential environmental effects resulting from the proposed project. An overall environmental exhibit will be created as part of this scope of work, approved by the FAA, and referenced throughout the project.

1.10 Prepare Disadvantaged Business Enterprise (DBE) Program and Goals. The Sponsor has an established Disadvantaged Business Enterprise (DBE) program in accordance with regulations of the U.S. Department of Transportation (DOT), 49 CFR Part 26. The current DBE program has not been updated since 2021. In order to be in compliance with 49 CFR Part 26, the program will be amended. The Engineer shall assist the Sponsor with this task. The Engineer will research the current state highway certified DBE listings and local area contractors to determine the availability of potential DBE contractors. The Engineer will prepare preliminary construction cost estimates and establish potential DBE work tasks. The Engineer will finalize the DBE goal work sheets for the Sponsor for submittal to the FAA Civil Rights Office for approval. Preparation of the amended DBE program will include the following tasks:

- ➔ Prepare preliminary program with Sponsor specific information.
- ➔ Compile additional information from Sponsor to finalize program.
- ➔ Revise program after Sponsor review.
- ➔ Submit program to FAA/Civil Rights Office (CRO); revise per CRO review.
- ➔ Resubmit Program to CRO for final approval.
- ➔ Calculate base figure for DBE goal.
- ➔ Adjust base figure for DBE goal.
- ➔ Calculate Race Neutral and Race Conscious DBE goals.
- ➔ Consultation and Publication for DBE goals.
- ➔ Submit DBE goal to CRO.
- ➔ Revise DBE goals after Sponsor and FAA review.

1.11 Prepare Quarterly Performance Reports – Design. Federal Regulation 49 CFR Part 18 establishes uniform administrative requirements for grants to State and Local Governments. Sub-part 18.40 addresses monitoring and reporting requirements for the Sponsor. The Engineer will assist the Sponsor in managing grant activities to ensure compliance with applicable Federal requirements. The Engineer will submit a quarterly performance report while the grant is active. It is estimated there will be three quarterly performance reports completed during the design phase of this project.

TASK 1 DELIVERABLES	TO FAA/STATE	TO SPONSOR
1.01 Meeting Agendas, AIP Development Schedule and Meeting Minutes from Pre-Design Meeting	✓	✓
1.02 Scope of Work and Draft Contract for the Sponsor	✓	✓
1.03 Preliminary Cost Estimate	✓	✓
1.04 Design Schedule, PSR, and Monthly Invoicing	✓	✓
1.08 Federal Grant Application	✓	✓
1.09 Environmental Documentation	✓	✓
1.10 DBE Program/Goal	✓	✓
1.11 Quarterly Performance Reports	✓	✓

TASK 1 MEETINGS/SITE VISITS	LOCATION/ATTENDEES/DURATION
1.01 Pre-Design Meeting	<ul style="list-style-type: none"> Kanab, UT One (1) Practice Leader, one (1) Project Manager and one (1) Senior Consultant Assume One (1) hour via teleconference (1 meeting)
1.02 Prepare Project Scope of Work and Contract	<ul style="list-style-type: none"> Kanab, UT One (1) Project Manager Assume One (1) hour via teleconference (1 meeting)

2.0 Design Phase

2.01 Conduct Site Visits. This task will include two site visits to inventory and inspect the existing site conditions and the work to be completed as part of the project.

2.02 Analyze Topographic Survey Data. This task includes analyzing the topographical survey data and preparing the data for use with computer modeling. This will include the following tasks:

- ➔ Generate three-dimensional contour model from TIN surface model.
- ➔ Prepare and process data for spot elevations, grading and/or paving cross sections.

2.03 Analyze Geotechnical Investigation Data. This task includes analyzing the geotechnical investigation. This will include the following tasks:

- ➔ Review Geotechnical Engineer recommendations.
- ➔ Determine on-site sources and quantities of suitable material for embankment.
- ➔ Determine appropriate data for the pavement design form(s).
- ➔ Input data for computer modeling with topographical survey data.
- ➔ Prepare soil information for incorporation on the construction plans.

2.04 Prepare Pavement Design. After receiving the geotechnical investigation data, the Engineer will analyze the data and prepare a proposed pavement section using current FAA design software (FAARFIELD). In addition to determining the proposed pavement section for the current and anticipated traffic, a pavement classification rating (PCR) analysis will be performed in accordance with FAA Advisory Circular (AC) 150/5335-5 (Current Edition), *Standardized Method of Reporting Airport Pavement Strength – PCR*, to determine the runway PCR classification based on the expected fleet mix. The Engineer will submit the FAARFIELD computer printouts with a narrative to the FAA. The following tasks will be completed:

- ➔ Determine appropriate data for pavement design.
- ➔ Input data for computer modeling with topographical survey data.
- ➔ Prepare an exhibit showing the existing pavement and base course thickness.
- ➔ Determine areas of existing pavement to be removed and replaced.
- ➔ Prepare pavement and soils information for incorporation on the construction drawings.
- ➔ Verify elevation of water table.
- ➔ Compile the current airport fleet mix.
- ➔ Input data into FAARFIELD.
- ➔ Run pavement design scenarios.
- ➔ Analyze output from FAARFIELD.
- ➔ Select preferred pavement section.

- ➔ Compare pavement section to FAA Advisory Circular (AC) 150/5320-6 (Current Edition), *Airport Pavement Design and Evaluation*.
- ➔ Verify frost design method.
- ➔ Verify overexcavation requirements (if needed).
- ➔ Verify optimum moisture content for subgrade preparation.

2.05 Prepare Existing Utility Inventory. This task includes reviewing record drawings and consulting with the Sponsor and local utility companies to identify all utilities within the project site. The Construction Plans will include, to the maximum extent possible, the surveyed locations of observable utility features and the locations identified by utility locates.

2.06 Prepare Preliminary Contract Documents. This task includes preparing the Preliminary Contract Documents, including Contract Proposal, Bid Bond, Contractor Information Sheet, Subcontractor/Material Supplier List, Disadvantaged Business Utilization Commitment, DBE Participation Form, Certification of Non-Segregated Facilities, Equal Employment Opportunity Report Statement, Buy America Certification, Buy America Waiver Request, Buy America Conformance Listing, Bid Proposal, Contract, Payment Bond, Performance Bond, Notice of Award, Notice to Proceed, Notice of Contractor's Settlement, General Provisions, FAA AC 150/5370-2 (Current Edition), *Operational Safety on Airports During Construction*, and Wage Rates. The wage rates will be updated at the time of advertisement to reflect the most current wage rates available. Preparation will include establishing the location for the bid opening, dates for advertisement and description of the work schedule. Also included in the Preliminary Contract Documents, and covered under separate tasks below, are the Construction Safety and Phasing Plan, Technical Specifications, and Special Provisions. Preliminary Contract Documents will be prepared as early as possible during the design phase and submitted to the Sponsor for review.

2.07 Prepare Construction Safety and Phasing Plan (CSPP). This task includes meeting with the Sponsor to discuss the current operations of the airport to assist in determining how the proposed construction phasing of the project will affect these operations. From these meetings, a complete Construction Safety and Phasing Plan (CSPP) will be developed to ensure safety compliance when coordinating construction activities and airport operations. The CSPP will be developed in accordance with the requirements of FAA AC 150/5370-2 (Current Edition), *Operational Safety on Airports During Construction*. A construction phasing plan that meets the requirements of the AC and operational needs of the airport will be developed and included in the Contract Documents. This plan will also identify any nighttime work, continuous working times, or other unusual conditions that could affect the Contractor's normal progress on the project. The draft CSPP will be submitted at 30% complete and at 90% complete for ADO review. Upon preliminary approval from the ADO, the CSPP will be submitted to FAA for OE/AAA coordination.

2.08 Prepare Preliminary Construction Plans. This task includes preparing the following list of construction plans for the project. Additional plans may be added during the design phase as needed:

Plan Name/Description	Number of Sheets
Cover Sheet	1
Index of Drawings, Summary of Approximate Quantities and General Notes	3
Survey Control Plan	1
Geotechnical Investigation Plan	4
Construction Layout Plan	1
Construction Safety Notes and Details	1
Construction Phasing Plan	1
Environmental Exhibit	1
Demolition Plan	1

Geometric Layout Plan	2
Grading Plan	3
Pavement Plan and Profile	3
Typical Sections	1
Pavement Marking Plan	1
Pavement Marking Details	1
Drainage Plan and Profile	3
Drainage Details	2
Electrical Demolition Plan	1
Electrical Layout Plan	2
Electrical Details	2
Total Sheet Count	35

2.09 Prepare Preliminary Technical Specifications. This task includes assembling the technical specifications necessary for the project. Standard FAA specifications will be utilized where possible, with the guidance from FAA AC 150/5370-10 (Current Edition), *Standard Specifications for Construction of Airports*. Additional specifications will be prepared to address work items for materials that are not covered by the standard FAA specifications. The standard specifications to be utilized shall include, but are not limited to, the following:

- ➔ Item C-100 Contractor Quality Control Program (CQCP)
- ➔ Item C-102 Temporary Air and Water Pollution, Soil Erosion and Siltation Control
- ➔ Item C-105 Mobilization
- ➔ Item C-110 Method of Estimating Percentage of Material Within Specification Limits (PWL)
- ➔ Item P-101 Preparation/Removal of Existing Pavements
- ➔ Item P-151 Clearing and Grubbing
- ➔ Item P-152 Excavation, Subgrade and Embankment
- ➔ Item P-153 Controlled Low-Strength Material (CLSM)
- ➔ Item P-154 Subbase Course
- ➔ Item P-209 Crushed Aggregate Base Course
- ➔ Item P-401 Asphalt Mix Pavement
- ➔ Item P-603 Emulsified Asphalt Tack Coat
- ➔ Item P-608 Emulsified Asphalt Seal Coat
- ➔ Item P-610 Concrete for Miscellaneous Structures
- ➔ Item P-620 Runway and Taxiway Marking
- ➔ Item D-701 Pipe for Storm Drains and Culverts
- ➔ Item D-705 Pipe Underdrains for Airports
- ➔ Item D-751 Manholes, Catch Basins, Inlets and Inspection Holes
- ➔ Item T-901 Seeding
- ➔ Item L-107 Airport Wind Cones
- ➔ Item L-108 Underground Power Cable for Airports
- ➔ Item L-109 Airport Transformer Vault and Vault Equipment
- ➔ Item L-110 Airport Underground Electrical Duct Banks and Conduits
- ➔ Item L-115 Electrical Manholes and Junction Structures
- ➔ Item L-119 Airport Obstruction Lights
- ➔ Item L-125 Installation of Airport Lighting Systems

2.10 Prepare Preliminary Special Provisions. This task includes preparing the preliminary Special Provisions to address, or expound on, site conditions that require additional clarification. These include, but are not limited to: Haul Roads, Airport Security, Radio Communications, Work Schedule, Contractor's

Quality Control Program, Sequencing of the Work, Closure of Air Operations Areas, Accident Prevention, Underground Cables/Utilities, Insurance, Indemnification, Sales and Use Taxes, Permits and Compliance with Laws, Executed Contracts, Subletting or Assigning of Contracts, Qualification of Disadvantaged Business Enterprises, and Liquidated Damages.

2.11 Prepare Drainage Analysis and Storm Drainage Design. This task includes verifying the existing storm drainage and/or subsurface drainage systems. Surface drainage will be evaluated and designed to ensure accordance with standard engineering practices, local requirements, and FAA AC 150/5320-5 (Current Edition), *Airport Drainage Design*.

2.12 Compile/Submit Permits. This task includes identifying potential federal, state, and local permits needed for the project. Permits are anticipated to be required for, but are not limited to stormwater management construction plans and associated permits (SWMP). When applicable, the Engineer will assist the Sponsor to compile information and submit permits that are required to be obtained by the Sponsor.

2.13 Compile/Submit FAA Form 7460. This task includes preparing and submitting the required FAA Form 7460-1, "Notice of Proposed Construction or Alteration," via the FAA's online Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) system on the Sponsor's behalf. The Engineer will reference FAA Advisory Circular (AC) 150/5300-20 (Current Edition), *Submission of On-Airport Proposals for Aeronautical Study*, and coordinate with the FAA Project Manager and/or Airspace Specialist to determine the locations of required airspace case studies to be submitted. Generally, such cases are required for any restrictive/critical points where construction operations or proposed alterations may affect navigable airspace. Typically, these locations include (but are not limited to): limits of construction, construction phasing limits, haul routes for construction traffic, asphalt and/or concrete batch plants, and key points of any permanent, above-ground alterations. The Engineer will prepare an exhibit depicting the locations and other information pertinent to the cases' impact on the airspace to include with the submission. The Engineer will submit FAA Form 7460-1 and the associated documentation to the FAA via the OE/AAA system for approval a minimum of 45 days prior to the start of construction.

2.14 Calculate Estimated Quantities. This task includes calculating all necessary quantities for the various work items. Quantities must be consistent with the specifications and acceptable quantity calculation practices.

2.15 Prepare Estimate of Probable Construction Cost. Using the final quantities calculated following the completion of the construction plans and specifications, the Engineer will prepare the construction cost estimate. The estimate will be based on information obtained from previous projects, contractors, material suppliers and other available databases.

2.16 Prepare Engineer's Design Report and Modification of Standards. This task includes preparation of the Engineer's Design Report in accordance with current FAA Northwest Mountain Region Engineer's Design Report guidelines. The Engineer's Design Report will include a detailed summary of the project, photographs and descriptions of existing site conditions, pavement life cycle cost analysis, estimate of project costs, and a schedule for the completion of the design, bidding, and construction. Modifications of the FAA standards, as necessary, for the project will be prepared for preliminary review. The approved Modifications of Standards (MOS) will be included in the Engineer's Design Report and submitted on the MOS website (See Task 2.18 below) to the FAA and Sponsor. The Engineer's Design Report will also contain any alternative design concepts that were investigated and evaluated.

2.17 Prepare and Submit Modification of Standards on MOS Website. This task includes Modifications of Standards (MOS) website access coordination with the Sponsor and FAA. Modifications of the FAA standards, as necessary, for the project must be compiled and submitted to the MOS website for approval. Revisions will be completed as needed.

2.18 Review Plans at 90% Complete. During various stages of completion of the design, the Engineer will submit a set of Construction Plans, Specifications, and Contract Documents to the Sponsor for their review. Meetings will be scheduled for periodic reviews, including a 90% plans-in-hand review. The project will be reviewed with the FAA to obtain their concurrence with the design.

2.19 Provide In-House Quality Control. The Engineer has an established quality control program that will provide both experienced and thorough reviews of all project submittals and will also provide engineering guidance to the design team throughout design development from an experienced, senior-level Professional Engineer.

Prior to each review set of Construction Plans, Specifications, Contract Documents, and Engineer's Design Report being submitted to the Sponsor and FAA, a thorough, in-house quality control review of the documents will be conducted. This process will include an independent review of the Construction Plans, Specifications, Contract Documents, and Engineer's Design Report being submitted by a licensed Professional Engineer other than the Engineer who performed the design of the project. Comments will be offered by the Engineer that performed the review, and revisions to the Construction Plans, Specifications, Contract Documents, and Engineer's Design Report will be made accordingly.

In addition to the 90% review, the Engineer's in-house quality control program also provides engineering guidance to the design team throughout the project design in an attempt to steer the project in a manner that provides the best engineering judgment.

At the 90% design review, the independent review will re-evaluate the CATEX boundary.

2.20 Prepare and Submit Construction Plans, Specifications, Contract Documents, and Engineer's Design Report. A final set of Construction Plans (11" x 17"), Specifications, Contract Documents, and the Engineer's Design Report will be prepared and submitted to the Sponsor, UDOT Aeronautics, and the FAA. These documents will incorporate all revisions, modifications, and corrections identified during the final review. Paper and electronic copies will be provided.

2.21 Prepare Requests for Reimbursement. This task includes preparing the FAA Standard Form 271 for Sponsor reimbursement of eligible expenses incurred monthly. The Engineer will submit the completed form along with appropriate supporting documentation to the Sponsor for review and approval. Upon approval, the Engineer or the Sponsor will submit the completed forms and supporting documentation to the FAA for reimbursement. It is estimated there will be four RFRs for expenses incurred during the design phase of the project.

TASK 2 DELIVERABLES	TO FAA/STATE	TO SPONSOR
2.03 Proposed Pavement Design	✓	✓
2.07 Preliminary Contract Documents for Sponsor's Review		✓
2.08 CSPP at 30% and 90% Complete	✓	✓
2.13 FAA Form 7460	✓	✓
2.18 90 % Construction Plans, Specifications, Contract Documents, and Engineer's Design Report	✓	✓
2.20 Final Construction Plans, Specifications and Contract Documents, and Engineer's Design Report	✓	✓
2.21 Requests for Reimbursement	✓	✓

TASK 2 MEETINGS/SITE VISITS	LOCATION/ATTENDEES/DURATION
2.01 Design Site Visit	<ul style="list-style-type: none"> Kanab, UT One (1) Project Manager and one (1) Engineer Assume full day site visit (2 site visits)
2.18 Plan Review at 90% Complete	<ul style="list-style-type: none"> Kanab, UT One (1) Practice Leader and one (1) Project Manager Assume One (1) hour via teleconference (1 meeting)

3.0 Bidding Phase

3.01 Provide Bid Assistance. The Engineer will assist the Sponsor, as needed, with the preparation of any required bidding documents. Included as part of this task, the Engineer will prepare a legal advertisement for publication in a newspaper (or other form of regularly published print media) as a solicitation for bids. Additionally, the Engineer will advertise the project Invitation for Bids on their website and directly notify potential contractors and plan rooms in order to maximize project exposure and generate interest in the project.

3.02 Prepare/Conduct Pre-Bid Meeting. The Engineer will conduct the pre-bid meeting and pre-bid site visit in sequence with the Sponsor and contract document requirements. As a part of this meeting, the Engineer will also discuss the environmental plan sheet, surveyed areas, and environmental commitments.

3.03 Prepare Addenda. Any necessary addenda will be issued to clarify and modify the project, as required, and based on questions or comments that may arise from potential contractors during the bidding process. Any necessary addenda will be reviewed with the Sponsor and FAA prior to being issued. The addenda will meet all design and construction standards, as required.

3.04 Consult with Prospective Bidders. During the bidding process, the Engineer shall be available to clarify bidding issues with contractors and suppliers and for consultation with the various entities associated with the project.

3.05 Attend Bid Opening. The Engineer shall attend the bid opening for the project, which will be conducted by the Sponsor.

3.06 Review Bid Proposals. Upon the opening of submitted bid proposals by the Sponsor, the Engineer shall review all the bid proposals submitted. A cost analysis of the bid prices will be completed and tabulated; the contractor's qualifications to perform the work will be included, including review of suspension and debarment rules on the www.Sam.gov website, verification of proposed DBE

subcontractors, Buy American compliance analysis/review, and project funding review. Inclusion of bid guarantee, acknowledgement of addenda, and in-state licensure verification shall be completed.

3.07 Prepare Recommendation of Award. The Engineer shall prepare a Recommendation of Award for the Sponsor to accept or reject the bids received with a summary of the items listed in Task 3.06. If rejection is recommended, the Engineer will supply an explanation for their recommendation and possible alternative actions the Sponsor can pursue to complete the project.

TASK 3 DELIVERABLES	TO FAA/STATE	TO SPONSOR
3.01 Required Bidding Documents	✓	✓
3.02 Pre-Bid Meeting Agenda and Pre-Bid Meeting Minutes	✓	✓
3.03 Addenda	✓	✓
3.06 Bid Tabulations	✓	✓
3.07 Recommendation of Award	✓	✓

TASK 3 MEETINGS/SITE VISITS	LOCATION/ATTENDEES/DURATION
3.02 Prepare/Conduct Pre-Bid Meeting	<ul style="list-style-type: none"> Kanab, UT One (1) Project Manager and one (1) Engineer Assume full day site visit (1 site visit)
3.05 Attend Bid Opening	<ul style="list-style-type: none"> Kanab, UT One (1) Project Manager Assume half day site visit (1 site visit)

EX Reimbursable Costs During Design and Bidding. This section includes reimbursable items such as auto rental, lodging, per diem, and other miscellaneous expenses incurred to complete **Part A – Basic Services**.

PART B - SPECIAL SERVICES consists of the Design Survey Phase, Construction Administration Phase, and Post-Construction Coordination Phase; as well as the On-Site Construction Coordination Phase which is invoiced on a cost plus fixed fee basis. The Construction Administration Phase and Post-Construction Coordination Phase are invoiced on a lump sum basis and the Design Survey Phase is invoiced on a not-to-exceed basis. Also included are direct subcontract costs for the proposed geotechnical investigation, quality assurance testing during construction, post-construction pipe inspection, and cultural resources survey for the CATEX.

4.0 Design Survey Phase

4.01 Perform Topographical Survey. This task includes providing design survey services within the topographic survey limits shown in Exhibit No. 1 to support the design team for this project. Work items associated with this task include the following:

- ➔ Topographical survey of approximately 13 acres.
- ➔ Establishment of temporary airport control will be completed and tied to the national spatial reference system via static GPS observations. Following airport control verification/establishment, temporary project control, based upon the temporary airport control, will be placed near the project area at intervals not to exceed 500 feet to control the project.
- ➔ Ground topography of non-pavement areas will be surveyed at 50-foot stations with associated cross sections having no greater than 25-foot spacing and will include additional

shots as necessary to accurately depict breaklines. These ground topography areas will be surveyed with vertical accuracies not to exceed +/- 0.10 feet.

- ➔ Hard surface pavements for the runway and connector taxiways will be surveyed at 25-foot stations as well as all vertical and horizontal points of tangent/curve with associated cross sections having no greater than 25-foot spacing. All hard surface pavement will be surveyed with vertical accuracies not to exceed +/- 0.02 feet. Concrete joints will also be surveyed if applicable.
- ➔ Coordination with design staff to determine pavement tie-in locations. These locations will be surveyed with vertical accuracies of at least +/- 0.02 feet.
- ➔ Location of structures, paving, and above ground improvements including building footprint, finished floor elevations at the openings plus five feet interior of the opening and concrete aprons associated with door openings will be surveyed at intervals of no greater than 25 feet.
- ➔ Additional airfield elements that will be located and surveyed include aircraft tie-downs, guidance signs, airfield runway, taxiway, and/or apron lighting, NAVAIDS within the project area (if any), fuel farm, fences, gates and other airport features within the project area.
- ➔ Coordinate location and field marking of all existing utilities in the project limits with one-call services, airport operations staff, and/or private utility locators as necessary. Review of existing as-built and other construction records as necessary. All utility locates will be surveyed as marked by utility locators in the field. Points of utilities to be surveyed include, but are not limited to, all paint marks, hydrants, valves, hand holes, manholes, inlets, cleanouts, culverts, pipes, pedestals, meters, transformers, utility poles and other reasonably visible existing utility infrastructure components.
- ➔ During design, there may be the need to verify existing survey information or extend the limits of the existing survey.
- ➔ Reduce all field notes and pictures into a topographic survey report to be used by the Engineer.
- ➔ Prepare triangulated irregular network (TIN surface model) of existing ground contours, pavement edges, roadways, electrical equipment, drainage features, buildings, fences, and other miscellaneous entities.
- ➔ Generate three-dimensional contour model from TIN surface model.

The Topographical Survey shall be completed by, or under the direct supervision of, a state-licensed Professional Land Surveyor.

TASK 4 DELIVERABLES	TO FAA/STATE	TO SPONSOR
4.01 Topographical Survey	✓	✓

TASK 4 MEETINGS/SITE VISITS	LOCATION/ATTENDEES/DURATION
4.01 Coordinate and Perform Topographical Survey	<ul style="list-style-type: none"> • Kanab, UT One (1) Surveyor Assume two (2) day site visit (1 site visit) Assume travel to/from Denver, CO to Kanab, UT with three (3) overnight stays for the Surveyor

5.0 Construction Administration Phase

5.01 Prepare Construction Contract and Documents. In agreement with the FAA, the Engineer shall prepare the Notice of Award, Notice to Proceed, and Contract Agreements, including bonds and insurance documents, which will be updated to include all addenda items issued during bidding, for the Sponsor's

approval and signatures. Approximately five copies will be submitted to the successful Contractor for their signatures.

The Engineer will ensure the construction contracts are in order, the bonds have been completed, and the Contractor has been provided with adequate copies of the Construction Plans, Specifications, and Contract Documents, which will be updated to include all addenda items issued during bidding.

5.02 Provide Project Coordination. The Engineer shall provide project management and coordination services to ensure the completion of all construction management tasks required of the Engineer. These duties include:

- ➔ Time the Engineer spends planning, organizing, securing and scheduling resources, and providing instruction to staff to meet project objectives as defined in the approved scope of work.
- ➔ Additional items to be accomplished include compiling and sending additional information requested from the office to related parties, maintaining project files as necessary and other items necessary in day-to-day project coordination.
- ➔ The Project Manager will review progress reports weekly and monthly.
- ➔ Assist with change orders and supplemental agreements as necessary. All change orders and supplemental agreements will be coordinated with the Sponsor and FAA staff prior to execution. All change orders and supplemental agreements will be prepared in accordance with the FAA Standard Operating Procedure (SOP) 7.0, *Airport Improvement Program Construction Project Change Orders*.
- ➔ Senior construction management staff will consult with and provide guidance to the on-site Construction Manager regarding unique project elements; material quality, production, and/or placement issues; and any other difficulties encountered during construction.
- ➔ Clerical staff shall prepare the quantity sheets, testing sheets, construction report format, etc.
- ➔ Office engineering staff, CAD personnel and clerical staff shall be required to assist the Field Personnel as necessary during construction. Specific tasks to be accomplished include providing secondary engineering opinions on issues arising during construction, maintaining project files as necessary and various other tasks necessary in the day-to-day operations.
- ➔ The Engineer will prepare and submit monthly invoicing.

The Engineer will complete the following tasks:

- ➔ Provide the Sponsor with a monthly Project Status Report (PSR), in writing, reporting on Engineer's progress and any problems that may arise while performing the work. The PSR must include an update of the project schedule, as described in this section, when schedule changes are expected.
- ➔ Prepare quarterly performance reports.

5.03 Review Environmental Documentation. This task includes the review of the overall environmental exhibit in relation to final construction documents as well as coordination throughout construction to ensure environmental commitments are maintained and environmental resources are protected.

5.04 Coordinate Quality Assurance Testing. This task includes preparing the requirements for quality assurance testing. Negotiating with the quality assurance firm for a cost to perform the work is also included in this task.

5.05 Prepare/Conduct Pre-Construction Meeting. The Engineer will conduct a pre-construction meeting to review FAA requirements as required per FAA AC 150/5370-12 (Current Edition), *Quality Management for Federally Funded Airport Construction Projects*, prior to the commencement of construction. It is anticipated that representatives of the Engineer will include the Project Manager and Construction Manager. As a part of this meeting, the Engineer will also discuss the environmental plan sheet, surveyed areas, and environmental commitments. The meeting will be held at the airport and will include the Sponsor, FAA (if possible), Contractor, subcontractors, and airport tenants affected by the project.

5.06 Prepare/Submit Construction Management Plan. This task includes preparing and submitting the Construction Management Plan, which includes resumes of project personnel representing the stakeholders, detailed inspection procedures, required submittal processes, quality control testing methods, quality assurance testing methods, final test result summary forms, and the Contractor's Quality Control Program (CQCP). The Construction Management Plan shall be prepared to follow the requirements of FAA AC 150/5370-12 (Current Edition), *Quality Management for Federally Funded Projects*.

5.07 Review Contractor's Safety Plan Compliance Document. This task includes reviewing and providing comments on the Contractor's Safety Plan Compliance Document (SPCD) as required per FAA AC 150/5370-2 (Current Edition), *Operational Safety on Airports During Construction*. The Engineer shall review to ensure that all applicable construction safety items are addressed and meet the requirements of AC 150/5370-2 (Current Edition) and the Contract's Construction Safety and Phasing Plan (CSPP). The intent of the SPCD is to detail how the Contractor will comply with the CSPP. Following award of the project to the successful Contractor and prior to the issuance of the Notice to Proceed, the Engineer will review the SPCD, provide comments and ultimately approval of the document. It is anticipated that the document will require at least one re-submittal by the Contractor to address any missing information. The SPCD will be submitted to the Engineer for approval at least 14 days prior to the issuance of the Notice to Proceed to the Contractor. An approved copy of the SPCD shall be provided to the FAA.

5.08 Prepare Requests for Reimbursement. This task includes preparing the FAA Standard Form 271 for Sponsor reimbursement of eligible expenses incurred on a monthly basis. The Engineer will submit the completed form along with appropriate supporting documentation to the Sponsor for review and approval. Upon approval, the Engineer or the Sponsor will submit the completed forms and supporting documentation to the FAA for reimbursement. It is estimated there will be eight RFRs for expenses incurred during the construction and closeout phase of the project.

5.09 Coordinate and Attend Quality Assurance/Quality Control Workshop. Per FAA AC 150/5370-10 (Current Edition), *Standard Specifications for Construction of Airports*, the FAA requires a Quality Assurance (QA)/Quality Control (QC) workshop when paving operations are anticipated to be greater than \$500,000. The Engineer will attend the workshop, which will be facilitated by the Contractor, to review project and FAA requirements prior to the commencement of construction. The location of the meeting will be coordinated by the Engineer and Contractor and will include representatives from the Sponsor, Engineer, FAA (if possible), Contractor, subcontractors, quality assurance, quality control, and any other necessary parties. It is anticipated that representatives of the Engineer will include the Project Manager and Construction Manager. Paving operations will not be permitted prior to this meeting's occurrence.

5.10 Perform Site Visits During Construction. The Project Manager shall make on-site visits, as required, throughout the duration of the project. At this time, it is estimated that the Project Manager will make up to four site visits to the project.

TASK 5 DELIVERABLES	TO FAA/STATE	TO SPONSOR
5.01 Notice of Award, Notice to Proceed, and Contract Agreement	✓	✓
5.01 Issue Construction Plans, Specifications, and Contract Documents	✓	✓
5.02 Monthly Invoice and Monthly PSR		✓
5.02 Pay Request Review Documentation		✓
5.02 Weekly/Monthly Reports	✓	✓
5.02 Change Orders/Supplemental Agreements	✓	✓
5.03 Review Environmental Documentation	✓	✓
5.05 Pre-Construction Agenda and Meeting Minutes	✓	✓
5.06 Construction Management Plan	✓	✓
5.07 Review and Approval of SPCD and Final SPCD	✓	✓
5.08 Request for Reimbursement	✓	✓
5.09 QA/QC Workshop Meeting Minutes	✓	✓

TASK 5 MEETINGS/SITE VISITS	LOCATION/ATTENDEES/DURATION
5.05 Conduct Pre-Construction Meeting	<ul style="list-style-type: none"> Kanab, UT One (1) Project Manager and one (1) Construction Manager Assume one (1) day site visit (1 site visit) Assume travel to/from St. George, UT to Kanab, UT
5.09 Attend QA/QC Workshop	<ul style="list-style-type: none"> Kanab, UT One (1) Project Manager Assume one (1) day site visit (1 site visit) Assume travel to/from St. George, UT to Kanab, UT
5.10 Perform Site Visits During Construction	<ul style="list-style-type: none"> Kanab, UT One (1) Project Manager Assume one (1) day site visit (4 site visits) Assume travel to/from St. George, UT to Kanab, UT

6.0 Post-Construction Coordination Phase

6.01 Prepare Clean-up Item List. The Engineer will ensure the Contractor has removed all construction equipment and construction debris from the airport, that all access points have been re-secured (fences repaired, gates closed and locked, keys returned, etc.), and the site is clean.

6.02 Conduct Final Inspection. The Engineer, along with the Sponsor and FAA (if available), shall conduct the final inspection. The quality assurance testing summary report must be accepted by the FAA prior to final inspection.

6.03 Prepare Engineering Record Drawings. The Engineer will prepare the record drawings indicating modifications made during construction. The record drawings will be provided to the FAA electronically.

6.04 Prepare Final Construction Report. The Engineer will prepare the final construction report to meet the applicable FAA closeout checklist requirements.

6.05 Prepare DBE Uniform Report. The Engineer will prepare the Uniform Report of DBE Awards or Commitments and Payments (DBE Uniform Report) for the Sponsor to submit to the FAA.

6.06 Update and Modify Airport Layout Plan (ALP). The Engineer will review and update the ALP to reflect the work completed for this project. A draft version of each sheet will be submitted to the ADO for review. Upon approval by the FAA, the Engineer shall assist the Sponsor in preparing copies for signature of the revised sheets and submitting to the FAA for final approval

6.07 Summarize Project Costs. The Engineer will be required to obtain all administrative expenses, engineering fees and costs, testing costs, and construction costs associated with the project and assemble a total project summary. The summary will be analyzed with the associated project funding.

TASK 6 DELIVERABLES	TO FAA/STATE	TO SPONSOR
6.01 Clean-up List	✓	✓
6.02 Punchlists	✓	✓
6.03 Record Drawings	✓	✓
6.04 Final Construction Report	✓	✓
6.05 DBE Uniform Report	✓	✓
6.06 Updated ALP	✓	✓
6.07 Project Cost Summary	✓	✓

TASK 6 MEETINGS/SITE VISITS	LOCATION/ATTENDEES/DURATION
6.02 Conduct Final Inspection	<ul style="list-style-type: none"> Kanab, UT One (1) Project Manager and one (1) Construction Manager Assume one (1) day site visit (1 site visit)

7.0 On-Site Construction Coordination Phase

This phase will consist of providing one Resident Project Representative (RPR). It shall be the responsibility of the RPR to facilitate sufficient on-site construction coordination to ensure that the project is completed according to good construction practice and the Project Manager's direction. It is estimated that it will take **50 working days** to complete construction of the project. Incidental travel costs, including vehicle usage, lodging, per diem, etc., are in addition to the engineering hours expended.

7.01 Provide Resident Engineering. It is estimated that the Resident Project Representative (RPR) will work approximately **12 hours per day**. It is assumed that the RPR will be able to complete all daily project documentation during the course of the shift. The total time allotted for the completion of construction is anticipated to be **50 working days**.

During asphalt paving an additional RPR will be on-site to assist the lead RPR. It is estimated that the supporting RPR will be on-site for **4 working days** and will work approximately **12 hours per day**.

The following tasks will be performed during the course of a typical day's shift during construction:

- a. Review construction submittals, including shop drawings and materials proposed for use on the project, submitted by the Contractor, for general conformance with the project's Plans and Technical Specifications. The RPR will prepare and maintain a submittal register to log the submittals received. The submittal register will include information on the submitted items including date received, date returned, and action taken, and will be made available to the Sponsor and Contractor upon request.

- b. Review survey data and other construction tasks for general compliance with the construction documents.
- c. Coordinate, review, and provide a response to construction and general project Requests for Information (RFIs).
- d. Prepare and process field directives and change orders.
- e. Conduct labor standards interviews of the Contractor's and subcontractor's employees, and review weekly payroll records as required by the FAA. As part of this effort, all payrolls must be reviewed and logged when received. A log identifying current status of reviews, and any action taken to correct noted discrepancies, will be provided for Sponsor review at time of Request for Reimbursement processing, as appropriate.
- f. Review quality control and quality assurance testing results for conformance with the project specifications.
- g. Maintain record of the progress of construction, record as-built conditions, and review the quantity records with the Contractor on a periodic basis.
- h. Prepare the periodic construction cost estimates and review the quantities with the Contractor. The RPR, Sponsor, and Contractor will resolve discrepancies or disagreements with the Contractor's records. After compiling all costs, the RPR will submit the periodic construction cost estimate to the Sponsor for payment.
- i. Maintain daily logs of construction activities for the duration of time on site, including the Construction Project Daily Safety Inspection Checklist as required by the CSPP and SPCD.
- j. Verify that construction activities associated with restricted areas, roads, staging areas, stockpiles, borrow/waste areas, etc. are all remaining within the areas cleared under environmental documentation.
- k. Prepare a weekly status report using FAA Form 5370-1, *Construction Progress and Inspection Report*. The report will be submitted to the Sponsor, the FAA, and the office following the week of actual construction activities performed.
- l. Review payments to subcontractors and ensure timely payment of retainage to subcontractors when payment to the Contractor is made as required by the DBE Program.
- m. Coordinate and attend weekly construction progress meetings with the Contractor, Sponsor, and other relevant parties.

7.02 Provide Resident Engineering for Punchlist Work. It is anticipated that following the substantial completion of the project within the allotted working day contract period, it will be necessary for the Contractor to return to the project site to address or correct any outstanding incomplete or unacceptable work items. It is estimated that up to **two (2) 12-hour workdays** will be required of **one (1)** Resident Project Representative (RPR) for this task.

TASK 7 DELIVERABLES	TO FAA/STATE	TO SPONSOR
7.01a Coordinate Submittal Reviews	✓	✓
7.01c Coordinate RFIs	✓	✓
7.01d Field Directives and Change Orders	✓	✓
7.01e Payroll Reviews	✓	✓
7.01f Quality Assurance/Quality Control Results Compilation	✓	✓
7.01h Periodic Cost Estimates	✓	✓
7.01k Weekly Reports	✓	✓

TASK 7 ON-SITE PERIODS	LOCATION/STAFFING/DURATION
7.01 Provide Resident Engineering	<ul style="list-style-type: none"> Kanab, UT One (1) Lead Resident Project Representative and one second Resident Project Representative during paving Assume 54 working days for project a total of 54 nights of lodging
7.02 Provide Resident Engineering for Punchlist Work	<ul style="list-style-type: none"> Kanab, UT One (1) Resident Project Representative Assume two (2) working days for a total of two (2) nights of lodging

EX Reimbursable Costs During Survey and Construction. This section includes reimbursable items such as auto rental, lodging, per diem, travel and other miscellaneous costs incurred in order to complete **Part B – Special Services**. Section 4 Reimbursables are invoiced on a not-to-exceed basis, Section 5 and 6 Reimbursables are invoiced on a lump sum basis, and Section 7 Reimbursables are invoiced on a cost plus fixed fee basis.

Special Considerations

The following special considerations are required for this project but will be completed by subconsultants to the Engineer. The cost for this work will be included in the engineering contract agreement with the Sponsor and the costs are in addition to the engineering fees outlined above.

Geotechnical Investigation. Soil samples for analysis must be taken for both the project site and all potential on-site borrow sources. Investigation and testing will also be performed to facilitate the pavement design per FAA Advisory Circular (AC) 150/5320-6 (Current Edition), *Airport Pavement Design and Evaluation*. The geotechnical investigation will include the following:

- ➔ Perform a geologic reconnaissance of the project site
- ➔ Soil boring and laboratory testing at approximately 12 project locations
- ➔ Visual inspection and documentation of each soil boring
- ➔ Soil Classification/Atterberg Limits, Liquid Limit (LL), Plastic Limit (PL), Plasticity Index (PI)
- ➔ Hydrometer and Water-Soluble Sulfates/Corrosivity
- ➔ Moisture/Density Relations
- ➔ Swell/Consolidation Potential
- ➔ California Bearing Ratio
- ➔ Moisture content, density of undisturbed fine-grained samples
- ➔ Subgrade soil frost group

Environmental Survey and Report. A cultural resources survey and analysis will be completed to identify existing resources and satisfy City, State and Federal regulations. Field visits will be performed under the direct supervision of the Engineer. Final reports will be completed for each resource (cultural and paleontological) to be assessed in the CATEX.

Quality Assurance Testing. Quality assurance testing will be performed by an independent testing firm under the direct supervision of the Engineer. All quality assurance test summaries must be accepted by the FAA prior to final inspection. Certified materials technicians will perform the necessary material quality assurance testing for the following items, as detailed in the project specifications:

- ➔ Item P-152 Excavation, Subgrade and Embankment
- ➔ Item P-154 Subbase Course
- ➔ Item P-209 Crushed Aggregate Base Course
- ➔ Item P-401 Plant Mix Bituminous Pavements
- ➔ Item P-610 Structural Portland Cement Concrete

D-701 Pipe Inspections. Pipe inspections will be completed by a third party under the supervision of the Engineer.

Assumptions

The scope of services described previously, and the associated fees, are based on the following rates and assumed responsibilities of the Engineer and Sponsor.

1. For the purposes of estimating the amount of reimbursable expenses which will be incurred by the Engineer, the cost of per diem and lodging are calculated in accordance with current GSA rates. The actual amount to be invoiced for per diem will be in accordance with the published GSA rate at the time of service and may vary from the rate used in the fee estimate. Lodging will be invoiced as an actual expense incurred.
2. It is anticipated there will be a minimum number of trips and site visits to the airport to facilitate the completion of the various phases listed in this scope. The number of trips, as well as the anticipated lengths and details of the trips, are included at the end of each phase above.
3. The Sponsor will provide existing mapping data including as-builts available for the project areas, aerial orthoimagery, subsurface conditions information such as prior geotechnical investigations in the project area and other available information in the possession of the Sponsor.
4. The Sponsor will provide an electronic copy of the current ALP to allow for updating of the plan upon completion of the project.
5. The Sponsor will furnish escorts as needed for the Engineer to conduct field work.
6. The Sponsor will coordinate with tenants as required to facilitate field evaluations and construction.
7. All engineering work will be performed using accepted engineering principles and practices and provide quality products that meet or exceed industry standards. Dimensional criteria will be in accordance with FAA AC 150/5300-13 (Current Edition), *Airport Design*, and related circulars. Construction specifications will be in accordance with FAA AC 150/5370-10 (Current Edition), *Standard Specifications for Construction of Airports*, and the Northwest Mountain Region's Regional Updates for Specifying Construction of Airports and related circulars. Project planning, design, and construction will further conform to all applicable standards, including all applicable current FAA Advisory Circulars and Orders required for use in AIP-funded projects and other national, state, or local regulations and standards, as identified and relevant to an airfield design and construction project.

8. The Engineer will utilize the following plan standards for the project:
- ➔ Plans will be prepared using the Engineer's standards, unless the Sponsor provides its own standards upon Notice to Proceed.
 - ➔ Plan elevations will be vertical datum NAVD 88 derived from the existing control network.
 - ➔ Plan coordinates will be based on horizontal datum NAD 83/2011 State Plane Coordinates derived from the existing control network.
 - ➔ All plans will be stamped and signed by a state-licensed Professional Engineer, or Professional Land Surveyor, as required.
 - ➔ Plans prepared by subconsultants will be prepared using the same base maps, the same coordinate systems and the same plan layout and format as plans prepared by the Engineer.
 - ➔ The guidance included in FAA Memorandum, *FAA Review of Construction Plans and Specifications for AIP Funded Projects*, will be reviewed, incorporated and will supplement the Engineer's standards.
9. The Engineer will utilize the following assumptions when preparing the project manual for bidding and construction of the project:
- ➔ The project manual Contract Documents will be developed jointly by the Sponsor and the Engineer.
 - ➔ The Engineer is responsible for developing the contents of the document and including the Front-End documents which will be supplied by the Sponsor.
 - ➔ FAA General Provisions and required contract language will be used.
10. The Engineer must maintain records of design analyses and calculations consistent with typical industry standards, as required by the FAA, for a period of three years after the project is closed by the FAA.
11. Because the Engineer has no control over the cost of construction-related labor, materials, or equipment, the Engineer's opinions of probable construction costs will be made on the basis of experience and qualifications as a practitioner of his/her profession. The Engineer does not guarantee that proposals for construction, construction bids, or actual project construction costs will not vary from Engineer's estimates of construction cost.
12. An AC 150/5300-18B (or Current Edition) compliant survey is not required as a part of this project. No data will be submitted to Airports GIS (AGIS) through the Airport Data and Information Portal (ADIP).

Additional Services

The following items are not included under this agreement but will be considered as extra work:

- ➔ Redesign for the Sponsor's convenience or due to changed conditions after previous alternate direction and/or approval.
- ➔ Submittals or deliverables in addition to those listed herein.
- ➔ If a project audit occurs, the Engineer is prepared to assist the Sponsor in gathering and preparing the required materials for the audit.

- ➔ Serving as an expert witness for the Owner in any litigation, surety claim, contractor bond activation, or other proceeding involving the project.
- ➔ Additional or extended services during construction made necessary by extension of contract time, non-concurrent work, or changes in the work.
- ➔ Legal, surety, or insurance support, coordination, and representation.

Extra Work will be as directed by the Sponsor in writing for an additional fee as agreed upon by the Sponsor and the Engineer.



WOOLPERT

[illegible]

TASK		LABOR CATEGORY											
		Practice Ldr I	Engineer Project Mgr IV	Quality Control Manager	Engineer Project Mgr IV	Engineer Project Mgr II	Engineer Project Mgr II	Engineer I	Engineering Techn III	Engineering Techn II	Project Coordinator II		Phase Item Costs
2.0	Design Phase (Lump Sum)												
2.01	Conduct site Visits		16			16	8						\$ 9,520.00
2.02	Analyze Topographical Survey Data		2			2		8					\$ 2,270.00
2.03	Analyze Geotechnical Investigation Data		2			6							\$ 1,790.00
2.04	Prepare Pavement Design		2			6							\$ 1,790.00
2.05	Prepare Existing Utility Inventory		1			2			4				\$ 1,335.00
2.06	Prepare Preliminary Contract Documents		4			8				8			\$ 3,940.00
2.07	Prepare Construction Safety and Phasing Plan (CSPP)		4			8		4	4		4		\$ 4,720.00
2.08	Prepare Preliminary Construction Plans												
2.09	Cover Sheet		1			2			4				\$ 1,335.00
	Index of Drawings/Summary of Approximate Quantities & General Notes		1			2			8				\$ 1,975.00
	Survey Control Plan		1			2			4				\$ 1,335.00
	Geotechnical Investigation Plan		1			2			4				\$ 1,335.00
	Construction Layout Plan		1			8			8				\$ 1,975.00
	Construction Phasing Plan		1			2			8				\$ 1,975.00
	Environmental Exhibit		1			2			4				\$ 1,335.00
	Demolition Plan		1			2			8				\$ 1,975.00
	Geometric Layout Plan		1			2			12				\$ 2,615.00
	Grading Plan		1			4			12				\$ 3,015.00
	Pavement Plan and Profile		1			4			12				\$ 3,015.00
	Typical Sections		1			2			8				\$ 1,975.00
	Pavement Marking Plan		1			2			8				\$ 1,975.00
	Pavement Marking Details		1			2			4				\$ 1,335.00
	Drainage Plan and Profile		1			2			12				\$ 3,735.00
	Drainage Details		1			4			8				\$ 4,775.00
	Electrical Demolition Plan		1		8				4				\$ 3,295.00
	Electrical Layout Plan		1		16				8				\$ 6,295.00
	Electrical Details		1		8				4				\$ 3,295.00
2.09	Prepare Preliminary Technical Specifications					8	4			8	4		\$ 5,320.00
2.10	Prepare Preliminary Special Provisions	1				4				6	2		\$ 2,870.00
2.11	Prepare Drainage Analysis and Storm Drainage Design		2			4	16		8				\$ 7,260.00
2.12	Compile/Submit Permits		2				4						\$ 1,390.00
2.13	Compile/Submit FAA Form 7460		4				4						\$ 3,140.00
2.14	Calculate Estimated Quantities				4	6	4		12	2	6		\$ 6,280.00
2.15	Prepare Estimate of Probable Construction Cost		4		4	8	4	4					\$ 4,760.00
2.16	Prepare Engineer's Design Report and Modification of Standards		6		4	16	4	16		4	4		\$ 8,110.00
2.17	Prepare and Submit Modification of Standards on MOS Website	2	8			8							\$ 5,240.00
2.18	Review Plans at 90% Complete	4	8		4	12	4		12				\$ 9,940.00
2.19	Provide In-House Quality Control		1	24						8			\$ 6,600.00
2.20	Prepare and Submit Control Plans, Specs., Cont. Docs., and Design Report	1	4		4	8	4		12	8	6		\$ 10,210.00
2.21	Prepare Requests for Reimbursement					4							\$ 3,500.00
TOTALS		8	108	24	52	172	72	4	196	52	26	0	\$ 148,550.00
PERCENTAGES		1%	15%	3%	7%	24%	10%	1%	27%	7%	4%	0%	

[illegible][illegible][illegible]

TASK		LABOR CATEGORY										
	Practice Ldr I	Engineer Project Mgr IV	Engineer Project Mgr II	Construction Manager III	Engineering Techn III	Engineering Techn II	Project Coordinator II	Planner III				Phase Item Costs
6.0 Post Construction Coordination Phase (Lump Sum)												
6.01 Prepare Clean-up Item List		2		8								\$ 2,310.00
6.02 Conduct Final Inspection		8		8								\$ 4,080.00
6.03 Prepare Engineering Record Drawings		2		8	16							\$ 4,870.00
6.04 Prepare Final Construction Report	2	4	16	32		8	8					\$ 14,220.00
6.05 Prepare DBE Uniform Report		4										\$ 800.00
6.06 Update and Modify Airport Layout Plan (ALP)	2	2						10				\$ 3,880.00
6.07 Summarize Project Costs		4		8		8						\$ 4,060.00
							</					

[illegible]

*For the purposes of estimating the cost of mileage, per diem, and lodging are calculated in accordance with applicable IRS and GSA guidelines. At the time of invoicing mileage will be invoiced in accordance with published IRS rates at the time of service and per diem will be invoiced in accordance with published GSA rates at the time of service. Lodging will be invoiced as actual expense incurred except in the cases where specific client requirements exist that limit lodging to GSA standards.

Q U O T A T I O N

PAGE: 1

Wilkinson Supply
3021 Grant Avenue
Ogden, UT 84401 USA
Phone #: (801)621-0360
Fax #: (801)393-5821

PHONE #: (435)644-2534
CELL #:
ALT. #:
P.O.#:
TERMS: **Net 30**
SALES TYPE: **Quote**

DATE: **10/21/2024**
ORDER #: **1280077**
CUSTOMER #: **32335**
CP: **BRAD**
LOCATION: **1**
STATUS: **Active**

BILL TO 32335

KANAB CITY
26 N 100 E
KANAB, UT 84741 US

SHIP TO

KANAB CITY
26 N 100 E
KANAB, UT 84741 US

MFR	PRODUCT NUMBER	DESCRIPTION	QTY	PRICE	NET	TOTAL
ABI	Z23SL 10-99144	ABI Force z23slt - (Laser Ready) w/ Tweels (DEMO UNIT 22HR)	1	\$32,999.00	\$27,989.00	\$27,989.00
ABI	10-99029	MINI-BOX BLADE - SOLID EDGE	1	\$599.99	\$539.99	\$539.99
ABI	10-90232	MINI SCARIFIER BAR	1	\$599.00	\$539.99	\$539.99
ABI	10-90165	VIBRAFLEX 3800	1	\$849.00	\$764.10	\$764.10
ABI	10-99137	6' RIDID DRAG MAT W/ LEVEL BAR	1	\$599.00	\$539.99	\$539.99
ABI	10-90403	LASER ELECTRONICS & POLE - MACHINE SIDE	1	\$3,799.00	\$3,419.10	\$3,419.10
ABI	10-11272	DUAL SLOPE LASER TRANSMITTER	1	\$2,899.00	\$2,609.10	\$2,609.10
ABI	10-10422	XD TRIPOD FOR LASER TRANSMITTER (33" - 119")	1	\$799.00	\$719.10	\$719.10
ABI	10-10425	13' FIBERGLASS GRADE ROD FOR LASER SYSTEM	1	\$149.00	\$148.00	\$148.00
****	SHIPPING	INCOMING FREIGHT	1	\$700.00	\$700.00	\$700.00
****	LABOR	SET UP	1	\$250.00	\$250.00	\$250.00

STATE CONTRACT # MA3346.

ABI	10-99123	REMOVABLE BROADCAST SPREADER - 12V ELECTRIC	1	\$2,699.00	\$2,550.55	\$2,550.55
ABI	10-99181	46" PLUG AERATOR SYSTEM W/100LBS. (REQUIRES 10-90449 200LB W	1	\$4,699.00	\$4,440.55	\$4,440.55
ABI	10-90449	FRPMT SADDLE-MOUNT WEIGHT KIT - W/ 200LB (QTY 4 50LB)	1	\$999.00	\$944.05	\$944.05
ABI	10-99136	INFIELD LIP EDGER SYSTEM	1	\$1,399.00	\$1,315.06	\$1,315.06

All quotes are valid for 10 days if product is in stock. If product is not in stock, prices are subject to change upon delivery pricing.

SUBTOTAL:	\$47,468.58
TAX:	\$0.00
ORDER TOTAL:	\$47,468.58

Authorized By: _____



TURF TANK®

[UT] Kanab Parks and Recreation – Lite Triple Outright

[UT] Kanab Parks and Recreation

78 S 100 E, STE 1150

Kanab, UT 84741

United States

Reference: 20241105-092504665

Quote created: November 5, 2024

Quote expires: February 3, 2025

Quote created by: Austin Scott

"Regional Territory Manager"

austin.scott@turftank.com

Sterling Glover

Recreation Director

sglover@kanab.utah.gov

Products & Services

Item & Description	SKU	Quantity	Unit Price	Total
US - Turf Tank Lite Package - Outright Purchase		1	\$24,000.00	\$24,000.00
Includes:				
- GPS TT Lite Paint Robot + GPS Package				
- 2.5 gallon paint jug				
- Tablet (Samsung Galaxy Tab)				
- Continuous Software Improvements				
- Geometry Package				
- (1) Robot Battery for TT Lite				
- Customer Support: Normal Business Hours				
- Hardware Warranty: Basic (See warranty document)				
- Standard Turf Tank Accessories				

Item & Description	SKU	Quantity	Unit Price	Total
US - Turf Tank Lite Triple Package - Annual Fee Includes: - (3) Sports Included - \$1,000 paint allotment of RTS, white - Continuous Software Improvements		1	\$4,000.00 / year	\$4,000.00 / year for 6 years
US - Turf Tank Lite Package - Upfront Implementation Cost Includes: - Configuration & Shipping of Robot - Secure Inventory & Lock in Installation Date - Product Training & Online Resources		1	\$1,700.00	\$1,700.00
Annual subtotal				\$4,000.00
One-time subtotal				\$25,700.00
Total				\$29,700.00

Purchase terms & Comments

<u>Invoice</u>	<u>Invoice Details</u>
Implementation Fee Invoice & First Invoice	Implementation Fee & Subscription or Purchase Invoice will be issued at date of shipment with net 18 payment terms. The invoice will be emailed to the billing contact on file and will be from billing@turftank.com .
Renewal Invoices	Subscription Renewal Invoices will be emailed to the billing contact on file 30-days prior to the subscription date with net 30 payment terms.

*****Sales Tax** is not included in the above quote. If you are not tax-exempt you will be subject to sales tax on your invoices. If you are tax-exempt, we will need to collect and validate your tax-exempt certificate.

SUBSCRIPTION WARRANTY



COMPONENT LIST

Package Type	Basic	Plus	Pro
Robot Type	ONE / TWO / LITE	ONE / TWO	ONE / TWO
Rover	● 6 years	● 6 years	● 6 years
Base Station	● 6 years	● 6 years	● 6 years
Control Unit	● 6 years	● 6 years	● 6 years
Harness	● 6 years	● 6 years	● 6 years
Robot Chassis	● 6 years	● 6 years	● 6 years
Rear Wheel Mount Complete	● 1 year	● 6 years	● 6 years
Battery Holder	● 1 year	● 6 years	● 6 years
GNSS Antenna	● 1 year	● 6 years	● 6 years
Actuator	● 1 year	● 6 years	● 6 years
Hub Motor Set	● 1 year	● 6 years	● 6 years
Shell	● 1 year	● 1 year	● 6 years
Rack and Pinion Holder Complete	● 1 year	● 1 year	● 6 years
Control Panel	● 1 year	● 1 year	● 6 years
Disc Lift Assembly	● 1 year	● 1 year	● 6 years
Robot Battery Charger	● 1 year	● 1 year	● 6 years
Front Bumper Complete	● 1 year	● 1 year	● 6 years
Rear Bumper Complete	● 1 year	● 1 year	● 6 years
Robot Battery	● 1 year	● 1 year	● 6 years
Tablet	● 1 year	● 1 year	● 3 years
Wear & Tear Parts	30 days	60 days	90 days
Discount on Parts	0%	20%	40%
SERVICE DETAILS			
Call/Text Support	Mon-Fri 8am-10pm EST	Mon-Fri 8am-10pm EST	24/7
On-Site Visits	\$75/hr minimum charge of 3 hours Within 7 days of Request	\$75/hr minimum charge of 3 hours Within 7 days of Request	2x visits per year
Virtual Help Center	24/7	24/7	24/7
Pre-Booked 1 on 1 Robot Expert	Mon-Fri 8am-10pm EST	Mon-Fri 8am-10pm EST	Mon-Fri 8am-10pm EST
Service Kit	✗	✗	Included 1x per year
Courtesy Unit	Not Eligible	\$750 30 days max.	Free Shipping within 24 hours

- **Standard Ground Shipping:** Covered by Turf Tank on warranty parts.
- **Overnight/Express Shipping:** Covered by customers at cost.
- **Service Kit:** Includes 1x Solenoid, 1x Suction Rod Assembly, 1x Tubing Set, 1x Pump.
- Warranty components need returned within **14 days** otherwise they will be invoiced.
- Warranty does not cover **labor cost**.

- Use of **non-approved paint** will void warranty on paint system: Pump, Suction Rod assembly, Solenoid, Tubing.
- **Custom Modifications** of Turf Tank robot will void warranty.
- Above Warranty does not cover **breakdowns and general repairs** directly caused by the owner/operator neglect, accidental damage, abuse or misuse, including inadequate cleaning and improper storage.
- All parts not mentioned on the list above is considered **Wear & Tear**.

Signature

Signature

Date

Printed name

Questions? Contact me



Austin Scott
"Regional Territory Manager"
austin.scott@turftank.com

Turf Tank
1110 Allgood Industrial Ct
Marietta, GA 30066
United States



TURF TANK®

[UT] Kanab Parks and Recreation – Plus Outright

[UT] Kanab Parks and Recreation

78 S 100 E, STE 1150

Kanab, UT 84741

United States

Reference: 20241105-093044489

Quote created: November 5, 2024

Quote expires: February 3, 2025

Quote created by: Austin Scott

"Regional Territory Manager"

austin.scott@turftank.com

Sterling Glover

Recreation Director

sglover@kanab.utah.gov

Products & Services

Item & Description	SKU	Quantity	Unit Price	Total
US - Turf Tank Two Plus Package - Outright Purchase		1	\$51,000.00	\$51,000.00
Includes:				
- GPS Paint Robot + GPS Package (Includes Android Tablet)				
- Continuous Software Improvements				
- Free Form Text Creation				
- Standard Geometry Package				
- Extended Geometry Package				
- Paint: \$2,000 Allotment of Paint (White)				
- (2) Robot Batteries				
- Customer Support: Normal Business Hours (Mon-Fri)				
- Hardware Warranty: Plus (See warranty document)				
- Standard Turf Tank Accessories				

Item & Description	SKU	Quantity	Unit Price	Total
US - Turf Tank Two Plus Package - Upfront Implementation Cost		1	\$1,700.00	\$1,700.00
Includes:				
- Configuration & Shipping of Robot				
- Secure Inventory & Lock in Installation Date				
- Product Training & Online Resources				
US - Turf Tank Two Plus Package - Customer Care Plan		1	\$3,999.00 / year	\$3,999.00 / year
Includes:				
- Customer Support: Normal Business Hours (Mon-Fri)				
- Hardware Warranty: Plus (See warranty document)				
- Continuous Software Improvements				
- \$2,000 Allotment of Paint (White)				
Annual subtotal				\$3,999.00
One-time subtotal				\$52,700.00
Total				\$56,699.00

Purchase terms & Comments

<u>Invoice</u>	<u>Invoice Details</u>
Implementation Fee Invoice & First Invoice	Implementation Fee & Subscription or Purchase Invoice will be issued at date of shipment with net 18 payment terms. The invoice will be emailed to the billing contact on file and will be from billing@turftank.com .
Renewal Invoices	Subscription Renewal Invoices will be emailed to the billing contact on file 30-days prior to the subscription date with net 30 payment terms.

*****Sales Tax** is not included in the above quote. If you are not tax-exempt you will be subject to sales tax on your invoices. If you are tax-exempt, we will need to collect and validate your tax-exempt certificate.

SUBSCRIPTION WARRANTY



COMPONENT LIST

Package Type	Basic	Plus	Pro
Robot Type	ONE / TWO / LITE	ONE / TWO	ONE / TWO
Rover	● 6 years	● 6 years	● 6 years
Base Station	● 6 years	● 6 years	● 6 years
Control Unit	● 6 years	● 6 years	● 6 years
Harness	● 6 years	● 6 years	● 6 years
Robot Chassis	● 6 years	● 6 years	● 6 years
Rear Wheel Mount Complete	● 1 year	● 6 years	● 6 years
Battery Holder	● 1 year	● 6 years	● 6 years
GNSS Antenna	● 1 year	● 6 years	● 6 years
Actuator	● 1 year	● 6 years	● 6 years
Hub Motor Set	● 1 year	● 6 years	● 6 years
Shell	● 1 year	● 1 year	● 6 years
Rack and Pinion Holder Complete	● 1 year	● 1 year	● 6 years
Control Panel	● 1 year	● 1 year	● 6 years
Disc Lift Assembly	● 1 year	● 1 year	● 6 years
Robot Battery Charger	● 1 year	● 1 year	● 6 years
Front Bumper Complete	● 1 year	● 1 year	● 6 years
Rear Bumper Complete	● 1 year	● 1 year	● 6 years
Robot Battery	● 1 year	● 1 year	● 6 years
Tablet	● 1 year	● 1 year	● 3 years
Wear & Tear Parts	30 days	60 days	90 days
Discount on Parts	0%	20%	40%
SERVICE DETAILS			
Call/Text Support	Mon-Fri 8am-10pm EST	Mon-Fri 8am-10pm EST	24/7
On-Site Visits	\$75/hr minimum charge of 3 hours Within 7 days of Request	\$75/hr minimum charge of 3 hours Within 7 days of Request	2x visits per year
Virtual Help Center	24/7	24/7	24/7
Pre-Booked 1 on 1 Robot Expert	Mon-Fri 8am-10pm EST	Mon-Fri 8am-10pm EST	Mon-Fri 8am-10pm EST
Service Kit	✗	✗	Included 1x per year
Courtesy Unit	Not Eligible	\$750 30 days max.	Free Shipping within 24 hours

- **Standard Ground Shipping:** Covered by Turf Tank on warranty parts.
- **Overnight/Express Shipping:** Covered by customers at cost.
- **Service Kit:** Includes 1x Solenoid, 1x Suction Rod Assembly, 1x Tubing Set, 1x Pump.
- Warranty components need returned within **14 days** otherwise they will be invoiced.
- Warranty does not cover **labor cost**.

- Use of **non-approved paint** will void warranty on paint system: Pump, Suction Rod assembly, Solenoid, Tubing.
- **Custom Modifications** of Turf Tank robot will void warranty.
- Above Warranty does not cover **breakdowns and general repairs** directly caused by the owner/operator neglect, accidental damage, abuse or misuse, including inadequate cleaning and improper storage.
- All parts not mentioned on the list above is considered **Wear & Tear**.

Signature

Signature

Date

Printed name

Questions? Contact me



Austin Scott
"Regional Territory Manager"
austin.scott@turftank.com

Turf Tank
1110 Allgood Industrial Ct
Marietta, GA 30066
United States



TURF TANK®

[UT] Kanab Parks and Recreation – Plus Subscription

[UT] Kanab Parks and Recreation

78 S 100 E, STE 1150

Kanab, UT 84741

United States

Sterling Glover

Recreation Director

sglover@kanab.utah.gov

Reference: 20241022-164847342

Quote created: October 22, 2024

Quote expires: January 20, 2025

Quote created by: Austin Scott

"Regional Territory Manager"

austin.scott@turftank.com

Products & Services

Item & Description	SKU	Quantity	Unit Price	Total
US – Turf Tank Two Plus Package – Subscription Includes: – GPS Paint Robot + GPS Package (Includes Android Tablet) – Continuous Software Improvements – Free Form Text Creation – Standard Geometry Package – Extended Geometry Package – Paint: \$2,000 Allotment of Paint (White) – (2) Robot Batteries – Customer Support: Normal Business Hours (Mon-Fri) – Hardware Warranty: Plus (See warranty document) – Standard Turf Tank Accessories		1	\$11,000.00 / year	\$11,000.00 / year for 3 years

Item & Description	SKU	Quantity	Unit Price	Total
US - Turf Tank Two Plus Package - Upfront Implementation Cost		1	\$1,700.00	\$0.00
Includes:				
- Configuration & Shipping of Robot				
- Secure Inventory & Lock in Installation Date				
- Product Training & Online Resources				
Annual subtotal				\$11,000.00
One-time subtotal				\$0.00
				after \$1,700.00 discount
Total				\$11,000.00

Purchase terms & Comments

<u>Invoice</u>	<u>Invoice Details</u>
Implementation Fee Invoice & First Invoice	Implementation Fee & Subscription or Purchase Invoice will be issued at date of shipment with net 18 payment terms. The invoice will be emailed to the billing contact on file and will be from billing@turftank.com .
Renewal Invoices	Subscription Renewal Invoices will be emailed to the billing contact on file 30-days prior to the subscription date with net 30 payment terms.

*****Sales Tax** is not included in the above quote. If you are not tax-exempt you will be subject to sales tax on your invoices. If you are tax-exempt, we will need to collect and validate your tax-exempt certificate.

SUBSCRIPTION WARRANTY



COMPONENT LIST

Package Type	Basic	Plus	Pro
Robot Type	ONE / TWO / LITE	ONE / TWO	ONE / TWO
Rover	● 6 years	● 6 years	● 6 years
Base Station	● 6 years	● 6 years	● 6 years
Control Unit	● 6 years	● 6 years	● 6 years
Harness	● 6 years	● 6 years	● 6 years
Robot Chassis	● 6 years	● 6 years	● 6 years
Rear Wheel Mount Complete	● 1 year	● 6 years	● 6 years
Battery Holder	● 1 year	● 6 years	● 6 years
GNSS Antenna	● 1 year	● 6 years	● 6 years
Actuator	● 1 year	● 6 years	● 6 years
Hub Motor Set	● 1 year	● 6 years	● 6 years
Shell	● 1 year	● 1 year	● 6 years
Rack and Pinion Holder Complete	● 1 year	● 1 year	● 6 years
Control Panel	● 1 year	● 1 year	● 6 years
Disc Lift Assembly	● 1 year	● 1 year	● 6 years
Robot Battery Charger	● 1 year	● 1 year	● 6 years
Front Bumper Complete	● 1 year	● 1 year	● 6 years
Rear Bumper Complete	● 1 year	● 1 year	● 6 years
Robot Battery	● 1 year	● 1 year	● 6 years
Tablet	● 1 year	● 1 year	● 3 years
Wear & Tear Parts	30 days	60 days	90 days
Discount on Parts	0%	20%	40%
SERVICE DETAILS			
Call/Text Support	Mon-Fri 8am-10pm EST	Mon-Fri 8am-10pm EST	24/7
On-Site Visits	\$75/hr minimum charge of 3 hours Within 7 days of Request	\$75/hr minimum charge of 3 hours Within 7 days of Request	2x visits per year
Virtual Help Center	24/7	24/7	24/7
Pre-Booked 1 on 1 Robot Expert	Mon-Fri 8am-10pm EST	Mon-Fri 8am-10pm EST	Mon-Fri 8am-10pm EST
Service Kit	✗	✗	Included 1x per year
Courtesy Unit	Not Eligible	\$750 30 days max.	Free Shipping within 24 hours

- **Standard Ground Shipping:** Covered by Turf Tank on warranty parts.
- **Overnight/Express Shipping:** Covered by customers at cost.
- **Service Kit:** Includes 1x Solenoid, 1x Suction Rod Assembly, 1x Tubing Set, 1x Pump.
- Warranty components need returned within **14 days** otherwise they will be invoiced.
- Warranty does not cover **labor cost**.

- Use of **non-approved paint** will void warranty on paint system: Pump, Suction Rod assembly, Solenoid, Tubing.
- **Custom Modifications** of Turf Tank robot will void warranty.
- Above Warranty does not cover **breakdowns and general repairs** directly caused by the owner/operator neglect, accidental damage, abuse or misuse, including inadequate cleaning and improper storage.
- All parts not mentioned on the list above is considered **Wear & Tear**.

Questions? Contact me



Austin Scott

"Regional Territory Manager"

austin.scott@turftank.com

Turf Tank

1110 Allgood Industrial Ct

Marietta, GA 30066

United States



TURF TANK®

[UT] Kanab Parks and Recreation – Three Sport Lite Subscription

[UT] Kanab Parks and Recreation

78 S 100 E, STE 1150

Kanab, UT 84741

United States

Reference: 20241022-164944546

Quote created: October 22, 2024

Quote expires: January 20, 2025

Quote created by: Austin Scott

"Regional Territory Manager"

austin.scott@turftank.com

Sterling Glover

Recreation Director

sglover@kanab.utah.gov

Products & Services

Item & Description	SKU	Quantity	Unit Price	Total
US - Turf Tank Lite Triple Subscription		1	\$8,000.00	\$8,000.00 / year
Includes:			/ year	for 3 years
<ul style="list-style-type: none">- (3) Sports Only- GPS TT Lite Paint Robot + GPS Package- 2.5 gallon paint jug- Tablet (Samsung Galaxy Tab)- Continuous Software Improvements- Geometry Package- (1) Robot Battery for TT Lite- Customer Support: Normal Business Hours- Hardware Warranty: Basic (See warranty document)- Standard Turf Tank Accessories- \$1,000 paint allotment (Ready-to-Spray, White only)				

Item & Description	SKU	Quantity	Unit Price	Total
US - Turf Tank Lite Package - Upfront Implementation Cost		1	\$1,700.00	\$0.00
Includes:				after 100% discount
- Configuration & Shipping of Robot				
- Secure Inventory & Lock in Installation Date				
- Product Training & Online Resources				
		Annual subtotal		\$8,000.00
		One-time subtotal		\$0.00
				after \$1,700.00 discount
			Total	\$8,000.00

Purchase terms & Comments

<u>Invoice</u>	<u>Invoice Details</u>
Implementation Fee Invoice & First Invoice	Implementation Fee & Subscription or Purchase Invoice will be issued at date of shipment with net 18 payment terms. The invoice will be emailed to the billing contact on file and will be from billing@turftank.com .
Renewal Invoices	Subscription Renewal Invoices will be emailed to the billing contact on file 30-days prior to the subscription date with net 30 payment terms.

*****Sales Tax** is not included in the above quote. If you are not tax-exempt you will be subject to sales tax on your invoices. If you are tax-exempt, we will need to collect and validate your tax-exempt certificate.

SUBSCRIPTION WARRANTY



COMPONENT LIST

Package Type	Basic	Plus	Pro
Robot Type	ONE / TWO / LITE	ONE / TWO	ONE / TWO
Rover	● 6 years	● 6 years	● 6 years
Base Station	● 6 years	● 6 years	● 6 years
Control Unit	● 6 years	● 6 years	● 6 years
Harness	● 6 years	● 6 years	● 6 years
Robot Chassis	● 6 years	● 6 years	● 6 years
Rear Wheel Mount Complete	● 1 year	● 6 years	● 6 years
Battery Holder	● 1 year	● 6 years	● 6 years
GNSS Antenna	● 1 year	● 6 years	● 6 years
Actuator	● 1 year	● 6 years	● 6 years
Hub Motor Set	● 1 year	● 6 years	● 6 years
Shell	● 1 year	● 1 year	● 6 years
Rack and Pinion Holder Complete	● 1 year	● 1 year	● 6 years
Control Panel	● 1 year	● 1 year	● 6 years
Disc Lift Assembly	● 1 year	● 1 year	● 6 years
Robot Battery Charger	● 1 year	● 1 year	● 6 years
Front Bumper Complete	● 1 year	● 1 year	● 6 years
Rear Bumper Complete	● 1 year	● 1 year	● 6 years
Robot Battery	● 1 year	● 1 year	● 6 years
Tablet	● 1 year	● 1 year	● 3 years
Wear & Tear Parts	30 days	60 days	90 days
Discount on Parts	0%	20%	40%
SERVICE DETAILS			
Call/Text Support	Mon-Fri 8am-10pm EST	Mon-Fri 8am-10pm EST	24/7
On-Site Visits	\$75/hr minimum charge of 3 hours Within 7 days of Request	\$75/hr minimum charge of 3 hours Within 7 days of Request	2x visits per year
Virtual Help Center	24/7	24/7	24/7
Pre-Booked 1 on 1 Robot Expert	Mon-Fri 8am-10pm EST	Mon-Fri 8am-10pm EST	Mon-Fri 8am-10pm EST
Service Kit	✗	✗	Included 1x per year
Courtesy Unit	Not Eligible	\$750 30 days max.	Free Shipping within 24 hours

- **Standard Ground Shipping:** Covered by Turf Tank on warranty parts.
- **Overnight/Express Shipping:** Covered by customers at cost.
- **Service Kit:** Includes 1x Solenoid, 1x Suction Rod Assembly, 1x Tubing Set, 1x Pump.
- Warranty components need returned within **14 days** otherwise they will be invoiced.
- Warranty does not cover **labor cost**.

- Use of **non-approved paint** will void warranty on paint system: Pump, Suction Rod assembly, Solenoid, Tubing.
- **Custom Modifications** of Turf Tank robot will void warranty.
- Above Warranty does not cover **breakdowns and general repairs** directly caused by the owner/operator neglect, accidental damage, abuse or misuse, including inadequate cleaning and improper storage.
- All parts not mentioned on the list above is considered **Wear & Tear**.

Questions? Contact me



Austin Scott

"Regional Territory Manager"

austin.scott@turftank.com

Turf Tank

1110 Allgood Industrial Ct

Marietta, GA 30066

United States

SUBSCRIPTION WARRANTY



COMPONENT LIST

Package Type	Basic	Plus	Pro
Robot Type	ONE / TWO / LITE	ONE / TWO	ONE / TWO
Rover	● 6 years	● 6 years	● 6 years
Base Station	● 6 years	● 6 years	● 6 years
Control Unit	● 6 years	● 6 years	● 6 years
Harness	● 6 years	● 6 years	● 6 years
Robot Chassis	● 6 years	● 6 years	● 6 years
Rear Wheel Mount Complete	● 1 year	● 6 years	● 6 years
Battery Holder	● 1 year	● 6 years	● 6 years
GNSS Antenna	● 1 year	● 6 years	● 6 years
Actuator	● 1 year	● 6 years	● 6 years
Hub Motor Set	● 1 year	● 6 years	● 6 years
Shell	● 1 year	● 1 year	● 6 years
Rack and Pinion Holder Complete	● 1 year	● 1 year	● 6 years
Control Panel	● 1 year	● 1 year	● 6 years
Disc Lift Assembly	● 1 year	● 1 year	● 6 years
Robot Battery Charger	● 1 year	● 1 year	● 6 years
Front Bumper Complete	● 1 year	● 1 year	● 6 years
Rear Bumper Complete	● 1 year	● 1 year	● 6 years
Robot Battery	● 1 year	● 1 year	● 6 years
Tablet	● 1 year	● 1 year	● 3 years
Wear & Tear Parts	30 days	60 days	90 days
Discount on Parts	0%	20%	40%
SERVICE DETAILS			
Call/Text Support	Mon-Fri 8am-10pm EST	Mon-Fri 8am-10pm EST	24/7
On-Site Visits	\$75/hr minimum charge of 3 hours Within 7 days of Request	\$75/hr minimum charge of 3 hours Within 7 days of Request	2x visits per year
Virtual Help Center	24/7	24/7	24/7
Pre-Booked 1 on 1 Robot Expert	Mon-Fri 8am-10pm EST	Mon-Fri 8am-10pm EST	Mon-Fri 8am-10pm EST
Service Kit	✗	✗	Included 1x per year
Courtesy Unit	Not Eligible	\$750 30 days max.	Free Shipping within 24 hours

- **Standard Ground Shipping:** Covered by Turf Tank on warranty parts.
- **Overnight/Express Shipping:** Covered by customers at cost.
- **Service Kit:** Includes 1x Solenoid, 1x Suction Rod Assembly, 1x Tubing Set, 1x Pump.
- Warranty components need returned within **14 days** otherwise they will be invoiced.
- Warranty does not cover **labor cost**.

- Use of **non-approved paint** will void warranty on paint system: Pump, Suction Rod assembly, Solenoid, Tubing.
- **Custom Modifications** of Turf Tank robot will void warranty.
- Above Warranty does not cover **breakdowns and general repairs** directly caused by the owner/operator neglect, accidental damage, abuse or misuse, including inadequate cleaning and improper storage.
- All parts not mentioned on the list above is considered **Wear & Tear**.

Drafted September 11, 2024

Proposal for an Intent to Hold Property Agreement between Kanab City and Kane County Center for the Arts (KCCA), a 501(c)3 nonprofit organization.

www.kanecountyarts.org

Property location: 37°03'14"N 112°31'35"W (otherwise known as the old Electric Plant)

KCCA is requesting an intent to hold property agreement/contract with Kanab City as a viable option for pursuing the construction of a Performing Arts Center in Kane County.

Inhabited on this campus will be:

- Art exhibit space - for public viewing of touring art exhibits as well as native to the area art, such as the Maynard Dixon Collection currently housed at BYU.
- Performing arts auditorium - for community and KCCA use to provide accessible and appropriate space for theatrical, musical, educational, Keynote, business, other events. Seating capacity will be approx 500. Space would be available to rent/reserve.
- Classroom/meeting spaces - for public use to extend appropriate space for educational experiences as an expansion of sharing and nurturing cultural arts experiences within Kane County. Spaces would be available to rent/reserve.
- Parking lot - improved parking in this general area benefits not only the performing arts center but all events being held in the upper quad areas of the park and fields.
- Art walk / Healing Garden - this public feature both of these outdoor features are an important part of the curb appeal and landscaping of the performing arts center and will be a collaborative project with local entities such as the Kanab Arts Board and Kane County Hospital, respectively.

The location is ideal for the development of a performing arts center as a contributing entity to an area of the community that is well developed for accessibility, beauty, and enjoyment.

With a look to the future, it is the intent of KCCA to remodel the existing buildings as well as move forward with new construction. Re-imagining the Old Electric plant supports the continuation of honoring the local history of Kanab as well as moving it into a new use that will benefit Kane County residents and its growing tourism population.

Proposed Agreement:

- Term of 5 years to hold property without improvement.
- Option to renew the agreement/contract at the end of 5 years pending obvious progress towards a lease agreement.

The proposed agreement allows Kane County Center for the Arts:

- artifact of proof to pursue local and national government grants as well as private grantees, a landowners viable interest in the development of the property for a performing arts center.

As part of this intent to hold property, Kane County Center for the Arts agrees to:

- not improve or occupy the property without express written permission of the Landowner.
- Provide detailed architectural or engineered renderings and diagrams of the proposed remodel and new construction plans as proof of progress towards a lease.
- Communicate regularly via written/in person communication with a Kanab City representative to provide progress updates.

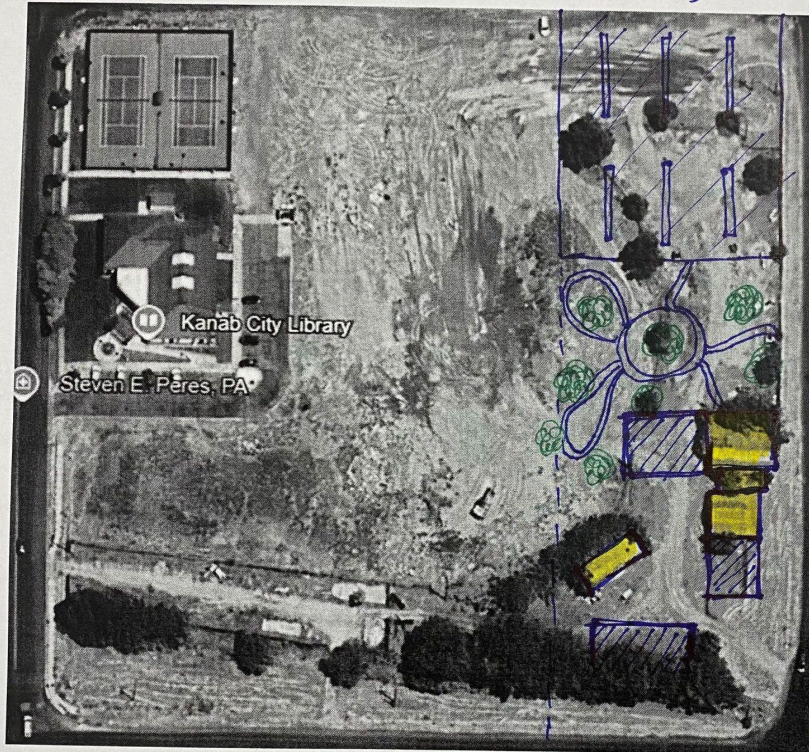
In the long term Kane County Center for the Arts is seeking to contract a lease agreement with Kanab City that would:

- include a term of 50+ years and include Kanab City in-kind support as well as short term and long term financial support.
- allow KCCA the autonomy to manage the facility in full (including structural, interior and exterior improvements).

2024

Parking

KANE COUNTY CENTER for the ARTS



Art walk /
Healing garden

PERFORMING ARTS CENTER

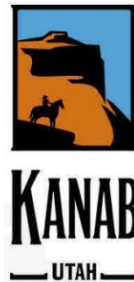
Lobby
Art exhibit space
Auditorium
Classroom / meeting
rooms

Storage / workshop
Buildings

▨ New Construction

■ existing / remodel

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:

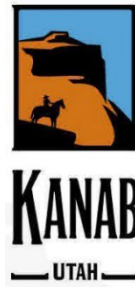
Kanab City Subdivision Ordinance must be updated to ensure compliance with the new requirements of HB 158 that was signed into Utah State Code in 2023 and then amended in the 2024 legislative session.

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

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

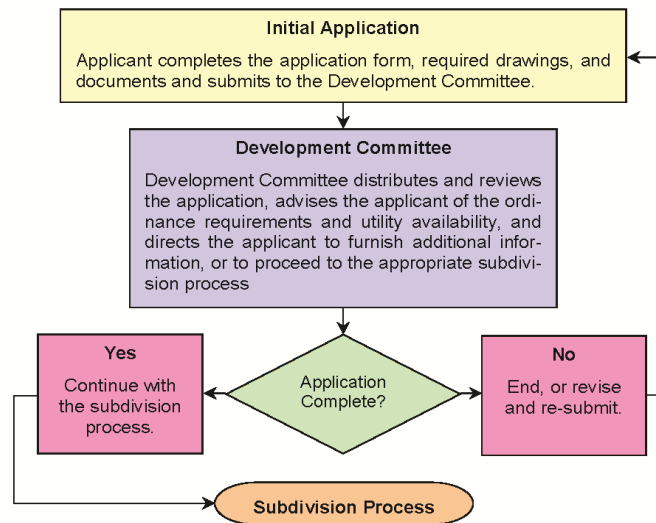


Figure 1 – Initial Application Process

~~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

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

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?

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

- 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?

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

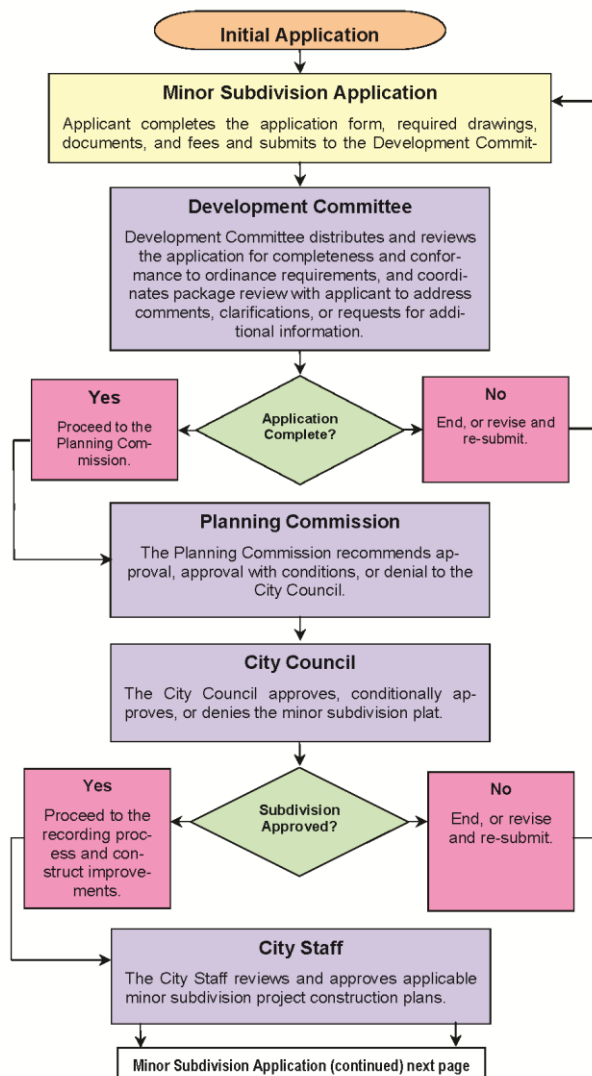


Figure 2 - Minor Subdivision Process

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

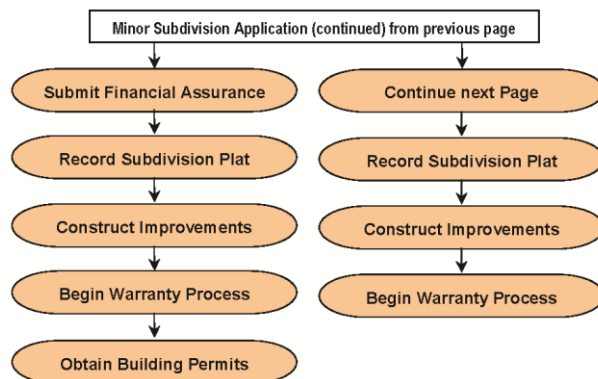


Figure 2 - Minor Subdivision Process cont.

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:

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

~~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

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

~~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.

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

~~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.

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

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.

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?

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

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

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.

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

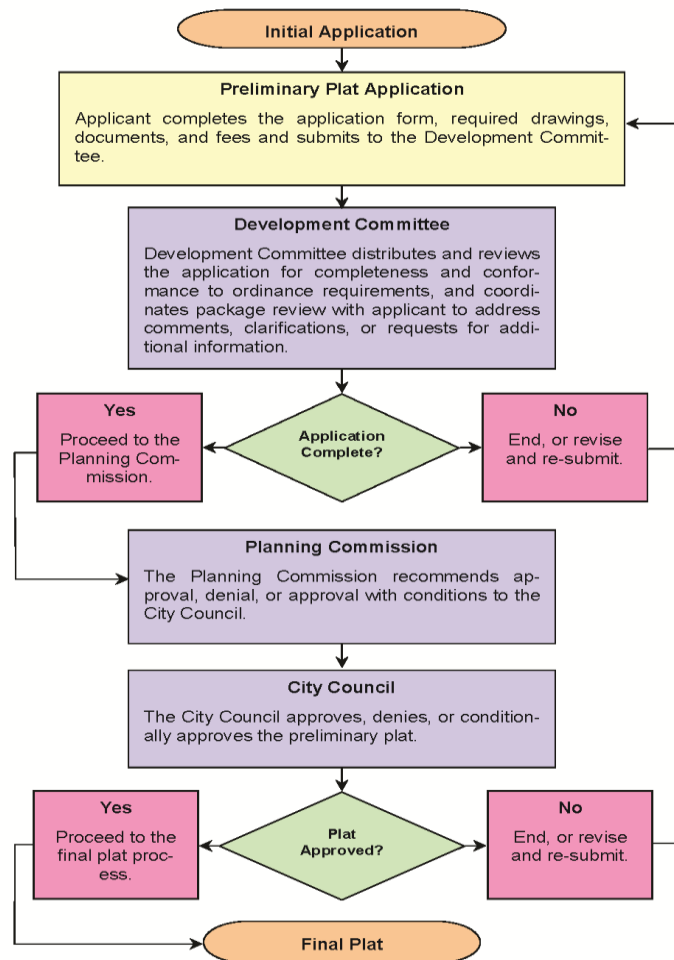


Figure 3 - Preliminary Plat Application

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

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

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.

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

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. ~~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~~-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 ~~notice~~labels shall be ~~mailed~~used by the City ~~to mail notice~~ at least seven (7) days prior to the Planning ~~Commission~~Commission's consideration of the preliminary plat. Notice of ~~subdivisions~~subdivision 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.

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

~~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

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

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:~~

KANAB

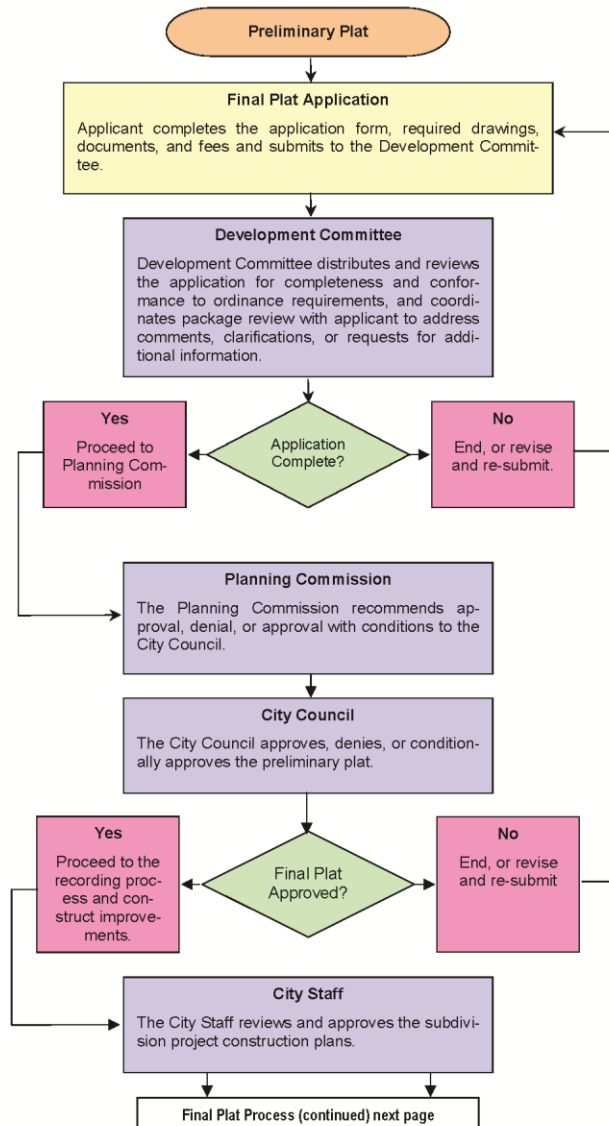
Subdivision Ordinance

Chapter 2

Subdivision Process

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



KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

Figure 4 - Final Plat Application

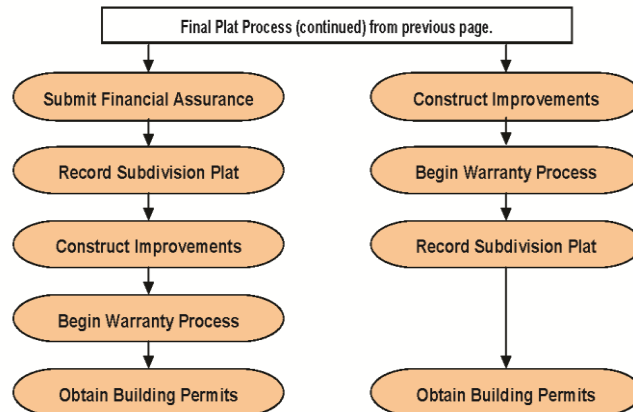


Figure 4 - Final Plat Application cont.

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.

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

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;

2

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

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

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

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.

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

~~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.

KANAB

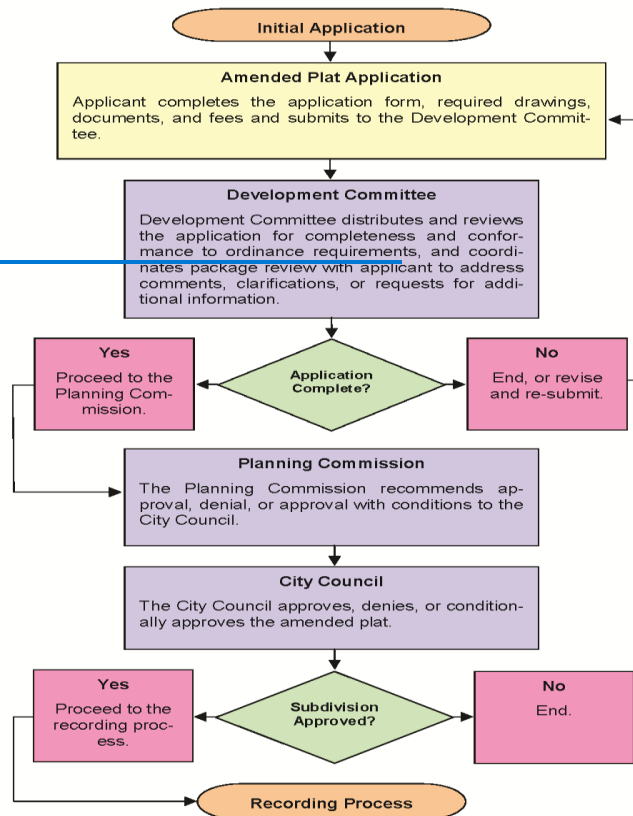
Subdivision Ordinance

Chapter 2

Subdivision Process

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



KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

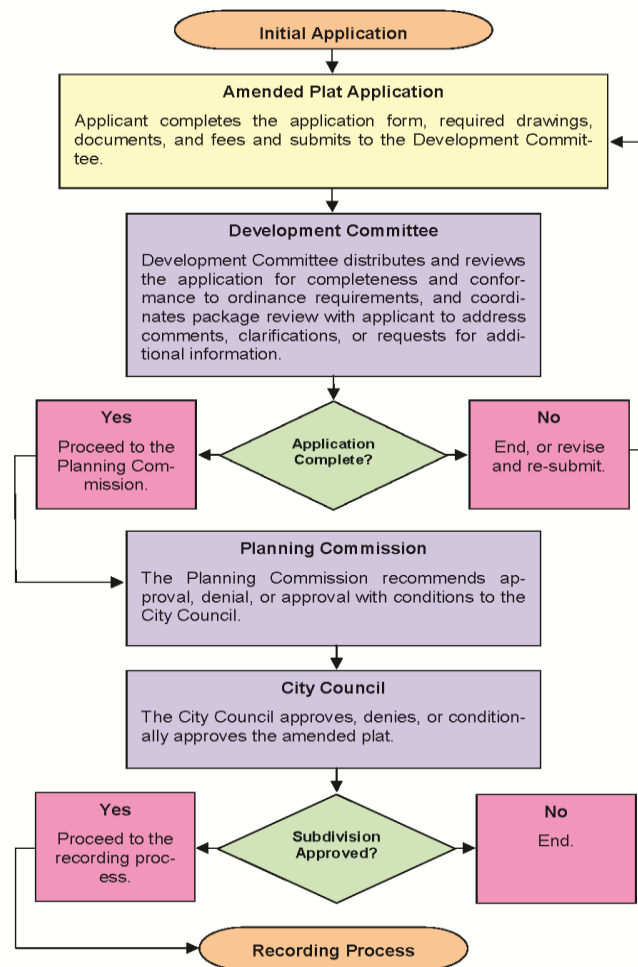


Figure -5 – Plat Vacation or Amendment Process

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

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

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.

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

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

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~~

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

~~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

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

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.

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

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.

KANAB

Subdivision Ordinance

Chapter 2

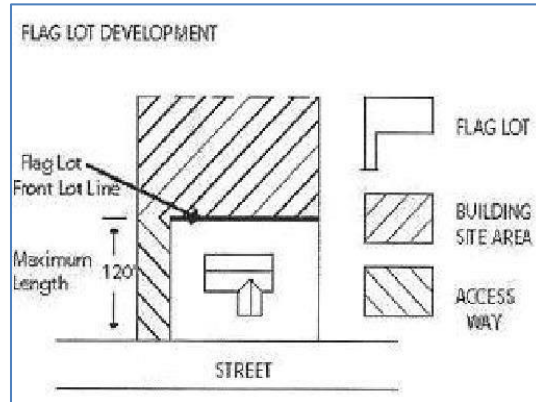
Subdivision Process

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.

A determination by the

Adopted Feb 23, 2010
Revised June 29, 2022

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

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

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.

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

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

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)

KANAB

Subdivision Ordinance

Chapter 2

Subdivision Process

~~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

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.

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

Chapter 2B Table of Contents

Section 2B-1 Scope of Applicability
Section 2B-2 Interpretation and Conflict of Laws
Section 2B-3 Subdivision Land Use Authority
Section 2B-4 Subdivision Appeal Authority
Section 2B-5 Pre-Application Meeting
Section 2B-6 Subdivision Application Process
Section 2B-7 Review
Section 2B-8 Approval
Section 2B-9 Post Approval Actions

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.

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 [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.

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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.

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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.

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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.

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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.

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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.

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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;

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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.

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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.

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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.

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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

KANAB

Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

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

Chapter 4 Table of Contents

- Section 4-1 Construction Performance and Inspection Fees
- Section 4-2 Guarantee of Improvements
- Section 4-3 Release of Funds
- Section 4-4 Modification of Plans
- 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.

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

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

Adopted Feb 23, 2010

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

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

Chapter 4 Finance

Financial Responsibility

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

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.

Adopted Feb 23, 2010

Report Criteria:

Print Fund Titles
Page and Total by Fund
Print Source Titles
Total by Source
Print Department Titles
Total by Department
All Segments Tested for Total Breaks

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
GENERAL FUND					
10-2311	UNEARNED REVENUE-ASSESSED	1,246,025.00-	.00	.00	.00
TAXES					
10-31-10	PROPERTY TAXES	5,260.13	885,876.00	920,000.00	9,450.26
10-31-11	PRIOR YEARS PROPERTY TAXES	2,231.35	20,000.00	40,000.00	5,740.91
10-31-15	PROPERTY TAX - FEES IN LIEU	12,795.02	35,000.00	40,000.00	21,931.96
10-31-30	SALES TAXES	421,255.77	1,630,000.00	1,650,000.00	407,765.94
10-31-31	SALES TAXES (RESORT)	385,865.56	1,444,000.00	1,350,000.00	370,352.20
10-31-32	Municipal Transient Room Tax	93,049.10	308,000.00	330,000.00	91,801.76
10-31-33	Municipal Energy Tax	70,935.74	319,000.00	315,000.00	112,239.24
10-31-70	MOBILE PHONE SVC. REVENUE TAX	10,052.41	38,000.00	40,000.00	9,520.96
10-31-80	FRANCHISE TAXES	272.30	1,500.00	2,000.00	.00
Total TAXES:		1,001,717.38	4,681,376.00	4,687,000.00	1,028,803.23
LICENSES AND PERMITS					
10-32-10	BUSINESS LICENSES	1,879.47	50,000.00	45,000.00	5,955.00
10-32-21	BUILDING PERMITS	10,295.09	380,000.00	300,000.00	149,902.93
10-32-22	ENGINEERING REVIEW FEE	.00	74,000.00	3,000.00	900.00
10-32-25	DOG LICENSES & POUND FEES	225.00	3,000.00	3,500.00	235.00
Total LICENSES AND PERMITS:		12,399.56	507,000.00	351,500.00	156,992.93
INTERGOVERNMENTAL REVENUES					
10-33-31	STATE - AIRPORT	.00	.00	.00	.00
10-33-33	COUNTY GRANT - POLICE OVERTIM	.00	.00	.00	.00
10-33-38	COLOR COUNTRY GRANT - TRAILS	.00	.00	.00	.00
10-33-39	STATE GRANT - TRAILS CONST.	.00	.00	.00	.00
10-33-40	STATE GRANT - UDOT SIDEWALK	.00	.00	.00	.00
10-33-41	STATE GRANT-FIRESTATION SDWAL	.00	.00	.00	.00
10-33-42	ST GRANT (HERIT COMM & OMS)	20,000.00	61,500.00	.00	.00
10-33-43	STATE GRANT - C.E.R.T.	.00	.00	.00	.00
10-33-44	STATE GRANT - FIRE DEPT.	.00	5,000.00	.00	.00
10-33-45	STATE GRANT - UT ARTS COUNCIL	.00	.00	.00	.00
10-33-46	STATE GRANT - CDBG MESA HILLS	.00	.00	.00	.00
10-33-47	ST GRANT - UT STATE LIBRARY	1,073.33	.00	.00	1,134.82
10-33-48	STATE GRANT - COMM. FORESTRY	.00	.00	.00	.00
10-33-49	STATE GRANT - POLICE DEPT	.00	.00	.00	2,318.63
10-33-53	FEDERAL GRANT - BLM TRAILS	.00	.00	.00	.00
10-33-54	FEDERAL GRANT	.00	.00	.00	.00
10-33-55	FEDERAL GRANT - FAA AIRPORT	.00	.00	.00	.00
10-33-56	CLASS "C" ROAD FUND ALLOTMENT	133,402.46	.00	.00	.00
10-33-58	STATE LIQUOR FUND	.00	15,000.00	15,000.00	.00
10-33-59	STATE AVIATION FUEL TAX	.00	500.00	500.00	128.49
10-33-67	STATE LOAN - CIB (TEA 21 PJCT)	.00	.00	.00	.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
Total INTERGOVERNMENTAL REVENUES:		154,475.79	82,000.00	15,500.00	3,581.94
CHARGES FOR SERVICES					
10-34-09	LIBRARY DONATIONS	400.00	12,000.00	.00	.00
10-34-11	FIRE DEPARTMENT FEES RECEIVED	115,280.00	465,000.00	485,000.00	627.00
10-34-13	ZONING & SUBDIVISION FEES	11,335.00	40,000.00	40,000.00	26,278.55
10-34-14	CEMETERY LOT SALES	4,900.00	15,000.00	10,000.00	1,400.00-
10-34-15	CEMETERY OPEN & CLOSE	5,900.00	10,000.00	10,000.00	3,500.00
10-34-16	CEMETERY UPKEEP FEES	.00	.00	.00	.00
10-34-17	PAPER SERVICE	.00	.00	.00	.00
10-34-18	CEMETERY MONUMENT SALES	.00	.00	.00	1,125.00
10-34-30	SPEC. SVC. DIST. BILLING FEES	5,273.60	18,000.00	18,000.00	1,662.40
10-34-41	FIRE INSPECTIONS	425.00	10,000.00	6,500.00	1,025.00
10-34-80	PARK FUND	2,170.00	5,000.00	5,000.00	1,775.00
Total CHARGES FOR SERVICES:		145,683.60	575,000.00	574,500.00	34,592.95
FINES & FORFEITURES					
10-35-10	DISTRICT COUR FINES	.00	.00	.00	.00
10-35-11	J.P. COURT FINES	10,171.05	40,000.00	30,000.00	12,996.72
10-35-15	LIBRARY FINES & FEES	1,151.85	13,000.00	10,000.00	1,094.70
Total FINES & FORFEITURES:		11,322.90	53,000.00	40,000.00	14,091.42
MISCELLANEOUS					
10-36-10	INTEREST INCOME	93,519.16	400,000.00	250,000.00	141,001.88
10-36-11	INT. EARNED- CLASS C ROAD FUND	.00	.00	.00	.00
10-36-20	RENTS & LEASES - BLDGS & GRNDS	23,598.00	27,000.00	20,000.00	3,111.00
10-36-50	AIRPORT FUEL SALES	22,949.18	75,000.00	200,000.00	47,806.24
10-36-52	AIRPORT FEES	.00	.00	.00	.00
10-36-53	HERITAGE MUSEUM DONATIONS	64.00	.00	.00	579.37
10-36-54	CREDIT CARD CASH BACK	21.86	.00	.00	1,392.81
10-36-55	HERITAGE BATHROOM DONATIONS	.00	.00	.00	.00
10-36-70	BANK ACCOUNT TRANSFER ACCT.	1,750.00	.00	.00	.00
10-36-80	DONATIONS	.00	.00	.00	.00
10-36-89	Glazier home Rental	.00	.00	.00	.00
10-36-90	SUNDRY REVENUE	464.40	35,000.00	20,000.00	6,164.71
10-36-91	ARPA	.00	.00	.00	.00
10-36-95	ON-LINE CONVENIENCE FEES	1,359.00	5,500.00	4,500.00	1,794.00
Total MISCELLANEOUS:		143,725.60	542,500.00	494,500.00	201,850.01
CONTRIBUTIONS & TRANSFERS					
10-38-06	WATER & SEWER FUND LOAN	.00	.00	.00	.00
10-38-10	TRANSFERS FROM OTHER FUNDS	.00	140,000.00	25,000.00	.00
10-38-11	TRANSFERS FROM EQUIP. REPLAC	.00	.00	.00	.00
10-38-12	TRANSFERS FROM PERPETUAL CA	.00	.00	.00	.00
10-38-70	CONTRIBUTIONS - SWIMMING POOL	.00	.00	.00	.00
10-38-72	CONTRIBUTIONS - VARIETY ARTS	1,650.00	.00	.00	1,000.00
10-38-73	CONTRIBUTIONS - JUNIPER ROOM	.00	.00	.00	.00
10-38-74	CONTRIBUTIONS - HERITAGE HOUS	1,664.00	.00	.00	1,625.51
10-38-76	CONTRIBUTIONS - LIBRARY FRIEND	.00	.00	.00	.00
10-38-78	CONTRIBUTIONS - ANIMAL POUND	.00	.00	.00	.00
10-38-79	CONTRIBUTIONS - PARK	.00	.00	.00	.00
10-38-80	FIRE DEPT CONTRIBUTIONS	.00	.00	.00	.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
10-38-84	TRANSFER FROM RECREATION FUN	.00	.00	.00	.00
10-38-86	TRANSFERS FROM IMPACT FEE FD	.00	.00	.00	.00
10-38-90	BEG FD BAL TO APPROP - GEN FD	.00	.00	.00	.00
10-38-92	BEG FD BAL TO APPROP - CLASS C	.00	.00	.00	.00
10-38-93	BEG FD BAL TO APPROP - EQUIP R	.00	.00	.00	.00
Total CONTRIBUTIONS & TRANSFERS:		3,314.00	140,000.00	25,000.00	2,625.51

ADMINISTRATIVE

10-41-11	SALARIES	39,700.10	156,000.00	120,000.00	34,399.86
10-41-13	EMPLOYEE BENEFITS	24,384.45	95,000.00	70,000.00	18,900.43
10-41-15	SALARY (COUNCILMEMBERS)	9,054.00	36,500.00	36,500.00	5,454.00
10-41-21	SUBSCRIPTION & MEMBERSHIPS	500.00	2,500.00	2,500.00	.00
10-41-23	TRAVEL & TRAINING	1,391.27	6,000.00	6,000.00	1,105.34
10-41-24	OFFICE EXPENSE & SUPPLIES	11,758.49	70,000.00	70,000.00	17,945.38
10-41-25	AUTO EXPENSE	298.93	2,500.00	2,500.00	.00
10-41-27	Utilities	1,069.78	8,500.00	8,500.00	2,711.80
10-41-31	ATTORNEY SERVICES - URMMA	.00	15,000.00	15,000.00	.00
10-41-32	AUDIT FEES	.00	35,000.00	35,000.00	.00
10-41-33	ENGINEERING FEES	.00	10,000.00	10,000.00	.00
10-41-35	COMPUTER MAINTENANCE CONTR	3,635.34	14,000.00	16,000.00	716.34
10-41-50	INSURANCE & SURETY BONDS	2,584.47	15,000.00	15,000.00	6,931.19
10-41-54	DONATIONS	.00	.00	.00	.00
10-41-55	SPECIAL EVENTS - DONATIONS	.00	.00	.00	.00
10-41-59	MANPOWER STUDY	.00	.00	.00	.00
10-41-60	ELECTION EXPENSE	.00	.00	.00	.00
10-41-61	COUNCIL EXPENSES	42.20	3,500.00	5,000.00	1,319.11
10-41-64	SUNDRY (CAFETERIA PLAN)	.00	.00	.00	.00
10-41-65	SICK LEAVE REIMBURSEMENT FUN	.00	.00	.00	.00
10-41-69	EQUIP. REPLACEMNT FUND DEPOSI	.00	.00	.00	.00
10-41-70	CAPITAL OUTLAY	6,669.26	7,000.00	.00	.00
10-41-99	Cares Act	.00	.00	.00	.00
Total ADMINISTRATIVE:		101,088.29	476,500.00	412,000.00	89,483.45

JUDICIAL

10-42-11	SALARIES	.00	.00	.00	.00
10-42-13	EMPLOYEE BENEFITS	.00	.00	.00	.00
10-42-23	TRAVEL & TRAINING	.00	.00	.00	.00
10-42-24	OFFICE EXPENSE & SUPPLIES	.00	.00	.00	.00
10-42-27	UTILITIES	.00	.00	.00	.00
10-42-29	RENT EXPENSE	.00	.00	.00	.00
10-42-35	COMPUTER MAINTENANCE CONTR	.00	.00	.00	.00
10-42-62	WITNESS & JURY FEES	.00	.00	.00	.00
10-42-63	PUBLIC DEFENDER FEES	4,000.00	20,000.00	20,000.00	3,000.00
10-42-70	CAPITAL OUTLAY	.00	.00	.00	.00
10-42-80	Prisoner Transport	.00	.00	.00	.00
10-42-99	JUDICIAL DEPARTMENT	.00	.00	.00	.00
Total JUDICIAL:		4,000.00	20,000.00	20,000.00	3,000.00

CITY ATTORNEY

10-43-11	SALARIES	17,586.72	66,000.00	50,000.00	13,073.20
10-43-12	PART TIME SALARIES	.00	.00	20,000.00	2,246.81
10-43-13	EMPLOYEE BENEFITS	8,067.77	31,000.00	30,000.00	6,177.90
10-43-23	TRAVEL & TRAINING	375.00	3,500.00	3,500.00	996.24

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
10-43-24	OFFICE EXPENSE & SUPPLIES	1,415.36	10,000.00	10,000.00	1,199.88
10-43-27	UTILITIES	.00	.00	.00	.00
10-43-29	RENT EXPENSE	.00	.00	.00	.00
10-43-31	ATTORNEY SERVICES	.00	.00	.00	.00
10-43-70	PLANNING EXP. - LAND USE ORD.	.00	.00	.00	.00
10-43-99	CITY ATTORNEY DEPARTMENT	.00	.00	.00	.00
Total CITY ATTORNEY:		27,444.85	110,500.00	113,500.00	23,694.03
GENERAL GOVERNMENT BUILDINGS					
10-44-99	GOVERNMENT BUILDINGS DEPART.	.00	.00	.00	.00
Total GENERAL GOVERNMENT BUILDINGS:		.00	.00	.00	.00
PLANNING COMM & BOARD OF ADJ.					
10-45-12	SALARIES (ZONING ADMIN.) PART	18,631.60	70,000.00	66,000.00	20,815.20
10-45-13	EMPLOYEE BENEFITS	10,841.51	44,000.00	45,000.00	11,772.53
10-45-14	CONTRACT SERVICES - PLANNER	1,800.00	12,000.00	12,000.00	316.25
10-45-23	TRAVEL & TRAINING	.00	5,500.00	5,500.00	.00
10-45-24	OFFICE EXPENSE & SUPPLIES	.00	10,000.00	10,000.00	6,314.49
10-45-33	ENGINEERING FEES	802.54	35,000.00	40,000.00	12,062.48
10-45-34	ENGR. FEES - CAP. FACILITIES	.00	.00	.00	.00
10-45-63	PLANNING EXP. - BLM BUILDING	.00	.00	.00	.00
10-45-64	PLANNING EXP. - GIS PARCELING	.00	.00	.00	.00
10-45-65	PLANNING EXP- GIS MAPPING	.00	.00	.00	.00
10-45-66	PLANNING EXP. - DANNY MASON	.00	.00	.00	.00
10-45-67	PLANNING EXP. - SENSITIVE LAND	.00	.00	.00	.00
10-45-68	PLANNING EXP. -SUBDIVISION ORD	.00	.00	.00	.00
10-45-69	PLANNING EXP- UPGRADE GEN PLA	.00	.00	.00	.00
10-45-99	PLANNING COMMISSION DEPARTME	.00	.00	.00	.00
Total PLANNING COMM & BOARD OF ADJ.:		32,075.65	176,500.00	178,500.00	51,280.95
GENERAL GOVERNMENT BUILDINGS					
10-46-20	MAINTENANCE (BUILDINGS)	.00	25,000.00	10,000.00	6,502.57
10-46-22	KANAB CITY BUILDING AUTHORITY	.00	3,000.00	3,000.00	1,177.31
10-46-25	MULTI-PURPOSE ROOM MAINT	.00	.00	5,000.00	.00
10-46-29	RENTS & LEASES (BUILDINGS)	.00	.00	.00	.00
Total GENERAL GOVERNMENT BUILDINGS:		.00	28,000.00	18,000.00	7,679.88
Grant Expenditures					
10-47-10	Library Grant Expenditure	.00	.00	.00	.00
Total Grant Expenditures:		.00	.00	.00	.00
POLICE DEPARTMENT					
10-54-11	SALARIES	173,378.01	665,000.00	770,000.00	187,958.50
10-54-13	EMPLOYEE BENEFITS	115,001.07	445,000.00	525,000.00	122,662.13
10-54-14	LIQUOR LAW	.00	.00	.00	.00
10-54-15	WAGES - DRUG TASK FORCE OFFIC	.00	.00	.00	.00
10-54-16	WAGES (RESERVE OFFICERS)	977.16	10,000.00	10,000.00	.00
10-54-17	WAGES (Overtime)	.00	15,000.00	7,000.00	4,302.64
10-54-19	WAGES (CROSSING GUARD)	600.57	4,000.00	6,000.00	.00
10-54-21	SUBSCRIPTION & MEMBERSHIPS	2,049.00	3,000.00	3,000.00	50.00
10-54-23	TRAVEL & TRAINING	111.41	10,000.00	12,000.00	7,182.69

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
10-54-24	OFFICE EXPENSE & SUPPLIES	10,544.83	20,000.00	20,000.00	11,699.33
10-54-25	AUTO EXPENSE	5,554.62	30,000.00	30,000.00	5,980.71
10-54-27	UTILITIES	1,641.80	10,000.00	12,000.00	2,293.77
10-54-29	RENT EXPENSE (OFFICE)	2,250.00	5,000.00	.00	.00
10-54-35	COMPUTER MAINTENANCE CONTR	229.08	6,000.00	6,000.00	229.08
10-54-37	JAIL DAYS	.00	.00	.00	.00
10-54-45	DEPARTMENT SUPPLIES	13,090.61	32,000.00	45,000.00	11,943.98
10-54-51	INSURANCE (LINE OF DUTY)	.00	.00	.00	.00
10-54-52	INSURANCE (OFF DUTY AUTO)	7,752.73	12,000.00	12,000.00	9,455.45
10-54-55	TASK FORCE OFFICE EXPENSES	14,499.99	58,000.00	58,000.00	28,999.98
10-54-65	SUNDRY (JAIL EXPENSES)	.00	.00	.00	.00
10-54-66	Animal Control Salary	.00	.00	.00	.00
10-54-67	ANIMAL CONTROL	1,821.37	8,000.00	8,000.00	2,664.60
10-54-68	ANIMAL CONTROL - MADDIE FUND	.00	.00	.00	.00
10-54-69	Animal Control Employee Benfit	.00	.00	.00	.00
10-54-70	OPERATING LEASE PAYMENT	.00	.00	.00	.00
10-54-74	CAPITAL OUTLAY	94,411.67	140,000.00	25,000.00	.00
10-54-75	CAPITAL OUTLAY (ANIMAL POUND)	.00	.00	.00	.00
10-54-76	CAPITAL OUTLAY - COMP. UPDATE	.00	.00	.00	.00
10-54-99	Police Department Vehicles	.00	110,000.00	25,000.00	.00
Total POLICE DEPARTMENT:		443,913.92	1,583,000.00	1,574,000.00	395,422.86
FIRE DEPARTMENT					
10-58-11	SALARIES	212,470.88	760,000.00	700,000.00	191,717.71
10-58-12	FIRE OVERTIME	.00	.00	70,000.00	12,423.33
10-58-13	EMPLOYEE BENEFITS	106,437.69	410,000.00	450,000.00	120,413.31
10-58-20	MAINTENANCE (RESCUE TRUCK)	.00	.00	.00	22.88
10-58-23	TRAVEL & TRAINING	1,823.43	10,000.00	10,000.00	5,569.35
10-58-24	OFFICE EXPENSE & SUPPLIES	5,150.30	7,000.00	14,000.00	5,010.18
10-58-25	AUTO EXPENSE	11,143.40	31,000.00	30,000.00	22,126.48
10-58-26	EQUIP. SUPPLIES & MAINTENANCE	28,345.95	53,200.00	60,000.00	11,811.62
10-58-27	UTILITIES	1,962.06	15,000.00	17,500.00	3,247.44
10-58-35	COMPUTER MAINTENANCE	.00	.00	3,000.00	.00
10-58-38	VOLUNTEER SERVICES	.00	25,000.00	15,000.00	484.05
10-58-50	INSURANCE & SURITY BONDS	15,948.15	15,500.00	15,000.00	16,992.45
10-58-64	SUNDRY (FIRE STATION REPAIR)	.00	.00	.00	2,945.56
10-58-70	CAPITAL OUTLAY	.00	185,000.00	.00	.00
10-58-99	FIRE DEPARTMENT Vehicles	.00	.00	.00	.00
Total FIRE DEPARTMENT:		383,281.86	1,511,700.00	1,384,500.00	392,764.36
BUILDING INSPECTION					
10-59-11	SALARIES	13,131.46	50,000.00	170,000.00	40,241.88
10-59-13	EMPLOYEE BENEFITS	8,969.08	39,000.00	90,000.00	22,398.12
10-59-23	TRAVEL & TRAINING	815.86	10,000.00	10,000.00	2,536.06
10-59-24	OFFICE EXPENSE & SUPPLIES	1,132.90	5,000.00	5,000.00	1,758.65
10-59-25	AUTO EXPENSE	1,344.35	5,000.00	5,000.00	370.98
10-59-26	EQUIP. SUPPLIES & MAINTENANCE	.00	3,000.00	3,000.00	.00
10-59-27	UTILITIES	.00	.00	.00	.00
10-59-29	RENT EXPENSE	.00	.00	.00	.00
10-59-33	PROFESSIONAL FEES - PLAN CHEC	.00	70,000.00	70,000.00	22,902.59
10-59-64	SUNDRY (PAYMENTS TO STATE)	.00	5,000.00	5,000.00	379.00
10-59-70	CAPITAL OUTLAY	.00	.00	.00	.00
10-59-99	BUILDING INSPECTION DEPT.	.00	.00	.00	.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
Total BUILDING INSPECTION:		25,393.65	187,000.00	358,000.00	90,587.28
STREETS					
10-60-11	SALARIES	.00	.00	85,000.00	16,938.50
10-60-12	SALARIES (PART TIME)	.00	.00	.00	.00
10-60-13	EMPLOYEE BENEFITS	.00	.00	57,000.00	11,376.44
10-60-23	TRAVEL & TRAINING	.00	5,000.00	5,000.00	.00
10-60-24	OFFICE EXPENCE & SUPPLIES	.00	6,000.00	6,000.00	4,541.03
10-60-25	AUTO EXPENSE	230.13	6,000.00	10,000.00	7,268.31
10-60-26	EQUIP. SUPPLIES & MAINTENANCE	10,645.94	25,000.00	25,000.00	4,674.96
10-60-33	ENGINEERING FEES	.00	8,000.00	8,000.00	.00
10-60-41	SAFE SIDEWALK GRANT EXP.	.00	.00	.00	.00
10-60-42	CLASS "C" ROADS (SIDEWALK REP)	.00	10,000.00	.00	1,209.97
10-60-44	CLASS "C" ROADS (PROJECTS)	4,952.50	200,000.00	.00	408,932.36
10-60-46	TRANS TO DEBT SVC. - YARD	.00	.00	.00	.00
10-60-65	SUNDRY (STREET LIGHT UTILITY)	4,062.80	25,000.00	.00	38,959.04
10-60-70	CAPITAL OUTLAY (EQUIPMENT)	.00	.00	.00	.00
10-60-71	CAPITAL OUTLAY (SIDEWALK PJCT)	.00	5,000.00	.00	.00
10-60-72	CAPITAL OUTLAY (TRAFFIC LIGHT)	.00	.00	.00	.00
10-60-73	CAPITAL OUTLAY (FLOOD CONT)	.00	.00	.00	.00
10-60-74	CAPITAL OUTLAY (CHIP SEAL)	.00	75,000.00	.00	34,660.07
10-60-75	CAPITAL OUTLAY (TEA 21 PROJECT	.00	.00	.00	.00
10-60-76	CAPITAL OUTLAY	.00	.00	.00	.00
10-60-77	CAPITAL OUTLAY - KANAB CREEK B	.00	.00	.00	.00
10-60-95	TRANSFERS TO KCR BRIDGE REPL	.00	.00	.00	.00
10-60-96	TRANSFER CLASS C TO DEBT SVC	.00	.00	.00	.00
10-60-99	HIGHWAYS & STREETS DEPT.	.00	.00	.00	.00
Total STREETS:		19,891.37	365,000.00	196,000.00	528,560.68
GOLF COURSE					
10-61-27	UTILITIES	.00	.00	.00	.00
Total GOLF COURSE:		.00	.00	.00	.00
AIRPORT					
10-62-11	SALARIES	18,687.10	75,000.00	110,000.00	25,221.60
10-62-12	SALARIES (PART TIME)	.00	.00	.00	.00
10-62-13	EMPLOYEE BENEFITS	9,878.72	40,000.00	63,000.00	12,852.03
10-62-14	FUEL SALES COMMISSIONS PAID	.00	5,000.00	5,000.00	.00
10-62-24	OFFICE EXPENCE & SUPPLIES	219.24	5,500.00	5,500.00	205.34
10-62-26	EQUIP. SUPPLIES & MAINTENANCE	6,029.71	25,000.00	25,000.00	33,587.15
10-62-27	UTILITIES	2,241.08	13,000.00	16,000.00	4,506.99
10-62-50	INSURANCE & SURITY BOND	2,215.26	10,000.00	10,000.00	2,479.48
10-62-65	SUNDRY (FUEL PURCHASES)	47,144.80	130,000.00	150,000.00	37,692.73
10-62-68	MAINTENANCE (AWOS)	.00	7,500.00	8,500.00	5,700.00
10-62-69	CAPITAL OUTLAY (SEAL COAT PJCT	.00	.00	.00	.00
10-62-70	CAPITAL OUTLAY	.00	.00	.00	.00
10-62-71	CAPITAL OUTLAY-(AIRPORT LIGHT	.00	.00	.00	.00
10-62-99	AIRPORT DEPARTMENT	.00	.00	.00	.00
Total AIRPORT:		86,415.91	311,000.00	393,000.00	122,245.32
PARKS					
10-64-11	SALARIES	41,014.89	165,000.00	203,000.00	58,782.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
10-64-12	SALARIES (PART TIME)	8,778.40	30,000.00	30,000.00	.00
10-64-13	EMPLOYEE BENEFITS	32,011.30	125,000.00	148,000.00	36,913.28
10-64-14	RECREATION DIRECTOR	.00	.00	.00	.00
10-64-23	TRAVEL & TRAINING	.00	5,000.00	5,000.00	.00
10-64-25	AUTO EXPENSE	2,945.96	12,500.00	12,500.00	4,084.18
10-64-26	EQUIP. SUPPLIES & MAINTENANCE	15,857.04	75,000.00	80,000.00	36,136.61
10-64-27	UTILITIES	2,752.84	90,000.00	91,000.00	54,416.71
10-64-30	TRASH REMOVAL	970.00	6,000.00	6,000.00	1,380.00
10-64-60	(SUNDRY - (REC. MASTER PLAN)	.00	.00	.00	.00
10-64-63	SUNDRY (TRAILS)	.00	.00	.00	.00
10-64-64	SUNDRY (SUMMER RECREATION)	.00	.00	.00	.00
10-64-65	SUNDRY - MAINT. CONT.	.00	.00	.00	.00
10-64-66	SUNDRY (4TH JULY EXPENSES)	821.33	15,000.00	25,000.00	1,108.73
10-64-67	SUNDRY (FIREWORKS)	.00	.00	.00	.00
10-64-70	CAPITAL OUTLAY	.00	30,000.00	30,000.00	50,676.32
10-64-73	CAPITAL OUTLAY -J HAMBLIN PARK	.00	.00	.00	.00
10-64-74	CAPITAL OUTLAY-HAMBLIN (CITY)	.00	.00	.00	.00
10-64-81	YOUTH RECREATION	.00	.00	.00	.00
10-64-99	PARKS GENERAL	.00	.00	.00	2,455.53
Total PARKS:		105,151.76	553,500.00	630,500.00	245,953.36
CEMETERY					
10-65-11	SALARIES	.00	.00	.00	.00
10-65-12	SALARIES (PART TIME)	.00	.00	.00	.00
10-65-13	EMPLOYEE BENEFITS	.00	.00	.00	.00
10-65-23	TRAVEL & TRAINING	.00	3,000.00	3,000.00	.00
10-65-25	AUTO EXPENSE	.00	.00	.00	.00
10-65-26	EQUIP. SUPPLIES & MAINTENANCE	.00	.00	10,000.00	700.00
10-65-30	CEMETERY MONUMENTS	.00	.00	.00	.00
10-65-40	CHEMICALS (CEMETERY)	.00	.00	.00	.00
10-65-65	Maint Contract	.00	.00	.00	.00
10-65-70	CAPITAL OUTLAY	.00	.00	.00	.00
10-65-80	LOT BUY BACKS	330.00	5,000.00	5,000.00	600.00
10-65-99	CEMETERY GENERAL	.00	.00	.00	67.66
Total CEMETERY:		330.00	8,000.00	18,000.00	1,367.66
LIBRARY					
10-66-11	SALARIES	12,664.21	70,000.00	58,000.00	30,063.69
10-66-12	SALARIES (PART TIME)	13,257.54	50,000.00	53,000.00	4,190.20
10-66-13	EMPLOYEE BENEFITS	8,250.53	35,000.00	50,000.00	10,621.67
10-66-23	TRAVEL & TRAINING	531.44	1,000.00	1,000.00	.00
10-66-24	OFFICE EXPENSE & SUPPLIES	1,414.26	7,500.00	7,500.00	4,104.16
10-66-26	EQUIP. SUPPLIES & MAINTENANCE	2,656.51	13,000.00	13,000.00	4,738.64
10-66-27	UTILITIES	1,901.19	13,000.00	14,000.00	3,987.01
10-66-34	CONTRACT SERVICES	.00	.00	.00	.00
10-66-35	COMPUTER MAINTENANCE CONTR	.00	4,000.00	4,000.00	255.32-
10-66-41	MAGAZINES & NEWSPAPERS	328.57	1,500.00	1,500.00	105.07
10-66-42	BOOKS	2,449.11	25,000.00	25,000.00	6,553.90
10-66-69	STATE LIBRARY GRANT EXPENDITU	.00	10,000.00	10,000.00	.00
10-66-70	Program Development	325.31	7,500.00	7,500.00	233.32
10-66-99	LIBRARY DEPARTMENT	.00	.00	.00	.00
Total LIBRARY:		43,778.67	237,500.00	244,500.00	64,342.34

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
HERITAGE HOUSE					
10-67-12	SALARIES (PART TIME)	19,299.05	80,000.00	80,000.00	16,907.47
10-67-13	EMPLOYEE BENEFITS	1,855.65	6,000.00	6,000.00	1,695.19
10-67-14	LABOR	.00	.00	.00	.00
10-67-23	TRAVEL & TRAINING	284.33	1,800.00	2,200.00	.00
10-67-26	EQUIP. SUPPLIES & MAINTENANCE	11,265.15	15,000.00	19,500.00	2,706.34
10-67-27	UTILITIES	874.88	11,000.00	14,000.00	3,029.75
10-67-34	CONTRACT SERVICES	.00	.00	.00	.00
10-67-58	HERITAGE MUSEUM EXPENSES	1,902.01	25,000.00	.00	2,728.05
10-67-60	HERITAGE HOUSE EXPENSES	.00	.00	.00	.00
10-67-63	HERITAGE DEVELOPMENT GRANT E	.00	.00	.00	.00
10-67-70	CAPITAL OUTLAY MUSEUM	256.08	23,000.00	5,000.00	.00
10-67-99	CAPITAL OUTLAY HOUSE	.00	3,000.00	5,000.00	533.00
Total HERITAGE HOUSE:		35,737.15	164,800.00	131,700.00	27,599.80
COMMUNITY DEVELOPMENT					
10-68-60	MISC-WELCOM SIGN & POWER LINE	.00	.00	.00	.00
10-68-61	ARTS BOARD EXPENSES	1,400.00	8,000.00	10,000.00	1,246.27
10-68-65	SUNDRY (TREE COMMITTEE)	.00	5,000.00	.00	.00
10-68-66	SUNDRY (BEAUTIFICATION COMM)	.00	15,000.00	5,000.00	.00
10-68-67	MESA HILLS CDBG EXPENDITURES	.00	.00	.00	.00
10-68-68	SUNDRY (VOLUNTEER CENTER)	.00	.00	.00	.00
10-68-69	HOMLAND SECURITY	.00	.00	.00	.00
10-68-70	STORY TELLING GUILD	.00	.00	.00	.00
10-68-71	STORY TELLERS GUILD GRANTS	.00	.00	.00	.00
Total COMMUNITY DEVELOPMENT:		1,400.00	28,000.00	15,000.00	1,246.27
ECONOMIC DEVELOPMENT					
10-69-23	TRAVEL	.00	.00	.00	.00
10-69-24	OFFICE EXPENSE & SUPPLIES	.00	.00	.00	.00
10-69-51	Special Events	845.90	20,000.00	20,000.00	2,236.22
10-69-52	DocUtah	.00	.00	.00	.00
10-69-53	Business of Art	.00	.00	.00	.00
10-69-54	C.E.B.A.	.00	10,000.00	10,000.00	.00
10-69-60	AMAZING EARTH FEST	.00	.00	.00	.00
10-69-64	SUNDRY (WEB PAGE DEVELOPMEN	.00	.00	.00	3,588.10
10-69-65	SPECIAL EVENTS	.00	.00	.00	.00
10-69-66	ECONOMIC DEV. - DIRECTOR	.00	.00	.00	.00
10-69-67	ECONOMIC DEV. - Council	.00	25,000.00	25,000.00	.00
10-69-68	ECONOMIC DEV. - Mayor	.00	10,000.00	10,000.00	.00
10-69-99	ECON DEVELOP GENERAL	.00	.00	.00	.00
Total ECONOMIC DEVELOPMENT:		845.90	65,000.00	65,000.00	5,824.32
TRANSFERS					
10-70-11	TRANSFER TO CAPITAL PJCTS FUN	.00	250,000.00	250,000.00	.00
10-70-12	TRANSFER TO CAPITAL PJCTS FUN	.00	.00	.00	.00
10-70-21	TRANSFER TO DEBT SVC-FIRE TRK	.00	.00	.00	.00
10-70-23	TRANSFER TO DEBT SVC-P.W. BLDG	.00	.00	.00	.00
10-70-24	TRANSFER TO IMPACT FEE - PAYBK	.00	.00	.00	.00
10-70-25	TRANSFER TO CP KCR BRIDGE REP	.00	.00	.00	.00
10-70-31	Trans to W/S Fund - Payback	.00	.00	.00	.00
10-70-45	TRANS TO DEBT SV-CLASS C TEA21	.00	.00	.00	.00
10-70-50	Transfer to Recreation Fund	.00	75,000.00	50,000.00	.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
10-70-51	TRANS TO AIRPORT CAPITAL	.00	20,000.00	20,000.00	.00
10-70-52	TRANS TO TRANSPORTATION FUND	.00	300,000.00	300,000.00	.00
10-70-92	TRANSFER TO DEBT SVC	.00	175,500.00	130,000.00	.00
Total TRANSFERS:		.00	820,500.00	750,000.00	.00
Department: 71					
10-71-12	TRANSFER TO RECREATION FUND	.00	.00	.00	.00
Total Department: 71:		.00	.00	.00	.00
GENERAL FUND Revenue Total:		1,472,638.83	6,580,876.00	6,188,000.00	1,442,537.99
GENERAL FUND Expenditure Total:		1,310,748.98	6,646,500.00	6,502,200.00	2,051,052.56
Net Total GENERAL FUND:		161,889.85	65,624.00-	314,200.00-	608,514.57-

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
DEBT SERVICE FUND					
TAXES					
15-31-13	PROP TAX - G.O. BOND RETIREMNT	.00	.00	.00	.00
Total TAXES:		.00	.00	.00	.00
CHARGES FOR SERVICES					
15-34-50	RENT & LEASE-AIRPORT T HANGER	.00	.00	.00	.00
15-34-51	RENT & LEASE-AIRPORT HANGER	.00	.00	.00	.00
Total CHARGES FOR SERVICES:		.00	.00	.00	.00
MISCELLANEOUS					
15-36-15	INTEREST EARNED - KCR GUARANT	.00	.00	.00	.00
15-36-21	TRAN FROM GF-TEA21 LOAN PMT	.00	.00	.00	.00
15-36-30	TRANSFER FROM G.F - FIRE TRUCK	.00	.00	.00	.00
15-36-33	TRANSFER FROM REC - SWIM POOL	.00	95,000.00	122,000.00	.00
15-36-34	TRANSFER FROM IMP. FEES - REC	.00	.00	.00	.00
15-36-35	TRANS FROM G.F. - P.U. BLDG.	.00	175,500.00	130,000.00	.00
15-36-36	TRANS. FROM W&S - P.U. BLDG.	.00	.00	.00	.00
15-36-52	TRAN STORMWATER	.00	.00	18,500.00	.00
15-36-71	Trans. CP - Kanab Creek Bridge	.00	.00	.00	.00
15-36-90	DEBT PROCEEDS	.00	750,000.00	.00	.00
Total MISCELLANEOUS:		.00	1,020,500.00	270,500.00	.00
LEASE PURCHASE EXPENSE					
15-71-82	LEASE PURCHASE - POLICE CARS	.00	850,000.00	100,000.00	.00
Total LEASE PURCHASE EXPENSE:		.00	850,000.00	100,000.00	.00
BOND INTERST EXPENSE					
15-73-79	PAYING AGENT FEES	.00	.00	.00	.00
15-73-80	CIB LOAN - DWNTOWN PJCT	8,505.01	10,000.00	10,000.00	7,900.33
15-73-81	SWIMMING POOL BOND - INT.	.00	27,000.00	27,000.00	10,711.50
15-73-87	FIRE TRUCK LEASE PURCHASE-INT.	.00	.00	.00	.00
15-73-88	FIRE STATION BOND PMT. - INT.	11,581.00	.00	.00	.00
15-73-89	PUBLIC WORKS BLDG. LOAN	.00	.00	.00	.00
15-73-91	STORM WATER/CIB 2013 - INT	.00	500.00	500.00	.00
15-73-92	2020 SALES TAX REF BONDS INT	.00	.00	.00	.00
Total BOND INTERST EXPENSE:		20,086.01	37,500.00	37,500.00	18,611.83
BOND PRINCIPAL EXPENSE					
15-74-70	CIB - Kanab Creek Bridge	.00	.00	.00	.00
15-74-80	CIB LOAN - DWNTOWN PJCT	20,000.00	20,000.00	20,000.00	20,000.00
15-74-81	SWIMMING POOL BOND - PRIN	.00	95,000.00	95,000.00	.00
15-74-87	FIRE TRUCK LEASE PURCHASE-PRI	.00	.00	.00	.00
15-74-88	FIRE STATION BOND PMT. - PRIN.	.00	.00	.00	.00
15-74-89	PUBLIC WORKS BLDG. LOAN	.00	.00	.00	.00
15-74-91	STORM WATER/CIB 2013 - PRIN	.00	18,000.00	18,000.00	.00
15-74-92	2020 SALES TAX REF BONDS PRINC	.00	.00	.00	.00
15-74-99	BOND ISSUANCE COSTS	.00	.00	.00	.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
	Total BOND PRINCIPAL EXPENSE:	20,000.00	133,000.00	133,000.00	20,000.00
CAPITAL PROJECT EXPENDITURES					
15-75-90	TRANSFER TO YEAR END FUND BAL	.00	.00	.00	.00
	Total CAPITAL PROJECT EXPENDITURES:	.00	.00	.00	.00
	DEBT SERVICE FUND Revenue Total:	.00	1,020,500.00	270,500.00	.00
	DEBT SERVICE FUND Expenditure Total:	40,086.01	1,020,500.00	270,500.00	38,611.83
	Net Total DEBT SERVICE FUND:	40,086.01-	.00	.00	38,611.83-

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
Wildland Fire					
Source: 30					
37-30-10	Wildland Revenue	72,041.39	210,000.00	60,000.00	15,691.41
Total Source: 30:		72,041.39	210,000.00	60,000.00	15,691.41
Revenue					
37-36-10	Intrest Earned	1,855.85	5,000.00	5,000.00	1,991.25
37-36-90	Debt Proceeds	.00	.00	.00	.00
Total Revenue:		1,855.85	5,000.00	5,000.00	1,991.25
Expense					
37-60-10	Equipment, Supplies & Maint	.00	10,000.00	.00	.00
37-60-11	Salaries	41,054.13	80,000.00	20,000.00	.00
37-60-13	Employee Benefits	4,581.00	15,000.00	2,000.00	.00
37-60-20	Wildland Fire Expense	26,876.78	40,000.00	10,000.00	3,460.80
37-60-90	Capital Outlay	.00	.00	.00	.00
37-60-95	Capital Outlay	.00	46,000.00	.00	.00
Total Expense:		72,511.91	191,000.00	32,000.00	3,460.80
Department: 73					
37-73-80	PRICIPAL PAYMENTS - FIRE TRUCK	.00	.00	37,000.00	.00
37-73-81	INTEREST PAYMENTS - FIRE TRUCK	.00	.00	9,000.00	.00
Total Department: 73:		.00	.00	46,000.00	.00
Wildland Fire Revenue Total:		73,897.24	215,000.00	65,000.00	17,682.66
Wildland Fire Expenditure Total:		72,511.91	191,000.00	78,000.00	3,460.80
Net Total Wildland Fire:		1,385.33	24,000.00	13,000.00-	14,221.86

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
Public Safety Fitness CIP					
38-1100	CASH ALLOCATION	11,607.15	.00	.00	.00
Revenue					
38-30-10	Other Fund Transfers	.00	.00	.00	.00
Total Revenue:		.00	.00	.00	.00
Public Safety Fitness CIP Revenue Total:		.00	.00	.00	.00
Public Safety Fitness CIP Expenditure Total:		.00	.00	.00	.00
Net Total Public Safety Fitness CIP:		.00	.00	.00	.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
STORM WATER CIP					
39-1100	CASH ALLOCATION	.00	.00	.00	103,173.78
39-1120	PTIF-STORM WA	.00	.00	.00	.00
Revenue					
39-30-10	General Fund Transfer	.00	300,000.00	300,000.00	.00
39-30-15	CIB Loan & Grant	.00	.00	.00	.00
Total Revenue:		.00	300,000.00	300,000.00	.00
Source: 33					
39-33-56	B&C Roads	.00	700,000.00	500,000.00	66,332.53
39-33-57	County Sales Tax Roads	.00	.00	.00	36,841.25
Total Source: 33:		.00	700,000.00	500,000.00	103,173.78
Revenue Misc					
39-36-01	GRANT REVENUE	.00	.00	.00	.00
39-36-10	INTEREST EARNED	.00	.00	.00	.00
39-36-50	DEBT PROCEEDS	.00	.00	.00	.00
Total Revenue Misc:		.00	.00	.00	.00
Expenditures					
39-60-10	200 N Storm Cap. Improv.	.00	.00	.00	.00
39-60-20	Tom's Canyon Detention exp	.00	.00	.00	.00
39-60-30	Engineering fees	.00	.00	.00	.00
39-60-42	CLASS "C" ROADS (SIDEWALK)	.00	.00	.00	.00
39-60-44	CLASS "C" ROADS (PROJECTS)	.00	.00	.00	.00
39-60-76	CAPITAL OUTLAY	.00	620,000.00	.00	.00
39-60-90	TRANSFERS OUT	.00	.00	.00	.00
Total Expenditures:		.00	620,000.00	.00	.00
TRANSPORTATION CAPITAL IMP Revenue Total:		.00	1,000,000.00	800,000.00	103,173.78
TRANSPORTATION CAPITAL IMP Expenditure Total:		.00	620,000.00	.00	.00
Net Total STORM WATER CIP:		.00	380,000.00	800,000.00	103,173.78

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
AIRPORT IMPROVEMENT CAP. PJCTS					
Source: 30					
40-30-10	FIRE STATION REMODEL	.00	.00	.00	.00
Total Source: 30:		.00	.00	.00	.00
TRANSFERS					
40-70-25	TRANSFERS TO OTHER FUNDS	.00	.00	.00	.00
Total TRANSFERS:		.00	.00	.00	.00
CAPITAL PROJECT EXPENDITURES					
40-75-30	Airport Terminal Construction	.00	.00	.00	.00
40-75-50	Project Management Expense	.00	.00	.00	.00
40-75-70	MISC. EXPENSES	.00	.00	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		.00	.00	.00	.00
AIRPORT IMPROVEMENT CAP. PJCTS Revenue Total:		.00	.00	.00	.00
AIRPORT IMPROVEMENT CAP. PJCTS Expenditure Total:		.00	.00	.00	.00
Net Total AIRPORT IMPROVEMENT CAP. PJCTS:		.00	.00	.00	.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
RECREATION - CAPITAL PROJECTS					
REVENUE					
41-30-11	TRANSFERS FROM GENERAL FUND	14,940.71-	75,000.00	50,000.00	7,097.25-
41-30-20	KANE COUNTY GRANT - TRAV CNL	.00	100,000.00	.00	.00
41-30-30	RAP Tax	40,707.34	140,000.00	155,000.00	38,550.56
41-30-36	BASKETBALL	810.00	11,500.00	10,000.00	168.50-
41-30-37	CANYONEERING	.00	.00	.00	135.00
41-30-40	KANAB YOUTH FOOTBALL	6,594.00	8,000.00	8,000.00	6,538.50
41-30-41	Baseball Fees	.00	20,000.00	17,500.00	.00
41-30-42	Softball Fees	.00	18,000.00	15,000.00	75.00
41-30-43	CHEER	.00	.00	.00	.00
41-30-44	CO-ED ADULT SOFTBALL	.00	.00	.00	.00
41-30-45	10-K REG FEES/DONATIONS	.00	3,000.00	3,500.00	.00
41-30-46	CROSS COUNTRY	735.00	500.00	500.00	700.00
41-30-50	Soccer	4,668.00	4,500.00	4,500.00	3,090.00
41-30-55	Volleyball	3,440.00	3,000.00	3,000.00	3,030.00
41-30-56	YOGA	1,045.00	4,000.00	5,000.00	465.00
41-30-57	MISC EQUIPMENT REVENUE	.00	.00	.00	.00
41-30-60	Tennis Fees	740.00	2,500.00	3,500.00	.00
41-30-62	YOUTH WRESTLING	.00	.00	.00	.00
41-30-63	CONCESSIONS - HOT FOOD	.00	.00	.00	.00
41-30-64	Outdoor Rec	.00	100,000.00	.00	.00
41-30-65	CONCESSIONS	.00	.00	1,000.00	.00
41-30-66	DONATIONS/EVENTS	150.00	30,000.00	30,000.00	30,000.00
41-30-67	Track & Field Fees	.00	.00	.00	.00
41-30-70	PROPERTY TAX - RECREATION	.00	360,000.00	375,000.00	.00
41-30-71	MISC RECREATION REV	.00	25,000.00	.00	.00
Total REVENUE:		43,948.63	905,000.00	681,500.00	75,318.31
Fees					
41-34-01	Pool Lessons	449.50	2,500.00	3,000.00	2,000.00
41-34-02	Pool Concessions	15,426.13	20,000.00	10,000.00	15,604.65
41-34-05	Pool Admissions	25,553.00	50,000.00	50,000.00	18,607.90
41-34-06	Pool Rentals	1,328.00	5,000.00	6,000.00	1,825.00
41-34-07	SWIM TEAM FEES	65.00	8,500.00	9,000.00	130.00
Total Fees:		42,821.63	86,000.00	78,000.00	38,167.55
MISCELLANEOUS					
41-36-05	INTEREST EARNED	.00	.00	.00	.00
41-36-10	INTEREST EARNED - REC. TAX	253.99	.00	.00	272.52
41-36-11	INTEREST EARNED - SKATE PARK	.00	.00	.00	.00
41-36-13	INTEREST EARNED-SWIM POOL LO	.00	.00	.00	.00
41-36-15	INTEREST EARNED -CIB POOL LOAN	.00	.00	.00	.00
41-36-16	INT EARNED (10-K)	.00	.00	.00	.00
41-36-17	INT EARNED JHM	.00	.00	.00	.00
41-36-20	DONATIONS	.00	.00	.00	.00
41-36-21	DONATIONS - STONE BENCHES	.00	.00	.00	.00
41-36-30	Skate Park Donations	.00	.00	.00	.00
Total MISCELLANEOUS:		253.99	.00	.00	272.52
Source: 37					
41-37-70	PROP TAX	.00	.00	.00	.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
Total Source: 37:		.00	.00	.00	.00
CONTRIBUTIONA & TRANSFERS					
41-38-90	TRANSFERS FROM GENERAL FUND	.00	75,000.00	.00	.00
41-38-91	TRANSFER FROM CLASS C ROADS	.00	.00	.00	.00
41-38-95	TRANSFERS FROM YEAR END BALA	.00	.00	.00	.00
41-38-97	FUND BALANCE TO APPROPRIATE	.00	.00	.00	.00
Total CONTRIBUTIONA & TRANSFERS:		.00	75,000.00	.00	.00
RECREATION EXPENDITURES					
41-41-11	SALARIES	17,562.09	75,000.00	70,000.00	19,228.00
41-41-12	SALARIES (PART TIME)	14,881.04	65,000.00	60,000.00	18,573.47
41-41-13	EMPLOYEE BENEFITS	7,872.36	40,000.00	60,000.00	13,756.42
41-41-23	TRAVEL & TRAINING	.00	.00	.00	92.72
41-41-24	OFFICE EXPENSE & SUPPLIES	524.31	5,000.00	5,000.00	4,459.83
41-41-25	AUTO EXPENSE	.00	.00	.00	.00
41-41-26	EQUIP. SUPPLIES & MAINTENANCE	14.99	3,000.00	2,000.00	125.00
41-41-27	UTILITIES	.00	.00	.00	768.42
41-41-37	CANYONEERING	.00	.00	.00	.00
41-41-46	CROSS COUNTRY EXPENSE	399.75	.00	.00	527.66
41-41-50	INSURENACE & BONDS	.00	.00	.00	.00
41-41-51	VOLLEYBALL EXPENSE	2,090.04	1,500.00	3,000.00	2,645.17
41-41-52	YOGA EXPENSE	1,792.16	5,500.00	5,500.00	8.99
41-41-53	Cheerleading	.00	200.00	.00	.00
41-41-54	RECREATION CENTER EXPENSES	.00	.00	.00	.00
41-41-55	Basketball Expense	.00	6,000.00	6,000.00	.00
41-41-56	Baseball Expense	.00	18,000.00	18,000.00	.00
41-41-57	Soccer Expense	.00	3,000.00	3,000.00	144.97
41-41-58	Tennis Expense	1,250.00	4,500.00	3,500.00	940.04
41-41-59	Football Expense	7,644.05	13,500.00	13,500.00	8,946.71
41-41-60	Heatsroker Baseball	.00	.00	.00	.00
41-41-61	Heatsroker Softball	.00	10,000.00	10,000.00	.00
41-41-62	YOUTH WRESTLING	.00	2,500.00	2,500.00	.00
41-41-63	POOL OPERATIONS	.00	.00	.00	.00
41-41-64	Outdoor Rec	.00	100,000.00	.00	.00
41-41-65	MISC EQUIPMENT EXPENSE	.00	.00	.00	.00
41-41-66	SPECIAL EVENTS	.00	.00	.00	.00
41-41-67	TRACK & FIELD EXPENSE	.00	.00	.00	.00
41-41-70	CAPITAL OUTLAY	.00	100,000.00	155,000.00	.00
Total RECREATION EXPENDITURES:		54,030.79	452,700.00	417,000.00	70,217.40
Department: 47					
41-47-30	10-K EXPENSES	.00	3,500.00	3,500.00	.00
Total Department: 47:		.00	3,500.00	3,500.00	.00
Swimming Pool					
41-50-11	Salaries	3,840.39	.00	.00	14,189.56
41-50-12	Lifeguards	40,788.88	65,000.00	70,000.00	21,420.41
41-50-13	Employee Costs	4,524.73	6,000.00	7,000.00	3,555.23
41-50-23	Travel/Training	.00	3,000.00	3,000.00	.00
41-50-26	Equipment/Supplies/Maint	1,321.47	30,000.00	30,000.00	2,573.17
41-50-27	Utilities	19,521.48	50,000.00	50,000.00	18,688.10

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
41-50-28	SWIM TEAM EXPENSES	.00	6,500.00	4,000.00	.00
41-50-30	Chemicals	27,485.56	45,000.00	35,000.00	13,544.62
41-50-40	Concessions	5,193.66	12,000.00	12,000.00	5,411.63
41-50-50	Insurance	1,476.83	3,500.00	3,500.00	2,842.88
Total Swimming Pool:		104,153.00	221,000.00	214,500.00	82,225.60
Parks Maintenance					
41-60-11	Salaries	.00	.00	.00	.00
41-60-12	Part-time Salaries	.00	.00	.00	.00
41-60-13	Employee Benefits	.00	.00	.00	.00
41-60-23	Travel/Training	.00	.00	.00	.00
41-60-25	Auto	.00	.00	.00	.00
41-60-26	Equip/Supplies/Maint	.00	.00	.00	.00
41-60-27	Utilities	.00	.00	.00	.00
41-60-30	Trash Pick Up	.00	.00	.00	.00
41-60-65	Maint Contract	.00	.00	.00	.00
41-60-66	Landscape Maint. Cont.	.00	.00	.00	.00
41-60-67	Fireworks	.00	.00	.00	.00
Total Parks Maintenance:		.00	.00	.00	.00
CAPITAL PROJECT EXPENDITURES					
41-75-07	LEGAL SERVICES	.00	.00	.00	.00
41-75-08	ARCHITECTURAL SERVICES	.00	.00	.00	.00
41-75-09	ENGINEERING SERVICES	.00	.00	.00	.00
41-75-10	CONTINGENCIES	.00	.00	.00	.00
41-75-11	MISC. SERVICES	.00	.00	.00	.00
41-75-20	CONSTRUCTION - SWIMMING POOL	.00	.00	.00	.00
41-75-21	CONSTRUCTION - LITTLE LEAGUE	.00	250,000.00	50,000.00	18,671.67
41-75-22	CONSTRUCTION - PLAYGROUNDS	.00	.00	.00	.00
41-75-23	CONSTRUCTION - OLD MID SCHOOL	.00	.00	.00	.00
41-75-24	CONSTRUCTION - GOLF COURSE	.00	.00	.00	.00
41-75-25	CONSTRUCTION - SOFTBALL FIELD	.00	.00	.00	.00
41-75-26	CONSTRUCTION - SKATE PARK	.00	.00	.00	.00
41-75-27	CONSTRUCTION - PARKS	.00	200,000.00	.00	87,893.41
41-75-28	CONSTRUCTION - REC CENTER	.00	.00	.00	.00
41-75-29	CONSTRUCTION - EAGLE PJCTS.	.00	.00	.00	.00
41-75-50	TRANSFER TO YR. END FUND BAL.	.00	.00	.00	.00
41-75-51	TRANSFER TO GENERAL FUND	.00	.00	.00	.00
41-75-90	TRANS TO SKATE PARK	.00	.00	.00	.00
41-75-95	TRANSFERS TO DEBT SERVICE FUN	.00	95,000.00	122,000.00	.00
41-75-99	TOTAL EXPENSES	.00	.00	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		.00	545,000.00	172,000.00	106,565.08
Department: 80					
41-80-35	Professional Fees	.00	.00	.00	.00
Total Department: 80:		.00	.00	.00	.00
RECREATION - CAPITAL PROJECTS Revenue Total:					
		87,024.25	1,066,000.00	759,500.00	113,758.38
RECREATION - CAPITAL PROJECTS Expenditure Total:					
		158,183.79	1,222,200.00	807,000.00	259,008.08

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
	Net Total RECREATION - CAPITAL PROJECTS:	71,159.54-	156,200.00-	47,500.00-	145,249.70-

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
AIRPORT CAPITAL IMPROVMENT					
REVENUE					
42-30-10	TRANSFERS FROM GENERAL FUND	.00	20,000.00	20,000.00	.00
42-30-35	MISCELLANEOUS	397.00	.00	.00	.00
42-30-40	DONATIONS	.00	.00	.00	.00
Total REVENUE:		397.00	20,000.00	20,000.00	.00
INTERGOVERNMENTAL REVENUES					
42-33-11	STATE GRANT - AIRPORT FENCING	.00	7,500.00	20,000.00	2,464.77
42-33-30	FEDERAL GRANT - AIRPORT FENCE	.00	120,000.00	375,000.00	30,388.12
42-33-40	MISCELLANEOUS GRANTS	.00	.00	.00	.00
Total INTERGOVERNMENTAL REVENUES:		.00	127,500.00	395,000.00	32,852.89
MISCELLANEOUS					
42-36-10	INTEREST EARNED	.00	.00	.00	.00
Total MISCELLANEOUS:		.00	.00	.00	.00
CONTRIBUTIONS & TRANSFERS					
42-38-65	TRANSFERS FROM GENERAL FUND	.00	.00	.00	.00
Total CONTRIBUTIONS & TRANSFERS:		.00	.00	.00	.00
CAPITAL PROJECT EXPENDITURES					
42-75-30	ENGINEERING FEES Master Plan	.00	166,000.00	420,000.00	32,587.87
42-75-70	ADMINISTRATION	.00	.00	.00	.00
42-75-71	ARCHITECTURAL FEES	.00	.00	.00	.00
42-75-72	AIRPORT CONSTRUCTION EXP.	.00	.00	.00	.00
42-75-73	LEGAL FEES	.00	.00	.00	.00
42-75-79	CONSTRUCTIION - A.W.O.S.	.00	.00	.00	.00
42-75-80	CONSTRUCTION - RUNWAY REHAB	.00	.00	.00	.00
42-75-90	LAND PURCHASES	.00	.00	.00	.00
42-75-99	TOTAL TRANSFERS AND EXPENSES	.00	.00	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		.00	166,000.00	420,000.00	32,587.87
AIRPORT CAPITAL IMPROVMENT Revenue Total:		397.00	147,500.00	415,000.00	32,852.89
AIRPORT CAPITAL IMPROVMENT Expenditure Total:		.00	166,000.00	420,000.00	32,587.87
Net Total AIRPORT CAPITAL IMPROVMENT:		397.00	18,500.00-	5,000.00-	265.02

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
RECREATION - CAPITAL PROJECTS					
CONTRIBUTIONS & TRANSFERS					
43-38-90	FUND BALANCE TO APPROPRIATE	.00	.00	.00	.00
Total CONTRIBUTIONS & TRANSFERS:		.00	.00	.00	.00
CAPITAL PROJECT EXPENDITURES					
43-75-10	Recreation Capital Expense	.00	.00	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		.00	.00	.00	.00
RECREATION - CAPITAL PROJECTS Revenue Total:		.00	.00	.00	.00
RECREATION - CAPITAL PROJECTS Expenditure Total:		.00	.00	.00	.00
Net Total RECREATION - CAPITAL PROJECTS:		.00	.00	.00	.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
Heritage House Bathrooms – Cap					
REVENUE					
44-30-71	Transfer from General Fund	.00	.00	.00	.00
44-30-72	Kane County Contribution	.00	.00	.00	.00
44-30-73	INTEREST INCOME	.00	.00	.00	.00
44-30-77	Heritage Council	.00	.00	.00	.00
44-30-78	Grants	.00	.00	.00	.00
44-30-79	Donations	.00	.00	.00	.00
Total REVENUE:		.00	.00	.00	.00
Source: 38					
44-38-80	TRANSFER FROM GENERAL FUND	.00	.00	.00	.00
Total Source: 38:		.00	.00	.00	.00
CAPITAL PROJECT EXPENDITURES					
44-75-71	ARCHITECTS FEES	.00	.00	.00	.00
44-75-72	LEGEL FEES	.00	.00	.00	.00
44-75-73	CONSTRUCTION EXPENSES - BLDG.	.00	.00	.00	.00
44-75-74	CONSTRUCTION EXPENSES - ROAD	.00	.00	.00	.00
44-75-75	PROFESSIONAL FEES	.00	.00	.00	.00
44-75-77	EQUIPMENT	.00	.00	.00	.00
44-75-79	MISC. EXPENSES	.00	.00	.00	.00
44-75-90	TRANSFER TO YEAR END FUND BAL	.00	.00	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		.00	.00	.00	.00
Heritage House Bathrooms – Cap Revenue Total:		.00	.00	.00	.00
Heritage House Bathrooms – Cap Expenditure Total:		.00	.00	.00	.00
Net Total Heritage House Bathrooms – Cap:		.00	.00	.00	.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
Capital Projects					
REVENUE					
45-30-10	Property Tax	.00	11,500.00	25,000.00	.00
45-30-72	TRANS FROM GEN FUND	.00	250,000.00	300,000.00	.00
45-30-74	DONATIONS - MISCELLANEOUS	.00	.00	.00	.00
45-30-75	LIB-NEW BLDG. FURNISHINGS	.00	.00	.00	.00
45-30-76	LIB-NEW BLDG. FURNISHINGS	.00	.00	.00	.00
45-30-77	TRANS FROM IMPACT FEES	.00	120,000.00	700,000.00	.00
45-30-79	RECIPTS - SALE OF OLD FIRE ST.	.00	.00	.00	.00
Total REVENUE:		.00	381,500.00	1,025,000.00	.00
INTERGOVERNMENTAL REVENUES					
45-33-10	GRANT - C.D.B.G.	.00	.00	.00	.00
45-33-40	GRANTS - STATE LIBRARY	.00	.00	.00	.00
45-33-41	GRANTS - STATE OF UTAH	.00	.00	.00	.00
45-33-42	GRANT - R.C.&D.	.00	.00	.00	.00
Total INTERGOVERNMENTAL REVENUES:		.00	.00	.00	.00
FINES & FORFEITURES					
45-35-80	MISC. REVENUE	.00	.00	.00	.00
Total FINES & FORFEITURES:		.00	.00	.00	.00
MISCELLANEOUS					
45-36-10	INTEREST EARNED	10,298.46	30,000.00	30,000.00	11,215.49
45-36-70	BOND RECEIPTS	.00	.00	.00	.00
45-36-75	TRANSFER G.F. - 1% SALES TAX	.00	.00	.00	.00
45-36-90	GRANTS - COLOR COUNTRY R.C.&D	.00	.00	.00	.00
Total MISCELLANEOUS:		10,298.46	30,000.00	30,000.00	11,215.49
CAPITAL PROJECT EXPENDITURES					
45-75-31	New City Office	.00	.00	.00	.00
45-75-35	IFFP Plan	52,224.00	225,000.00	.00	.00
45-75-49	Police Department	18.50	.00	.00	.00
45-75-70	Fire Capital	.00	.00	.00	.00
45-75-71	Ranchos Park	.00	.00	1,000,000.00	.00
45-75-72	ENGINEERING EXPENSES	.00	.00	.00	.00
45-75-73	Airport	.00	100,000.00	700,000.00	.00
45-75-74	Pool	.00	175,000.00	60,000.00	.00
45-75-75	Heritage House	.00	.00	.00	.00
45-75-77	R.C.&D. EQUIP. & SUPPLIES	.00	.00	.00	.00
45-75-78	LIBRARY	3,729.50	5,000.00	.00	.00
45-75-79	Skate Park	.00	.00	.00	.00
45-75-85	IFFP Plan	17,408.00	.00	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		73,343.00	505,000.00	1,760,000.00	.00
Capital Projects Revenue Total:		10,298.46	411,500.00	1,055,000.00	11,215.49
Capital Projects Expenditure Total:		73,343.00	505,000.00	1,760,000.00	.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
Existing Capital Repairs					
Revenue					
46-30-10	Property Tax	.00	11,500.00	25,000.00	.00
Total Revenue:		.00	11,500.00	25,000.00	.00
MISCELLANEOUS					
46-36-10	INTEREST EARNED	.00	.00	.00	.00
Total MISCELLANEOUS:		.00	.00	.00	.00
CONTRIBUTIONS & TRANSFERS					
46-38-80	TRANSFER FROM GENERAL FUND	.00	.00	.00	.00
Total CONTRIBUTIONS & TRANSFERS:		.00	.00	.00	.00
CAPITAL PROJECT EXPENDITURES					
46-75-70	MISC. EXPENSES	.00	.00	.00	.00
46-75-71	ENGINEERING & ARCHITECT FEES	.00	.00	.00	.00
46-75-80	Transfer to Debt Service	.00	.00	.00	.00
46-75-85	Transfer to General Fund	.00	.00	.00	.00
46-75-90	TRANSFER TO YEAR END FUND BAL	.00	.00	.00	.00
46-75-99	BRIDGE REPLACEMENT GENERAL	.00	.00	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		.00	.00	.00	.00
Existing Capital Repairs Revenue Total:		.00	11,500.00	25,000.00	.00
Existing Capital Repairs Expenditure Total:		.00	.00	.00	.00
Net Total Existing Capital Repairs:		.00	11,500.00	25,000.00	.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
JH Park Expansion					
Source: 33					
47-33-50	GARDNER FOUNDATION	.00	.00	.00	.00
Total Source: 33:		.00	.00	.00	.00
Source: 36					
47-36-10	INTEREST EARNED	.00	.00	.00	.00
Total Source: 36:		.00	.00	.00	.00
Source: 38					
47-38-80	TRANS FROM GEN FUND	.00	.00	.00	.00
Total Source: 38:		.00	.00	.00	.00
Department: 75					
47-75-75	CONSTRUCTION EXPENSES	.00	.00	.00	.00
Total Department: 75:		.00	.00	.00	.00
JH Park Expansion Revenue Total:		.00	.00	.00	.00
JH Park Expansion Expenditure Total:		.00	.00	.00	.00
Net Total JH Park Expansion:		.00	.00	.00	.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
IMPACT FEES FUND					
FEES					
49-32-12	IMPACT FEES - PUBLIC SAFETY	4,970.16	140,000.00	45,000.00	50,517.02
49-32-14	IMPACT FEES - TRANSPORTATION	17,076.72	470,000.00	120,000.00	96,698.35
49-32-16	IMPACT FEES - PARKS & REC	8,325.84	215,000.00	80,000.00	44,323.27
49-32-17	IMPACT FEES - Sewer	6,012.72	.00	.00	31,052.09
49-32-18	IMPACT FEES - STORM WATER	11,104.40	.00	.00	63,232.41
49-32-40	IMPACT FEE- Water	12,763.46	.00	.00	79,778.21
Total FEES:		60,253.30	825,000.00	245,000.00	365,601.35
MISCELLANEOUS					
49-36-10	INTEREST EARNED - IMPACT FEES	7,105.02	27,000.00	15,000.00	7,623.40
Total MISCELLANEOUS:		7,105.02	27,000.00	15,000.00	7,623.40
TRANSFERS					
49-38-80	TRANSFER FROM GF - REPAY	.00	.00	.00	.00
49-38-90	FUND BALANCE TO APPROPRIATE	.00	.00	.00	.00
Total TRANSFERS:		.00	.00	.00	.00
LEASE EXPENSE					
49-71-10	TRANSFERS TO GENERAL FUND:	.00	.00	.00	.00
49-71-11	TRANSFER TO GF - PUBLIC SAFETY	.00	150,000.00	25,000.00	.00
49-71-12	TRANSFER TO RECREATION FUND	.00	200,000.00	.00	.00
49-71-13	TRANSFER TO GF - STREETS	.00	50,000.00	.00	.00
49-71-14	TRANSFER TO G.F. - STORM WATER	.00	.00	.00	.00
Total LEASE EXPENSE:		.00	400,000.00	25,000.00	.00
CAPITAL PROJECT EXPENDITURES					
49-75-70	CAPITAL EXP. (CAP. FAC. REPT)	.00	.00	.00	.00
49-75-71	Public Safety Capital Expend	.00	.00	.00	.00
49-75-72	TRANSFER DEBT SVC FD - FIRE DP	.00	.00	.00	.00
49-75-73	TRANS TO G.F.(FLOOD CONTROL)	.00	.00	.00	.00
49-75-74	TRANSFER DEBT SVC FD - STREET	.00	.00	.00	.00
49-75-76	TRANSFER DEBT SVC FD - PARKS	.00	.00	.00	.00
49-75-77	TRANSFER TO CAP PROJ FUND	.00	250,000.00	300,000.00	.00
49-75-80	Transfer to CIPF	.00	.00	.00	.00
49-75-90	TRANSFERS TO YEAR END FUND B	.00	.00	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		.00	250,000.00	300,000.00	.00
IMPACT FEES FUND Revenue Total:		67,358.32	852,000.00	260,000.00	373,224.75
IMPACT FEES FUND Expenditure Total:		.00	650,000.00	325,000.00	.00
Net Total IMPACT FEES FUND:		67,358.32	202,000.00	65,000.00-	373,224.75

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
WATER & SEWER UTILITY FUND					
Source: 36					
51-36-01	GRANT REVENUE	.00	.00	300,000.00	.00
Total Source: 36:		.00	.00	300,000.00	.00
OPERATING REVENUE					
51-37-10	METERED WATER SALES	464,163.87	1,650,000.00	1,650,000.00	592,162.64
51-37-30	Sewer Sales	124,571.90	480,000.00	500,000.00	131,528.20
51-37-41	IMPACT FEES - WATER CONNECTIO	.00	360,000.00	200,000.00	14,500.00-
51-37-42	TIME & MATERIALS - WATER CONN.	12,650.58	75,000.00	50,000.00	9,000.72
51-37-45	RE-CONNECT FEES	700.00	.00	.00	1,550.00
51-37-50	CONNECTION FEES - SEWER	.00	.00	.00	.00
51-37-52	TIME & MATERIALS - SEWER CONN.	1,906.33	50,000.00	30,000.00	.00
51-37-53	PENALTY & FORFEIT	18,171.92	80,000.00	30,000.00	4,742.40
51-37-54	IMPACT FEES - SEWER CONNECTIO	.00	185,000.00	.00	.00
51-37-80	SALE OF MATERIALS & SUPPLIES	.00	.00	.00	.00
51-37-90	SUNDRY REVENUE	.00	.00	.00	.00
51-37-95	ON LINE CONVENIENCE FEES	.00	.00	.00	.00
Total OPERATING REVENUE:		622,164.60	2,880,000.00	2,460,000.00	724,483.96
NON-OPERATING REVENUE					
51-39-10	INTEREST EARNED	.00	.00	.00	.00
51-39-11	INT. EARNED- EQUIP. REPLACE	7,358.26	25,000.00	25,000.00	8,390.77
51-39-17	INT EARNED- 98 REFIN. ACCOUNTS	1,541.98	5,000.00	5,000.00	1,654.48
51-39-19	INT. EARNED- 88 WTR RES. R&R	.00	.00	.00	.00
51-39-20	INT. EARNED- 88 WATER RES DEBT	11,543.85	30,000.00	30,000.00	12,386.08
51-39-35	TRANS FROM G.F. - P.U. BLDG.	.00	.00	.00	.00
51-39-50	INT. EARNED- 88 WTR RESRS RES.	.00	.00	.00	.00
51-39-60	INT. EARNED- W & S SYSTEM RES.	7,068.37	20,000.00	20,000.00	7,584.08
51-39-61	INT. EARNED - PTIF ESCROW ACT	.00	.00	.00	.00
51-39-62	CAPITAL CONTRIBUTION	.00	.00	.00	.00
51-39-67	FUND BAL. TO APP. - IMP. FEES	.00	.00	.00	.00
51-39-69	WATER CONS. DIST. (REIMBURSE)	.00	.00	.00	.00
51-39-70	SUNDRY NON-OPERATING REVENU	.00	.00	.00	.00
51-39-73	STATE GRANT - UDOT WATER LINE	.00	.00	.00	.00
51-39-75	STATE GRANT - CIB (MESA HILLS)	.00	.00	.00	.00
51-39-76	STATE GRANT - RDFG MESA HILLS	.00	.00	.00	.00
51-39-78	FED. GRANT - H.L. SECURITY	.00	.00	.00	.00
51-39-80	LEASE PURCHASE - PW MAINT BLD	.00	.00	.00	.00
51-39-90	BEG FD BAL TO APPROPRIATE	.00	.00	.00	.00
Total NON-OPERATING REVENUE:		27,512.46	80,000.00	80,000.00	30,015.41
Department: 63					
51-63-30	TRANSFERS IN	.00	.00	.00	.00
Total Department: 63:		.00	.00	.00	.00
UTILITY - ADMINISTRATIVE					
51-80-11	SALARIES	186,160.75	700,000.00	330,000.00	97,287.12
51-80-12	SALARIES (PART TIME)	.00	.00	.00	.00
51-80-13	EMPLOYEE BENEFITS	108,800.38	425,000.00	210,000.00	51,604.61
51-80-15	SALARY (MAYOR & COUNCILMEM)	.00	.00	.00	.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
51-80-20	MAINTENANCE (COMPUTER CONTR	3,867.00	15,000.00	15,000.00	4,194.00
51-80-21	SUBSCRIPTION & MEMBERSHIPS	.00	2,500.00	3,500.00	.00
51-80-23	TRAVEL & TRAINING	299.00	15,000.00	15,000.00	3,188.49
51-80-24	OFFICE EXPENSE & SUPPLIES	4,800.16	25,000.00	25,000.00	4,404.59
51-80-25	AUTO EXPENSE	1,034.57	20,000.00	10,000.00	.00
51-80-27	UTILITIES	120.00	5,000.00	5,000.00	479.83
51-80-29	RENTS & LEASES	.00	.00	.00	.00
51-80-33	ENGINEER SERVICES	15,288.00	80,000.00	30,000.00	9,649.00
51-80-35	PROFESSIONAL & TECHNICAL SVCS	1,323.76	7,500.00	8,000.00	8,079.20
51-80-47	DEPARTMENT SUPPLIES	.00	30,000.00	30,000.00	1,364.72
51-80-50	INSURANCE & SURITY BONDS	17,226.03	35,000.00	35,000.00	30,981.47
51-80-55	DEPRECIATION	.00	300,000.00	300,000.00	.00
51-80-57	UTILITY BILLING EXPENSE	3,231.12	15,000.00	15,000.00	5,991.06
51-80-65	SICK LEAVE REIMBURSEMENT FUN	.00	.00	.00	.00
51-80-70	CAPITAL OUTLAY	772.25	.00	.00	.00
Total UTILITY - ADMINISTRATIVE:		342,923.02	1,675,000.00	1,031,500.00	217,224.09
POWER AND PUMPING					
51-81-20	MAINTENANCE (WELLS)	.00	65,000.00	65,000.00	.00
51-81-24	OFFICE EXPENSE & SUPPLIES	.00	.00	.00	.00
51-81-27	UTILITIES	24,831.84	85,000.00	90,000.00	2,332.34
51-81-33	ENGR & PROFESSIONAL FEES	19,469.01	70,000.00	10,000.00	5,937.15
51-81-47	DEPARTMENT SUPPLIES	.00	.00	.00	72.46
51-81-49	PIPES & PARTS	.00	.00	50,000.00	.00
51-81-65	WELL DEVELOPMENT	.00	.00	.00	.00
51-81-70	CAPITOL OUTLAY	.00	.00	1,000,000.00	3,704.75
Total POWER AND PUMPING:		44,300.85	220,000.00	1,215,000.00	12,046.70
TRANSMISSION & DISTRIBUTION					
51-82-25	AUTO EXPENSE	6,819.88	40,000.00	40,000.00	3,617.19
51-82-26	EQUIPMENT SUPPLIES & MAINTENA	22,250.64	160,000.00	150,000.00	30,623.51
51-82-29	RENTS & LEASES (RADIO TRANS.)	2,205.98	10,000.00	10,000.00	.00
51-82-40	CHEMICALS	638.00	.00	2,000.00	2,341.02
51-82-49	PIPE & PARTS	6,579.34	90,000.00	90,000.00	18,599.91
51-82-70	CAPITAL OUTLAY	.00	.00	.00	.00
51-82-71	CAPITAL OUTLAY - MESA HILLS	.00	.00	.00	.00
51-82-72	New BLM Improvements	.00	.00	.00	.00
Total TRANSMISSION & DISTRIBUTION:		38,493.84	300,000.00	292,000.00	55,181.63
SEWER PLANT					
51-83-11	SALARIES	.00	.00	185,000.00	39,812.00
51-83-12	SALARIES (PART TIME)	.00	.00	.00	.00
51-83-13	EMPLOYEE BENEFITS	5.52	.00	120,000.00	25,216.13
51-83-26	EQUIPMENT SUPPLIES & MAINTENA	22,445.92	40,000.00	50,000.00	802.12
51-83-34	CONTRACT SVCS. (SEWER LINE CL)	.00	30,000.00	30,000.00	.00
51-83-35	PROFESSIONSL & TECHNICAL SVCS	3,427.00	.00	.00	.00
51-83-40	CHEMICALS	.00	7,500.00	10,000.00	.00
51-83-65	SUNDRY (SEWER DAMAGE CLAIMS)	.00	2,000.00	.00	.00
51-83-70	CAPITAL OUTLAY	.00	.00	700,000.00	.00
Total SEWER PLANT:		25,878.44	79,500.00	1,095,000.00	65,830.25

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
NON-OPERATING EXPENDITURES					
51-95-21	BOND INT (88 WTR RES. RL4190)	43,500.00	200,000.00	200,000.00	29,000.00
51-95-22	BOND INT (92 WTR RES RL4500)	.00	.00	.00	.00
51-95-23	BOND INT (97 WTR RES RL5180)	.00	.00	.00	.00
51-95-24	BOND INT (98 WTR TAXABL ZION)	.00	.00	.00	.00
51-95-25	INTEREST EXP. PW. BLDG.	.00	.00	.00	.00
51-95-31	BOND PRIN (88 WTR RES RL4190)	.00	.00	.00	.00
51-95-32	BOND PRIN (92 WTR RES RL4500)	.00	.00	.00	.00
51-95-33	BOND PRIN (98 WTR RESRL5180)	.00	.00	.00	.00
51-95-34	BOND PRIN (98 WTR TAXABL ZION)	.00	.00	.00	.00
51-95-40	Payment to WKCD	.00	50,000.00	50,000.00	.00
51-95-51	BOND ESCROW EXPENSES	.00	.00	.00	.00
51-95-55	WATER CONS DIST WATER LINE PM	.00	.00	.00	.00
51-95-56	WELL DEVELOPMENT (WEST FORK)	.00	.00	.00	.00
51-95-58	KCR WATER TANK PJCT. 98-ENGR.	.00	.00	.00	.00
51-95-60	TRANSFERS TO DEBT SVC. FUND	.00	.00	.00	.00
51-95-63	TRANS. GEN. FD - ALLOWABLE IF	.00	.00	.00	.00
51-95-64	TRANSFERS TO GENERAL FUND	.00	.00	.00	.00
51-95-66	TRANSFERS TO W&S IMP. FEE RES.	.00	.00	.00	.00
51-95-67	TRANSFER TO FUND BALANCE	.00	.00	.00	.00
51-95-68	UNCOLLECTABLE ACCOUNTS	110.00-	.00	.00	.00
51-95-69	MISC. NON-OPERATING EXP.	.00	.00	.00	.00
51-95-71	CAPITAL OUTLAY - UDOT WTR LINE	.00	.00	.00	.00
51-95-72	CAPITAL EXP. - WATER SYSTEM	.00	.00	.00	.00
51-95-74	CAPITAL EXP. - SEWER SYSTEM	.00	.00	.00	.00
51-95-75	CAPITAL EXP. - NEW YARD CONST.	.00	.00	.00	.00
51-95-86	CAPITAL OUTLAY - EQUIPMENT	.00	.00	.00	.00
51-95-88	IFFP PLAN	.00	.00	.00	.00
51-95-90	CAPITAL OUTLAY	25,578.73	300,000.00	200,000.00	126,476.00
Total NON-OPERATING EXPENDITURES:		68,968.73	550,000.00	450,000.00	155,476.00
WATER & SEWER UTILITY FUND Revenue Total:		649,677.06	2,960,000.00	2,840,000.00	754,499.37
WATER & SEWER UTILITY FUND Expenditure Total:		520,564.88	2,824,500.00	4,083,500.00	505,758.67
Net Total WATER & SEWER UTILITY FUND:		129,112.18	135,500.00	1,243,500.00-	248,740.70

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
Fund: 52					
Source: 36					
52-36-33	TRANSFER FROM IMPACT FEES	.00	.00	.00	.00
52-36-34	TRANSFERS IN	.00	.00	.00	.00
Total Source: 36:		.00	.00	.00	.00
Source: 37					
52-37-10	Storm Water Fees	143,340.40	550,000.00	550,000.00	147,733.00
52-37-15	Time & Materials- Stormwater	.00	.00	.00	.00
52-37-20	Sale of Materials and Supplies	.00	.00	.00	.00
52-37-25	Sundry Revenue	.00	.00	.00	.00
52-37-41	STORM WATER IMPACT FEES	.00	300,000.00	200,000.00	.00
Total Source: 37:		143,340.40	850,000.00	750,000.00	147,733.00
Source: 39					
52-39-10	Intrest Earned	2,442.17	.00	.00	2,620.35
Total Source: 39:		2,442.17	.00	.00	2,620.35
Department: 80					
52-80-11	Salaries	.00	.00	185,000.00	39,812.00
52-80-13	Benefits	.00	.00	130,000.00	25,250.61
52-80-23	Travel & Training	.00	5,000.00	10,000.00	.00
52-80-24	Office Expense & Supplies	.00	.00	.00	.00
52-80-25	Auto Expense	.00	.00	5,000.00	.00
52-80-33	Engineer Services	2,692.87	200,000.00	100,000.00	12,736.21
52-80-47	Department Supplies	11,245.07	50,000.00	50,000.00	14,357.72
52-80-50	Insurance & Surity Bonds	.00	20,000.00	20,000.00	.00
52-80-55	Depreciation	.00	80,000.00	90,000.00	.00
52-80-65	Utility Billing Expense	.00	30,000.00	15,000.00	.00
52-80-75	Capital Outlay	.00	115,000.00	350,000.00	81,796.34
52-80-92	TRANSFER TO DEBT SVC	.00	.00	18,500.00	.00
Total Department: 80:		13,937.94	500,000.00	973,500.00	173,952.88
Fund: 52 Revenue Total:		145,782.57	850,000.00	750,000.00	150,353.35
Fund: 52 Expenditure Total:		13,937.94	500,000.00	973,500.00	173,952.88
Net Total Fund: 52:		131,844.63	350,000.00	223,500.00-	23,599.53-

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
ELECTRIC UTILITY FUND					
NON-OPERATING EXPENDITURES					
53-95-33	LOAN PRINCIPAL EXPENSE - UAMPS	.00	.00	.00	.00
53-95-79	CAPTIAL OUTLAY (NATURAL GAS)	.00	.00	.00	.00
Total NON-OPERATING EXPENDITURES:		.00	.00	.00	.00
ELECTRIC UTILITY FUND Revenue Total:		.00	.00	.00	.00
ELECTRIC UTILITY FUND Expenditure Total:		.00	.00	.00	.00
Net Total ELECTRIC UTILITY FUND:		.00	.00	.00	.00

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
CEMETERY PERPETUAL CARE FUND					
REVENUE					
70-30-05	CEMETERY PERPETUAL CARE PMT	5,250.00	15,000.00	15,000.00	.00
70-30-10	INT. EARNED- PERPETUAL CARE	2,980.61	10,000.00	10,000.00	3,422.22
Total REVENUE:		8,230.61	25,000.00	25,000.00	3,422.22
LICENSES AND PERMITS					
70-32-10	TRANSFER FROM GENERAL FUND	.00	.00	.00	.00
70-32-90	FUND BALANCE TO APPROPRIATE	.00	.00	.00	.00
Total LICENSES AND PERMITS:		.00	.00	.00	.00
EXPENDITURES					
70-40-10	PERPETUAL CARE EXPENSES	.00	.00	.00	.00
70-40-42	BAD DEBT EXPENSE	.00	.00	.00	.00
70-40-50	TRANSFERS TO GF (CEM CAP PJCT)	.00	.00	.00	.00
70-40-70	TRANSFER TO OTHER FUNDS	.00	.00	.00	.00
70-40-71	CAPITAL OUTLAY	.00	265,000.00	250,000.00	.00
70-40-90	FUND BALANCE TO APPROPRIATE	.00	.00	.00	.00
70-40-99	TOTAL PERPEUTAL CARE EXPENSE	.00	.00	.00	.00
Total EXPENDITURES:		.00	265,000.00	250,000.00	.00
Department: 95					
70-95-67	TRANSFER TO FUND BALANCE	.00	.00	.00	.00
Total Department: 95:		.00	.00	.00	.00
CEMETERY PERPETUAL CARE FUND Revenue Total:		8,230.61	25,000.00	25,000.00	3,422.22
CEMETERY PERPETUAL CARE FUND Expenditure Total:		.00	265,000.00	250,000.00	.00
Net Total CEMETERY PERPETUAL CARE FUND:		8,230.61	240,000.00-	225,000.00-	3,422.22

Account Number	Account Title	2023-23 Current year Actual	2023-24 Current year Budget	2024-24 Future year Budget	2024-25 Future year Actual
GENERAL LONG TERM DEBT ACC GRP					
95-2550	STORM DRAIN CIB LOAN	.00	.00	.00	.00
	GENERAL LONG TERM DEBT ACC GRP Revenue Total:	.00	.00	.00	.00
	GENERAL LONG TERM DEBT ACC GRP Expenditure Total:	.00	.00	.00	.00
	Net Total GENERAL LONG TERM DEBT ACC GRP:	.00	.00	.00	.00
	Net Grand Totals:	908,490.02-	529,176.00	2,016,700.00-	41,461.97

- Report Criteria:
- Print Fund Titles
 - Page and Total by Fund
 - Print Source Titles
 - Total by Source
 - Print Department Titles
 - Total by Department
 - All Segments Tested for Total Breaks