

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



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

KANAB CITY PLANNING COMMISSION

26 North 100 East
Kanab, UT 84741

April 1, 2025

NOTICE is hereby given that the Kanab Planning Commission will hold its regular Commission Meeting on the 1st day of April 2025, in the City Council Chambers at the Kanab City Office located at 26 North 100 East in Kanab. The Planning Commission meeting will convene at 6:30 PM and the agenda will be as follows:

Agenda Items:

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

Administrative Decision Items:

1. Continued Item - Discuss, approve or deny a Conditional Use Permit for a Heavy Equipment Storage Area [Applicant Michael & McKenzie Little]
2. Discuss and recommend to City Council a final plat for Ventana Resort Village, Phase 2 [Applicant: Iron Rock Group]
3. Discuss and recommend to City Council a plat amendment to the Kanab Creek Ranchos, Unit 3 for parcels 65-323 & 65-309 [Applicant Mike Stewart]

Legislative Decision:

4. Discuss and recommend to City Council a vacation of a public utility easement to the Kanab Creek Ranchos, Unit 3 for parcels 65-323 & 65-309 [Applicant Mike Stewart]
5. Discuss and recommend to City Council a vacation of a public utility easement to the Kanab Creek Ranchos, Unit 1 for parcels 34-51 [Applicant Iron Rock Engineering & Tara Timpson/Josh Baird]
6. Discuss and recommend to City Council a vacation of a public utility easement on Parcel K-342-36, K-342-37 & K-342-38 located approximately at 1635 S Creekside Dr [Applicant: Iron Rock Engineering and Miller Family Trust]
7. Discuss and recommend to City Council a text amendment to Land Use Ordinance Chapter 20 – Commercial Zone, regarding residential use in a commercial zone. [Applicant Kanab City]
8. Discuss and recommend to City Council a text amendment to Land Use Ordinance Chapter 20 – Commercial Zone, regarding used materials and merchandise being stored at a height more than the height of the fence or wall referenced in section 20-7(A). [Applicant Kanab City]

– A Western Classic –

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9. Discuss and recommend to City Council a text amendment to Land Use Ordinance Chapter 21 – Manufacturing Zone, regarding outdoor storage areas on the property referenced in section 21-5(C). [Applicant Kanab City]

Work Meeting:

Staff Report:

Commission Member Report:

Council Member Liaison Report:

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

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Kanab City Planning Commission Staff Report

Reference File #PLANCUP25-001

Date:	February 3, 2025 (updated February 27, 2025)
Meeting Date:	February 4, 2025
Agenda Item:	Conditional Use Permit Heavy Equipment Storage
Subject Property Address:	802 Chinle Dr.
Applicant:	Kanab City
Applicant Agent:	n/a

Attachment:

Exhibit A: Application
Exhibit B: Aerial view of property
Exhibit C: Current Pictures

Summary:

An application for a Conditional Use Permit (CUP) was submitted by the property owners, Michael and McKenzie Little. The owners would like to store heavy equipment on the site for their rental business that is currently located on HWY 89. The property is zoned C-3 and the use for heavy equipment storage is permitted as a conditional use.

Applicable Regulation(s):

Chapter 8 regulates the approval of Conditional Uses.

Proposed Findings:

1. This application was initiated by McKenzie Little.
2. Properties to the north and west are zoned commercial and have storage units and a hotel currently being developed. The properties to the east and south are residentially zoned.
3. The established access is located on the northwest property line. With the grading and excavation that has been done, two new accesses have been created. One on the east property line from Rocky Road Dr. and one directly across 900 East St. (identified as County Road 2435 on the County's website). Staff has some concerns with the access on the east property line, Rocky Road has primarily been used as the main access to the Hillside subdivision the use of transporting heavy equipment on and off the property may be disrupting to the neighborhood and more wear and tear on the residential public road and sidewalk. The access on the northwest property line and the new access across from

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900 E are too close together per Kanab Standard Design for a major collector road, which requires a 175' minimum driveway spacing between two different commercial properties but a minimum of 300' for the same commercial property with two accesses.

4. Per the application they plan to develop with rock coverage to mitigate dust. Staff recommend that hard-surfaced driveway approaches are installed at any access point to mitigate and dirt, mud or rock being tracked on to the public road. This will also help with wear and tear on the shoulders of the public road.

Finding for Approval:

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

1. That the proposed use is necessary or desirable and will contribute to the general well-being of the community.
2. That the use will not be detrimental to the health, safety, or welfare of people residing, or working in the vicinity, or injurious to property or improvements in the vicinity.
3. That the proposed use will comply with the regulations of this Ordinance.
4. That the proposed use is in harmony with the intent and purpose of the Kanab City Master Plan or that the plan shall have first been amended through public hearing.

Conditions of Approval:

1. As noted in the proposed findings.

Planning Commission Meeting (February 4, 2025):

Planning Commission discussed the conditional use permit and the following items:

1. Storm Water Drainage – Planning Commission would like to see a Storm Water Drainage plan. It was recommended by staff that any storm water plans be reviewed and approved by Public Works and/or the City Engineer.
2. Driveway approaches/access:
 - a. Staff are concerned about the distances between driveways on Chinle Dr. and the access that appears to be being used on Rocky Road.
 - i. There is an existing driveway on the northwest property line and a new driveway that is across from 900 E St. Per ordinances and design standards these accesses are too close together. The access on the northwest property line is adjacent to a driveway on the property to the west (storage units).
 - ii. Concerns with the access that appears to be being used on Rocky Road are, there is currently not a cut out in the sidewalk for this access and the

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sidewalk is being driven over and at risk for damage. Rock road was designed for residential use not commercial use.

3. Fencing – Planning Commission asked about fencing in between the residential areas – there is a requirement in Land Use Ordinance, Chapter 4 Supplemental Regulations Section 4-16(G)(c) – When a fence on commercial and/or manufacturing property abuts a residential lot, the fence is required and shall be at least eight (8) feet in height in the side and rear yard and be constructed of privacy materials.
4. Requirement in Land Use Ordinance, Chapter 20 Commercial Zones Section 20-7 (A) – No material or Merchandise shall be stored to a height of more than the height of the enclosing fence or wall.
5. Set work hours that will not disturb the residential areas.

The item was continued to the discussion and request that the applicant attend the next planning commission meeting to discuss the items noted above.

Recommended Motion:

I move that we approve the conditional use permit for the heavy equipment storage at 802 E Chinle Dr. based on Staff's findings and conditions listed in the staff report, File #PLANCUP25-001 and the findings in Chapter 8, Section 8-6 (B).

Alternate motion:

I move that we approve the conditional use permit for the heavy equipment storage at 802 E Chinle Dr. based on Staff's findings and conditions listed in the staff report, File #PLANCUP25-001 and the findings in Chapter 8, Section 8-6 (B), and the following additional finding(s): .

I move that we deny the conditional use permit for the heavy equipment storage at 802 E Chinle Dr., the applicant has not met the standards or findings for approval outlined in the Kanab City ordinances): .

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Exhibit A:

Application

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Margaret Heaton <mheaton@kanab.utah.gov>

Online Form Submittal: Conditional Use Permit Application

noreply@civicplus.com <noreply@civicplus.com>

Mon, Jan 13, 2025 at 3:07 PM

To: jchatterley@kanab.utah.gov, mheaton@kanab.utah.gov

Conditional Use Permit Application

(Section Break)

Purpose of Conditional Use	Equipment Storage
Project Location Parcel #	<i>Field not completed.</i>
Project Location Address	802 Chinle Dr, Kanab UT
Property Owner	Michael & McKenzie Little
Property Owner Address	1946 South Hwy 89A, Kanab UT
Property Owner Phone Number	435-690-9508
Property Owner E-mail	mckenziems28@gmail.com
Applicant Name	McKenzie Little
Applicant Address	1946 South Hwy 89A, Kanab UT
Applicant Phone Number	435-690-9508
Applicant E-mail	mckenziems28@gmail.com
Contact Person Name	Mckenzie Little
Contact Person Phone Number	435-690-9508

Fee*\$100 for residential non-public hearing; all others are \$300 plus \$10 per mailer.*

These items are required before processing of Application can begin:

1. Legal description of subject property certified by a licensed land surveyor in the State of Utah. 2. Site plan drawn to scale and showing all proposed and/or existing buildings, fences, landscaping, parking, loading areas, topography for irregular sites. 3. A photocopy of the Kane County Ownership Plat Map showing all property owners within 300 feet of Applicant's property. You must submit all Exhibits by email, mail, or hand deliver to the Kanab City Office.

Applicant Signature Mckenzie Little

Please complete for the Conditional Use Permit:

Detailed Description of business being conducted (at least 3 sentences):

Equipment Rental Storage.
No customers are to be on the property
Just employees.

How does the proposed project fit with the surrounding properties and uses?

Kanab Storage is a neighbor.
Most other surrounding areas are commercial.

In what ways does the project not fit with the surrounding properties and uses?

Behind the property is a residential area.

What will you do to mitigate the potential conflicts with surrounding properties and uses?

The property will be used mainly for storage
with little traffic. We plan to put rock
down to control dust & most of the
traffic will be at the front of the property.

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Exhibit B:

Aerial View of Property

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Exhibit C:

Current Pictures

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Kanab City Planning Commission Staff Report

File #PLAN25-001

Date:	March 31, 2025
Meeting Date:	April 1, 2025
Agenda Item:	Discuss and recommend to City Council a Final Plat, Phase 2 [Ventana Resort Village]
Subject Property Address:	650 E Kane Plex Dr
Applicant:	Iron Rock Engineering
Applicant Agent:	
Zoning Designation:	R-1-8 PD
General Plan Designation:	Medium Density Residential
Parcel #:	K-13-1-Utah-ANNEX
Applicable Ordinances:	Subdivision Ordinance, Chapter 2

Attachments:

Exhibit A: Vicinity Map

Exhibit B: Final Plat

Summary:

SITLA, the property owner, and their representative, Iron Rock Engineering have applied for a Final Plat, Phase 2 of the Ventana Resort Village. Final Plats with commercial use are regulated through the Kanab City Subdivision Ordinances, Chapter 2A. Phase 2 of Ventana Resort Village consists of 5 building lots, an open space, private and public roads, and public access trail that are privately owned. Phase 2 will have commercial use per the preliminary and final site plans that were previously approved.

Applicable Regulations:

Kanab City Subdivision Ordinance Chapter 2A, regulates the final plat process. The application should include the scale drawing, utility service commitment letters, soils investigation report, drainage report, engineer's estimate costs, subdivision improvement plans and the title report. The application and submitted documents are sent to the Development Committee to review for compliance with the ordinance. The application and the submitted documents are sent to the City Engineer, Public Works Department, and Land Use Director who review the documents for compliance with city ordinances.

Analysis

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The submitted documents have been reviewed with the City Engineer and Public Work Director. Most of the subdivision improvement plans have been reviewed and there are some minor items that still need to be addressed. The plat has been signed off by the City Surveyor.

An amendment to the Development Agreement has been approved by City Council but the city has not received a copy of the signed recorded document.

During the last review of the improvement plans it was found that some of Phase 3 have been added to Phase 2 (the remaining workforce housing and some of the commercial areas). In addition, some of Phase 2 was added to Phase 5 (part of Ventana Drive). This will require that another amendment be made to the Development Agreement.

Findings of Fact:

- The Ventana Resort Village final plat has been signed off by the Surveyor.
- The improvement plans still have some minor items that need to be addressed.
- It has been identified that the Development Agreement will need to be amended to meet the proposed platting for Phase 2 and Phase 5.

Conditions of Approval:

1. Prior to the final plat being signed and recorded the improvement plans will need final sign-off from the City Engineer and Public Works Director
2. Prior to the final plat being signed and recorded the Development Agreement will need to go through an amendment to update the Master Plan
3. Prior to the final plat being signed and recorded the Approved Amendment, regarding the 10-foot trail, will need to be signed and recorded and a copy sent to Kanab City.

Staff Recommendation:

Staff recommend approval with the conditions outlined in the staff report.

Suggested Motions:

- I make a motion to send a positive recommendation to City Council for the final plat on Phase 2, Ventana Resort Village based on the findings and conditions of approval as outlined in the staff report for file #PLAN25-001.
- I make a motion to continue the discussion at the next meeting.
- I make a motion to send a positive recommendation to City Council for the final plat on Phase 2, Ventana Resort Village based on the findings and conditions of approval as outlined in the staff report for file #PLAN25-001, with the additional findings and conditions:

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- I make a motion to send a negative recommendation to City Council for the final plat on Phase 2, Ventana Resort Village demonstrating the applicant has not met the standards outlined in the Kanab City ordinances):

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Exhibit A: Vicinity Map

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Exhibit B: Final Plat

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VENTANA RESORT VILLAGE
PHASE 2 SUBDIVISION

CITY OF KANAB, KANE COUNTY, UTAH
LOCATED IN LOTS 3, 4, 5, AND 6
SECTION 10, TOWNSHIP 44 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

VENTANA RESORT VILLAGE PHASE 2 SUBDIVISION
FINAL PLAT
STATE OF UTAH, SITLA
KANAB, UTAH 84741

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 36 lots as well as Public Utility and Ingress & Egress Easements, as shown, which are herein after known as

"VENTANA RESORT VILLAGE PHASE 2"

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

Thomas W. Avant, PLS # 5561917 Date:

NARRATIVE

The purpose of this survey was to subdivide 6 lots from a portion of Parcel K-13-UTAH-ANNEX by retracing and marking on the ground the lines as shown on this Plat at the request of the client. 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 Mile post 84 & 85 with a basis of S89°31'37"E and a distance of 5280.99 feet, as shown on this Plat.

SUBDIVISION NAME: VENTANA RESORT VILLAGE PHASE 2 SUBDIVISION
PROPERTY OWNERS:
STATE OF UTAH - SITLA
102 S. 200 E. Suit 600
SALT LAKE CITY, UT 84111
MW KANAB II LLC
1930 VIEW POINT DRIVE
ST GEORGE, UT 84790

- TYPE OF DEVELOPMENT: AFFORDABLE/ATTAINABLE, COMMERCIAL, & HOTEL/RESORT
ADJACENT PROPERTIES TO THE SOUTH ARIZONA STATE LAND, THE WEST FUTURE PHASES, THE EAST KANE COUNTY LAND, PHASE 1, THE NORTH FUTURE PHASES AND WATER CONSERVATION DISTRICT.
10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET FRONTAGES.
SEE PLAN AND PROFILE SHEETS FOR PROPOSED GRADING OF STREETS.
WATER TO BE SUPPLIED BY KANAB CITY. WATER LINES WILL BE MAINTAINED BY SAID COMPANY.
SEWER WILL BE HANDLED BY KANAB CITY.
POWER SUPPLIED BY GARKANE ENERGY.
ALL UTILITIES AND UTILITY MAINS WILL BE PLACED IN THE ROADWAY OR PUBLIC UTILITY EASEMENTS.
STREETS ARE INTENDED FOR PRIVATE OWNERSHIP EXCEPT A LOOP THAT WILL BE DEDICATED TO THE PUBLIC THAT WILL GO THROUGH THE WHOLE DEVELOPMENT AS NOTED.
RIGHT-OF-WAYS INTENDED FOR PUBLIC OWNERSHIP
A REBAR AND PLASTIC CAP MARKED IRON ROCK UT PLS 5561917 WILL BE SET AT EACH LOT CORNER UNLESS OTHERWISE SHOWN

UNDERLYING ZONE FOR MASTER PLAN VENTANA RESORT VILLAGE

- 1 & 8
SEE DEVELOPMENT AGREEMENT FOR ADDITIONAL INFORMATION
ZONE: PD
NUMBER OF UNITS PHASE 2: 6

JOINDER AND CONSENT

THE UNDERSIGNED AS LESSEE OF ALL THE DESCRIBED TRACT OF LAND PURSUANT TO THE DEVELOPMENT LEASE AGREEMENT NO. 1263 DATED NOVEMBER 22, 2022 AS AMENDED BETWEEN MW-KANAB, LLC A UTAH LIMITED LIABILITY COMPANY AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE DEDICATION AND CONVEYANCES

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS ____DAY OF ____, 20__

MW-KANAB, LLC

STEVE LASKI
MANAGING PRINCIPAL

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, PRIVATE STREETS, COMMON AREA AND PUBLIC UTILITY AND INGRESS/EGRESS EASEMENTS HEREAFTER KNOWN AS:

VENTANA RESORT VILLAGE 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED AND SUBJECT TO THE RESERVATIONS SET FORTH BELOW, THE UNDERSIGNED OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF KANAB FOR PERPETUAL USE BY THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS (VENTANA DRIVE AND ANTELOPE CANYON) AND HEREBY DEDICATES AND CONVEYS TO THE CITY OF KANAB PUBLIC UTILITY AND INGRESS/EGRESS EASEMENTS OVER, ON, UNDER AND ACROSS ALL PARCELS SHOWN ON THIS PLAT AS PUBLIC UTILITY AND INGRESS/EGRESS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF MUNICIPAL UTILITIES. SUBJECT TO THE RESERVATIONS SET FORTH BELOW, THE UNDERSIGNED OWNER HEREBY DEDICATES AND CONVEYS TO [HOA] ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PRIVATE STREETS (WEST PASS, KOLOB DRIVE, COYOTE GULCH, ZION WAY), THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY EXCEPTS AND RESERVES FROM THE CONVEYANCES IN THIS PLAT THE ENTIRE INTEREST IN THE MINERAL ESTATE, INCLUDING ALL COAL, OIL, GAS, OTHER HYDROCARBONS, OTHER MINERALS, GEOTHERMAL RESOURCES AND PORE SPACES, AND ALL OTHER SUBSURFACE RESOURCES WHETHER KNOWN OR UNKNOWN THAT ARE NOT NECESSARY TO SUPPORT THE SURFACE USES DESCRIBED ABOVE, AND ANY APPURTENANT WATER RIGHTS IN ALL DEDICATED AND CONVEYED PARCELS AND PUBLIC UTILITY AND INGRESS/EGRESS EASEMENTS. ALL LOTS, PUBLIC STREETS, PRIVATE STREETS, COMMON AREA, AND PUBLIC UTILITY EASEMENTS ARE AS NOTED OR SHOWN AND ARE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS [INSERT CC&R INFORMATION]. SAID DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT.

I HAVE SIGNED THIS OWNER'S DEDICATION ON THIS ____DAY OF ____, 20__

THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LAND ADMINISTRATION

MICHELLE E. McCONKIE, DIRECTOR

APPROVED AS TO FORM
NAME: _____
SPECIAL ASSISTANT ATTORNEY GENERAL

ACKNOWLEDGMENT

STATE OF UTAH,) s.s.

COUNTY OF)

On this ____ day of ____, 20__, personally appeared before me Steve Laski, Manager of M-W Kanab LLC, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he executed this 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))

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

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

Kanab City Surveyor, do hereby certify that this office has examined 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.

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 heron 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 - _____
Kane City Recorder Kanab City Council

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: _____

LEGEND

- SET ALUM CAP (CL MONUMENT)
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

PROPERTY LINE
ADJACENT PROPERTY LINE
SURVEY BOUNDARY
EASEMENT
1/4 SECTION LINE
1/16 SECTION LINE
SECTION LINE
STREET CL
FENCE
RECORD BEARING AND DISTANCE

- REFERENCED DOCUMENTS
BLM SURVEY, T44S, 6W, 2006
SITLA EASEMENT NO. 2016
SITLA EASEMENT NO. 723
EASEMENT ENTRY NO 00142956
TITLE COMMITMENT REPORT - SOUTHERN UTAH TITLE REPORT NUMBER 39598-K - 1st AMENDED - 4/22/2022
ALTA/NSPS SURVEY CS-1178
DEVELOPMENT AGREEMENT ENTRY NO 00205120
FINAL PLAT PHASE 1- CS NO. K-366

NOTE:
COMMON AREA IS ALSO A PUBLIC UTILITY & INGRESS/EGRESS EASEMENT FOR ACCESS TO LOTS.

FOR REVIEW

DRAWN BY: CM
SCALE: 1"=100'
SHEET:

1 OF 4

VENTANA RESORT VILLAGE
PHASE 2 SUBDIVISION

CITY OF KANAB, KANE COUNTY, UTAH
LOCATED IN LOTS 3, 4, 5, AND 6
SECTION 10, TOWNSHIP 44 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

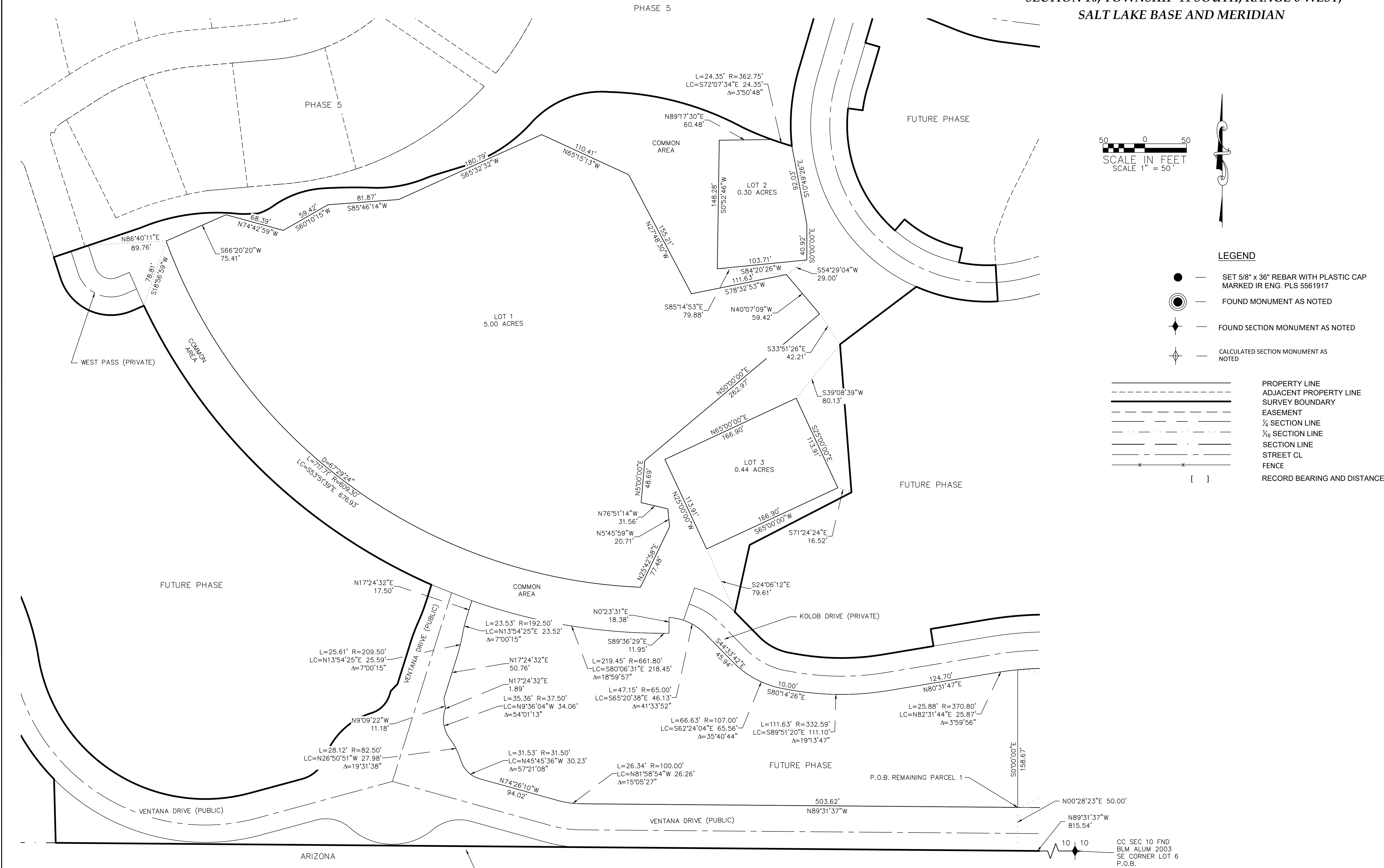
VENTANA RESORT VILLAGE PHASE 2 SUBDIVISION
FINAL PLAT
STATE OF UTAH, SITLA
KANAB, UTAH 84741

INITIAL SUBMITTAL	DATE:	11/21/2024
REV#	DATE:	
1ST	12-06-2024	CITY REVIEW
2ND	2/27/2025	CITY REVIEW

FOR REVIEW

DRAWN BY: CM
SCALE: 1"=50'
SHEET:

3 OF 4



VENTANA RESORT VILLAGE
PHASE 2 SUBDIVISION

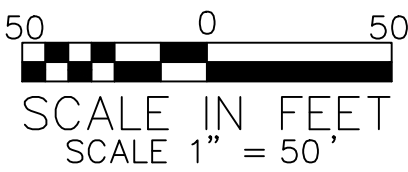
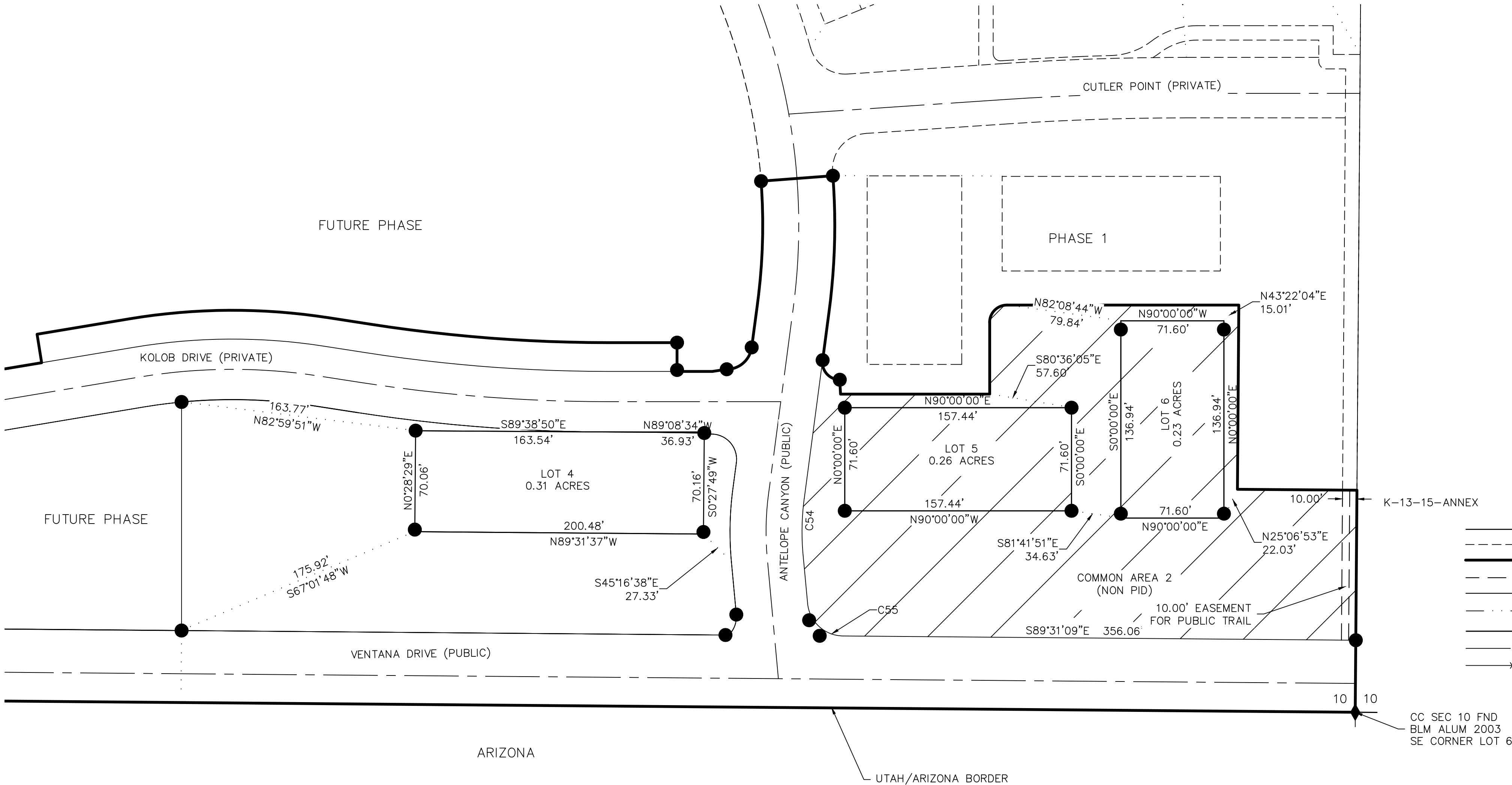
CITY OF KANAB, KANE COUNTY, UTAH
LOCATED IN LOTS 3, 4, 5, AND 6
SECTION 10, TOWNSHIP 44 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN



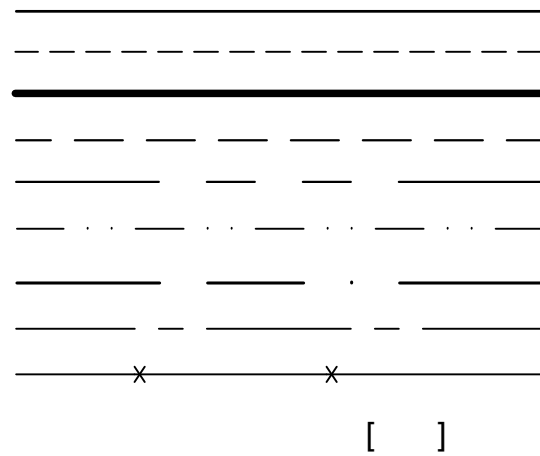
Building on Solid
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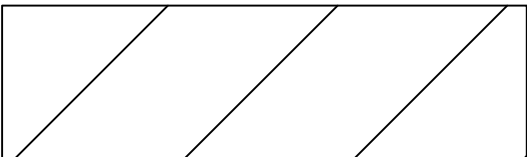
VENTANA RESORT VILLAGE PHASE 5 SUBDIVISION
FINAL PLAT
STATE OF UTAH, SITLA
KANAB, UTAH 84741



LEGEND



- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SURVEY BOUNDARY
- EASEMENT
- 1/4 SECTION LINE
- 1/16 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



AREA NOT IN THE VENTANA
RESORT VILLAGE PUBLIC
INFRASTRUCTURE DISTRICT

INITIAL SUBMITTAL		DATE:	11/24/2024
REV#	DATE:	DESCRIPTION:	
	12-06-2024	CITY REVIEW	
	2/27/2025	CITY REVIEW	

FOR REVIEW

DRAWN BY: CM
SCALE: 1"=50'
SHEET:

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 #PLAN25-006

Date:	March 26, 2025
Meeting Date:	April 1, 2025
Agenda Item:	Discuss and recommend to City Council a plat amendment to the Kanab Creek Ranchos, Unit 3
Subject Property Address:	960 W Chamberlain
Applicant:	Michael & Carlee Stewart
Applicant Agent:	Iron Rock Engineering
Zoning Designation:	R-1-8
General Plan Designation:	Medium Density Residential
Parcel #:	65-323 & 65-309
Applicable Ordinances:	Subdivision Ordinance, Chapter 2

Attachments:

Exhibit A: Subject Property

Exhibit B: Amended Plat

Summary:

Mike Stewart applied to amend the plat for Kanab Creek Ranchos Subdivision, Unit 3, parcels 65-323 and 65-309, located approximately at 960 W Chamberlain. The plat amendment consists of adjusting the lot line between the two lots. The current zone is R-1-8.

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.

Analysis

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

- The application meets the requirements of the subdivision ordinance. There are some minor changes that need to be addressed on the Plat per the City Surveyor (attached).
- Sensitive lands have been identified necessitating abatement of conditions; Per the Sensitive Lands Overlay Map expansive clay has been identified in the area. A Geotech study will be required prior to any issuance of building permits.
- The subdivision is consistent with the General Plan and Future Land Use 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

- Parcel is zoned R-1-8.
- The proposed streets conform to the guidelines found in the Transportation Master Plan.

The owner of record contained within the plat is Michael and Carlee Stewart. A title report has been submitted to Kanab City. The applicant has paid the amended plat fee required. Impact fees will be collected through the building permitting process.

Public Hearing will be held with City Council on April 8, 2025.

Proposed Findings:

1. This application was initiated by the owner.
2. The property included within the amended plat boundaries is zoned R-1-8.
3. The Future Land Use Map designation for these properties on the City's General Plan as Medium Density Residential.
4. The applicant is requesting to adjust the lot line between the two lots.
5. An application has been received to vacate easements between property lines.
6. The proposed plat amendment meets the subdivision and zoning standards in the City's Ordinance listed above.
7. The Kanab City Planning Commission is the body responsible for making subdivision plat amendment recommendations to the City Council, upon application.
8. Neither the public nor any person will be materially injured by the proposed amendment.
9. There is good cause for the amendment.

Staff Recommendation:

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

Conditions of Approval:

1. The vacation of easement is approved by City Council.
2. Redlines from City Surveyor are addressed and approved prior to recording the plat.
3. The owner is responsible for securing the appropriate building and/or grading permits prior to any construction activity or infrastructure for the development.

— A Western Classic —

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



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

Recommended Motion:

I move to send a positive recommendation to City Council for the plat amendment to the Kanab Creek Ranchos, Unit 3, affecting parcel 65-323 and 65-309 based on the findings and conditions of approval as outlined in the staff report #PLAN25-006.

Alternate motion:

I move to send a positive recommendation to City Council for the plat amendment to the Kanab Creek Ranchos, Unit 3, affecting parcel 65-323 and 65-309 based on the findings and conditions of approval as outlined in the staff report #PLAN25-006, with the additional findings and conditions: .

I move to send a negative recommendation to City Council for the plat amendment to Kanab Creek Ranchos, Unit 3, affecting parcel 65-323 and 65-309 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 —

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 #PLAN25-007

Date:	March 26, 2025
Meeting Date:	April 1, 2025
Agenda Item:	Discuss and recommend to City Council a petition to vacate public utility easements
Subject Property Address:	960 W Chamberlain Dr
Applicant:	Mike Stewart
Applicant Agent:	
Parcel #:	65-323 and 65-309
Applicable Ordinances:	Utah Code §§ 10-9a-609.5

Summary:

Mike Stewart is requesting to vacate the public utility easements on parcel 65-323 and 65-309 located approximately at 960 W Chamberlain Dr. The property owners are requesting a lot line adjustment and would like to vacate the easements between properties.

Applicable Regulation(s):

Vacating public roads and utility easements are addressed in Utah Code §§10-9a-609.5 and 10-9a-207.

Analysis

Staff have determined:

- The application meets the requirements of the Utah Code;
- Good cause exists for the vacation;
- Neither the public interest nor any person will be materially injured by the proposed vacation.

The owner of record contained within the plat is Michael and Carlee Stewart. The easements are currently not being used for any utilities and will not have any consequences for vacating them.

Public Hearing will be held with City Council during the scheduled meeting, April 8, 2025.

Staff Recommendation:

After reviewing the application and analyzing the petition to vacate public utility easement, staff recommends that the Planning Commission send a positive recommendation for approval of the vacation to the Kanab City Council.

Conditions of Approval:

— A Western Classic —

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



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

Staff have no conditions of approval.

Recommended Motion:

I move to send a positive recommendation to City Council for the vacation of the public utility easements identified on the proposed plat map for parcels 65-323 and 65-309 based on the findings and conditions outlined in the staff report #PLAN25-007.

Alternate motion:

I move to send a positive recommendation to City Council for the vacation of the public utility easements identified on the proposed plat map for parcels 65-323 and 65-309 based on the findings and conditions outlined in the staff report #PLAN25-007, with the additional findings and conditions: .

I move to send a negative recommendation to City Council for the vacation of the public utility easements identified on the proposed plat map for parcels 65-323 and 65-309 demonstrating the applicant has not met the standards outlined in the Utah State Code: .

— 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 LOTS 309 & 323

KANAB CREEK RANCHOS UNIT 3

WITHIN SECTION 5, TOWNSHIP 44 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN



RED SANDS
— GEOMATICS —
LAND SURVEYING, LIDAR, & GIS
PERSONALIZED PROFESSIONAL SOLUTIONS
262 E 200 S KANAB, UTAH REDSANDSGEOMATICS.COM

SURVEYOR'S CERTIFICATE

I, MICHAEL J STEWART, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 12480028, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS PLAT OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 17-27A-608. I CERTIFY THAT I HAVE COMPLETED THE SURVEY SHOWN HEREON IN ACCORDANCE WITH SECTION 17-23-17 AS OUTLINED IN SECTION 17-27A-608(6)(iii)(A), AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE THIS PLAT OF:
"AMENDED LOTS 309 AND 323, KANAB CREEK RANCHOS UNIT 3".

MICHAEL J. STEWART UT L.S. 12480028

DATE

SURVEY NARRATIVE

THE PURPOSE OF THIS AMENDED PLAT IS ADJUST THE LINE BETWEEN THE SHOWN LOTS. THIS AMENDMENT WAS REQUESTED BY THE OWNER. ALL OTHER LOTS AND DIMENSIONS REMAIN UNCHANGED. I HAVE CONDUCTED A FIELD SURVEY OF THE SHOWN PROPERTY AND HAVE DISCOVERED DIFFERENCES IN RECORDED BEARINGS AND DISTANCES WHICH ARE SHOWN FOR INFORMATIONAL AND RETRACEMENT PURPOSES ONLY. IT IS THE INTENT OF THIS AMENDMENT TO ONLY CHANGE THE ABOVE MENTIONED LOTS AND TO LEAVE EVERYTHING ELSE AS IT HAS BEEN RECORDED, RELIED UPON, AND CONVEYED IN DEEDS AND OTHER LEGAL DOCUMENTS, THUS PRESERVING THE INTEGRITY AND BONA FIDE RIGHTS OF ADJACENT OWNERS (UTAH STATE CODE: 17-27A-6). EASEMENTS AFFECTED BY THIS AMENDMENT ARE DEPICTED HEREON. THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE BELOW STATED COORDINATE SYSTEM AND CAN BE MEASURED BETWEEN THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF LOT 323, S09°00'32"E 219.84 FEET. THE GPS COORDINATE SYSTEM USED IN FIELD MEASUREMENTS WAS THE UTAH COORDINATE SYSTEM 1983 SOUTH ZONE, US SURVEY FEET, SCALED TO GROUND WITH NO LOCALIZATION APPLIED. ORIGINAL BEARINGS HAVE BEEN ROTATED TO MATCH SAID COORDINATE SYSTEM.

LEGAL DESCRIPTION

ALL OF LOTS 309 AND 323 OF KANAB CREEK RANCHOS UNIT 3, MORE PARTICULARLY DESCRIBED AS-FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 323, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF CHAMBERLAIN DRIVE AND THE BEGINNING OF A CURVE; THENCE, ALONG SAID RIGHT-OF-WAY AND CURVE TURNING TO THE LEFT 126.25 FEET, WITH A CENTRAL ANGLE OF 08° 59' 09", HAVING A RADIAL BEARING OF SOUTH 08° 54' 13" EAST AND A RADIUS OF 805.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 76° 36' 12" WEST 126.12 FEET, TO THE BEGINNING OF A REVERSE CURVE; THENCE, TRANSITIONING FROM CHAMBERLAIN DRIVE TO LEE DRIVE ALONG THE CURVE TURNING TO THE RIGHT 39.29 FEET, WITH A CENTRAL ANGLE OF 90° 03' 24", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 62° 58' 00" WEST 35.37 FEET, TO THE BEGINNING OF A REVERSE CURVE; THENCE, ALONG THE EASTERLY RIGHT-OF-WAY OF LEE DRIVE AND THE CURVE TURNING TO THE LEFT 251.95 FEET, WITH A CENTRAL ANGLE OF 16° 59' 00", HAVING A RADIUS OF 850.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 26° 19' 55" WEST 251.03 FEET; THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 34° 52' 20" WEST 88.46 FEET TO THE BEGINNING OF A CURVE; THENCE, TRANSITIONING FROM LEE DRIVE TO WILLOW DRIVE ALONG THE CURVE TURNING TO THE RIGHT 39.27 FEET, WITH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 10° 07' 40" EAST 35.36 FEET; THENCE, ALONG THE SOUTH RIGHT-OF-WAY OF WILLOW DRIVE, NORTH 55° 07' 40" EAST 135.97 FEET, TO THE NORTHEAST CORNER OF SAID LOT 309; THENCE, ALONG THE EAST LINE OF SAID LOT 309, SOUTH 29° 40' 12" EAST 235.78 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 309; THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 323, NORTH 62° 03' 59" EAST 53.45 FEET, TO THE NORTHEAST CORNER OF SAID LOT 323; THENCE, ALONG THE EAST LINE OF SAID LOT 323, SOUTH 09° 00' 32" EAST 219.84 FEET TO THE POINT OF BEGINNING, CONTAINING 1.54 ACRES (MORE OR LESS).

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE RESPECTIVE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY EXECUTE THE SAME TO ADJUST THE LOT LINE BETWEEN LOTS 309 AND 323 OF KANAB CREEK RANCHOS UNIT 3, TO BE HEREAFTER KNOWN AS AMENDED LOT 309 AND AMENDED LOT 323 OF KANAB CREEK RANCHOS UNIT 3; THE UNDERSIGNED HEREBY DEDICATE ALL OF AMENDED LOT 309 AND ALL OF AMENDED LOT 323 OF KANAB CREEK RANCHOS UNIT 3, AS SET FORTH HEREIN, TO MICHAEL AND CARLEENE STEWART, THE UNDERSIGNED OWNERS ALSO HEREBY 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, WE HAVE SET OUR HAND THIS THE ____ DAY OF ____, 20__.

MICHAEL AND CARLEENE STEWART
AS TO: LOTS 309 AND 323

MICHAEL STEWART CARLEENE STEWART
NOTARY ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THE ____ DAY OF ____, 20__, MICHAEL STEWART AND CARLEENE STEWART; PERSONALLY APPEARED BEFORE ME, AND DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN _____

NOTARY PUBLIC (SIGNATURE) _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))

OWNERSHIP: MICHAEL AND CARLEENE STEWART
262 E 200 S, KANAB, UT 84741

DRAWN BY: MJS SURVEY DATE: FEBRUARY 17, 2025

REV. # DATE DESCRIPTION

SHEET

1 OF 1

NOTES:

UTILITY EASEMENTS ARE 15.0' WIDE AND ARE LOCATED 7.5' ON EITHER SIDE OF ALL LOT LINES NOT ADJACENT TO ROADS.

ORIGINAL MONUMENTS ARE SQUARE PINS.

LEGEND

- SET #5 REBAR & RED PLASTIC CAP MARKED
RED SANDS GEOMATICS 12480028
(UNLESS NOTED)
FOUND EXISTING CORNER AS DESCRIBED
BOUNDARY LINE
NEW PROPERTY LINE
FENCE LINE
ADJACENT PROPERTY LINE
STREET CENTER LINE
PROPERTY LINE TO BE REMOVED
EASEMENT AS DESCRIBED
REBAR AND CAP MARKED AS SHOWN
P.O.B.
() RECORD DIMENSIONS

BUILDING HEIGHT RESTRICTION EASEMENT.
ANY STRUCTURE IN THIS AREA CAN BE NO GREATER THAN 12 FEET IN HEIGHT. EASEMENT IS OFFSET 40 FEET FROM SOUTHERLY LOT LINE AS SHOWN.

FOUND 1/2" REBAR S66° 39' 07"E
0.52' LEANING AND STICKING
10' OUT OF THE GROUND
NOT HELD, SET NEW CORNER

BASIS OF BEARINGS

FOUND R/C IRON ROCK
P.O.B.

AS PART OF THIS SURVEY, RED SANDS GEOMATICS, LLC HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION, OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- OFFICIAL PLAT OF KANAB CREEK RANCHOS UNIT 3 (MAP 65)
- RECORD OF SURVEY, LISA KRAUSE, (CS-1050)

PUBLIC WORKS DIRECTOR

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS AMENDED SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF ____, 20__.

KANAB CITY PUBLIC WORKS DIRECTOR

CITY SURVEYOR

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS AMENDED SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF ____, 20__.

KANAB CITY SURVEYOR

CITY ATTORNEY

I, _____, ATTORNEY FOR KANAB CITY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SHOWN SUBDIVISION AMENDMENT PLAT AND SAID PLAT MEETS THE REQUIREMENTS OF KANAB CITY AND IS HEREBY RECOMMENDED FOR APPROVAL, THIS ____ DAY OF ____, 20__.

KANAB CITY ATTORNEY

PLANNING & ZONING APPROVAL

ON THIS ____ DAY OF ____, 20__, THE KANAB CITY PLANNING AND ZONING, DOES HEREBY CERTIFY THAT THE SHOWN PLAT HAS BEEN APPROVED BY SAID COMMISSION AND IS HEREBY RECOMMENDED TO THE KANE CITY COUNCIL FOR APPROVAL, WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

CHAIRMAN KANAB CITY PLANNING COMMISSION

CITY COUNCIL APPROVAL

ON THIS ____ DAY OF ____, 20__, THE KANAB CITY COUNCIL, HAVING REVIEWED THE ABOVE PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF KANAB CITY, AND BY AUTHORITY OF SAID COUNCIL, HEREBY APPROVE SAID PLAT FOR RECORDING.

ATTEST: KANAB CITY RECORDER KANAB CITY MAYOR

CERTIFICATE OF RECORDING

I, _____, COUNTY RECORDER OF KANE COUNTY, UT DO HEREBY CERTIFY THAT THE SHOWN SUBDIVISION AMENDMENT PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE ____ DAY OF ____, 20__.

BOOK ____ PAGE ____ FEE ____
ENTRY NO.: ____ DATE ____ TIME ____
RECORDED AT THE REQUEST OF: RED SANDS GEOMATICS

KANE COUNTY RECORDER

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 #PLAN25-008**

Date:	March 26, 2025
Meeting Date:	April 1, 2025
Agenda Item:	Discuss and recommend to City Council a petition to vacate public utility easements
Subject Property Address:	640 W Powell Dr
Applicant:	Iron Rock Group
Applicant Agent:	
Parcel #:	34-51
Applicable Ordinances:	Utah Code §§ 10-9a-609.5

Summary:

Iron Rock Group on behalf of the property owners are requesting to vacate the public utility easements on parcel 34-51 located approximately at 640 W Powell Dr.

Applicable Regulation(s):

Vacating public roads and utility easements are addressed in Utah Code §§10-9a-609.5 and 10-9a-207.

Analysis

Staff have determined:

- The application meets the requirements of the Utah Code;
- Good cause exists for the vacation;
- Neither the public interest nor any person will be materially injured by the proposed vacation.

The owner of record contained within the plat is Tara Timpson and Joshua Baird. The easements are currently not being used for any utilities and will not have any consequences for vacating them.

Public Hearing will be held with City Council during the scheduled meeting, April 8, 2025.

Staff Recommendation:

After reviewing the application and analyzing the petition to vacate public utility easement, staff recommends that the Planning Commission send a positive recommendation for approval of the vacation to the Kanab City Council.

Conditions of Approval:

Staff have no conditions of approval.

– A Western Classic –

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



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

Recommended Motion:

I move to send a positive recommendation to City Council for the vacation of the public utility easements identified on the proposed plat map for parcels 34-51 based on the findings and conditions outlined in the staff report #PLAN25-008.

Alternate motion:

I move to send a positive recommendation to City Council for the vacation of the public utility easements identified on the proposed plat map for parcels 34-51 based on the findings and conditions outlined in the staff report #PLAN25-008, with the additional findings and conditions:

I move to send a negative recommendation to City Council for the vacation of the public utility easements identified on the proposed plat map for parcels 34-51 demonstrating the applicant has not met the standards outlined in the Utah State Code:

— 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

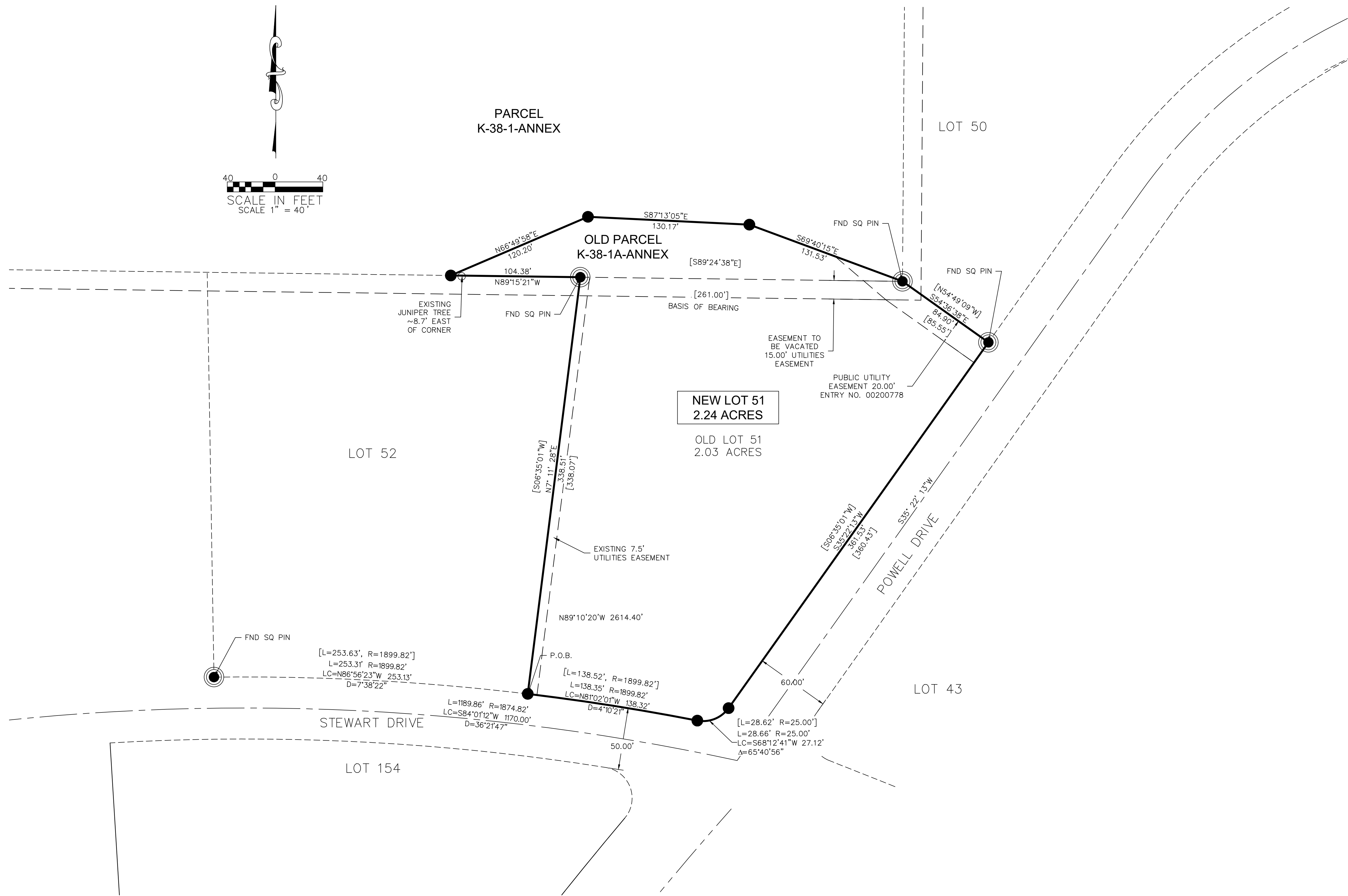
Peter Banks

Exhibit B: Amended Plat

— A Western Classic —

EXHIBIT A
AMENDED & EXTENDED LOT 51
KANAB CREEK RANCHOS UNIT No. 1

CITY OF KANAB, UTAH
LOCATED IN S½ SE¼ OF SECTION 29 & NW¼ NE¼ OF SECTION 32,
TOWNSHIP 43 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN

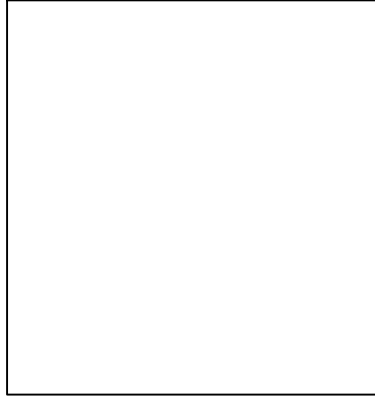


Building on Solid
Foundations

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

EXHIBIT A
LOT 51
KANAB CREEK RANCHOS UNIT NO. 1
KANAB, UTAH

INITIAL SUBMITTAL		DATE: 12/2/2023
REV#	DATE:	DESCRIPTION:
1st	02/01/0224	City Review



DRAWN BY: CM
SCALE: 1" = 40'
SHEET:

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 #PLAN25-009**

Date:	March 27, 2025
Meeting Date:	April 1, 2025
Agenda Item:	Discuss and recommend to City Council a petition to vacate public utility easements
Subject Property Address:	1635 S East Creekside
Applicant:	Iron Rock Group
Applicant Agent:	
Parcel #:	K-342-36, K342-37, and K-342-38
Applicable Ordinances:	Utah Code §§ 10-9a-609.5

Summary:

Kanab Double C, LLC is requesting to vacate the public utility easements on parcel K-342-36, K-342-37, and K-342-38 located approximately at 1635 S East Creekside. The property owners would like to join the three lots into two separate lots.

Applicable Regulation(s):

Vacating public roads and utility easements are addressed in Utah Code §§ 10-9a-609.5 and 10-9a-207.

Analysis

Staff have determined:

- The application meets the requirements of the Utah Code;
- Good cause exists for the vacation;
- Neither the public interest nor any person will be materially injured by the proposed vacation.

The owner of record contained within the plat is the Miller Family Trust. The easements are currently not being used for any utilities and will not have any consequences for vacating them.

Public Hearing will be held with City Council during the scheduled meeting, April 8, 2025.

— A Western Classic —

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



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

Staff Recommendation:

After reviewing the application and analyzing the petition to vacate public utility easement, staff recommends that the Planning Commission send a positive recommendation for approval of the vacation to the Kanab City Council.

Conditions of Approval:

Staff has no conditions of approval.

Recommended Motion:

I move to send a positive recommendation to City Council for the vacation of the public utility easements identified on the proposed plat map for parcels K-342-36, K-342-37, and K-342-38 based on the findings and conditions outlined in the staff report #PLAN25-009.

Alternate motion:

I move to send a positive recommendation to City Council for the vacation of the public utility easements identified on the proposed plat map for parcels K-342-36, K-342-37, and K-342-38 based on the findings and conditions outlined in the staff report #PLAN25-009, with the additional findings and conditions: .

I move to send a negative recommendation to City Council for the vacation of the public utility easements identified on the proposed plat map for parcels K-342-36, K-342-37, and K-342-38 demonstrating the applicant has not met the standards outlined in the Utah State Code: .

— A Western Classic —

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

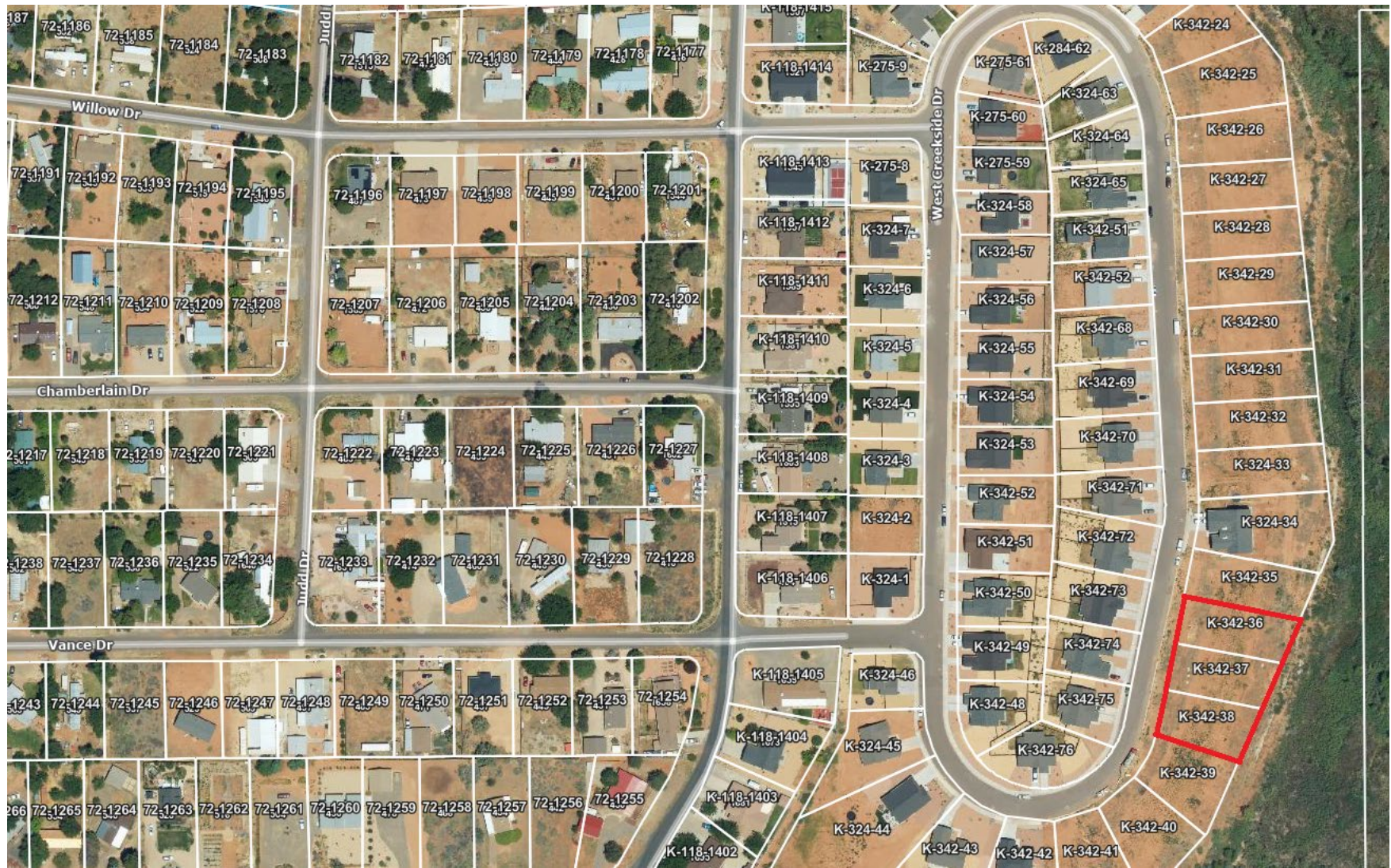
Scott Colson

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 LOTS 36, 37 & 38
CREEKSIDE SUBDIVISION PHASE 4

CITY OF KANAB, UTAH

LOCATED IN NW¼ NW¼ OF SECTION 4,
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 amended 3 lots as well as Public Utility and Ingress & Egress Easements, as shown, which are herein after known as

"AMENDED LOTS 36, 37 & 38, Creekside Subdivision Phase 4"

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 take lots three lots and amend them into two lots. All corners are set and found as shown. The basis of bearing for this survey is from the North East Corner of Lot 73 to the South East Corner of Lot 74 with a Bearing of N12°41'15"e and a Distance of 159.96' in the Utah State Plane coordinate system South Zone.

LEGAL DESCRIPTION:

LOT THIRTY-SIX (36), CRREKSIDE SUBDIVISION PHASE 4, ACCOIDDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF KANE COUNTY, STATE OF UTAH.

LOT THIRTY-SEVEN (37), CRREKSIDE SUBDIVISION PHASE 4, ACCOIDDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF KANE COUNTY, STATE OF UTAH.

LOT THIRTY-EIGHT (38), CRREKSIDE SUBDIVISION PHASE 4, ACCOIDDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF KANE COUNTY, STATE OF UTAH.

REFERENCED DOCUMENTS

- FINAL PLAT CREEKSIDE SUBDIVISION PHASE 4

SURVEYED AT THE REQUEST OF:

THE MILLER FAMILY TRUST
4281 RIM VISTA
FILLER, ID 83328

STATE OF UTAH,) s.s.
COUNTY OF)
On this _____ day of _____, 20____, personally appeared before me VINCENT R. MILLER AND LOUISE S. MILLER, TRUSTEES OF THE MILLER FAMILY TRUST, DATED JANUARY 4, 2028, who is personally know to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this 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

VINCENT R. MILLER AND LOUISE S. MILLER, TRUSTEES OF THE MILLER FAMILY TRUST, DATED JANUARY 4, 2028, as the owner(s) 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, VINCENT R. MILLER AND LOUISE S. MILLER, TRUSTEES, has made the above dedications this _____ day of _____, 20____.

VINCENT R MILLER, TRUSTEE
4281 RIM VISTA
FILLER, ID 83328

LOUISE S MILLER, TRUSTEE
4281 RIM VISTA
FILLER, ID 83328

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 ENGINEER

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

AMENDED
LOTS 36, 37 & 38
CREKSIDE SUBDIVISION PHASE 4
KANAB, UTAH

INITIAL SUBMITTAL	DATE: 01/30/2025
REV#	DATE: 3/5/2025
1st	

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 Planning Commission Staff Report

File Number 20250401.2

Date:	March 28, 2025
Meeting Date:	April 1, 2025
Agenda Item:	Discuss and recommend to City Council a text amendment to the Land Use Ordinance, Chapter 20 Commercial Zones

Attachments:

- **Exhibit A: Proposed Amendment(s) with Red Lines**

Summary:

A text amendment to remove or amend the residential uses in a commercial zone was discussed during City Council's March meeting. City Council would like to see some amendments made to the residential use in commercial zones to protect the use of the zone.

Recommended Motion:

I move to send a positive recommendation to City Council to adopt changes to the Kanab City Design Standards identified in exhibit A of the staff report for 20250401.2

I move to send a negative recommendation to City Council.

I move to send a positive recommendation to City Council to adopt changes to the Kanab City Design Standards identified in exhibit A of the staff report for 20250401.2 with the following amendments:

I move to continue the discussion to the following meeting:

– A Western Classic –

Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
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City Council
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Kerry Glover
JD Wright

Exhibit A: Proposed Amendment with Red Lines

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

Section 20-1	Purpose
Section 20-2	Commercial Zones
Section 20-3	Commercial Temporary Structures
Section 20-4	Height Regulations
Section 20-5	Temporary Events on Public Right-of-Way
Section 20-6	Minimum Area, Width, and Yard Regulations
Section 20-7	Special Regulations
Section 20-8	Design Standards for the Commercial Zones (C-1, C-2, C-3)
Section 20-9	Other Regulations
Section 20-10	Land Use Chart and Exhibits A & B

Section 20-1 Purpose

The purpose is to provide various zones within the City of Kanab where a wide variety of goods and services can be provided.

Section 20-2 Commercial Zones

A. C-1 Commercial Zone (Downtown Core)

1. The C-1 zone has been established to distinguish the historic downtown commercial area of Kanab. This zone is characterized by a variety of types of goods and services that complement one another and is intended to facilitate a high density of economic activity in a walkable atmosphere. The C-1 Zone encourages a mix of store front commercial retail, restaurants, hotels, mixed residential/commercial, and office space.

B. C-2 Commercial Zone (Transition)

1. The objective of the commercial zone is to provide space within the city where nearly all types of commercial goods and services may be provided, such as retail, office and mixed use (work/live). Since the zone permits such a wide variety of uses, the protective features which zoning normally affords to adjacent properties are mostly nonexistent. Therefore, owners should develop and maintain their property in recognition thereof.
2. The C-2 commercial zone is located principally along major roadways for maximum visibility to the public. To maximize traffic safety, property owners should work together to provide access, parking, etc., to adjacent parcels and access should be provided in a manner that will minimize the hazard of traffic leaving and entering major roadways.

C. C-3 Commercial Zone

Adopted January 22, 2008; Amended November 14, 2023

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

1. The principal objective in establishing the C-3 commercial zone is to provide space within the city where facilities that serve the local and traveling public can be most appropriately located for ease of ingress and egress. Other purposes for establishing the C-3 commercial zone is to promote safety on the highways and convenience of the traveling local and public, to promote beauty in the appearance of roadsides and interchanges leading into and out of the city.

Section 20-3 Commercial Temporary Structures

A "Commercial Temporary Structure" is defined as a temporary structure intended for outdoor use for a limited time, not to exceed one hundred seventy-nine (179) days in any rolling twelve (12) month period, in a commercial zone. All commercial temporary structures shall be approved by the Planning Commission and shall meet the following requirements:

- A. Shall not include illumination on the exterior, except for pedestrian safety;
- B. Shall be removed upon expiration of the permit period;
- C. May be used for temporary sales, grand openings, holiday promotions, temporary seating;
- D. Shall be installed on private property, unless otherwise approved and permit granted under Kanab General Ordinance, Section 9-05, Special Sales Events and Promotions;
- E. Shall require a permit from the City Building Department and pay required fee(s);
- F. Shall not block the visibility or normal movement of vehicles and pedestrians;
- G. Shall not eliminate required parking;
- H. Shall be maintained in good repair at all times;
- I. Shall be installed on a hard surface with proper tie-downs;
- J. Shall meet all adopted fire and building codes for a temporary structure; and
- K. Shall meet all design standards for the underlying zone, except building material requirements (unless specified in the building or fire codes).

The applicant shall specify the period of time for which the approval is sought.

Section 20-4 Height Regulations

No building shall be erected to a height greater than forty-five (45) feet, nor lower than twelve (12) feet, except that a building may be erected to a height of forty-eight (48) feet if the additional top three (3) feet is a parapet wall. Must also follow guidelines in Section 20-9.

Adopted January 22, 2008; Amended November 14, 2023

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

Section 20-5 Temporary Events on Public Right-of-Way

In no case shall business be conducted on public right-of-ways except as allowed by a special events permit.

Section 20-6 Minimum Area, Width, and Yard Regulations

Zone	Area	Width	Yard Setbacks in Feet		
			Front	Side	Rear
C-1	5,000 sq ft	0	0	0	2
C-2	5,000 sq ft	0	0	0	2
C-3	12,000 sq ft	0	20	20	2

Where a commercial zone abuts a residential district, building setbacks will be as follows:

Building Height	Yard Setbacks in Feet		
	Front	Side	Rear
Greater than 16 feet	0	20	20
Less than 16 feet	0	10	10

Section 20-7 Special Regulations

- A. All used materials and used merchandise that are not for decorative purpose, except vehicles and equipment in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight-obscuring fence or wall of not less than ~~six~~ eight (86) feet in height and no material or merchandise shall be stored to a height of more than the height of the enclosing fence or wall.
- B. No trash, rubbish, weeds, nor other combustible material shall be allowed to remain on any lot outside of approved containers in any Commercial District. No junk, debris, abandoned or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any Commercial District.
- C. All solid waste storage facilities shall be located at the rear of the main building or else behind a sight-obscuring fence or wall which will prevent the facility from being seen from a public street.

Section 20-8 Design Standards for the Commercial Zones (C-1, C-2, C-3)

- A. The purpose of the Design Standards is to maintain the character of Kanab City as a destination community with breathtaking scenery, to preserve the city’s corridors, preserve and enhance the rural western character of the downtown area, provide a

Adopted January 22, 2008; Amended November 14, 2023

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

significant landscaped buffer between development and highway uses, minimize curb cuts and access points to highways, and enhance Kanab’s walkable downtown atmosphere.

- B. In this section, “building surface” refers to any outside portion of the building that is viewable from an adjacent street or walkway, not including the roof.
- C. Any design or landscape requirements that apply to C-1 in this chapter, or in any other Land Use Ordinance, shall also apply to any lots that:
 - 1. Have any frontage to the continuous section of street that starts as 300 W, then Center Street, and continuing into 100 E; and
 - 2. Are between the northern city entrance (approximately one block north of 300 N) and approximately one block south of 400 South (the furthest southern point of the La Quinta property).
- D. Lot and Site Requirements are subject to the following:
 - 1. A façade improvement that requires a building permit within the commercial zones needs approval from the Planning Commission. A façade improvement that does not require a building permit needs approval from the Land Use Coordinator.
 - 2. When possible, driveways shall be shared between adjoining properties. Driveways must be placed where they create the least interference with traffic on highways. Driveways and drive-thrus shall be located away from adjoining residentially zoned areas, when feasible, and provide privacy walls and landscape buffers along common boundaries with residences in residential zones.
 - 3. The Planning Commission shall review all proposals for pedestrian, bicycle paths and trails through the commercial zones.
 - 4. Street trees shall be planted in the right-of-way as part of the site landscaping requirements and shall be maintained according to City landscape requirements.
 - 5. Businesses proposing outdoor street front seating/dining should consider an adequate front setback in their site plan to accommodate such front area use.
 - 6. Parking Lots: Some established and new businesses in the downtown area do not have adequate parking. With new construction and/or when a change of use occurs, parking standards for these businesses shall be considered by the Planning Commission, as specified in Chapter 6, (6-4.3 Commercial properties fronting on Highways 89/89A). Parking for new buildings in the C-1 zone shall be located in the rear, unless access to the rear is not feasible.
 - 7. Buildings in the C-1 zone shall be located near the sidewalk with setbacks used for pedestrians, plazas, benches, landscaping and outdoor eating areas, but not for parking (unless requiring parking to the side or back is unfeasible). Diagonal

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

parking on side streets is permitted within the Downtown Parking District in order to create additional downtown parking.

8. Trails and sidewalks shall be provided in all new development within the C-1 zone in accordance with the Kanab City Trails Master Plan. Trails and sidewalks may be located within the setback areas.
9. Outdoor Display of Art, or Public Park Facilities: The permanent installation of an outdoor art display, or outdoor recreational equipment, such as bike racks that require a fixed location on or above the ground and is within 30' of a UDOT right-of-way, may be allowed as a Conditional Use.
10. Building Front Design: In conjunction with a required site plan, architectural designs for new construction and refurbishing the exterior of an existing commercial building are required, addressing the design standards in this section. Site plans or façade improvements in the commercial zones, that require a building permit, need approval from the Planning Commission. All other construction or refurbishments that do not require a building permit need approval from the Land Use Coordinator.
11. The following guidelines apply to new construction or changes to the exterior of an existing commercial building in the commercial zones.
 - a. No high gloss or mirrored metal products shall be permitted on the building surface, unless for trim or decorative purpose that consists of less than 10 percent of the building surface. The building surface shall consist of at least two City approved materials, the predominant material not surpassing 85% of the building surface. The ground floor front façade area shall consist of a minimum of 25% window area. City approved materials must be high quality and durable, and include window glass, stucco, rock, stone, metal, brick, and any other material that is substantially similar to these. The following shall not make up more than 50% of the building surface: concrete block, un-textured tilt-up concrete panels, or pre-fabricated steel panels.
 - b. Awnings: Awnings shall not be vinyl, aluminum, nor have a shiny or glossy appearance. Corrugated metal awnings are allowed.
 - c. Colors: No fluorescent colors are allowed on building surface or roof. Black cannot be the predominant color of any building surface. Earth tone colors in accordance with Section 20-10 Exhibits A & B are encouraged.
 - d. The primary pedestrian entry of the building shall face the street and be identified, defined, and reinforced by significant architectural elements of mass. The appearance of the building front shall present a three dimensional effect through the utilization of such architectural features as pop outs, vertical relief overbuilds, recesses, canopies or porticos supported by columns or protrusions, significant variations in the roof or parapet, etc.
 - e. The design standards for building fronts described above shall wrap around

Adopted January 22, 2008; Amended November 14, 2023

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Land Use Ordinance

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the building sides adjacent to the primary front, for at least ten feet, unless the Planning Commission finds that it would be impractical.

- f. Building surface shall be broken into smaller elements. Building surface shall be reduced by using a combination of the following techniques: variation in roof lines; variations in wall plane with projections and recessed areas; use of windows on elevations facing a street; and use of vertical accents.
- g. Kanab City's goal is to maintain a "western theme" in the commercial areas, particularly the C-1 zone. While not required, applicants are encouraged to incorporate western features into the design scheme. These western features may include hitching posts, sculptures, public art, covered canopies, benches, and similar features that promote a western feel.

E. Design Standards unique to the C-3 Zone:

1. Minimum setback on the east side of SR-89A shall be forty-five feet (45') per UDOT.
2. Berms and Earthwork Screening must be graded and planted in such a manner so as to permit views of primary uses on the site from adjacent entry corridor roadway. Additionally, berm crests shall be contoured and varied in height to avoid a straight-line barrier effect.
3. All fences in the C-3 zone must be one of the following styles: wooden rail; vinyl fencing; architecturally compatible solid wood or natural stone; stock fences that do not front on State Highway; and various forms of steel fencing as determined by the Planning Commission. Chain link fencing is not allowed except behind front of structure.

Section 20-9 Residential Use in Commercial

Text Amendment Options:

1. Mixed commercial and residential uses in a commercial zone will require attached and detached single-family homes, two- family homes, townhomes, condos, and apartments to have a setback of 300-feet from any designated arterial or major collector road as outlined in the current Kanab City Transportation Master Plan.

2. Extend the area outlined in the ordinance for mixed residential use.

3. Delete from use table

Except those lots or areas in commercial zones that have been designated or adopted to meet the design standards of the C-1 zone, all new residential buildings and developments on C-2 and C-3 commercial lots shall comply with Chapter 18 (Multi-Family Residential Zone) or Chapter 17 (Single Family) in the event of a residential

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Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

structure.

Section 20-~~109~~ Other Regulations

- A. Other relevant standards and requirements are found in other sections of this code, including Landscape Requirements in Section 9-8, Parking Requirements in Chapter 6, Signs in Chapter 7, and Site Plan Review in chapter 9.
- B. ~~Except those lots or areas in commercial zones that have been designated or adopted to meet the design standards of the C-1 zone, all new residential buildings and developments on C-2 and C-3 commercial lots shall comply with Chapter 18 (Multi-Family Residential Zone) or Chapter 17 (Single Family) in the event of a residential structure.~~

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

Section 20-10 Land Use Chart and Exhibits A & B

LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
Agricultural Crop Sales (Farm Only)	-	-	P	-
Airport Support Facility	-	-	P	P
Amphitheater	C	C	C	C
Antique / Secondhand Store	P	P	P	P
Apartment(s)*	-	P	P	C
Arcade (Games/Food)	P	P	P	P
Archery Range / Course Outdoor	-	C	C	C
Art Gallery	P	P	P	P
Auto / Boat Dealer	-	-	P	C
Auto Rental / Sales	-	C	P	C
Auto Service Station	-	P	P	C
Auto Supply Store	P	P	P	P
Bar Establishment	-	-	-	-
Beauty/Spa Salon	P	P	P	P
Bed and Breakfast / Short-term Vacation Rental	P	P	P	-
Body Art	P	P	P	P
Bowling Alley	P	P	P	P
Brewery (Large)	-	-	-	-
Brewery (Small) Restaurant	P	P	P	P
Car Wash	-	P	P	P
Cemetery	-	-	C	-
Church	P	P	P	P
College / University	P	P	P	P
Commercial Marine Supply	-	P	P	C
Commercial / Residential Mix*	P	P	P	P
Communications Facility	-	-	P	C
Conference / Convention Center	P	P	P	P
Construction Trade and Storage	-	-	C	-

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A. Land Use Chart – Permitted (P) and Conditional (C) Uses

Adopted January 22, 2008; Amended November 14, 2023

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
Convalescent Center / Nursing Home	C	P	P	P
Convenience Store	P	P	P	P
Day Care I (under 6 children)	-	P	P	C
Day Care II (over 6 children)	-	P	P	C
Distillery	-	-	-	-
Dry Cleaner	P	P	P	P
Drug Store	P	P	P	P
Elementary – Jr. High	-	P	P	P
Espresso Stand	P	P	P	P
Event Center	P	P	P	P
Farmer’s Market	P	P	P	P
Farm Equipment Sales	-	P	P	P
Financial Institution	P	P	P	P
Florist Shop	P	P	P	P
Food Truck Parks	C	P	P	-
Food Truck Vendors	P	P	P	P
Funeral Home/Crematory	-	P	P	-
Garage/Vehicle Repair & Restoration	-	P	P	C
Gas Station	-	P	P	C
General Retail and Services	P	P	P	P
Grocery Store	P	P	P	C
Group Home	-	-	P	C
Halfway House	-	-	P	C
Hardware / Garden Material	-	P	P	C
Health Club	P	P	P	P
High School	-	P	P	-
Hospital	-	-	P	-
Hotel / Motel / Extended-Stay	P	P	P	C
Kennel / Public	-	-	P	-
Landscaping Business	-	-	P	-
Laundromat	P	P	P	P
Library	P	P	P	P

Adopted January 22, 2008; Amended November 14, 2023

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
Liquor Store / Packaging Agency	P	P	P	C
Live or amplified music	P	P	P	P
Media Material	P	P	P	P
Medical / Dental Lab	-	P	P	P
Misc. Equipment Rental Facility <u>(not classified elsewhere in the Use Table, i.e. carpet cleaners, augers, drum rollers, floor fans, etc.)</u>	-	P	P	-
Miscellaneous Health	P	P	P	P
Mobile / Park Model Home Park	-	-	P	-
Mobile Vendor	P	P	P	P
Multi-family Dwelling Units*	-	P	P	P
Museum	P	P	P	P
Park	P	P	P	P
Photographic and Electronic Store	P	P	P	P
Police / Fire Facility	P	P	P	P
Preschool	-	P	P	P
Printing / Publishing	P	P	P	P
Professional Office	P	P	P	P
Public / Private Parking	P	P	P	P
Recreational Center	P	P	P	P
Restaurant	P	P	P	P
RV / Camp Park	-	P	P	-
Self-Service Storage	-	-	P	-
Sexually Oriented Business	-	-	-	-
Shooting / Archery Range Indoor	C	P	P	P
Single Detached Dwelling Unit*	-	P	P	-
Single Attached Dwelling Unit*	-	P	P	-
Social / Public Agency offices	P	P	P	P
Tavern	-	-	-	-
Theater	P	P	P	P
Towing Operation	-	P	P	-
Truck Stop	-	-	P	-

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Adopted January 22, 2008; Amended November 14, 2023

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
Two-family Dwelling Units*	-	P	P	-
Veterinary Clinic large animal	-	-	P	-
Veterinary Clinic small animal	-	P	P	C
Vocational School	-	P	P	C
Youth Home	-	P	P	-
Wholesale / Bulk Store	-	P	P	-
Wireless Telecommunications retail	P	P	P	P
Wood Products Sales	-	C	P	-
Zip Lines	-	-	C	-

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* Commercial / Residential Mix:

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In a Commercial/Residential mix, a commercial use is required on the main (ground) floor for all properties that have frontage along Highway 89 and Highway 89A, in the area of 400 North through Center Street, continuing on 100 East to 700 South and headed East on Highway 89A to 650 East. Residential use is permitted to be on any level above the main (ground) floor. Residential uses for "Commercial / Residential Mix" may include one or more units.

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

See also Chapter 4 Supplementary Regulations

B. Exhibit A



(color purposes only)

Adopted January 22, 2008; Amended November 14, 2023

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

C. Exhibit B



Adopted January 22, 2008; Amended November 14, 2023

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 20250401

Date:	March 28, 2025
Meeting Date:	April 1, 2025
Agenda Item:	Discuss and recommend to City Council a text amendment to the Land Use Ordinance, chapter 20 Commercial Zones

Attachments:

- Exhibit A: Proposed Amendment(s) with Red Lines

Summary:

A text amendment was discussed in correlation with a Conditional Use Permit (CUP) that was submitted for a storage area of rental equipment. Currently the ordinance does not allow for equipment/material to be stored higher than the height of the fence. The applicant requesting the CUP plans to store heavy construction equipment on the lot that would be higher than the fence.

Staff are also requesting that clarification is provided to misc. rental equipment in the use chart.

Recommended Motion:

I move to send a positive recommendation to City Council to adopt changes to the Kanab City Design Standards identified in exhibit A of the staff report for 20250401

I move to send a negative recommendation to City Council.

I move to send a positive recommendation to City Council to adopt changes to the Kanab City Design Standards identified in exhibit A of the staff report for 20250401 with the following amendments:

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Exhibit A: Proposed Amendment with Red Lines

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

Section 20-1	Purpose
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Section 20-6	Minimum Area, Width, and Yard Regulations
Section 20-7	Special Regulations
Section 20-8	Design Standards for the Commercial Zones (C-1, C-2, C-3)
Section 20-9	Other Regulations
Section 20-10	Land Use Chart and Exhibits A & B

Section 20-1 Purpose

The purpose is to provide various zones within the City of Kanab where a wide variety of goods and services can be provided.

Section 20-2 Commercial Zones

A. C-1 Commercial Zone (Downtown Core)

1. The C-1 zone has been established to distinguish the historic downtown commercial area of Kanab. This zone is characterized by a variety of types of goods and services that complement one another and is intended to facilitate a high density of economic activity in a walkable atmosphere. The C-1 Zone encourages a mix of store front commercial retail, restaurants, hotels, mixed residential/commercial, and office space.

B. C-2 Commercial Zone (Transition)

1. The objective of the commercial zone is to provide space within the city where nearly all types of commercial goods and services may be provided, such as retail, office and mixed use (work/live). Since the zone permits such a wide variety of uses, the protective features which zoning normally affords to adjacent properties are mostly nonexistent. Therefore, owners should develop and maintain their property in recognition thereof.
2. The C-2 commercial zone is located principally along major roadways for maximum visibility to the public. To maximize traffic safety, property owners should work together to provide access, parking, etc., to adjacent parcels and access should be provided in a manner that will minimize the hazard of traffic leaving and entering major roadways.

C. C-3 Commercial Zone

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1. The principal objective in establishing the C-3 commercial zone is to provide space within the city where facilities that serve the local and traveling public can be most appropriately located for ease of ingress and egress. Other purposes for establishing the C-3 commercial zone is to promote safety on the highways and convenience of the traveling local and public, to promote beauty in the appearance of roadsides and interchanges leading into and out of the city.

Section 20-3 Commercial Temporary Structures

A "Commercial Temporary Structure" is defined as a temporary structure intended for outdoor use for a limited time, not to exceed one hundred seventy-nine (179) days in any rolling twelve (12) month period, in a commercial zone. All commercial temporary structures shall be approved by the Planning Commission and shall meet the following requirements:

- A. Shall not include illumination on the exterior, except for pedestrian safety;
- B. Shall be removed upon expiration of the permit period;
- C. May be used for temporary sales, grand openings, holiday promotions, temporary seating;
- D. Shall be installed on private property, unless otherwise approved and permit granted under Kanab General Ordinance, Section 9-05, Special Sales Events and Promotions;
- E. Shall require a permit from the City Building Department and pay required fee(s);
- F. Shall not block the visibility or normal movement of vehicles and pedestrians;
- G. Shall not eliminate required parking;
- H. Shall be maintained in good repair at all times;
- I. Shall be installed on a hard surface with proper tie-downs;
- J. Shall meet all adopted fire and building codes for a temporary structure; and
- K. Shall meet all design standards for the underlying zone, except building material requirements (unless specified in the building or fire codes).

The applicant shall specify the period of time for which the approval is sought.

Section 20-4 Height Regulations

No building shall be erected to a height greater than forty-five (45) feet, nor lower than twelve (12) feet, except that a building may be erected to a height of forty-eight (48) feet if the additional top three (3) feet is a parapet wall. Must also follow guidelines in Section 20-9.

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Section 20-5 Temporary Events on Public Right-of-Way

In no case shall business be conducted on public right-of-ways except as allowed by a special events permit.

Section 20-6 Minimum Area, Width, and Yard Regulations

Zone	Area	Width	Yard Setbacks in Feet		
			Front	Side	Rear
C-1	5,000 sq ft	0	0	0	2
C-2	5,000 sq ft	0	0	0	2
C-3	12,000 sq ft	0	20	20	2

Where a commercial zone abuts a residential district, building setbacks will be as follows:

Building Height	Yard Setbacks in Feet		
	Front	Side	Rear
Greater than 16 feet	0	20	20
Less than 16 feet	0	10	10

Section 20-7 Special Regulations

- A. All used materials and used merchandise that are not for decorative purpose, except vehicles and equipment in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight-obscuring fence or wall of not less than ~~six~~ eight (8) feet in height and no material or merchandise shall be stored to a height of more than the height of the enclosing fence or wall.
- B. No trash, rubbish, weeds, nor other combustible material shall be allowed to remain on any lot outside of approved containers in any Commercial District. No junk, debris, abandoned or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any Commercial District.
- C. All solid waste storage facilities shall be located at the rear of the main building or else behind a sight-obscuring fence or wall which will prevent the facility from being seen from a public street.

Section 20-8 Design Standards for the Commercial Zones (C-1, C-2, C-3)

- A. The purpose of the Design Standards is to maintain the character of Kanab City as a destination community with breathtaking scenery, to preserve the city's corridors, preserve and enhance the rural western character of the downtown area, provide a

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significant landscaped buffer between development and highway uses, minimize curb cuts and access points to highways, and enhance Kanab's walkable downtown atmosphere.

- B. In this section, "building surface" refers to any outside portion of the building that is viewable from an adjacent street or walkway, not including the roof.
- C. Any design or landscape requirements that apply to C-1 in this chapter, or in any other Land Use Ordinance, shall also apply to any lots that:
 - 1. Have any frontage to the continuous section of street that starts as 300 W, then Center Street, and continuing into 100 E; and
 - 2. Are between the northern city entrance (approximately one block north of 300 N) and approximately one block south of 400 South (the furthest southern point of the La Quinta property).
- D. Lot and Site Requirements are subject to the following:
 - 1. A façade improvement that requires a building permit within the commercial zones needs approval from the Planning Commission. A façade improvement that does not require a building permit needs approval from the Land Use Coordinator.
 - 2. When possible, driveways shall be shared between adjoining properties. Driveways must be placed where they create the least interference with traffic on highways. Driveways and drive-thrus shall be located away from adjoining residentially zoned areas, when feasible, and provide privacy walls and landscape buffers along common boundaries with residences in residential zones.
 - 3. The Planning Commission shall review all proposals for pedestrian, bicycle paths and trails through the commercial zones.
 - 4. Street trees shall be planted in the right-of-way as part of the site landscaping requirements and shall be maintained according to City landscape requirements.
 - 5. Businesses proposing outdoor street front seating/dining should consider an adequate front setback in their site plan to accommodate such front area use.
 - 6. Parking Lots: Some established and new businesses in the downtown area do not have adequate parking. With new construction and/or when a change of use occurs, parking standards for these businesses shall be considered by the Planning Commission, as specified in Chapter 6, (6-4.3 Commercial properties fronting on Highways 89/89A). Parking for new buildings in the C-1 zone shall be located in the rear, unless access to the rear is not feasible.
 - 7. Buildings in the C-1 zone shall be located near the sidewalk with setbacks used for pedestrians, plazas, benches, landscaping and outdoor eating areas, but not for parking (unless requiring parking to the side or back is unfeasible). Diagonal

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parking on side streets is permitted within the Downtown Parking District in order to create additional downtown parking.

8. Trails and sidewalks shall be provided in all new development within the C-1 zone in accordance with the Kanab City Trails Master Plan. Trails and sidewalks may be located within the setback areas.
9. Outdoor Display of Art, or Public Park Facilities: The permanent installation of an outdoor art display, or outdoor recreational equipment, such as bike racks that require a fixed location on or above the ground and is within 30' of a UDOT right-of-way, may be allowed as a Conditional Use.
10. Building Front Design: In conjunction with a required site plan, architectural designs for new construction and refurbishing the exterior of an existing commercial building are required, addressing the design standards in this section. Site plans or façade improvements in the commercial zones, that require a building permit, need approval from the Planning Commission. All other construction or refurbishments that do not require a building permit need approval from the Land Use Coordinator.
11. The following guidelines apply to new construction or changes to the exterior of an existing commercial building in the commercial zones.
 - a. No high gloss or mirrored metal products shall be permitted on the building surface, unless for trim or decorative purpose that consists of less than 10 percent of the building surface. The building surface shall consist of at least two City approved materials, the predominant material not surpassing 85% of the building surface. The ground floor front façade area shall consist of a minimum of 25% window area. City approved materials must be high quality and durable, and include window glass, stucco, rock, stone, metal, brick, and any other material that is substantially similar to these. The following shall not make up more than 50% of the building surface: concrete block, un-textured tilt-up concrete panels, or pre-fabricated steel panels.
 - b. Awnings: Awnings shall not be vinyl, aluminum, nor have a shiny or glossy appearance. Corrugated metal awnings are allowed.
 - c. Colors: No fluorescent colors are allowed on building surface or roof. Black cannot be the predominant color of any building surface. Earth tone colors in accordance with Section 20-10 Exhibits A & B are encouraged.
 - d. The primary pedestrian entry of the building shall face the street and be identified, defined, and reinforced by significant architectural elements of mass. The appearance of the building front shall present a three dimensional effect through the utilization of such architectural features as pop outs, vertical relief overbuilds, recesses, canopies or porticos supported by columns or protrusions, significant variations in the roof or parapet, etc.
 - e. The design standards for building fronts described above shall wrap around

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the building sides adjacent to the primary front, for at least ten feet, unless the Planning Commission finds that it would be impractical.

- f. Building surface shall be broken into smaller elements. Building surface shall be reduced by using a combination of the following techniques: variation in roof lines; variations in wall plane with projections and recessed areas; use of windows on elevations facing a street; and use of vertical accents.
- g. Kanab City's goal is to maintain a "western theme" in the commercial areas, particularly the C-1 zone. While not required, applicants are encouraged to incorporate western features into the design scheme. These western features may include hitching posts, sculptures, public art, covered canopies, benches, and similar features that promote a western feel.

E. Design Standards unique to the C-3 Zone:

- 1. Minimum setback on the east side of SR-89A shall be forty-five feet (45') per UDOT.
- 2. Berms and Earthwork Screening must be graded and planted in such a manner so as to permit views of primary uses on the site from adjacent entry corridor roadway. Additionally, berm crests shall be contoured and varied in height to avoid a straight-line barrier effect.
- 3. All fences in the C-3 zone must be one of the following styles: wooden rail; vinyl fencing; architecturally compatible solid wood or natural stone; stock fences that do not front on State Highway; and various forms of steel fencing as determined by the Planning Commission. Chain link fencing is not allowed except behind front of structure.

Section 20-9 Other Regulations

- A. Other relevant standards and requirements are found in other sections of this code, including Landscape Requirements in Section 9-8, Parking Requirements in Chapter 6, Signs in Chapter 7, and Site Plan Review in chapter 9.
- B. Except those lots or areas in commercial zones that have been designated or adopted to meet the design standards of the C-1 zone, all new residential buildings and developments on C-2 and C-3 commercial lots shall comply with Chapter 18 (Multi-Family Residential Zone) or Chapter 17 (Single Family) in the event of a residential structure.

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Section 20-10 Land Use Chart and Exhibits A & B

LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
Agricultural Crop Sales (Farm Only)	-	-	P	-
Airport Support Facility	-	-	P	P
Amphitheater	C	C	C	C
Antique / Secondhand Store	P	P	P	P
Apartment(s)*	-	P	P	C
Arcade (Games/Food)	P	P	P	P
Archery Range / Course Outdoor	-	C	C	C
Art Gallery	P	P	P	P
Auto / Boat Dealer	-	-	P	C
Auto Rental / Sales	-	C	P	C
Auto Service Station	-	P	P	C
Auto Supply Store	P	P	P	P
Bar Establishment	-	-	-	-
Beauty/Spa Salon	P	P	P	P
Bed and Breakfast / Short-term Vacation Rental	P	P	P	-
Body Art	P	P	P	P
Bowling Alley	P	P	P	P
Brewery (Large)	-	-	-	-
Brewery (Small) Restaurant	P	P	P	P
Car Wash	-	P	P	P
Cemetery	-	-	C	-
Church	P	P	P	P
College / University	P	P	P	P
Commercial Marine Supply	-	P	P	C
Commercial / Residential Mix*	P	P	P	P
Communications Facility	-	-	P	C
Conference / Convention Center	P	P	P	P
Construction Trade and Storage	-	-	C	-

A. Land Use Chart – Permitted (P) and Conditional (C) Uses

Adopted January 22, 2008; Amended November 14, 2023

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LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
Convalescent Center / Nursing Home	C	P	P	P
Convenience Store	P	P	P	P
Day Care I (under 6 children)	-	P	P	C
Day Care II (over 6 children)	-	P	P	C
Distillery	-	-	-	-
Dry Cleaner	P	P	P	P
Drug Store	P	P	P	P
Elementary – Jr. High	-	P	P	P
Espresso Stand	P	P	P	P
Event Center	P	P	P	P
Farmer’s Market	P	P	P	P
Farm Equipment Sales	-	P	P	P
Financial Institution	P	P	P	P
Florist Shop	P	P	P	P
Food Truck Parks	C	P	P	-
Food Truck Vendors	P	P	P	P
Funeral Home/Crematory	-	P	P	-
Garage/Vehicle Repair & Restoration	-	P	P	C
Gas Station	-	P	P	C
General Retail and Services	P	P	P	P
Grocery Store	P	P	P	C
Group Home	-	-	P	C
Halfway House	-	-	P	C
Hardware / Garden Material	-	P	P	C
Health Club	P	P	P	P
High School	-	P	P	-
Hospital	-	-	P	-
Hotel / Motel / Extended-Stay	P	P	P	C
Kennel / Public	-	-	P	-
Landscaping Business	-	-	P	-
Laundromat	P	P	P	P
Library	P	P	P	P

Adopted January 22, 2008; Amended November 14, 2023

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LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
Liquor Store / Packaging Agency	P	P	P	C
Live or amplified music	P	P	P	P
Media Material	P	P	P	P
Medical / Dental Lab	-	P	P	P
Misc. Equipment Rental Facility <u>(not classified elsewhere in the Use Table, i.e. carpet cleaners, augers, drum rollers, floor fans, etc.)</u>	-	P	P	-
Miscellaneous Health	P	P	P	P
Mobile / Park Model Home Park	-	-	P	-
Mobile Vendor	P	P	P	P
Multi-family Dwelling Units*	-	P	P	P
Museum	P	P	P	P
Park	P	P	P	P
Photographic and Electronic Store	P	P	P	P
Police / Fire Facility	P	P	P	P
Preschool	-	P	P	P
Printing / Publishing	P	P	P	P
Professional Office	P	P	P	P
Public / Private Parking	P	P	P	P
Recreational Center	P	P	P	P
Restaurant	P	P	P	P
RV / Camp Park	-	P	P	-
Self-Service Storage	-	-	P	-
Sexually Oriented Business	-	-	-	-
Shooting / Archery Range Indoor	C	P	P	P
Single Detached Dwelling Unit*	-	P	P	-
Single Attached Dwelling Unit*	-	P	P	-
Social / Public Agency offices	P	P	P	P
Tavern	-	-	-	-
Theater	P	P	P	P
Towing Operation	-	P	P	-
Truck Stop	-	-	P	-

Adopted January 22, 2008; Amended November 14, 2023

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LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
Two-family Dwelling Units*	-	P	P	-
Veterinary Clinic large animal	-	-	P	-
Veterinary Clinic small animal	-	P	P	C
Vocational School	-	P	P	C
Youth Home	-	P	P	-
Wholesale / Bulk Store	-	P	P	-
Wireless Telecommunications retail	P	P	P	P
Wood Products Sales	-	C	P	-
Zip Lines	-	-	C	-

* Commercial / Residential Mix:

In a Commercial/Residential mix, a commercial use is required on the main (ground) floor for all properties that have frontage along Highway 89 and Highway 89A, in the area of 400 North through Center Street, continuing on 100 East to 700 South and headed East on Highway 89A to 650 East. Residential use is permitted to be on any level above the main (ground) floor. Residential uses for "Commercial / Residential Mix" may include one or more units.

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See also Chapter 4 Supplementary Regulations

B. Exhibit A



(color purposes only)

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C. Exhibit B



Adopted January 22, 2008; Amended November 14, 2023

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 20250401.3

Date:	March 28, 2025
Meeting Date:	April 1, 2025
Agenda Item:	Discuss and recommend to City Council a text amendment to the Land Use Ordinance, Chapter 21 Manufacturing Zones

Attachments:

- Exhibit A: Proposed Amendment(s) with Red Lines

Summary:

A text amendment was discussed in correlation with a Conditional Use Permit (CUP) that was submitted for a storage area of rental equipment. Currently the ordinance does not allow for equipment/material to be stored higher than the height of the fence.

Recommended Motion:

I move to send a positive recommendation to City Council to adopt changes to the Kanab City Design Standards identified in exhibit A of the staff report for 20250401.3

I move to send a negative recommendation to City Council.

I move to send a positive recommendation to City Council to adopt changes to the Kanab City Design Standards identified in exhibit A of the staff report for 20250401.3 with the following amendments:

I move to continue the discussion to the following meeting:

— 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 with Red Lines

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Chapter 21 – Manufacturing Zones

Adopted January 22, 2008; Revised February 14, 2023

Section 21-1 Purpose

Section 21-2	Permitted and Conditional Uses
Section 21-3	Height Regulations
Section 21-4	Area, Width, and Yard Regulations
Section 21-5	Modifying Regulations

Section 21-1 Purpose

M-1 Zone: To provide for a mixture of research, office, high-tech and certain specialized light manufacturing uses in a park like atmosphere. The zone is more restrictive than a conventional manufacturing zone to provide for architectural excellence and attractive landscaping. This zone is to be characterized by attractively designed buildings and off street parking lots situated among landscaped grounds, with a park like appearance surrounding the buildings and the parking areas.

M-2 Zone: To provide space for small warehousing, light manufacturing, fabrication, wholesaling, service and other similar commercial establishments which are combined with manufacturing or warehousing uses and to locate these establishments in a location compatible with one another and where they are convenient to the commercial areas in the City of Kanab.

M-3 Zone: To provide space for large warehousing, heavy manufacturing, fabrication, milling, forging, or heavy grinding of parts or similar manufacturing operations which are combined with heavy manufacturing or warehousing uses and to locate these establishments in a location compatible with one another and separated from less intensive zones.

Section 21-2 Permitted and Conditional Uses

(See Land Use Chart at the end of this chapter)

Section 21-3 Height Regulations

Building and structures shall have a height not greater than allowed by ordinance. Within one hundred (100) feet of the boundary of any adjoining zone no building shall exceed a height limit established for main buildings in such adjoining zones.

No exceptions or conditional use permits shall be granted for smokestacks in any district within Kanab City Limits. Smokestacks shall not exceed the height limits of the underlying zone as defined in Chapter 15-3.

Section 21-4 Area, Width, and Yard Regulations

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Land Use Ordinance

Chapter 21 – Manufacturing Zones

Adopted January 22, 2008; Revised February 14, 2023

None, except for any parcel in the Manufacturing Districts having a lot line in common with a lot in an adjoining zone, the front, side and rear yards as prescribed for such adjoining zone shall be maintained in the Manufacturing Districts.

Section 21-5 Modifying Regulations

- A. All processing assembly of goods shall be conducted completely within a building that is enclosed on all four (4) sides, unless otherwise specified by conditional use permit.
- B. All buildings which house the processing and/or assembly of goods shall be located not less than one hundred (100) feet from any residential zone boundary.
- C. Outdoor storage of materials or semi-finished or finished goods shall be located not less than one hundred (100) feet from any residential zone boundary. All storage areas shall be enclosed by an solid six (6) foot approved fence or wall in a manner that such materials shall not be visible from any point beyond the boundaries of the property outlined in the land Use Ordinance Chapter 4-16 fencing regulations.
- D. Limitations of Buildings Used For Retail Businesses.
 - 1. Findings: The Kanab City Council makes the following findings:
 - a. One main intention of the Kanab City Council is limiting the gross floor area of buildings used for retail business is to incorporate those goals and directives of the Kanab City General Plan, including but not limited to those specific directives and provision which identify the importance of and intentions surrounding the City Center addressed in said General Plan.
 - b. The Kanab City Council adopted the Kanab City General Plan to guide direct future development and land use decisions in Kanab City.
 - c. The Kanab City Council evidences the community's goals and objectives for the future of Kanab City and identifies the old town as the heart of the community and makes the development and preservation of the City Center critical to the General Plan's vision for Kanab City's future.
 - 2. Gross Floor Limitation Zone. Retail establishments shall not exceed 40,000 square feet of gross floor area within the Zone. No retail establishment shall be permitted to place any one building or any combination of buildings that exceed 40,000 square feet within said Zone. In no event shall any retail establishment, corporation, business, or entity have one or more buildings on adjoining parcels wherein the building or buildings would exceed a total of

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Chapter 21 – Manufacturing Zones

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40,000 square feet. Attempts to circumvent or exceed this maximum 40,000 square feet shall be strictly prohibited except as allowed in a CPD Zone.

3. Definitions. The following definitions shall apply to this section:

Retail Establishments - Retail business or businesses, conducted in two or more buildings where the retail business or businesses:

are engaged in the selling of similar or related goods, wares or merchandise, and operate under Common Ownership or Management, or

Share check stands, storage facilities, a warehouse, or a distribution facility, or

Otherwise operate as associated, integrated or cooperative business enterprises under Common Ownership or Management.

Combination of Buildings - Two or more buildings that are on adjoining parcels as measured from the outside exterior wall of two of the buildings.

Common Ownership or Management - Owned, leased, possessed, managed or otherwise controlled in any manner, directly or indirectly, by the same individual(s) or entity(ies) including but not limited to corporation(s), partnership(s), limited liability companies or trusts where such individual(s) or entity(ies) have a controlling ownership or contractual right with the other individual(s) or entity(ies) with respect to the Retail Businesses, or where the same individual(s) or entity(ies) act in any manner as an employee, owner, partner, agent, stockholder, director, member, officer or trustee of the entity(ies).

Gross Floor Area - the sum of:

the total horizontal area, in square feet, of all floors of a building, as measured at outside the exterior walls and excluding all interior courtyards as described below; and

the total horizontal area, in square feet, of all floors of all portions of the site outside of the exterior walls of buildings used for the display, storage, or sale of any goods, ware or merchandise.

For the purpose of this section an interior courtyard means a space bounded on three or more sides by walls but not a roof.

Retail Business - A business engaged in the sale of goods to individual consumers, usually in small quantities and not to be placed in inventory for

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Chapter 21 – Manufacturing Zones

Adopted January 22, 2008; Revised February 14, 2023

resale.

A Retail Business does not include:

health centers, governmental uses, community centers, theaters, or religious or fraternal uses, or

a business where retail sales are an incidental or accessory use to the primary use. This definition shall not include churches, public schools, hospitals, public civic centers or public recreational facilities, or other facilities owner by or operated strictly for the benefit of the public

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Permitted and Conditional Uses

LAND USE CHART INDUSTRIAL	ZONES		
	M1	M2	
Adult Entertainment/Retail	-	C	
Aerospace Equipment	P	P	
Agricultural Crop Sales (Farm Only)	-	P	
Airport and Facilities	-	C	
Airport Support Facility	P	P	
Amusement Park	-	C	
Antique / Secondhand Store	P	-	-
Apparel / Accessory Store	P	-	-
Apparel / Textile Products	P	P	
Arcade (Games/Food)	P	-	-
Auto / Boat Dealer	P	P	
Auto Rental / Sales	P	P	
Auto Repair	P	P	
Auto Service	P	P	
Auto Supply Store	P	P	
Auto Wrecking	-	c	
Batch Plants	-	c	
Beauty Salon	P	-	-
Biomedical Product Facility	P	P	
Cement Plant	-	c	
Cemetery	P	P	-
Chemical / Petroleum Products	-	C	
College / University	P	P	-
Commercial / Industrial Machinery	P	P	
Commercial Marine Supply	P	P	
Communications Facility	P	P	
Computer / Office Equipment	P	P	
Conference / Convention Center	P	P	-
Construction / Trade	P	P	

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Chapter 21 – Manufacturing Zones

Adopted January 22, 2008; Revised February 14, 2023

Permitted and Conditional Uses

LAND USE CHART INDUSTRIAL	ZONES		
	M1	M2	
Church	P	P	
Day Care I (under 6 children)	P	-	-
Day Care II (over 6 children)	P	-	-
Department / Variety Store	P	-	-
Drive-In Theater	-	C	
Drug Store	P	-	-
Dry Cleaner	P	P	-
Electronic Assembly	P	P	
Elementary – Jr. High	P	P	-
Espresso Stand	P	-	-
Fabric Store	P	-	-
Fabricated Metal Products	C	P	
Restaurant	P	P	
Financial Institution	P	-	-
Florist Shop	P	-	-
Food Processing	-	C	
Food Store	P	-	-
Forest Products	-	P	
Funeral Home/Crematory	P	P	-
Furniture / Fixtures	P	P	
Furniture Store	P	-	-
Gasoline / Service Station	P	P	
General Repair	C	C	
Golf Course	P	P	-
Hardware / Garden Material	P	P	
Health Club	P	P	-
Heavy Equipment Rental and Repair	P	P	
High School	P	P	-

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Chapter 21 – Manufacturing Zones

Adopted January 22, 2008; Revised February 14, 2023

Permitted and Conditional Uses

LAND USE CHART INDUSTRIAL	ZONES		
	M1	M2	
Hobby / Toy Store	P	-	-
Hospital	P	-	-
Hotel / Motel / Extended-Stay	P	-	-
Jewelry Store	P	-	-
Kennel/Public	C	P	
Landscaping Business	-	P	P
Laundromat	P	P	-
Library	P	-	-
Liquor Store	P	P	
Medical / Dental Lab	P	P	-
Media Material	P	P	-
Misc. Equipment Rental Facility	-	P	
Miscellaneous Health	P	P	-
Misc. Light Manufacturing	C	P	
Motor Freight Repair	-	P	
Museum	P	-	-
Office / Outpatient Clinic	P	-	-
Paper Products	P	P	
Park	P	P	-
Pet Store	P	-	-
Photographic and Electronic Store	P	-	-
Police / Fire Facility	P	P	
Printing / Publishing	P	P	
Primary Metal Industry	P	P	
Professional Office	P	P	-
Public / Private Parking	P	P	
Public / Private Stable	-	P	

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Permitted and Conditional Uses

LAND USE CHART INDUSTRIAL	ZONES		
	M1	M2	
Recreational Center	P	P	-
Recycling Products	-	C	
Residential Incidental to the Primary Use of the Business	P	P	
Retail Food Shop	P	P	-
Rubber / Plastic / Leather / Mineral Products	-	C	
Secure Community Transition Facility	-	C	
Self-Service Storage	P	P	
Social / Public Agency offices	P	-	-
Specialized Instruction School	P	P	
Sporting Goods and Related Stores	P	-	-
Stadium / Arena	-	C	
Tavern	-	C	
Textile Mill	-	P	
Theater	P	P	-
Tire Re-treading	-	-	
Towing Operation	P	P	
Truck Terminal	-	P	
Utilities / Substation	P	P	
Veterinary Clinic / Large Animal	P	P	
Veterinary Clinic / Small Animal	P	P	
Vocational School	P	P	-
Warehouse / Storage	P	P	
Winery / Brewery	P	P	
Wireless Telecommunications	P	P	
Wood Products	C	P	
Zip Lines	-	C	

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See Also Chapter 4 Supplementary Regulations