

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



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

## **KANAB CITY PLANNING COMMISSION**

26 North 100 East  
Kanab, UT 84741

**November 12, 2025**

**NOTICE** is hereby given that the Kanab Planning Commission will hold its regular Commission Meeting on the 12<sup>th</sup> day of November 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 October 7, 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. **PUBLIC HEARING** Discuss and recommend a text amendment to Kanab City's Land Use Ordinance Chapter 17 Single Family Zones, chapter 19 MH-KCR Zone and General Ordinance Section 13 Police and public Offenses. The purpose of the amendment is to discuss dog boarding parameters and requirements for residential areas.

### **Legislative Decision:**

### **Work Meeting:**

2. Discussion on new legislative changes for the Wildland Urban Interface requirements outlined in Utah House Bill 48.
3. Discussion about subdivisions improvements for minor subdivisions outlined in Kanab City Subdivision Ordinances.

### **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**  
**October 7, 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, Dennis Shakespear, Kerry Glover, Russ Whitaker, Nate Lyman; Building/Land Use Administrator Janae Chatterley, City Attorney Kent Burggraaf

**Not in attendance** – Commission Members Terry Edwards, Ben Aiken, and Mark Gilberg; Council Liaison Arlon Chamberlain,

**2. Approval of meeting minutes from July 1, 2025, and September 2, 2025**

Commission Member Shakespear made a motion to approve the July 1, 2025, meeting minutes. Commission Member Whitaker seconded the motion. Motion passed.

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

Commission Member Glover made a motion to approve the September 2, 2025, meeting minutes. Commission Member Lyman seconded the motion. Motion passed.

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

- 39
- 40 **3. Public Comment Period – Members of the public are invited to address the Planning Commission.**
- 41 **Participants are asked to keep their comments to 3 minutes and follow the rules of civility**
- 42 **outlined in Kanab Ordinance 3-601**
- 43

44 **Administrative Decision Items:**

45 **Legislative Decision:**

- 46 **1. PUBLIC HEARING Discuss and recommend a text amendment to Kanab City's Land Use**
- 47 **Ordinance Chapter 17, Single Family Zones, Chapter 19, MH-KCR Zone, and General Ordinance**
- 48 **Section 13, Police and Public Offenses. The purpose of the amendment is to discuss dog**
- 49 **boarding parameters and requirements for residential areas.**
- 50

51 Ms. Chatterley explained that city staff had coordinated with the city council to ensure support for

52 regulating dog boarding similar to the existing additional dog household permit. The updates to

53 Chapters 17 and 19 were primarily to mark dog boarding as a permitted use and to add a footnote

54 directing applicants to Section 13-200.04 for detailed requirements. She clarified that the general

55 ordinance section was expanded to differentiate kenneling from dog boarding and to align zoning

56 permissions. Kennels were now permitted in both RR-1 and RA zones. Dog boarding would require a

57 business license and could not exceed four dogs per property, including the owner's own pets.

58 Structures housing dogs had to comply with setback requirements, and yards must be fully fenced

59 with at least 450 square feet. Dogs could not be tethered outside, and property owners must co-sign

60 applications if tenants operated the business. She also outlined care requirements, including

61 cleanliness, adequate space, weather protection, and sanitation.

62

63 Mr. Burggraaf recommended adding a subparagraph clarifying that two or more violations within

64 twelve months, including those under similar state provisions, would result in license revocation.

65

66 Ms. Chatterley agreed and added that licenses would not be transferable between owners or

67 properties. She mentioned that the ordinance currently required dogs to be spayed or neutered

68 under the additional dog household permit and asked if the same should apply to dog boarding.

69

70 Commission Member Lyman questioned the necessity of requiring spaying or neutering for short-

71 term boarding.

72

73 Ms. Chatterley replied that the original rule was meant to prevent unintentional breeding among

74 owners with multiple dogs.

75

76 Mr. Burggraaf explained that kennels were defined as breeding operations, while boarding was for

77 non-breeding purposes, and only kennels required special licensing.

78

Commission Member Lyman noted that dog boarding was typically temporary, such as watching pets for travelers.

Ms. Chatterley responded that leaving dogs intact could increase the risk of wandering or unwanted mating, but said the ordinance could leave that decision to business owners.

Commission Member Whitaker affirmed that spaying and neutering were already part of the application process.

Commission Member Lyman added that requiring it in the ordinance could also reduce liability.

Ms. Chatterley agreed and reiterated that it was already checked during the permitting process by Chief Cram. She and Mr. Burggraaf discussed how unneutered dogs were charged higher licensing fees, noting that the current policy required paying the fee regardless of the dog's age.

Chair Swain stated that it was best to leave the spay and neuter rule to the applicant's discretion rather than enshrine it in the ordinance.

Commission Member Lyman then asked about minimum property size, and Commission Member Glover clarified that a fenced area of 450 square feet was required.

Ms. Chatterley noted that many townhomes would not meet that standard, but those zones were excluded from eligibility. She reviewed that only R-1-8, R-1-10, R-1-15, R-1-20, and MHKCR zones were applicable, all of which already allowed up to four dogs with a permit.

Mr. Burggraaf added that Chapter 19 also included a clarification referring to Chapter 4 for manufactured home anchoring requirements.

Ms. Chatterley explained that the clarification ensured homes were anchored to foundations rather than directly to the ground, aligning with city code.

Commission Member Swain opened the public hearing.

No comment from the public was provided.

Commission Member Swain closed the public hearing.

Commission Member Glover made a motion to send a positive recommendation to the city council to adopt changes to the Kanab City land use ordinances identified in Exhibit A of the staff report 20251007.1, with the amendments. Commission Member Whitaker seconded the motion. Motion passed.

117 Marlee Swain – YES  
118 Dennis Shakespear – YES  
119 Russ Whitaker – YES  
120 Kerry Glover – YES  
121 Nate Lyman – YES  
122 Terry Edwards – Absent  
123 Ben Aiken – Absent  
124 Mark Gilberg – Absent

125  
126 **2. PUBLIC HEARING Discuss and recommend a test amendment to Kanab City's General**  
127 **Ordinance Chapter 9 – Business Licenses. The purpose of the amendment is to discuss Special**  
128 **Events in city limits.**  
129

130 Ms. Chatterley explained that while existing ordinances allowed special events for nonprofit  
131 organizations, the city had recently seen an increase in requests from for-profit entities without any  
132 regulations in place for them. The proposed amendment, developed over several months, aimed to  
133 address this gap. It outlined new definitions for various event types, classified them by tiers based  
134 on attendance (fewer than 100, 100–500, and over 500 attendees), and detailed where each type of  
135 event could be held. She noted that while fees would apply to these permits due to city staff  
136 involvement in preparation and cleanup, there would be a provision to waive fees for certain  
137 partners, such as local schools or county departments.

138  
139 Mr. Ludwig clarified that he had drafted the twenty-page ordinance. He stated that it was modeled  
140 primarily on St. George's ordinance, since St. George hosted many large events and had undergone  
141 legal scrutiny. The amendment aimed to (1) allow for-profit events within city limits, (2) protect the  
142 city from liability through robust insurance and waiver requirements, and (3) allow events to occur  
143 outside typical zoning designations, such as at schools or parks, when appropriate. He emphasized  
144 that while the city could regulate time, place, and manner, it could not restrict events based on  
145 content or viewpoint, citing St. George's legal challenges as a cautionary example.

146  
147 Mr. Burggraaf added that the city had been issuing special event permits for years without clear  
148 authority, creating legal and liability risks. The new ordinance would formalize the process and  
149 better protect the city and taxpayers.

150  
151 Chair Swain requested to see the event location chart.

152  
153 Ms. Chatterley showed the chart and discussed its structure. She explained that each location, such  
154 as Jacob Hamblin Park, had restrictions based on the number of event days per month. For example,  
155 Jacob Hamblin Park could only be rented for up to fifteen days per month to balance community  
156 use.  
157

Commission Member Shakespear suggested limiting consecutive rental days to prevent overuse or damage to park grounds.

Mr. Ludwig responded that cost recovery fees already served as a control, noting that camping at the baseball fields, for instance, was allowed for one week for \$30,000 to cover restoration expenses.

Ms. Chatterley described how other facilities, including the pool, skate park, and library, would be categorized under different tiers, explaining that occupancy limits would still apply to enclosed venues.

Commission Member Glover inquired whether the skate park designation included adjacent basketball courts.

Ms. Chatterley replied that clarification might be needed.

Mr. Ludwig confirmed that skateboarding and basketball events had both been held there.

Mr. Burggraaf noted that the entire area technically fell within Jacob Hamblin Park.

Mr. Burggraaf and Mr. Ludwig explained that “open spaces” covered all city-owned land not otherwise designated, such as undeveloped fields or roadside areas.

Mr. Ludwig emphasized that the chart was the commission’s main opportunity to define what types of events were appropriate for each site.

Ms. Chatterley noted that Mr. Ludwig had contacted other property owners, such as the school district and water conservancy, to ensure their consent.

Mr. Ludwig added that both entities wanted broad flexibility but had certain restrictions—for instance, schools could not host fireworks.

Ms. Chatterley discussed 405 North, a street near the pool and library that was being redeveloped to host vendor fairs and street events.

Mr. Ludwig confirmed that this road was intentionally designed as an event-friendly space due to minimal residential impact and ample parking. He then reviewed event limits on major and minor roads, noting that closures would require Utah Department of Transportation (UDOT) permits. He explained that new notification requirements were included so nearby residents would be informed about upcoming events, closures, and disruptions. He cited Trail Fest as an example of successful neighborhood outreach through mailed notices and QR codes.

Ms. Chatterley elaborated that event applicants must submit security, traffic, and public safety plans as part of their application. City departments—including planning, police, parks, and public works—would review and approve each application.

Mr. Ludwig emphasized that this change addressed prior issues where events were approved without adequate information about traffic or safety logistics.

Ms. Chatterley detailed the insurance requirements, explaining that applicants must provide proof of coverage naming Kanab City as an insured party, along with 30-day cancellation notice provisions.

Mr. Ludwig added that smaller tier-one events could instead sign a liability waiver due to the prohibitive cost of insurance. However, the city accepted some additional risk in doing so.

Ms. Chatterley mentioned that Mr. Ludwig would have the authority to approve fee waivers for public entities and nonprofits. She also noted that the ordinance specified objective grounds for denying permits to ensure fairness and avoid arbitrary or biased decisions.

Mr. Ludwig cautioned that although some events might be unpopular, the city could only deny permits for reasons explicitly stated in the ordinance, not based on political or cultural disagreement.

Mr. Burggraaf reinforced this point by referencing a St. George incident where a drag show's cancellation led to lawsuits alleging viewpoint discrimination. He explained that Kanab's ordinance was structured to prevent similar issues by clearly defining permissible regulations and avoiding bias based on religion, gender, or political perspective.

Commission Member Glover asked why St. George's city attorneys had not warned officials about the risk of litigation.

Mr. Burggraaf responded that legal counsel had likely provided such warnings, but officials proceeded regardless.

Mr. Ludwig explained that in the St. George case, the city council had faced strong public pressure from residents who disapproved of the nature of a particular event. The city manager had legally approved it because he lacked the authority to deny it, but community backlash led to his termination. Mr. Ludwig noted that this incident underscored the importance of ensuring that Kanab's ordinance allowed all lawful events equally, even those unpopular with some residents. He reiterated that the city could only regulate time, place, and manner — for example, limiting events after 10 p.m. — but could not discriminate between types of private events.

Mr. Burggraaf expanded on this point, noting that protests or political gatherings often became flashpoints for bias. He explained that the city must remain neutral and cannot approve events favoring one political perspective while denying others.

Ms. Chatterley continued by describing procedural sections of the ordinance, including the appeals process, required inspections, neighborhood notifications, sales tax obligations, and enforcement measures for violations. These provisions were designed to safeguard the city and establish clear mechanisms for compliance and enforcement.

Commission Member Lyman raised concerns about law enforcement involvement and asked whether the ordinance required a police presence at all events.

Ms. Chatterley replied that no such requirement was specified, though each event must submit a safety plan.

Mr. Ludwig added that the police chief reviewed and signed off on all permits and that private events were responsible for providing or funding their own security. At the same time, the city typically covered those costs for public events.

Ms. Chatterley mentioned that some events had requested police support in the past.

Mr. Burggraaf explained that when police staffing incurred overtime, those costs were included in event fees.

Commission Member Glover agreed that it was an important consideration.

Mr. Ludwig added that EMS presence was also sometimes required for higher-risk events such as rodeos. He noted that the county often partnered with the hospital for EMS coverage, and while public events were exempt from those fees, private events were responsible for them.

Ms. Chatterley asked for feedback regarding the land use table.

Commission Member Glover commented that there was no rush to approve the ordinance since members had just received it.

Mr. Ludwig replied that while the school district hoped to move quickly, the commission could take more time. He explained that the district wanted flexibility to host events inconsistent with current zoning, and the ordinance would help address that. He invited Mr. Burggraaf to clarify what aspects of the ordinance were most relevant to the commission's recommendation.

Mr. Burggraaf explained that, although this was a general ordinance, it affected land use by creating exceptions to existing zoning. He said that the commission's focus should be on the event location



282 table, which defined where and under what parameters those exceptions could occur. Other  
283 administrative sections—such as insurance, liability, or fee waivers—were less relevant to their  
284 recommendation. He encouraged the commission to focus on whether event types, locations, and  
285 duration limits were appropriate for Kanab’s zoning framework.

287 Mr. Ludwig added that while the school district hoped for a prompt resolution, there was no strict  
288 deadline.

289  
290 Commission Member Glover noted that the ordinance was extensive and that members usually had  
291 more time to analyze line-by-line changes. He suggested revisiting it next month for refinements,  
292 but supported moving it forward to the city council for feedback.

293  
294 Commission Member Lyman suggested creating a color-coded map to visually distinguish areas such  
295 as the skate park, basketball courts, and adjacent pavilions to clarify boundaries for events.

296  
297 Mr. Burggraaf responded that while the city might not define those areas precisely, event applicants  
298 were already required to submit site plans showing the specific space they intended to use.

299  
300 Commission Member Lyman clarified that his idea was for general reference rather than  
301 enforcement.

302  
303 Mr. Burggraaf agreed that such a visual aid could help identify general zones without being overly  
304 rigid.

305  
306 Commission Member Glover pointed out that a tier-two event allowed up to 500 people, which  
307 seemed excessive for smaller venues like the skate park unless nearby areas were included.

308  
309 Ms. Chatterley noted that overlapping venues could cause conflicts—for example, if one event  
310 reserved the pavilion while another booked the skate park next door.

311  
312 Mr. Burggraaf said his legal review would add language clarifying that a special event permit did not  
313 grant exclusive use of public areas unless a separate agreement was approved.

314  
315 Ms. Chatterley agreed but noted that certain venues, like the skate park during competitions, might  
316 need exclusive access for safety.

317  
318 Commission Member Lyman added that simultaneous events could exceed capacity limits if not  
319 coordinated properly.

320  
321 Chair Swain shifted the discussion to animal-related events, referencing the former greyhound  
322 gathering and Western Legends cattle drives. She asked whether such activities would be covered  
323 under the ordinance.

324  
325 Ms. Chatterley asked if she meant events held in parks where animals were currently prohibited.  
326

327 Chair Swain confirmed and asked whether animal-related events needed to be explicitly addressed  
328 in the tier system.  
329

330 Mr. Burggraaf explained that animal-related activities would be handled through the application  
331 process, with mitigation measures such as cleanup requirements. He clarified that parks already  
332 prohibited dogs unless a special agreement was reached.  
333

334 Mr. Ludwig added that some venues, like the Kanab Center and Jacob Hamblin Park, had banned  
335 dogs entirely due to past issues, while others, like the school district, could decide independently  
336 whether to allow them.  
337

338 Ms. Chatterley suggested adding a disclaimer to the event table, noting that individual locations  
339 might have additional restrictions beyond what the ordinance allowed.  
340

341 Mr. Ludwig agreed, saying that would clarify site-specific discretion, including animal-related  
342 limitations.  
343

344 Commission Members Glover and Lyman asked about the new dog park and trail connector.  
345

346 Ms. Chatterley and Mr. Ludwig confirmed that it was located near the Chinle area, fenced, and  
347 partially developed, though grass had yet to be planted. They agreed it should be included in the  
348 event chart for future planning.  
349

350 Ms. Chatterley concluded by saying that the school district and county were eager for the ordinance  
351 but not yet ready to finalize agreements.  
352

353 Mr. Ludwig confirmed that while neither entity had imminent events planned, both wanted to  
354 coordinate future activities under the new framework.  
355

356 Mr. Burggraaf added that the city could share the draft with them for review.  
357

358 Mr. Ludwig stated that he had already sent the draft to county officials, as they were frequent  
359 applicants for special event permits.  
360

361 Ms. Chatterley noted that public hearing notices were issued for both the planning commission and  
362 the city council to allow community participation. If the commission chose to continue the item,  
363 new notices would be required for the next meeting.  
364

Chair Swain suggested approving the ordinance with the option for members to submit additional feedback during the following week.

Ms. Chatterley agreed that would be acceptable and said she would relay any follow-up suggestions to the city council.

Commission Member Swain opened the public hearing.

No comment from the public was provided.

Commission Member Swain closed the public hearing.

Commission Member Glover made a motion to send a positive recommendation to the city council to adopt changes to the Kanab City land use ordinances identified in Exhibit A of the staff report for 20251007.2, with an option of adding additional feedback throughout the week. Commission Member Whitaker seconded the motion. Motion passed.

Russ Whitaker – YES

Dennis Shakespear – YES

Kerry Glover – YES

Terry Edwards – YES

Ben Aiken – YES

Mark Gilberg – Absent

Nate Lyman – Absent

Marlee Swain – Absent

**3. PUBLIC HEARING Discuss and recommend an application for a zone change on parcel K-45-9 from R-1-8 (Single Family) to RM (Multi-Family Zone). Parcel is located at 322 E 200 S [Applicant: Josh Beazer]**

Ms. Chatterley explained that the request was due to the property owner's wish to parcel out a duplex, which is not allowed under the current R-1-8 zoning. The RM zone would permit the creation of separate parcels, such as townhomes or two-family dwellings. She stated that the duplex was already built and met RM zone site plan requirements, including driveways and front landscaping. The surrounding area was zoned R-1-8, but the city's future land use map designated it for medium to high-density residential use, aligning with the general plan. She emphasized that staff made no recommendations on zoning changes since such decisions were legislative, leaving the final judgment to the commission. She noted that Tom Avant was present, representing the property owner.

Commission Member Glover asked whether this situation was similar to previous cases, such as one involving Scott and another involving the Stewart family.

Ms. Chatterley confirmed that similar zone changes had been approved multiple times, including for her own property. She added that there had been past discussions about allowing parceling out in single-family zones, but those proposals never gained full support.

Commission Member Glover asked if the rezoning was meant to allow for selling each unit separately.

Tom Avant clarified that while the rezoning would make selling possible, the current motivation was to meet a bank requirement for refinancing. The bank required the property to be zoned as single-family rather than a duplex. The owner had no plans to sell the units, which were currently used as vacation rentals.

Commission Member Glover commented that the idea made sense.

Commission Member Swain opened the public hearing.

No comment from the public was provided.

Commission Member Swain closed the public hearing.

Commission Member Glover made a motion to send a positive recommendation to the city council to assign zone RM to K-45-9 based on the findings and conditions of approval as outlined in the staff report Plan Zone 25-002. Commission Member Whitaker seconded the motion. Motion passed.

Marlee Swain – YES

Dennis Shakespear – YES

Russ Whitaker – YES

Kerry Glover – YES

Nate Lyman – YES

Terry Edwards – Absent

Ben Aiken – Absent

Mark Gilberg – Absent

#### **Work Meeting:**

#### **Staff Report:**

Ms. Chatterley stated that she had no additional items to present and noted that recent agendas had been lighter. She announced that at the next meeting, the commission would review the final plats for Jim Guthrie's Hidden Canyon development, which included seven or eight phases. She also mentioned that a plat amendment might be submitted by Friday for review before the following meeting.

Commission Member Shakespear asked whether any of the materials could be sent out early.

Ms. Chatterley confirmed she would distribute the large plat files once they were further along in the review process.

Mr. Burggraaf reminded members about the upcoming Land Use Institute conference, which could be attended either in person or virtually. He described it as a day-and-a-half event held on a Wednesday and Thursday and encouraged members to participate.

Ms. Chatterley stated that she had seen the announcement but not the full agenda.

Mr. Burggraaf noted that the agenda was now available and included useful topics. He noted that training would eventually become mandatory after the next census, but was currently optional.

Ms. Chatterley offered to resend the agenda and flyer for the conference. She noted that she would send out information for both the Land Use Institute and the Utah League of Cities and Towns events, noting that the latter included sessions on accessory dwelling units and other planning topics.

Commission Member Glover asked for the conference dates.

Mr. Burggraaf confirmed it would be held on Wednesday, the 22<sup>nd</sup>, and Thursday, the 23<sup>rd</sup>.

Ms. Chatterley mentioned that the Utah League of Cities and Towns event was scheduled for October 21st and 22nd in Salt Lake City.

Commission Member Lyman asked about payment procedures for attending.

Ms. Chatterley explained that participants could either pay upfront and request reimbursement or contact the city to handle registration directly.

**Commission Member Report:**

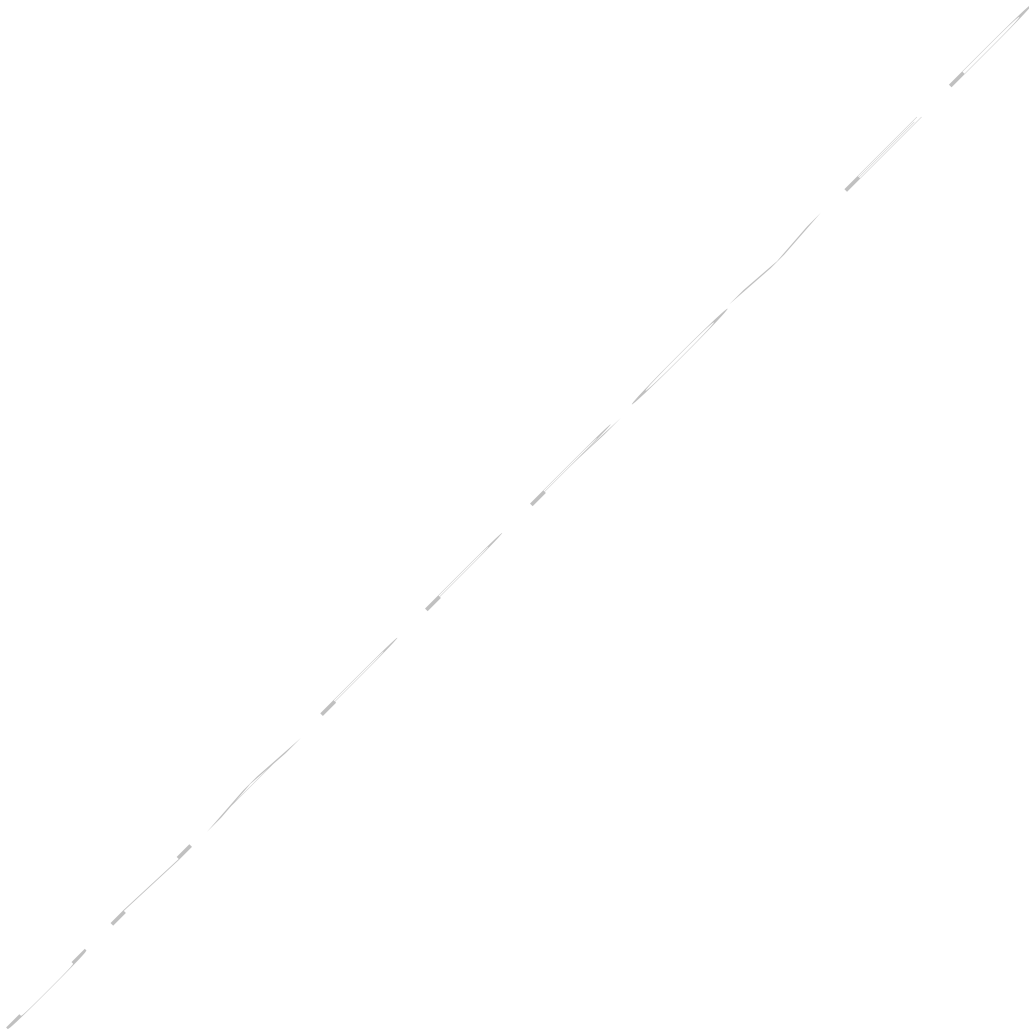
**Council Member Liaison Report:**

**Adjournment:**

Commission Member Glover made a motion to adjourn the meeting. Commission Member Lyman seconded the motion. Motion passed.

Marlee Swain – YES

481 Dennis Shakespear – YES  
482 Russ Whitaker – YES  
483 Kerry Glover – YES  
484 Nate Lyman – YES  
485 Terry Edwards – Absent  
486 Ben Aiken – Absent  
487 Mark Gilberg – Absent  
488



**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 #PLAN25-066**

<b>Date:</b>	<b>November 11, 2025</b>
<b>Meeting Date:</b>	<b>November 12, 2025</b>
<b>Agenda Item:</b>	<b>Public Hearing to approve or deny a Re-review of a Preliminary Plat [the Wave Subdivision]</b>
<b>Subject Property Address:</b>	<b>950 South 10 East</b>
<b>Applicant:</b>	<b>ZK Holdings</b>
<b>Applicant Agent:</b>	<b>Iron Rock Engineering</b>
<b>Zoning Designation:</b>	<b>C-2 &amp; RA</b>
<b>Parcel #:</b>	<b>K-312-3</b>
<b>Applicable Ordinances:</b>	<b>Subdivision Ordinance, Chapter 2</b>

#### **Attachments:**

**Exhibit A: Vicinity Map**

**Exhibit B: Preliminary Plat**

#### **Summary:**

ZK Holdings, property owner, and their representative, Iron Rock Engineering have applied for a re-review of a Preliminary Plat, for the Wave Subdivision. A Preliminary Plat was approved in April 2024, but a Final Plat has not been recorded with the County Recorder. The property owner would like to add 2 more units/lot to the plat and adjust the easement for the stormwater detention areas.

#### **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 —**

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



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

**Findings of Fact:**

- The subdivision is platted into 71 lots for townhouses.

**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, the Wave Subdivision based on the findings and conditions of approval as outlined in the staff report for file #PLAN25-066.

**Alternate motion:**

I make a motion to send a positive recommendation to City Council for the Preliminary Plat, the Wave Subdivision based on the findings and conditions of approval as outlined in the staff report for file #PLAN25-066, with the additional findings and conditions: .

I make a motion to send a negative recommendation to City Council for the Preliminary Plat, the Wave 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**

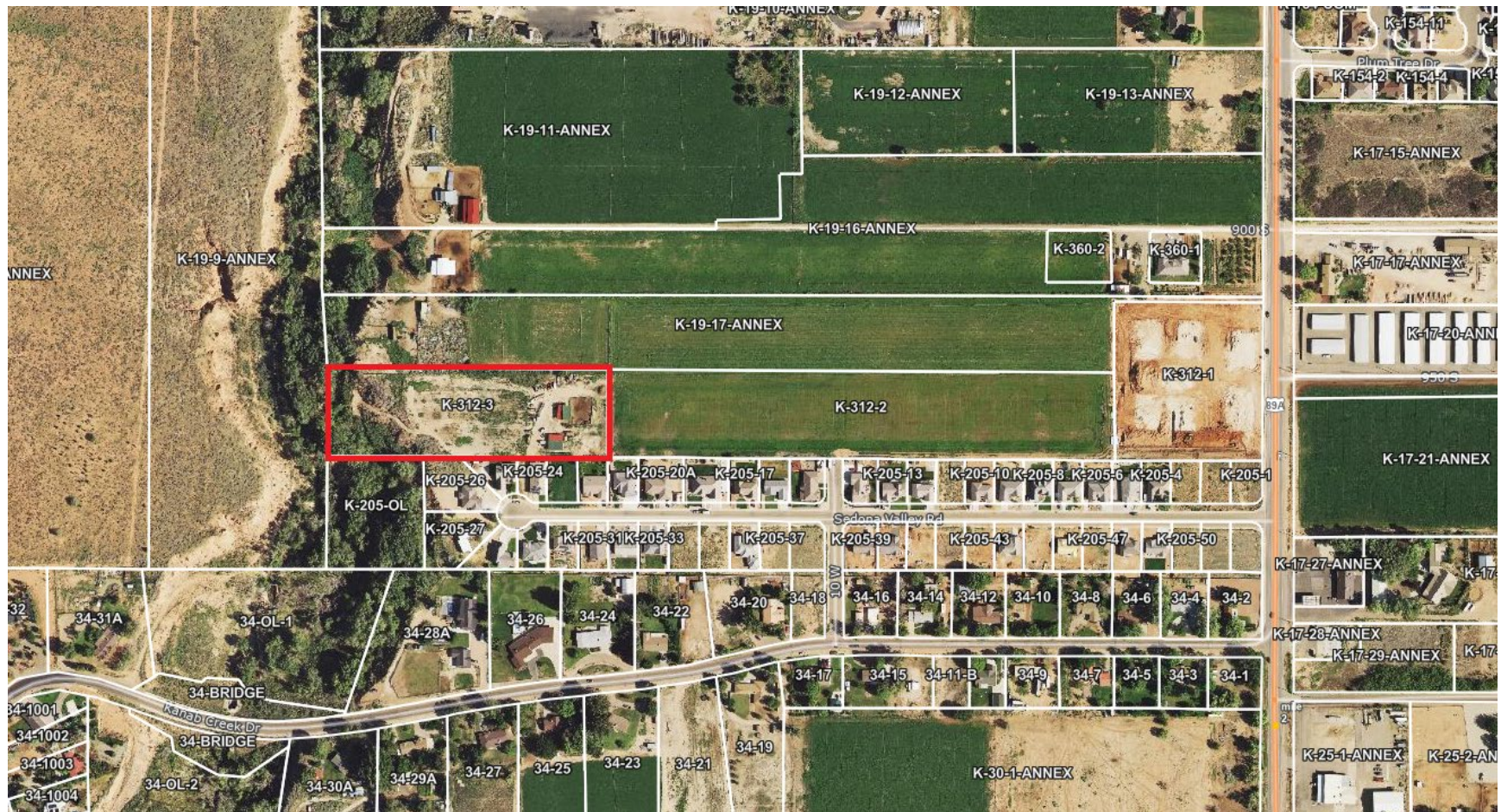
**Scott Colson**

**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 —**



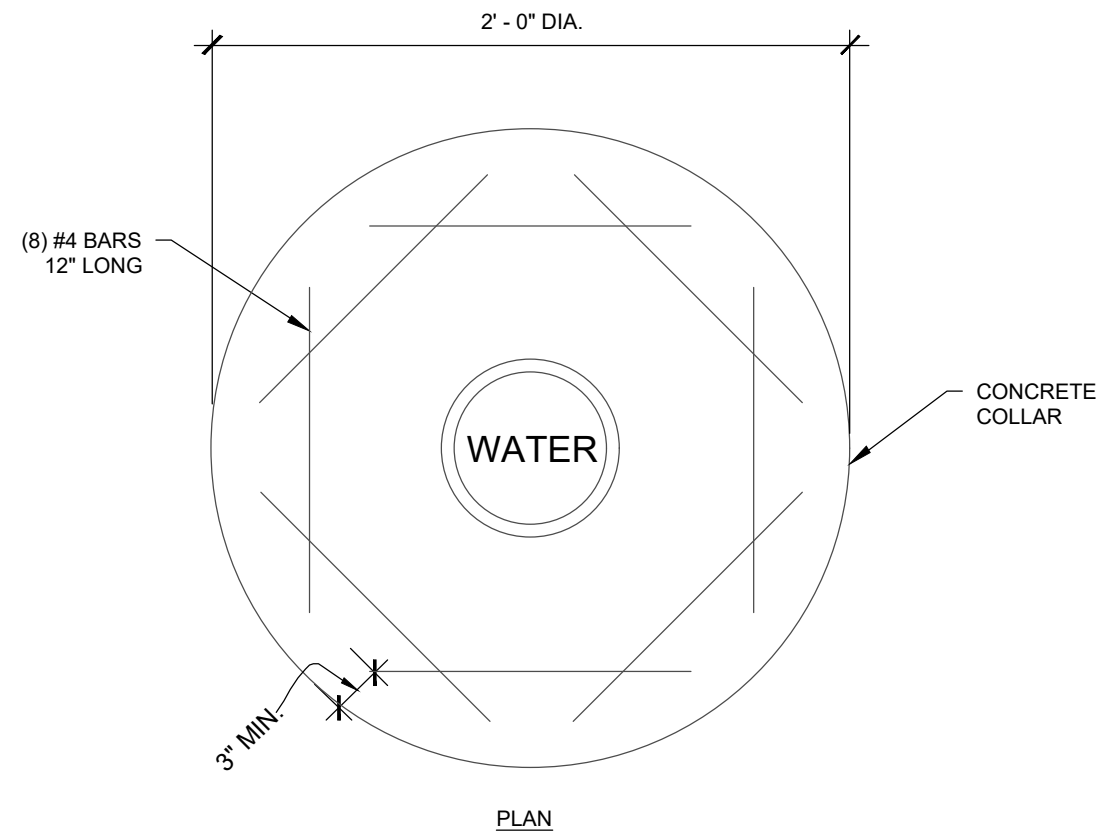




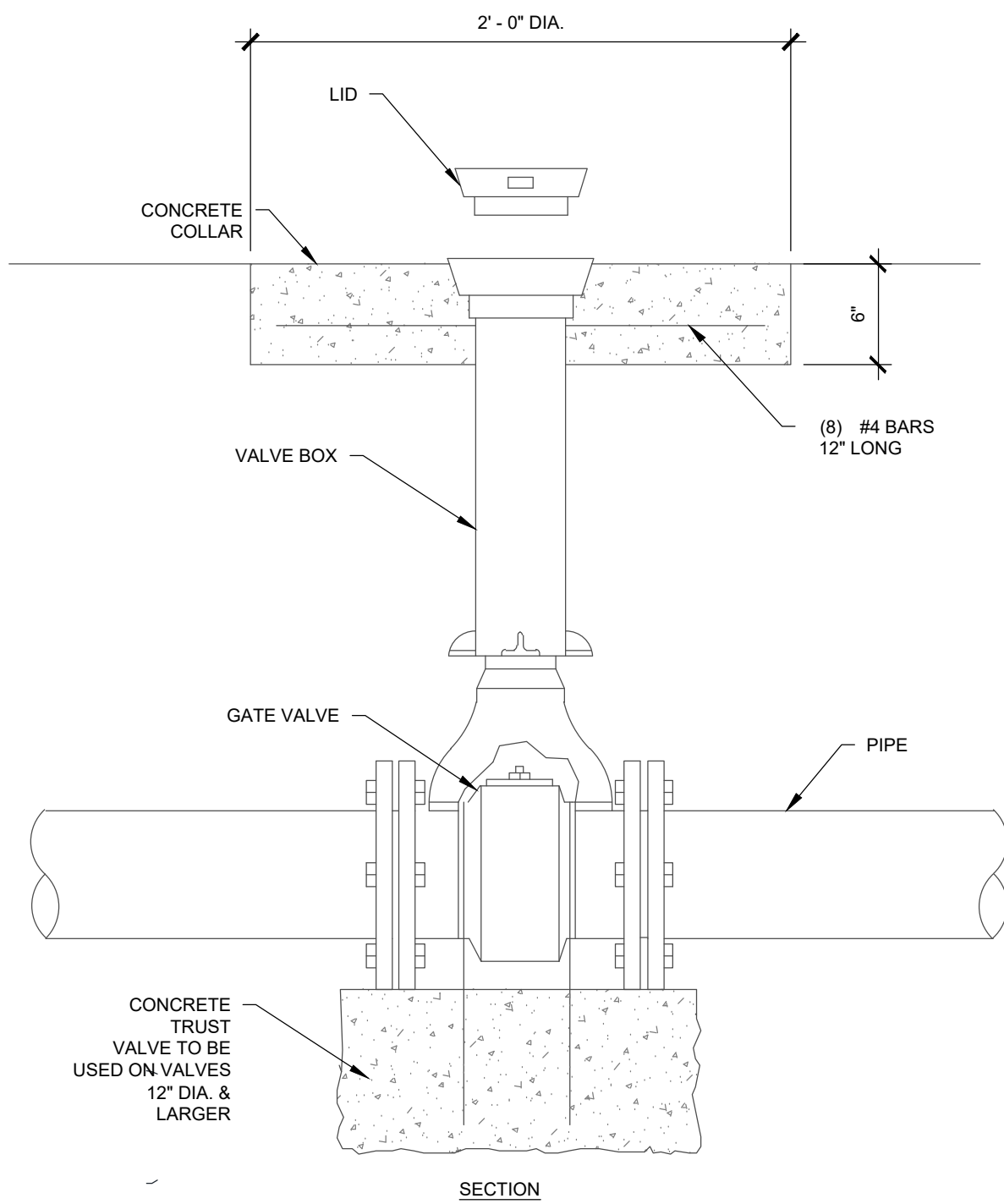




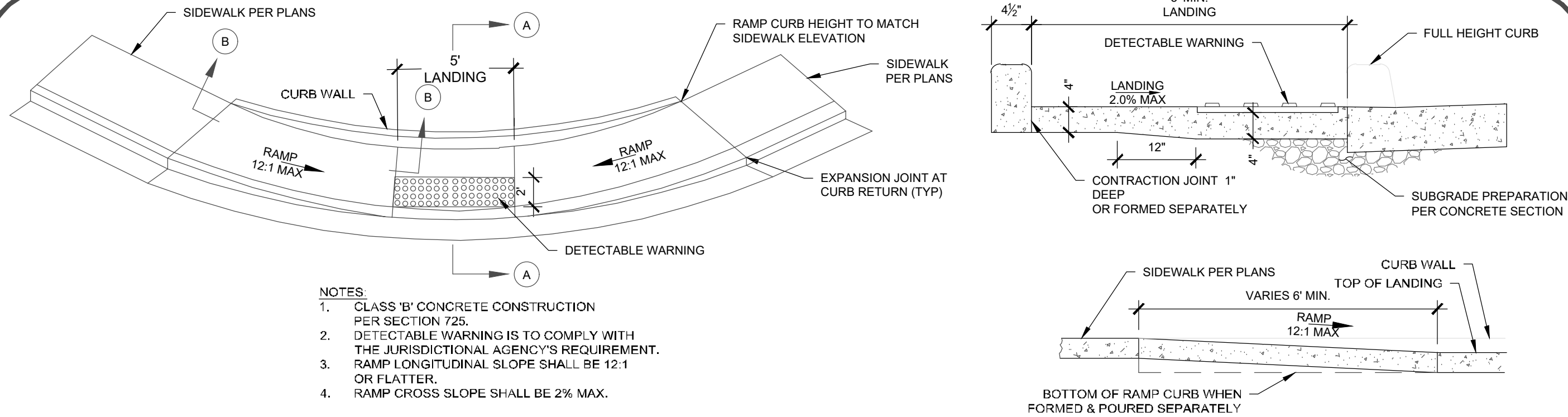




\* TRACER WIRE TO BE BROUGHT TO SURFACE IN VALVE BOX TOP AS NECESSARY.

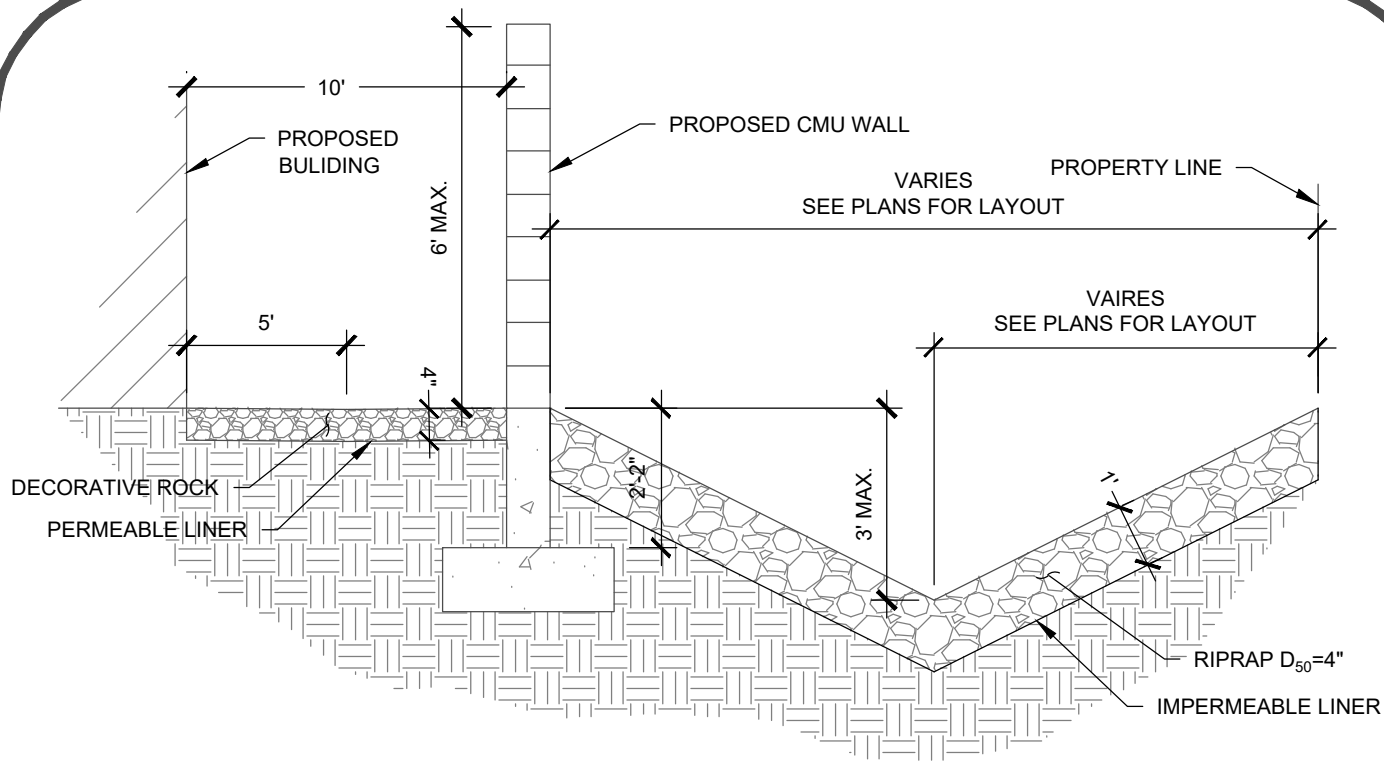


1 GATE VALVE DETAIL  
NTS



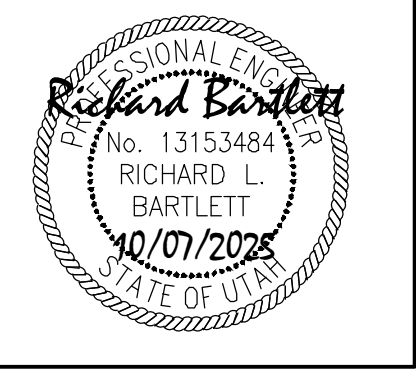
- NOTES:
1. CLASS 'B' CONCRETE CONSTRUCTION PER SECTION 725.
  2. DETECTABLE WARNING IS TO COMPLY WITH THE JURISDICTIONAL AGENCY'S REQUIREMENT.
  3. RAMP LONGITUDINAL SLOPE SHALL BE 12:1 OR FLATTER.
  4. RAMP CROSS SLOPE SHALL BE 2% MAX.

2 ADA RAMP DETAILS  
NTS



3 NORTH DRAINAGE DITCH/SWALE/WALL  
NTS

INITIAL SUBMITTAL: 4/26/2024		DATE: 4/26/2024		DESCRIPTION:	
REV#:		DATE:		DESCRIPTION:	



ALL PLANS, CONSTRUCTION DOCUMENTS, RENDERINGS, MODELS, DESIGN CONCEPTS, AND SO FORTH CONSTITUTE INTELLECTUAL PROPERTY OF IRON ROCK GROUP AND ANY AFFILIATED PARTNERS AND IS COPYRIGHT PROTECTED UNDER SECTION 102 OF THE COPYRIGHT ACT (TITLE 17 OF THE UNITED STATES CODE), AS AMENDED ON DECEMBER 1, 1990 AND REPRODUCTION, DISTRIBUTION, AND/OR REUSE IN ANY MANNER, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN AGREEMENT FROM IRON ROCK GROUP CONSTITUTES VIOLATION OF COPYRIGHT AND IS PROHIBITED.

DRAWN BY: RLB  
SCALE: NA  
SHEET:

## **Discussion: Utah House Bill 48**



# Utah House Bill 48 Wildland Urban Interface Modifications

## Overview

The bill establishes a comprehensive framework for managing wildfire risks in the wildland–urban interface (WUI) — areas where homes and development meet undeveloped wildlands. It assigns clear duties to counties, municipalities, and the Division of Forestry, Fire, and State Lands (FFSL) to ensure wildfire preparedness, prevention, and mitigation.

## Municipal Responsibilities

### 1. Adoption and Enforcement of Building Standards

- Municipalities must adopt and enforce wildland–urban interface building standards within incorporated areas (§65A-8-203(4)(f), (9)(a)(ii)).
- They have two years to adopt any updated standards after a new state code is issued (§65A-8-203(9)(c)).

### 2. Participation in Cooperative Agreements

- Cities can participate in cooperative fire protection agreements with the state to receive support for wildfire management (§65A-8-203(2)(a)).
- To qualify, they must meet requirements for training, mitigation, and reporting (§65A-8-203(4)).

### 3. Liability and Immunity

- Both counties and municipalities are granted governmental immunity for actions taken (or not taken) under this bill, including property evaluations and classifications (§63G-7-201(5)).

Criteria for Zone/Boundary	Determined by the local AHJ. Collaborate with FFSL, who recommend SES 5+ as a starting point.
Impact to Property Owner	New construction will comply with all the requirements in the Utah WUI Code.  Existing construction will comply with the defensible space requirements in the Utah WUI Code
Impact to AHJ	Must determine WUI Zone, adopt and enforce the Utah WUI Code

\*WUI Wildland-Urban Interface, SES – Structure Exposure Score

The Structure Exposure Score 5+ is a metric used to evaluate the exposure of structures to various risks, particularly in the context of environmental hazards or financial assessments.

- Definition: A score of 5 or higher indicates significant exposure to risk factors such as natural disasters, economic instability, or structural vulnerabilities.
- Assessment Criteria: Factors may include location, building materials, design, and historical data on hazards.
- Applications: Used by insurers, urban planners, and risk management professionals to inform decision-making and mitigation strategies.

## **Discussion: Minor Subdivision**

## **Permits in Minor Subdivisions:**

2B-10.8.1. Building permits shall not be issued until utilities are available for connection to and adequate fire protection is in place for the lot or parcel proposed for construction, in accordance with City requirements. A utility plan may be required by the utility provider as part of this process.

2B-10.8.2. Street improvements such as curb, gutter, and sidewalk are required prior to the issuance of a building permit through one or both of the following means:

2B-10.8.2.1. Construct street improvements to match existing conditions on adjacent or contiguous properties; or

2B-10.8.2.2. Sign a "non-opposition" waiver for a future special improvement district.

2B-10.8.3. Sidewalks must be installed prior to an occupancy permit being issued, unless the requirement is waived by the Kanab City Council.

2B-10.8.4. Certain improvement requirements set forth in this Ordinance may be waived by the City Council in a public meeting, upon recommendation from the Development Committee and Planning Commission.