

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

**June 3, 2025**

**NOTICE** is hereby given that the Kanab Planning Commission will hold its regular Commission Meeting on the 3<sup>rd</sup> day of June 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. Approval of meeting minutes from May 6, 2025
3. Public Comment Period – Members of the public are invited to address the Planning Commission. Participants are asked to keep their comments to 3 minutes and follow rules of civility outlined in Kanab Ordinance 3-601

### **Administrative Decision Items:**

1. Discuss and recommend to City Council a plat amendment to adjust the lot line for parcel K-193-27 and K-193-28 located approximately at 765 E Cedar Circle [Applicant Iron Rock Engineering]
2. **PUBLIC HEARING** to approve or deny a preliminary plat for Hidden Canyon Subdivision, Phase 5 & 8 on parcels K-15-1-Annex and K-14-15-Annex located approximately at 1600 E HWY 89 [Applicant: Jim Guthrie/Brown Consulting]

### **Legislative Decision:**

3. Discuss and recommend to City Council a vacation of easement for parcel K-193-27 and K-193-28 located approximately at 765 E Cedar Circle [Applicant Iron Rock Engineering]
4. Discuss and recommend to City Council a vacation of easement for parcel 72-431 located approximately at 630 W Vance Dr. [Applicant Iron Rock Engineering]
5. Discuss and recommend to City Council an amendment to a development agreement for parcel K-321-2 [Applicant: Ed Browning]

### **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.

— A Western Classic —

**Kanab City Planning & Zoning Commission Meeting**  
**May 6, 2025**  
**Kanab City Council Chambers**  
**26 North 100 East**  
**6:30 PM**

**Agenda Items:**

**1. Call to Order and Roll Call**

**In attendance** – Commission Members Marlee Swain, Russ Whitaker, Kerry Glover, Dennis Shakespear, Nate Lyman (arrived at 6:45 PM); Building/Land Use Administrator Janae Chatterley, Council Liaison Arlon Chamberlain

**Not in attendance** – Commission Members Ben Aiken, Terry Edwards, Mark Gilberg; City Attorney Kent Burggraaf

**2. Approval of meeting minutes from February 4, 2025, March 6, 2025, and April 1, 2025**

Commission Member Whitaker made a motion to approve the minutes from February 4, 2025, March 6, 2025, and April 1, 2025. Commission Member Glover seconded the motion. Motion passed.

Marlee Swain – YES  
Russ Whitaker – YES  
Kerry Glover – YES  
Dennis Shakespear – YES  
Nate Lyman – Absent  
Ben Aiken – Absent  
Terry Edwards – Absent  
Mark Gilberg – Absent

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

**Administrative Decision Items:**

**1. Discuss, approve, or deny a Site Plan Review for an Ace Hardware on parcel K-19-13-Annex, located approximately 850 S HWY 89A [Applicant: Premier Design/Kanab Double C, LLC]**

Ms. Chatterley explained that the project was located at 850 South, Highway 89A, south of the lofts apartments. She stated it was a new commercial building subject to regulations under Chapter 9

(site plan review), 4-18, and Chapter 6. Staff had reviewed the site plan and confirmed it met the requirements, with the only correction being a change in lighting from 4000 K to 3000 K to comply with the lighting ordinance. She noted that the building was 26,000 square feet and required 87 parking spaces, which were provided. The property had two approved entrances off of UDOT, parking in the front and back, and designated landscaping areas. She mentioned a recent vacation of easement reducing the roadway from 66 feet to 42 feet and noted that further drainage review would occur during the construction and building permit process. She added that the applicant and designer were available for questions.

Chair Swain remarked that it seemed the project was well-prepared and acknowledged the adjustment to lighting.

Ms. Chatterley confirmed that the lighting had been slightly dimmed.

Commission Member Glover made a motion to approve the site plan for the new commercial building located at 850 South, Highway 89A, based on staff's analysis findings, recommendations, and the conditions listed in the report Plan SPR 25-002. Commission Member Whitaker seconded the motion. Motion passed.

Marlee Swain – YES

Russ Whitaker – YES

Kerry Glover – YES

Dennis Shakespear – YES

Nate Lyman – Absent

Ben Aiken – Absent

Terry Edwards – Absent

Mark Gilberg – Absent

**2. Discuss, approve, or deny a Site Plan Review for an Ace Hardware on parcel K-19-13-Annex, located approximately 850 S HWY 89A [Applicant: Premier Design/Kanab Double C, LLC]**

Ms. Chatterley explained that the property was situated behind Straws and the Cape Town gas station and was zoned C2 for commercial use. The applicant intended to subdivide the property to separate a residence from a shop. She clarified the proposed subdivision layout and described the parcel sizes, noting a narrow access strip that originally raised concerns due to its proximity to the realignment of Kanab Creek Drive and 1100 South. She acknowledged that the document she initially presented was incorrect but proceeded to explain the correct layout. She detailed that the current access cuts across city property and a 20-foot strip owned by Mr. Reese. Although there was informal permission to use this access, legal easements had not been established. The city aimed to formalize these easements and improve access. She clarified how the new lot boundaries would look and reiterated the city's ordinance requiring commercial properties to front a public or private street. With support from Mr. Reese and Michael Stewart, the city had approved a public right-of-

80 way and new easements would be created for both the front and back properties. She also  
81 mentioned that the city council had yet to decide who would be responsible for subdivision  
82 improvements, such as road construction and utility adjustments, including installing a new water  
83 meter and a fire hydrant within the required distance from the commercial building. She stated that  
84 the proposal met all ordinance requirements with listed conditions and that the city surveyor had  
85 minor items to address. Staff recommended a positive recommendation to the city council.

86  
87 Chair Swain asked if a fire hydrant already existed at Straws.

88  
89 Ms. Chatterley responded that there was likely none, based on prior experiences where property  
90 owners were required to install hydrants to receive certificates of occupancy. She noted that state  
91 regulations had recently changed to require fire hydrants to appear on site plans, which had made  
92 gaps in coverage more apparent.

93  
94 Commission Member Shakespear asked whether the property easement would be vacated and  
95 redirected to 1100 South.

96  
97 Ms. Chatterley explained that there were ongoing discussions between herself, the city manager,  
98 and Mike Stewart about potentially trading property in exchange for the city building the roadway.  
99 Any such changes would require further city council discussions and possible lot adjustments.

100  
101 Commission Member Glover made a motion to send a positive recommendation to the city council  
102 for the minor subdivision affecting Parcel K-17-25 Annex based on the findings and conditions of  
103 approval as outlined in the staff report Plan 25-011. Commission Member Shakespear seconded the  
104 motion. Motion passed.

105  
106 Marlee Swain – YES

107 Russ Whitaker – YES

108 Kerry Glover – YES

109 Dennis Shakespear – YES

110 Nate Lyman – YES

111 Ben Aiken – Absent

112 Terry Edwards – Absent

113 Mark Gilberg – Absent

114  
115  
116 **3. PUBLIC HEARING to discuss and recommend to City Council a preliminary plat for Hidden**  
117 **Canyon Subdivision, Phase 1, 2, 3, 4, and 14 on parcels K-15-1-Annex and K-14-15-Annex**  
118 **located approximately at 1600 E HWY 89 [Applicant: Jim Guthrie/Brown Consulting]**  
119

120 Ms. Chatterley explained that although there were two separate applications, she combined them  
121 into one staff report for efficiency since they involved the same subdivision. She outlined Phase 1,

122 which consisted of a commercial lot with highway frontage and access from a public road identified  
123 in the preliminary site plan. Phase 2 included 46 single-family residential lots and would be accessed  
124 by a public road transitioning into a private, gated road. She noted that because the development  
125 was a Planned Development Overlay, it required a development agreement, which had already been  
126 approved. The agreement allowed for smaller lot sizes (minimum 5000 sq ft) and reduced street  
127 frontages (50 ft) compared to standard ordinance requirements. She continued with Phase 3, a  
128 hotel development, and Phase 4, a 16.26-acre multi-family residential lot. Phase 14 was included  
129 because it was the site for a required one-million-gallon water storage tank, which had to be  
130 installed before residential lots could proceed. She clarified that infrastructure for this tank would  
131 support multiple phases, and more preliminary plat applications were expected for phases 5 and 8  
132 in the near future to align with infrastructure installation. She emphasized that the development  
133 agreement required a secondary emergency egress once 200 residential units were reached,  
134 including hotels and multi-family units. Mr. Guthrie planned to fulfill this requirement by connecting  
135 the development through a frontage road into town, which would also serve long-term  
136 transportation planning. She confirmed that engineering reviews were complete and signed off,  
137 with only minor revisions from the city surveyor remaining, mostly involving boundary closures and  
138 easement clarifications. Staff recommended a positive recommendation to the city council.

139  
140 Chair Swain confirmed that the only outstanding condition of approval was the final sign-off from  
141 the city surveyor.

142  
143 Commission Member Shakespear inquired about the continuation of the frontage road across the  
144 property's western end.

145  
146 Jim Guthrie, the applicant, responded that he would construct the frontage road across his property,  
147 including a deceleration and acceleration lane for the main entrance. He also explained that the  
148 secondary access would use a UDOT-approved connection behind a building, which would tie into  
149 the frontage road.

150  
151 Ms. Chatterley added that the road would align with Rodeo Drive and confirmed that traffic studies  
152 had been previously conducted. Although a preliminary plat was approved years ago, it expired,  
153 requiring the current re-approval process.

154  
155 Commission Member Glover made a motion to send a positive recommendation to the city council  
156 for the preliminary plot on phase 1, 2, 3, 4, and 14 of Hidden Canyon Subdivision based on the  
157 findings and conditions of approval as outlined in the staff report for file Plan pre-sub 25-001 and  
158 25-002. Commission Member Shakespear seconded the motion. Motion passed.

159  
160 Marlee Swain – YES

161 Russ Whitaker – YES

162 Kerry Glover – YES

163 Dennis Shakespear – YES

164 Nate Lyman – YES  
165 Ben Aiken – Absent  
166 Terry Edwards – Absent  
167 Mark Gilberg – Absent

168  
169

170 **Legislative Decision:**

171 **4. Discuss and recommend to the City Council an amendment to a development agreement for**  
172 **Ventana Resort Village Subdivision [Applicant: Iron Rock Engineering]**  
173

174 Ms. Chatterley explained that the amendment was largely a formality resulting from changes made  
175 during the final plat approval of Phase 2. Some land from Phase 3 had been added to Phase 2, and  
176 part of Phase 5 had been removed. Because the original development agreement contained master  
177 plan exhibits that defined phase boundaries, the applicant needed to update the agreement to  
178 reflect the actual configuration. Janae noted that language addressing a previously reviewed trail  
179 requirement was also included, as the trail-related amendment had not yet been recorded. Both  
180 amendments would now be recorded together as one. She displayed updated maps and explained  
181 that workforce housing apartments and a service commercial area were now included in Phase 2. A  
182 road originally part of Phase 2 was reassigned to Phase 5, which comprised single-family lots already  
183 approved under subdivision improvement plans. Janae added that the applicant had also introduced  
184 "sub-phasing" to split larger phases, such as Phase 6, into 6A, 6B, and 6C. This gave the developer  
185 more flexibility to submit smaller portions for final plat approval over time. She confirmed that legal  
186 counsel had reviewed and signed off on the updated agreement and that all changes were in order.

187 Commission Member Glover asked whether a prior discussion with Ms. Chatterley involved this  
188 amendment.

189 Ms. Chatterley clarified that it partly did — an issue had been identified involving single-family  
190 homes in Phase 2 that had not been properly reflected in the development agreement. The  
191 applicant would need to return with either an amendment to the agreement or a revised final plat,  
192 depending on their preferred approach. She noted that the original inclusion of single-family  
193 housing in Phase 2 had been a city council request, not a planning commission recommendation,  
194 and the council member who proposed it was no longer serving.

195 Chair Swain confirmed that regardless of the current vote, the applicant would need to return to  
196 address the single-family housing issue.

197 Ms. Chatterley added that although the staff report mistakenly labeled the item as a public hearing,  
198 the actual public hearing would occur at the city council level.

199 Commission Member Whitaker made a motion to accept the amendments to the development  
200 agreement for parcel K-13-1 Utah annex, as shown in the staff report. Commission Member Glover  
201 seconded the motion. Motion passed.

202 Marlee Swain – YES  
203 Russ Whitaker – YES  
204 Kerry Glover – YES  
205 Dennis Shakespear – YES  
206 Nate Lyman – YES  
207 Ben Aiken – Absent  
208 Terry Edwards – Absent  
209 Mark Gilberg – Absent

210

211 **Work Meeting:**

212 **Staff Report:**

213 Ms. Chatterley provided an update on Chapter 20, explaining that while the planning commission  
214 had recommended allowing mixed-use throughout all commercial zones, the city council preferred a  
215 more limited approach. They favored an overlay zone that included the downtown area and select  
216 portions of C2 and C3 zones rather than a blanket mixed-use allowance. She indicated that she was  
217 revising the language accordingly and noted that further discussion would occur in the next city  
218 council meeting.

219

220 **Commission Member Report:**

221 **Council Member Liaison Report:**

222 Mr. Chamberlain mentioned that he had missed the recent city council meeting concerning Chapter  
223 20 but had attended the county commission meeting where the fire issue was approved. He  
224 believed the matter would resolve smoothly as it progressed to the planning commission.

225 **Adjournment:**

226

227 Commission Member Glover made a motion to adjourn the meeting. Commission Member  
228 Shakespear seconded the motion. Motion passed.

229 Marlee Swain – YES  
230 Russ Whitaker – YES  
231 Kerry Glover – YES  
232 Dennis Shakespear – YES  
233 Nate Lyman – YES  
234 Ben Aiken – Absent  
235 Terry Edwards – Absent  
236 Mark Gilberg – Absent

237

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## **Kanab City Planning Commission Staff Report**

### **File #PLAN25-018**

<b>Date:</b>	<b>June 2, 2025</b>
<b>Meeting Date:</b>	<b>June 3, 2025</b>
<b>Agenda Item:</b>	<b>Discuss and recommend to City Council a plat amendment to the Mesa Hills Subdivision</b>
<b>Subject Property Address:</b>	<b>765 E Cedar Circle</b>
<b>Applicant:</b>	<b>Rhees &amp; Brookie Jackson and Marson D Keller &amp; Jane Keller</b>
<b>Applicant Agent:</b>	<b>Iron Rock Engineering</b>
<b>Zoning Designation:</b>	<b>R-1-8</b>
<b>General Plan Designation:</b>	<b>Medium Density Residential</b>
<b>Parcel #:</b>	<b>K-193-27 &amp; K-193-28</b>
<b>Applicable Ordinances:</b>	<b>Subdivision Ordinance, Chapter 2</b>

#### **Attachments:**

**Exhibit A: Subject Property**

**Exhibit B: Amended Plat**

#### **Summary:**

Iron Rock Engineer applied to amend the plat for Mesa Hills Subdivision, parcels K-193-27 & K-193-28, located approximately at 765 E Cedar Circle. 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 not been identified; 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.

**— A Western Classic —**



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- The subdivision is consistent with the General Plan and Future Land Use Map.
- 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 Rhees & Brookie Jackson and Marson D Keller & Jane Keller, a title report has been submitted to Kanab City. The applicant has paid the amended plat fee required. Any impact fees will be collected through the building permitting process.

Public Hearing will be held with City Council on June 10, 2025.

**Proposed Findings:**

1. This application was initiated by Iron Rock Engineering.
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 —

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**Recommended Motion:**

I move to send a positive recommendation to City Council for the plat amendment to the Mesa Hills Subdivision, parcels K-193-27 & K-193-28 based on the findings and conditions of approval as outlined in the staff report #PLAN25-018.

**Alternate motion:**

I move to send a positive recommendation to City Council for the plat amendment to the Mesa Hills Subdivision, parcels K-193-27 & K-193-28 based on the findings and conditions of approval as outlined in the staff report #PLAN25-018, with the additional findings and conditions: .

I move to send a negative recommendation to City Council for the plat amendment to Mesa Hills Subdivision, parcels K-193-27 & K-193-28 demonstrating the applicant has not met the standards outlined in the Kanab City ordinances: .

— A Western Classic —

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**Treasurer**

**Danielle Ramsay**



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# Exhibit A: Subject Property

— A Western Classic —



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**Peter Banks**

# **Exhibit B: Amended Plat**

**— A Western Classic —**



AMENDED LOTS 27 & 28 MESA HILLS SUBDIVISION PHASE 2

AMENDED

CITY OF KANAB, UTAH

LOCATED IN SE¼ SW¼ OF SECTION 27,  
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

AMENDED  
LOTS 27 & 28  
MESA HILLS SUBDIVISION PHASE 2 AMENDED  
KANAB, UT

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 adjusted lot lines between two lots as well as Public Utility and Ingress & Egress Easements, as shown, which are herein after known as

"AMENDED LOTS 27 & 28, MESA HILLS SUBDIVISION PHASE 2 AMENDED"

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

FOR REVIEW

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 adjust lot lines between lots 27 & 28. All corners are set and found as shown. The basis of bearing for this survey is from the Southwest corner of Lot 28 and the original original Northwest of Lot 28 bearing N0°51'00"E with a distance of 147.04 feet in the Utah State Plane coordinate system South Zone.

LEGAL DESCRIPTION:

ALL OF LOT 27 OF MESA HILLS SUBDIVISION PHASE 2 AMENDED AS RECORDED IN THE OFFICE OF THE KANE COUNTY RECORDER, UTAH.

ALL OF LOT 28 OF MESA HILLS SUBDIVISION PHASE 2 AMENDED AS RECORDED IN THE OFFICE OF THE KANE COUNTY RECORDER, UTAH.

SURVEYED AT THE REQUEST OF :  
RHEES & BROOKIE JACKSON  
793 E CEDAR CIR  
KANAB, UT 84741

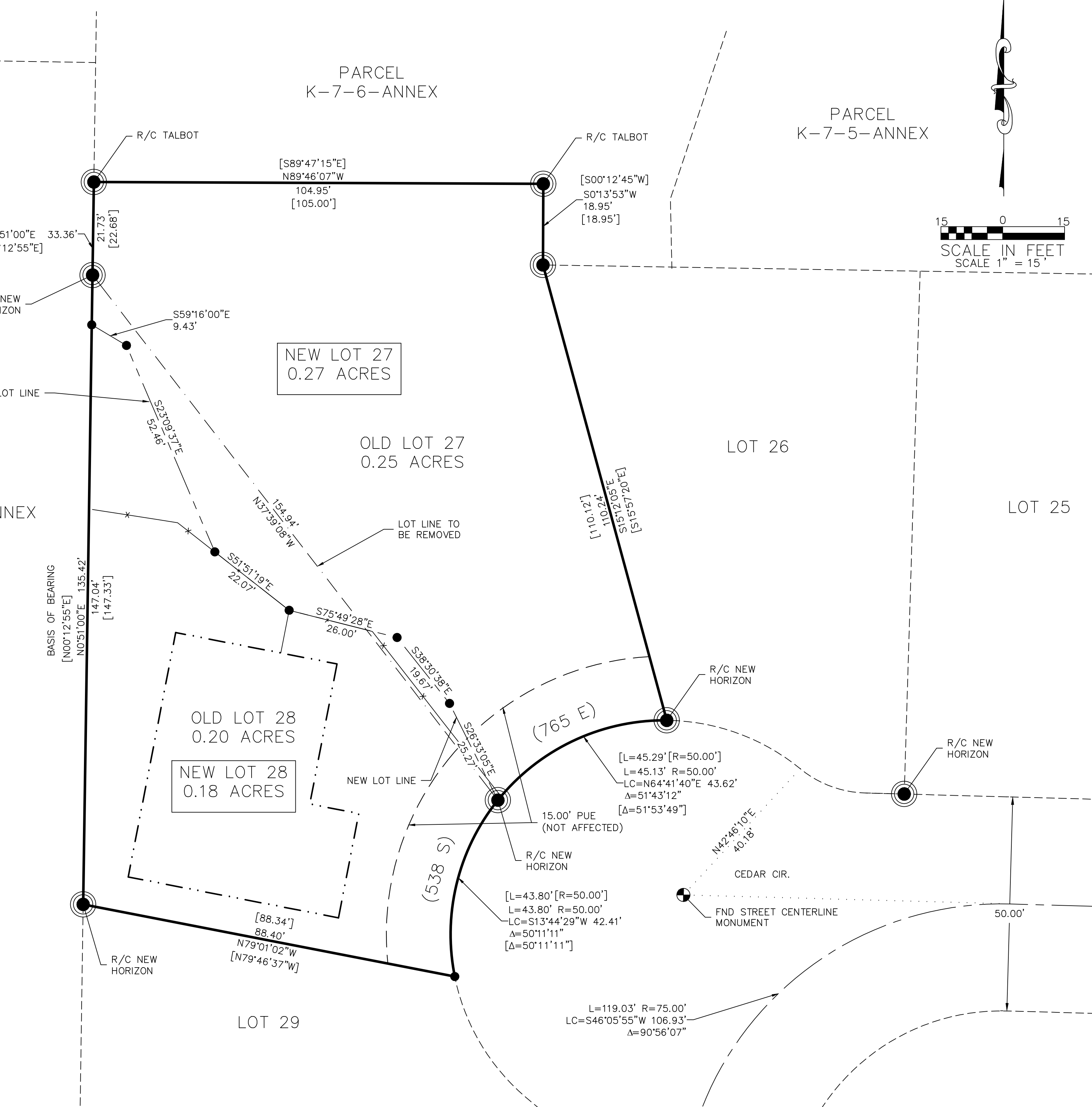
REFERENCED DOCUMENTS

- FINAL PLAT, MESA HILLS SUBDIVISION PHASE 2 AMENDED.

LEGEND

- SET 5/8" x 36" REBAR WITH PLASTIC CAP MARKED IN ENG. PLS 5561917
- FOUND MONUMENT AS NOTED
- STREET CENTERLINE MONUMENT

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- STREET CENTER LINE
- LOT LINE TO BE REMOVED
- LOT LINE TO BE ADDED
- FENCE
- SURVEY BOUNDARY
- RECORD BEARING AND DISTANCE



STATE OF UTAH, ) s.s. ACKNOWLEDGMENT  
COUNTY OF )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me MARSON DEAN KELLER, TRUSTEE OF THE MARSON D. KELLER AND JANE P. KELLER REVOCABLE LIVING TRUST DATED OCTOBER 18, 202, 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))

STATE OF UTAH, ) s.s. ACKNOWLEDGMENT  
COUNTY OF )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me JANE PARR KELLER, TRUSTEE OF THE MARSON D. KELLER AND JANE P. KELLER REVOCABLE LIVING TRUST DATED OCTOBER 18, 202, 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))

STATE OF UTAH, ) s.s. ACKNOWLEDGMENT  
COUNTY OF )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me BROOKIE HATCH JACKSON, 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))

STATE OF UTAH, ) s.s. ACKNOWLEDGMENT  
COUNTY OF )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me RHEES LANCE JACKSON, 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  
RHEES LANCE JACKSON & BROOKIE HATCH JACKSON and MARSON DEAN KELLER AND JANE PARR KELLER, TRUSTEES OF THE MARSON D. KELLER AND JANE P. KELLER REVOCABLE LIVING TRUST DATED OCTOBER 18, 2024, as the owner of the real property described in the Boundary Description, having caused the Property to be amended, consent to the preparation and recording of this Plat.  
IN WITNESS WHEREOF, RHEES LANCE JACKSON & BROOKIE HATCH JACKSON and MARSON D. KELLER AND JANE PARR KELLER, TRUSTEES OF THE MARSON D. KELLER AND JANE P. KELLER REVOCABLE LIVING TRUST DATED OCTOBER 18, 2024, has made the above dedications this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
RHEES LANCE JACKSON BROOKIE HATCH JACKSON MARSON DEAN KELLER, TRUSTEE JANE PARR KELLER, TRUSTEE  
793 E CEDAR CIR 793 E CEDAR CIR PO BOX 28 PO BOX 28  
KANAB, UT 84741 KANAB, UT 84741 KANAB, UT 84741 KANAB, UT 84741

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

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

DRAWN BY: CM  
SCALE: 1" = 15'  
SHEET: 1 OF 1

May 6, 2025

Kanab City  
Attn: Janae Chatterley  
Land Use Coordinator  
26 North 100 East  
Kanab, UT 84741  
(435) 644-2543

Project Jackson Amended Lots 27 & 28 Mesa Hills Subdivision Phase 2 Amended  
Project No.  
Application Date April 30, 2025


Dear Janae Chatterley

The submitted documents for the aforementioned Project have been reviewed. The following comments address areas of concern, non-compliance with governing code, potential errors, or omissions in the proposed Project:

**Survey Review**

1. Title Report and boundary description shown on Amended Lots 27 & 28 Mesa Hills Subdivision Phase 2 Amended should match.
2. Lots are non-conforming for frontage, R-1-8 should be 60 feet.
3. Add crow's feet to the west side of lots as distances go across a found monument.
4. Change 202 to 2024 in two acknowledgements.
5. Jane Parr Kellar should be Jane Ann Parr Kellar in four places.
6. Change "Engineer" to Surveyor in the Surveyors signature block.
7. Add Engineer signature block.

Respectfully,



Travis Sanders, PLS  
Survey Department Manager  
Civil Science

**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 #PLANPRESUB25-003**

<b>Date:</b>	<b>June 2, 2025</b>
<b>Meeting Date:</b>	<b>June 3, 2025</b>
<b>Agenda Item:</b>	<b>Public Hearing to approve or deny a Preliminary Plat, Phase 5, and 8 [Hidden Canyon Subdivision]</b>
<b>Subject Property Address:</b>	<b>1600 East Highway 89</b>
<b>Applicant:</b>	<b>Brown Consulting</b>
<b>Applicant Agent:</b>	<b>Jim Guthrie</b>
<b>Zoning Designation:</b>	<b>R-1-8 PD</b>
<b>Parcel #:</b>	<b>K-15-1-ANNEX and K-14-15-Annex</b>
<b>Applicable Ordinances:</b>	<b>Subdivision Ordinance, Chapter 2</b>

### **Attachments:**

**Exhibit A: Vicinity Map**

**Exhibit B: Preliminary Plat**

### **Summary:**

Jim Guthrie, property owner, and their representative, Brown consulting have applied for a Preliminary Plat, for Phase 5 and 8 of Hidden Canyon Subdivision. Preliminary Plats are regulated through the Kanab City Subdivision Ordinances, Chapter 2. Phase 5 will consist of 41 residential lots and one common area, Phase 8 will consist of 14 residential lots and one common area.

### **Applicable Regulations:**

Kanab City Subdivision Ordinance Chapter 2 regulates the preliminary plat process. The application should include the scale drawing, utility service commitment letters, soils investigation report, drainage report, and the title report. The application and submitted documents are sent to the Development Committee to review for compliance with the ordinance. The application may be sent to the City Attorney, City Engineer, Public Works Department, or other interested parties who will review the documents and make recommendations.

### **Analysis**

All required documents for the application have been received by the applicant or the representative.

**— A Western Classic —**





**Findings of Fact:**

- The subdivision is part of a Planned Development Overlay and has a recorded development agreement. The development agreement includes the following:
  - Allows lots to be reduced to a minimum of 5,000 sq.ft.
  - Allows frontages a minimum of 52-feet wide
  - Requires that a 1-million-gallon water storage tank is installed
  - A secondary emergency egress is required and constructed by the developer once the 200<sup>th</sup> dwelling unit is approved before building permits for dwelling units in that phase are approved.
- The Hidden Canyon Subdivision meets the subdivision ordinance.
- City Surveyor is still working with the applicant to complete their review.

**Conditions of Approval:**

1. Final sign-off from Surveyor on the plat.

**Staff Recommendation:**

Staff recommends approval.

**Recommended Motion:**

I make a motion to send a positive recommendation to City Council for the Preliminary Plat on Phase 5 and 8 of Hidden Canyon Subdivision based on the findings and conditions of approval as outlined in the staff report for file #PLANPRESUB25-003.

**Alternate motion:**

I make a motion to send a positive recommendation to City Council for the Preliminary Plat on Phase 5 and 8 of Hidden Canyon Subdivision based on the findings and conditions of approval as outlined in the staff report for file #PLANPRESUB25-003, with the additional findings and conditions: .

I make a motion to send a negative recommendation to City Council for the Preliminary Plat on Phase 5 and 8 of Hidden Canyon Subdivision demonstrating the applicant has not met the standards outlined in the Kanab City ordinances): .

**— A Western Classic —**

**Mayor**

**T. Colten Johnson**

**City Manager**

**Kyler Ludwig**

**Treasurer**

**Danielle Ramsay**



**City Council**

**Arlon Chamberlain**

**Chris Heaton**

**Scott Colson**

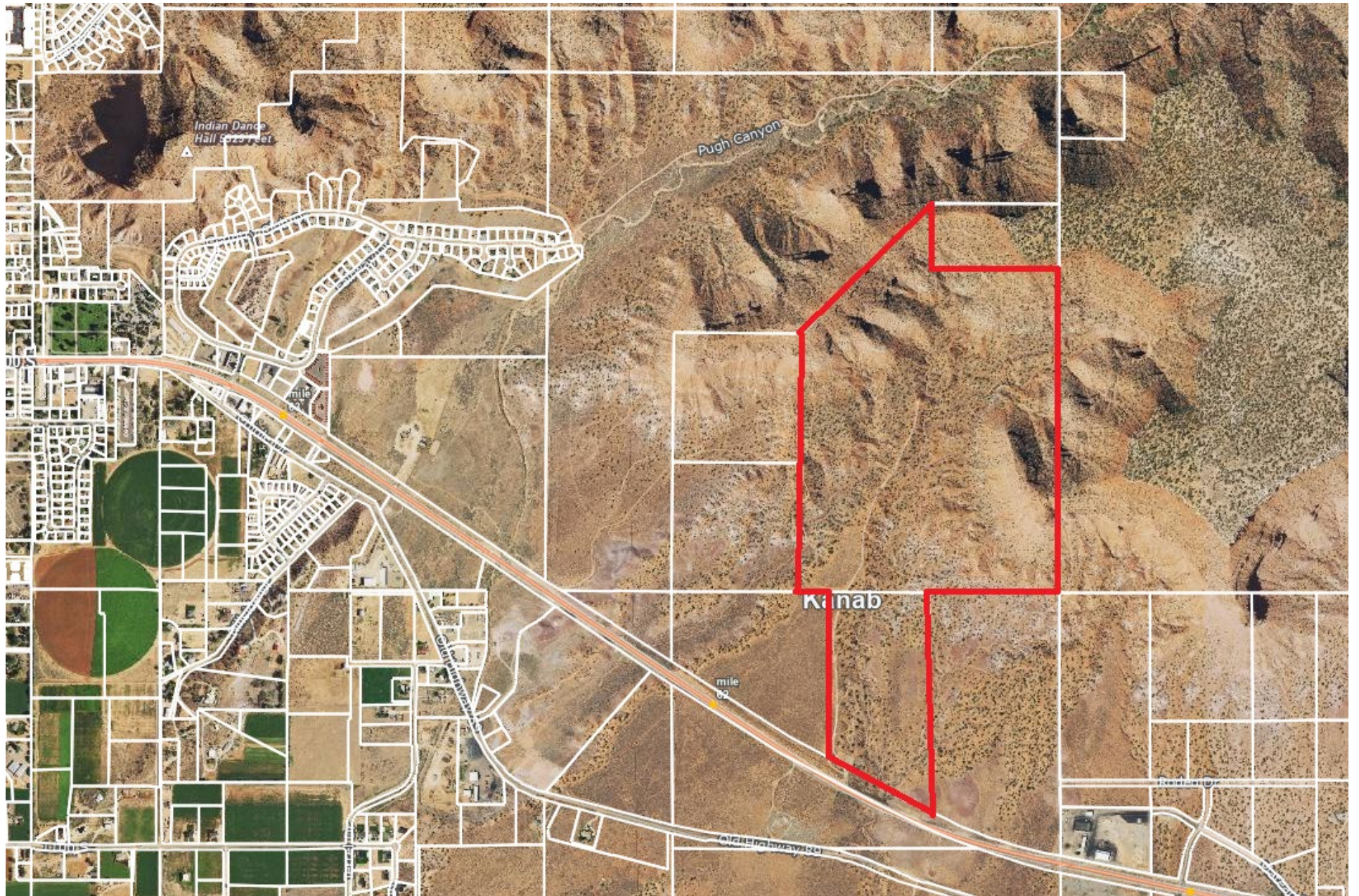
**Boyd Corry**

**Peter Banks**

## **Exhibit A: Vicinity Map**

**— A Western Classic —**







**Mayor**

**T. Colten Johnson**

**City Manager**

**Kyler Ludwig**

**Treasurer**

**Danielle Ramsay**



**City Council**

**Arlon Chamberlain**

**Chris Heaton**

**Scott Colson**

**Boyd Corry**

**Peter Banks**

## **Exhibit B: Preliminary Plat**

**— A Western Classic —**

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C16	70.00'	34.89'	28°33'27"	17.82'
C17	1551.13'	168.54'	6°13'32"	84.35'
C18	1151.00'	71.77'	3°34'22"	35.90'
C222	1529.34'	55.57'	2°04'55"	27.79'
C223	1529.75'	53.44'	2°00'05"	26.72'
C224	1571.13'	48.51'	1°46'08"	24.26'
C225	1571.13'	57.50'	2°05'49"	28.75'
C226	1571.13'	61.87'	2°15'23"	30.94'
C227	1171.00'	60.38'	2°57'15"	30.19'
C231	25.00'	39.27'	90°00'00"	25.00'
C232	1171.00'	11.67'	0°34'16"	5.84'
C233	25.00'	39.27'	90°00'00"	25.00'
C234	1531.13'	63.93'	2°23'33"	31.97'
C246	25.00'	39.27'	90°00'00"	25.00'
C247	25.00'	39.27'	90°00'00"	25.00'
C252	50.00'	19.43'	22°16'11"	9.84'
C254	25.00'	39.80'	91°13'23"	25.54'
C255	25.00'	23.18'	53°07'48"	12.50'
C256	50.00'	29.03'	33°16'11"	14.94'
C257	50.00'	46.30'	53°03'37"	24.96'

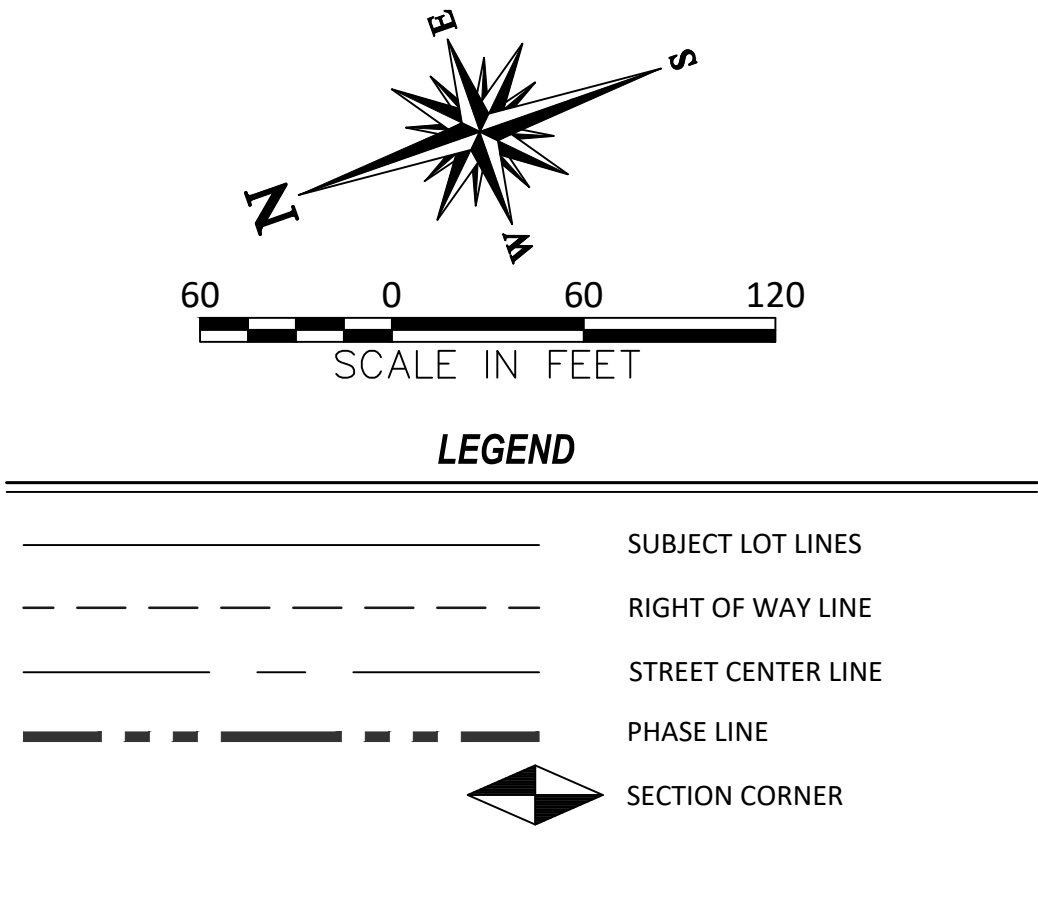
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C258	50.00'	34.62'	39°40'32"	18.04'
C259	50.00'	37.26'	42°41'57"	19.54'
C260	50.00'	34.19'	39°10'53"	17.80'
C261	50.00'	41.01'	46°59'25"	21.74'
C262	50.00'	27.39'	31°23'03"	14.05'
C263	25.00'	23.18'	53°07'48"	12.50'
C264	25.00'	38.74'	88°46'37"	24.47'
C265	1531.13'	42.92'	1°36'22"	21.46'

PHASE 5 BOUNDARY DESCRIPTION

BEGINNING AT A POINT S89°53'13"E, 267.21 FEET ALONG THE SECTION LINE AND S0°24'25"E 216.93 FEET AND N89°35'35"E, 50.26 FEET FROM THE NORTH ¼ CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN; BASIS OF BEARING BEING S89°53'13"E BETWEEN THE NORTH ¼ CORNER AND NORTH EAST CORNER OF SAID SECTION 35;

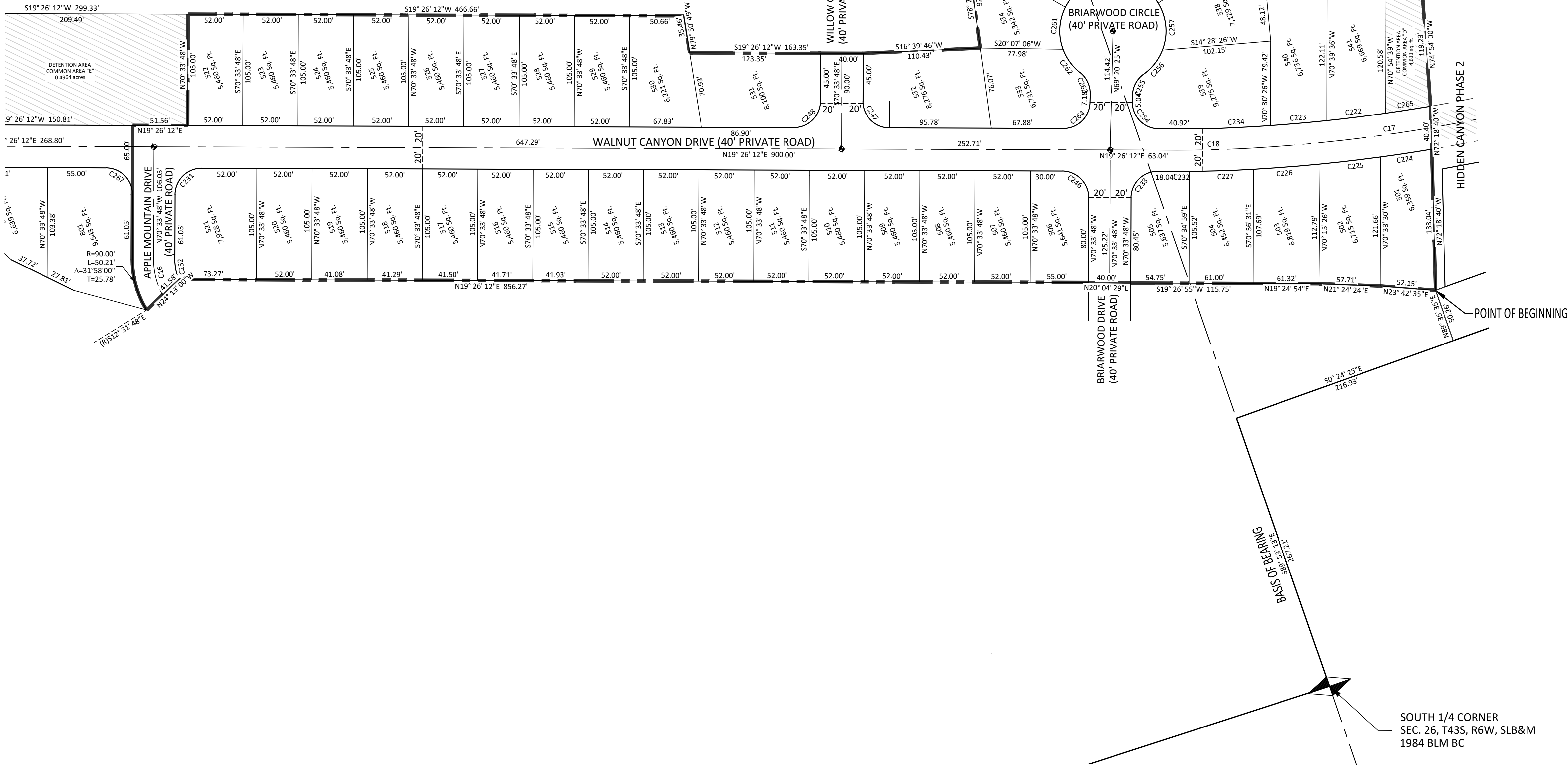
THENCE N23°42'35"E 52.15 FEET; THENCE N21°24'24"E 57.71 FEET; THENCE N19°24'54"E 61.32 FEET; THENCE N19°26'55"E 115.75 FEET; THENCE N20°04'29"E 40.00 FEET; THENCE N19°26'12"E 856.27; THENCE N24°13'00"W 41.58 FEET TO A POINT OF CURVATURE WITH A NON-TANGENT 90.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS S12°31'48"E) THENCE 50.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°58'00"; THENCE S70°33'48"E 126.05 FEET; THENCE S19°26'12"W 51.56 FEET; THENCE S70°33'48"E 105.00 FEET; THENCE S19°26'12"W 466.66 FEET; THENCE N79°50'49"W 35.46 FEET; THENCE S19°26'12"W 163.35 FEET; THENCE S6°39'46"W 110.43 FEET; THENCE S78°29'00"E 92.15 FEET; THENCE S12°46'12"E 99.60 FEET; THENCE S15°21'01"W 98.24 FEET; THENCE S28°18'35"W 51.97 FEET; THENCE S61°12'43"W 57.42 FEET; THENCE N76°06'49"W 49.98 FEET; THENCE S19°47'14"W OF 57.58 FEET; THENCE S13°41'29"W 54.88 FEET; THENCE S10°55'39"W 34.47 FEET; THENCE N74°54'00"W 119.23 FEET; THENCE N72°18'40"W 40.40 FEET; THENCE N72°18'40"W 133.04 FEET TO THE POINT OF BEGINNING.;

CONTAINING 7.463 ACRES.



CONTACT INFORMATION

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



HIDDEN CANYON SUBDIVISION PHASE 5  
PRELIMINARY PLAT  
HIDDEN CANYON SUBDIVISION PHASES 2-5, 8 AND 14  
LOCATED IN THE NW 1/4, SEC 35, AND THE W 1/2 SEC 26  
T42S, R16W, SLB&M, KANAB, UTAH



CHECKED BY : SK  
DRAWN BY : SWB  
DATE : 4/29/25  
JOB NO. : 21-43

SCALE :  
1"=60'

SHEET NO. :  
4 OF 6

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

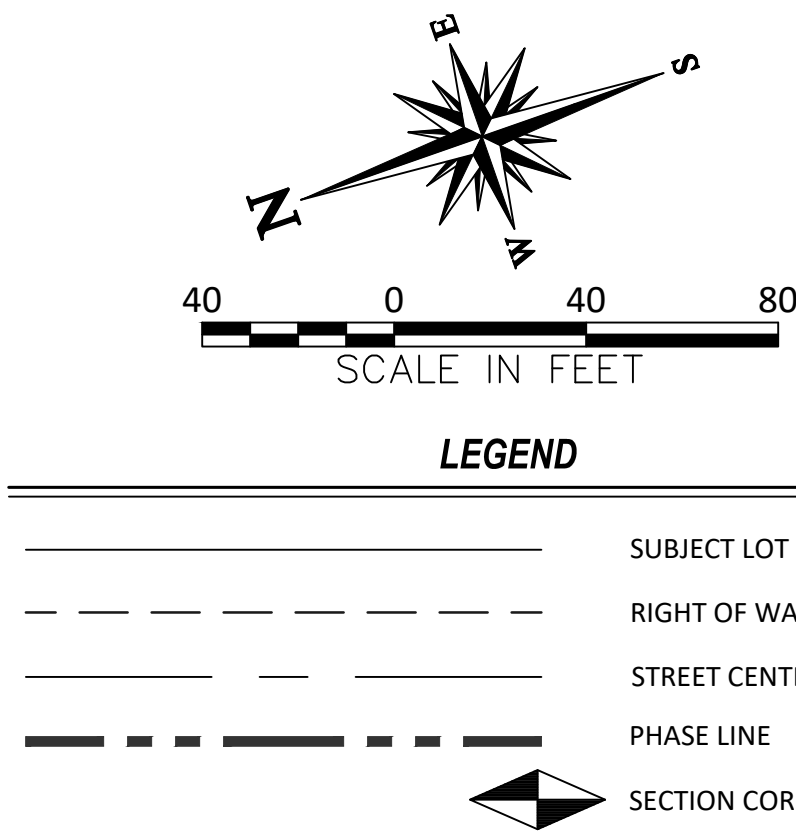
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C16	70.00'	34.89'	28°33'27"	17.82'
C229	25.00'	39.27'	90°00'00"	25.00'
C249	102.53'	9.26'	5°10'31"	4.63'
C250	180.00'	13.44'	4°16'44"	6.72'
C251	200.00'	14.94'	4°16'44"	7.47'
C266	90.00'	50.21'	31°58'00"	28.78'
C267	25.00'	39.27'	90°00'00"	25.00'

PHASE 8 BOUNDARY DESCRIPTION

BEGINNING AT A POINT S89°53'13"E, 669.73 FEET ALONG THE SECTION LINE AND N00°06'47"E, 935.70 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN; BASIS OF BEARING BEING S89°53'13"E BETWEEN THE SOUTH ¼ CORNER AND EAST 1/16 CORNER OF SAID SECTION 26;

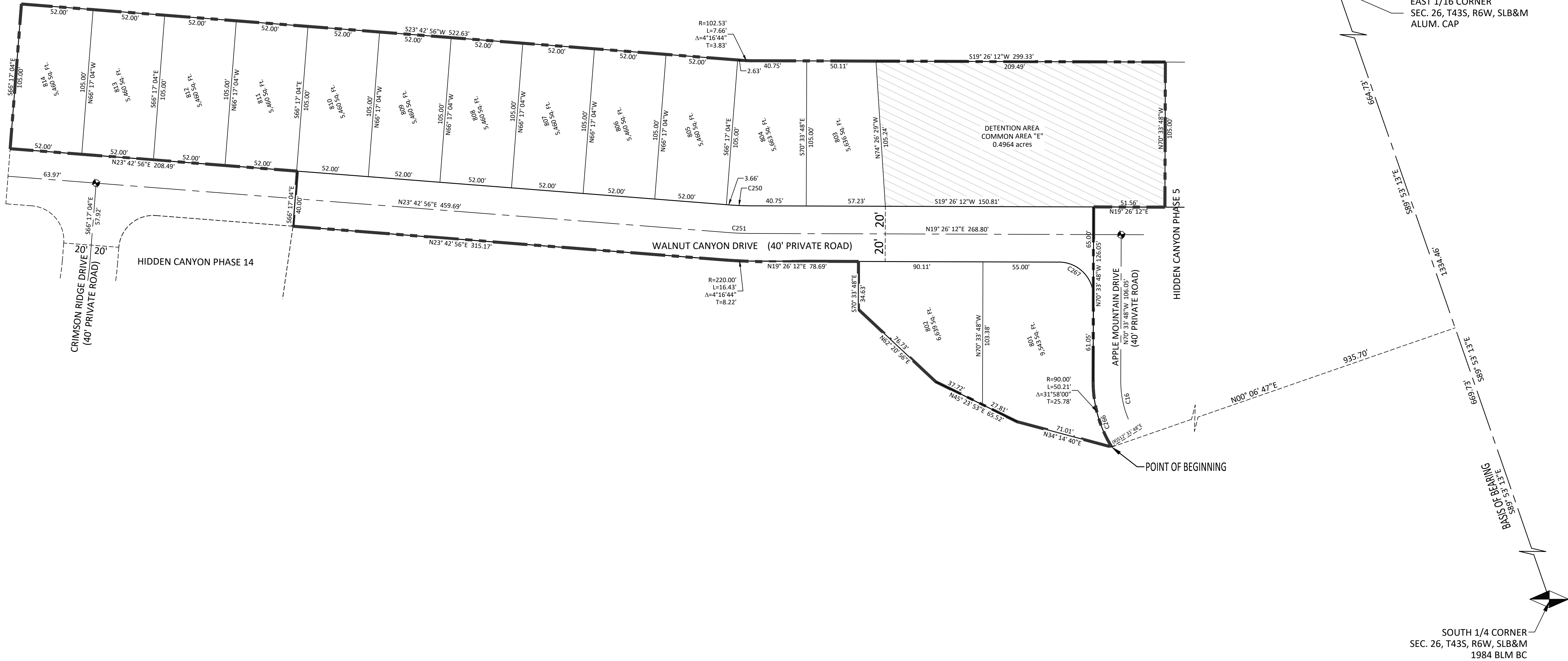
THENCE N34°14'40"E 71.01 FEET; THENCE N45°23'53"E 65.52 FEET; THENCE N62°20'56"E 76.73 FEET; THENCE S70°33'48"E 34.63 FEET; THENCE N19°26'12"E 78.69 FEET TO THE POINT OF CURVATURE WITH A 220.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 16.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°16'44"; THENCE N23°42'56"E 315.17 FEET; THENCE S66°17'04"E 40.00 FEET; THENCE N23°42'56"E 208.49 FEET; THENCE S66°17'04"E 105.00 FEET; THENCE S23°42'56"W 522.63 FEET TO A POINT OF CURVATURE WITH A 102.53 FOOT RADIUS CURVE TO THE LEFT; THENCE 7.66 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°16'44"; THENCE S19°26'12"W 299.33 FEET; THENCE N70°33'48"W 105.00 FEET; THENCE N19°26'12"E 51.56 FEET; THENCE N70°33'48"W 126.05 FEET TO A POINT OF CURVATURE WITH A 90.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 50.21 FEET ALONG THE ARC OF SAID CURVE THROUGH AND CENTRAL ANGLE OF 31°58'00" AND THE POINT OF BEGINNING.

CONTAINING 2.915 ACRES.



CONTACT INFORMATION

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



HIDDEN CANYON SUBDIVISION PHASE 8  
PRELIMINARY PLAT

HIDDEN CANYON SUBDIVISION PHASES 2-5, 8 AND 14  
LOCATED IN THE NW 1/4, SEC 35, AND THE W 1/2 SEC 26  
T42S, R16W, SLB&M, KANAB, UTAH



CHECKED BY : SK

DRAWN BY : SWB

DATE : 4/28/25

JOB NO. : 21-43

SCALE :  
1"=40'

SHEET NO. :

5 OF 6

BROWN CONSULTING ENGINEERS, P.C.  
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING  
798 SOUTH 900 EAST, SUITE B-105  
ST. GEORGE, UTAH 84798  
(435) 628-4700 FAX (435) 628-4725

May 6, 2025

Kanab City  
Attn: Janae Chatterley  
Land Use Coordinator  
26 North 100 East  
Kanab, UT 84741  
(435) 644-2543

Project Hidden Canyon Ph 5 & 8 Preliminary Plat's  
Project No. PlanPlanSubRes25-002  
Application Date March 17, 2025

Dear Janae Chatterley

The submitted documents for the aforementioned Project have been reviewed. The following comments address areas of concern, non-compliance with governing code, potential errors, or omissions in the proposed Project:

All plats should be a final product before submitting.

### **Survey Review**

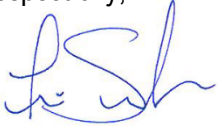
Sheet 4 of 6, Phase 5

1. Add "Running" to boundary description, S6°39'46"W should be S16°39'16"W and "feet" after 856.27.
2. Reverse bearings on boundary to match boundary description.
3. Add 20.00' distance at the intersection of Walnut Canyon Drive and Apple Mountain Drive.
4. Flip 86.90" distance inside lot 531.
5. Dimensions labeled on lots 533 and 539 along right of way do not match linework in provided drawing.
6. Lot 539 does not reflect the 20' offset of the centerline of Walnut Canyon Drive.
7. Wipeout texts were needed to clarify the text.
8. Add label for "Hidden Canyon Phase 8".
9. Add C248 and C267 to curve table.
10. Show property corners on all lot corners.

Sheet 5 of 6, Phase 8

11. Add stackable distances to centerline of Walnut Canyon Drive.
12. Show property corners on all lot corners.

Respectfully,



Travis Sanders, PLS  
Survey Department Manager  
Civil Science



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



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

## Kanab City Planning Commission Staff Report File #PLAN25-019

Date:	June 2, 2025
Meeting Date:	June 3, 2025
Agenda Item:	Discuss and recommend to City Council a petition to vacate public utility easements
Subject Property Address:	765 E Cedar Circle
Applicant:	Iron Rock Engineering
Applicant Agent:	
Parcel #:	K-193-27 & K-193-28
Applicable Ordinances:	Utah Code §§ 10-9a-609.5

### Summary:

Iron Rock Engineering is requesting to vacate the public utility easements on parcel K-193-27 & K-193-28 located approximately at 765 E Cedar Circle. 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 Rhees & Brookie Jackson and Marson D Keller. 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, June 10, 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.

— 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**

**Conditions of Approval:**

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 K-193-27 & K-193-28 based on the findings and conditions outlined in the staff report #PLAN25-019.

**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-193-27 & K-193-28 based on the findings and conditions outlined in the staff report #PLAN25-019, 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-193-27 & K-193-28 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 27 & 28 MESA HILLS SUBDIVISION PHASE 2

AMENDED

CITY OF KANAB, UTAH

LOCATED IN SE1/4 SW1/4 OF SECTION 27, 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

AMENDED  
LOTS 27 & 28  
MESA HILLS SUBDIVISION PHASE 2 AMENDED  
KANAB, UT

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 adjusted lot lines between two lots as well as Public Utility and Ingress & Egress Easements, as shown, which are herein after known as

"AMENDED LOTS 27 & 28, MESA HILLS SUBDIVISION PHASE 2 AMENDED"

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

FOR REVIEW

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 adjust lot lines between lots 27 & 28. All corners are set and found as shown. The basis of bearing for this survey is from the Southwest corner of Lot 28 and the original original Northwest of Lot 28 bearing N0°51'00"E with a distance of 147.04 feet in the Utah State Plane coordinate system South Zone.

LEGAL DESCRIPTION:

ALL OF LOT 27 OF MESA HILLS SUBDIVISION PHASE 2 AMENDED AS RECORDED IN THE OFFICE OF THE KANE COUNTY RECORDER, UTAH.

ALL OF LOT 28 OF MESA HILLS SUBDIVISION PHASE 2 AMENDED AS RECORDED IN THE OFFICE OF THE KANE COUNTY RECORDER, UTAH.

SURVEYED AT THE REQUEST OF :  
RHEES & BROOKIE JACKSON  
793 E CEDAR CIR  
KANAB, UT 84741

REFERENCED DOCUMENTS

- FINAL PLAT, MESA HILLS SUBDIVISION PHASE 2 AMENDED.

LEGEND

●	SET 5/8" x 36" REBAR WITH PLASTIC CAP MARKED IN ENG. PLS 5561917	_____	PROPERTY LINE
⊙	FOUND MONUMENT AS NOTED	_____	ADJACENT PROPERTY LINE
⊙	STREET CENTERLINE MONUMENT	_____	EASEMENT
		_____	STREET CENTER LINE
		_____	LOT LINE TO BE REMOVED
		_____	LOT LINE TO BE ADDED
		_____	FENCE
		_____	SURVEY BOUNDARY
		[ ]	RECORD BEARING AND DISTANCE

STATE OF UTAH, ) s.s. ACKNOWLEDGMENT  
COUNTY OF )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me MARSON DEAN KELLER, TRUSTEE OF THE MARSON D. KELLER AND JANE P. KELLER REVOCABLE LIVING TRUST DATED OCTOBER 18, 202, 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))

STATE OF UTAH, ) s.s. ACKNOWLEDGMENT  
COUNTY OF )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me JANE PARR KELLER, TRUSTEE OF THE MARSON D. KELLER AND JANE P. KELLER REVOCABLE LIVING TRUST DATED OCTOBER 18, 202, 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))

STATE OF UTAH, ) s.s. ACKNOWLEDGMENT  
COUNTY OF )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me BROOKIE HATCH JACKSON, 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))

STATE OF UTAH, ) s.s. ACKNOWLEDGMENT  
COUNTY OF )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me RHEES LANCE JACKSON, 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  
RHEES LANCE JACKSON & BROOKIE HATCH JACKSON and MARSON DEAN KELLER AND JANE PARR KELLER, TRUSTEES OF THE MARSON D. KELLER AND JANE P. KELLER REVOCABLE LIVING TRUST DATED OCTOBER 18, 2024, as the owner of the real property described in the Boundary Description, having caused the Property to be amended, consent to the preparation and recording of this Plat.  
IN WITNESS WHEREOF, RHEES LANCE JACKSON & BROOKIE HATCH JACKSON and MARSON D. KELLER AND JANE PARR KELLER, TRUSTEES OF THE MARSON D. KELLER AND JANE P. KELLER REVOCABLE LIVING TRUST DATED OCTOBER 18, 2024, has made the above dedications this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
RHEES LANCE JACKSON BROOKIE HATCH JACKSON MARSON DEAN KELLER, TRUSTEE JANE PARR KELLER, TRUSTEE  
793 E CEDAR CIR 793 E CEDAR CIR PO BOX 28 PO BOX 28  
KANAB, UT 84741 KANAB, UT 84741 KANAB, UT 84741 KANAB, UT 84741

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

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

DRAWN BY: CM  
SCALE: 1" = 15'  
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 #PLAN25-024**

<b>Date:</b>	<b>June 2, 2025</b>
<b>Meeting Date:</b>	<b>June 3, 2025</b>
<b>Agenda Item:</b>	<b>Discuss and recommend to City Council a petition to vacate public utility easements</b>
<b>Subject Property Address:</b>	<b>630 W Vance Dr</b>
<b>Applicant:</b>	<b>Iron Rock Engineering</b>
<b>Applicant Agent:</b>	
<b>Parcel #:</b>	<b>72-431</b>
<b>Applicable Ordinances:</b>	<b>Utah Code §§ 10-9a-609.5</b>

#### **Summary:**

Iron rock Engineering is requesting to vacate the public utility easements on parcel 72-431 located approximately at 630 W Vance Dr. The property owners are requesting to vacate the easements around property boundaries.

#### **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 Christopher and Heather Tarver. 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, June 10, 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.

**— 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**

**Conditions of Approval:**

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 72-431 based on the findings and conditions outlined in the staff report #PLAN25-024.

**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 72-431 based on the findings and conditions outlined in the staff report #PLAN25-024, 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 72-431 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 —**

**CITY OF KANAB, UTAH  
LOCATED IN NW¼ NE¼ OF SECTION 5,  
TOWNSHIP 44 SOUTH, RANGE 6 WEST,  
SALT LAKE BASE AND MERIDIAN**

I, Thomas W. Avant, a Professional Land Surveyor, License Number 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 herein in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this Record of Survey.

Date: \_\_\_\_\_

The purpose of this survey was to retrace and mark on the ground the lines as shown on this Record of Survey at the request of the client. The purpose of the survey is to delineate the boundaries. All corners are set and found as shown. The basis of bearing for this survey is the Utah State Plane coordinate system South Zone.

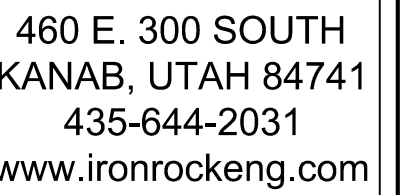
ALL OF LOT 431 KANAB CREEK RANCHOS UNIT NO.4-A, AS RECORDED IN THE OFFICE OF THE KANE COUNTY RECORDER, UTAH. (PLAT 72A)

- KANAB CREEK RANCHOS UNIT NO. 4-A, 1977.(72A)

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

⦿ — FOUND MONUMENT AS NOTED

[ ]



RECORD OF SURVEY  
**LOT 431**  
KANAB CREEK RANCHOS UNIT NO. 4-A  
KANAB, UT

[illegible]

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

1 OF 1