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Treasurer
Danielle Ramsay



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Chris Heaton
Boyd Corry
Peter Banks
Steve Shrope

KANAB CITY PLANNING COMMISSION

26 North 100 East
Kanab, UT 84741

April 7, 2026

NOTICE is hereby given that the Kanab Planning Commission will hold its regular Commission Meeting on the 7th day of April 2026, 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 March 3, 2026
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

Legislative Decision:

1. Discuss and recommend to City Council a zone change for parcel K-18-27-Annex. Application is to change the zone from RA [Residential Agriculture] to R-1-20 [Residential – 20,000 sq.ft.]. Parcel is located approximately at 1400 W Stansfield Dr. in Kanab City.
2. **PUBLIC HEARING** - Discuss and recommend to City Council a text amendment for Land Use Ordinance Chapter 4 adopting a minimum setback along Highway 89A for future development along Highway 89A frontage.
3. **PUBLIC HEARING** - Discuss and recommend to City Council a text amendment in Land Use Ordinance Chapter 20 allowing for a tavern or establishment to serve and sale beer without a restaurant/food requirement.
4. **PUBLIC HEARING** - Discuss and recommend to City Council a text amendment for Land Use Ordinance Chapter 7 specifically temporary signs and prohibited flag and banana signs.

Administrative Decision Items:

5. Discuss and recommend to City Council a full boundary adjustment on parcel K-B-12-9 (Honey's Marketplace) . The boundary adjustment is to adjust the property line on the west side of the property.
6. Discuss, approve or deny an extension for the Hidden Canyon preliminary plat that was approved in May of 2025.
7. Discuss, approve or deny a Site Plan Review for Ventana Resort Apartments.

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Work Meeting:

8. Discussion about subdivisions improvements for minor subdivisions outlined in Kanab City Subdivision Ordinances.

Staff Report:

9. Utah League of Cities and Towns Spring Training, April 22-24

Commission Member Report:

Council Member Liaison Report:

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

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Kanab City Planning & Zoning Commission Meeting

March 3, 2026

Kanab City Council Chambers

26 North 100 East

6:30 PM

1 **Agenda Items:**

2 **1. Welcome Andy Hill as our new planning commission member**

3

4 **2. Call to Order and Roll Call**

5 **In Attendance** – Commission Members: Ben Aiken, Marlee Swain, Andy Hill, Russ Whitaker;
6 Building and Land Use Official: Janae Chatterley; City Attorney: Kent Burggraaf; Building and
7 Land Use Assistant: Samuel Tomco; City Council Liaison: Arlen Chamberlain

8

9 **Not In Attendance** – Commission Members: Dennis Shakespear, Terry Edwards, Kerry Glover

10

11 **3. Approval of meeting minutes from February 3, 2026**

12 Member Whitaker made a motion to approve the minutes

13 Member Swain seconded the motion

14 Member Aiken – YES

15 Member Swain – YES

16 Member Whitaker – YES

17 Member Hill – ABSTAINED

18 Member Glover – Absent

19 Member Edwards – Absent

20 Member Shakespear - Absent

21

22 **4. Public Comment Period – Members of the public are invited to address the Planning**

23 **Commission. Participants are asked to keep their comments to 3 minutes and follow**
24 **rules of civility outlined in Kanab Ordinance 3-601**

25

26 **No public comment, public comment period closed.**

27

28 **Administrative Decision Items:**

29 **1. Discuss and recommend to City Council a plat amendment to address the phasing and**
30 **new boundary lines for the Ventana Resort Village Phase 1, Phase 2 and Phase 1A.**

31 **[Applicant Iron Rock Engineering]**

32 **2. Discuss and recommend to City Council a text amendment for Land Use Ordinance**
33 **Chapter 4 adopting a minimum setback along Highway 89A for future development**
34 **along Highway 89A frontage.**

35 **3. Discuss and recommend to City Council a text amendment in Land Use Ordinance**
36 **Chapter 20 allowing for a tavern or establishment to serve and sale beer without a**
37 **restaurant/food requirement.**

38 **4. Discuss and recommend to City Council a text amendment for Land Use Ordinance**
39 **Chapter 7 specifically temporary signs and prohibited flag and banana signs.**

40 **Work Meeting:**

41 **5. Discussion about subdivisions improvements for minor subdivisions outlined in Kanab**
42 **City Subdivision Ordinances.**

43

44 **Administrative Decision Item 1.**

45 Ms. Chatterley explained the Ventana Resort plat amendment, and noted the state is looking to
46 accept the 2024 IRC codes.

47 Iron Rock Representative discussed reasoning for the Ventana Resort plat amendment.

48

49 **Legislative Decision:**

50

51 Member Whitaker moved to send a positive recommendation for the plat amendment.

52 Member Hill Seconded the motion.

53

54 Member Whitaker - YES

55 Member Hill - YES

56 Member Swain – YES

57 Member Aiken - YES

58 Member Glover – Absent

59 Member Edwards – Absent

60 Member Shakespear - Absent

61

62 Member Aiken inquired to push items 2,3,4, & 5 to April's Planning Commission meeting.

63

64 No Objections.

65

66 **Staff Report:** Ms. Chatterley spoke on the Utah Land Use Institute Spring Training, March 20

67 **Commission Member Report:** No report given.

68 **Council Member Liaison Report:** No report given.

69

70 **Adjournment:**

71

72 Member Whitaker made a motion to adjourn the meeting.

73 Commission member Swain seconded the motion.

74

- 75 Member Whitaker - YES
- 76 Member Hill - YES
- 77 Member Swain – YES
- 78 Member Aiken - YES
- 79 Member Glover – Absent
- 80 Member Edwards – Absent
- 81 Member Shakespear - Absent

DRAFT

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Kanab City Planning Commission Staff Report
File # ZONE26-005

Date:	April 6, 2026
Meeting Date:	April 7, 2026
Agenda Item:	Discuss and recommend a zone change to City Council from RA [Residential Agriculture] to R-1-20 [Single] for parcel K-18-27-Annex
Subject Property Address:	1400 W Stansfield Dr.
Property Owner:	Kanab Hills, LLC
Applicant Agent:	Tyler Heely
General Plan Designation:	Medium Density Residential
Parcel #:	K-18-27-Annex

Attachments:

Exhibit A: Subject/Vicinity Property

Exhibit B: Applicant’s Statement

Summary:

Applicant agent, Tyler Heely has submitted an application for a zone change on behalf of the property owner Kanab Hills, LLC for parcel K-18-27-Annex. The request is to rezone parcel K-18-27-Annex from RA (Residential Agriculture) to R-1-20 (Single Family, 20,000 sq.ft.).

Site Description:

The subject property is approximately 12.85-acres. The parcel is vacant land. Surrounding zoning designations and the density designations are as follows:

North	South	East	West
BLM	Single-Family RA	Single-Family RR-1	BLM
	Medium Density Residential (MDR) / Low Density (LDR)	Low Density (LDR)	

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Kanab City Land Use Ordinance, General Plan and Zoning Map Analysis:

Zoning designations and zone changes are regulated by the Kanab City Land Use Ordinance, Chapter 15 – Establishment of Zoning Districts regulates zoning designations within Kanab City. Section 15-7 Transitioning and Maintaining Balance, states:

It is the objective of the City to encourage and provide for proper transition and compatibility between zones and intensity of uses, which should be regulated by the City Land Use Code, the General Plan, Future Land Use Map and the Kanab City Annexation Policy Plan. The City also seeks to maintain a healthy balance and mix of land uses within the community, representing the atmosphere of existing development. Areas for growth have been planned with a balance for all uses, including agriculture, residential, commercial and industrial uses, as demonstrated in the Kanab City General Plan and Future Land Use Map. Future decisions regarding land use and zoning in Kanab should be guided by this map.

The City promotes orderly growth, with an emphasis for new developments to occur in the core community areas first. Rezoning of adjacent undeveloped property should be compatible with developed property.

Public Comment:

The Public Hearing will be held on April 14, 2026 with City Council. Public notices have been posted on the City and State websites.

Findings:

1. The application was initiated by the representative.
2. The property is zoned as RA and approximately 12.85-acres.
3. The City Council is the decision-making authority for a zoning application. The Council may adopt or reject the request as it deems appropriate or may assign a different zoning designation.
4. Assigning an R-1-20 zone is consistent with the Kanab City Future Land Use Map that shows the area designated as MDR and is consistent with the surrounding area that is designated LDR.
- 5.

Suggested Motion(s):

I move that we send a positive recommendation to the City Council to assign zone R-1-20 to Parcel K-18-27-Annex based on the findings and conditions outlined in Staff Report ZONE 26-005.

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I move that we send a positive recommendation to the City Council to assign zone _____ to Parcel K-18-27-Annex based on the findings and conditions outlined in Staff Report ZONE 26-005 and the following _____ .

I move that we send a negative recommendation to the City Council to assign zone RM to Parcel K-18-27-Annex based on the findings and conditions outlined in Staff Report ZONE 26-005.

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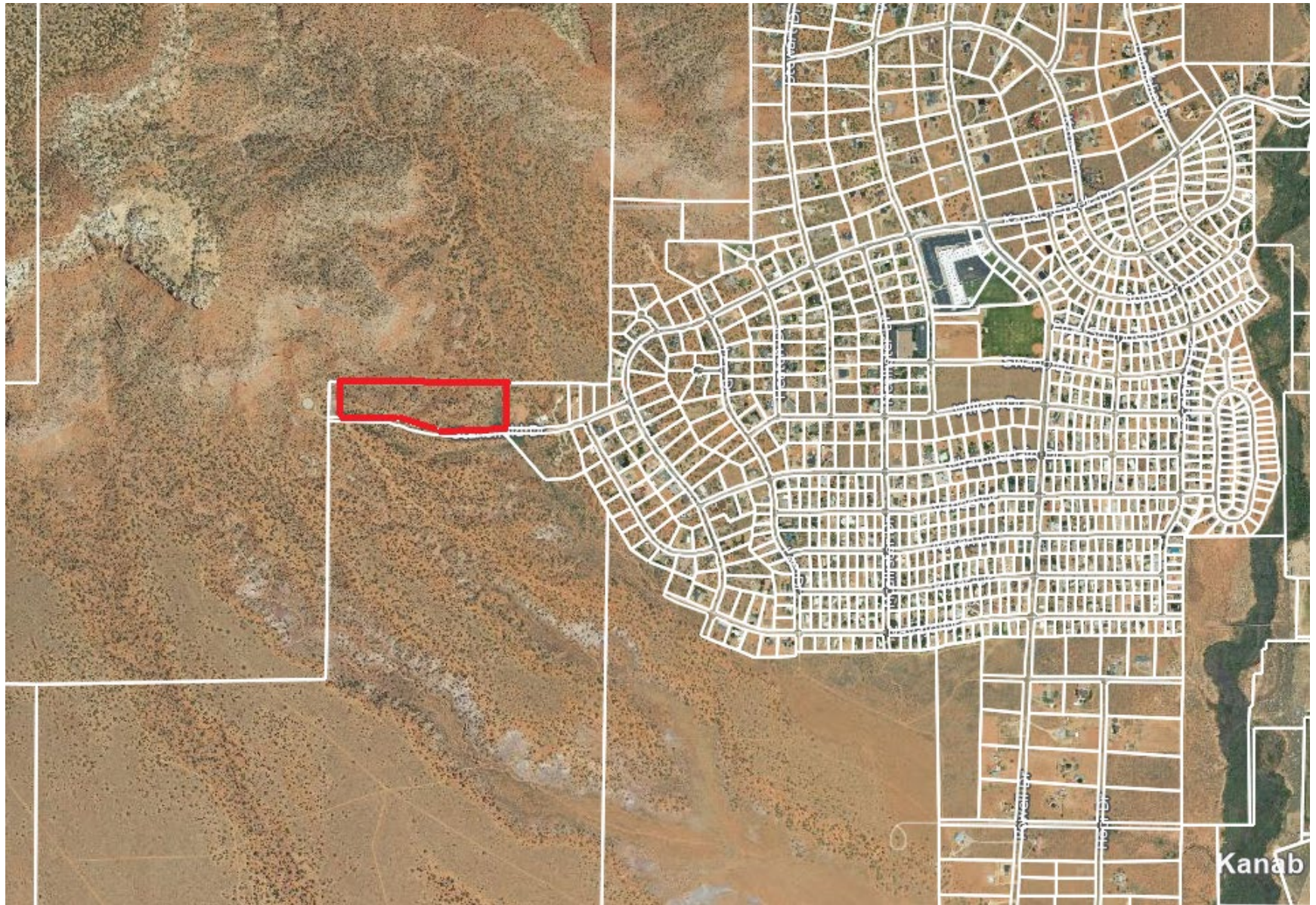
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Exhibit A: Subject Property

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Exhibit B: Applicant's Statements

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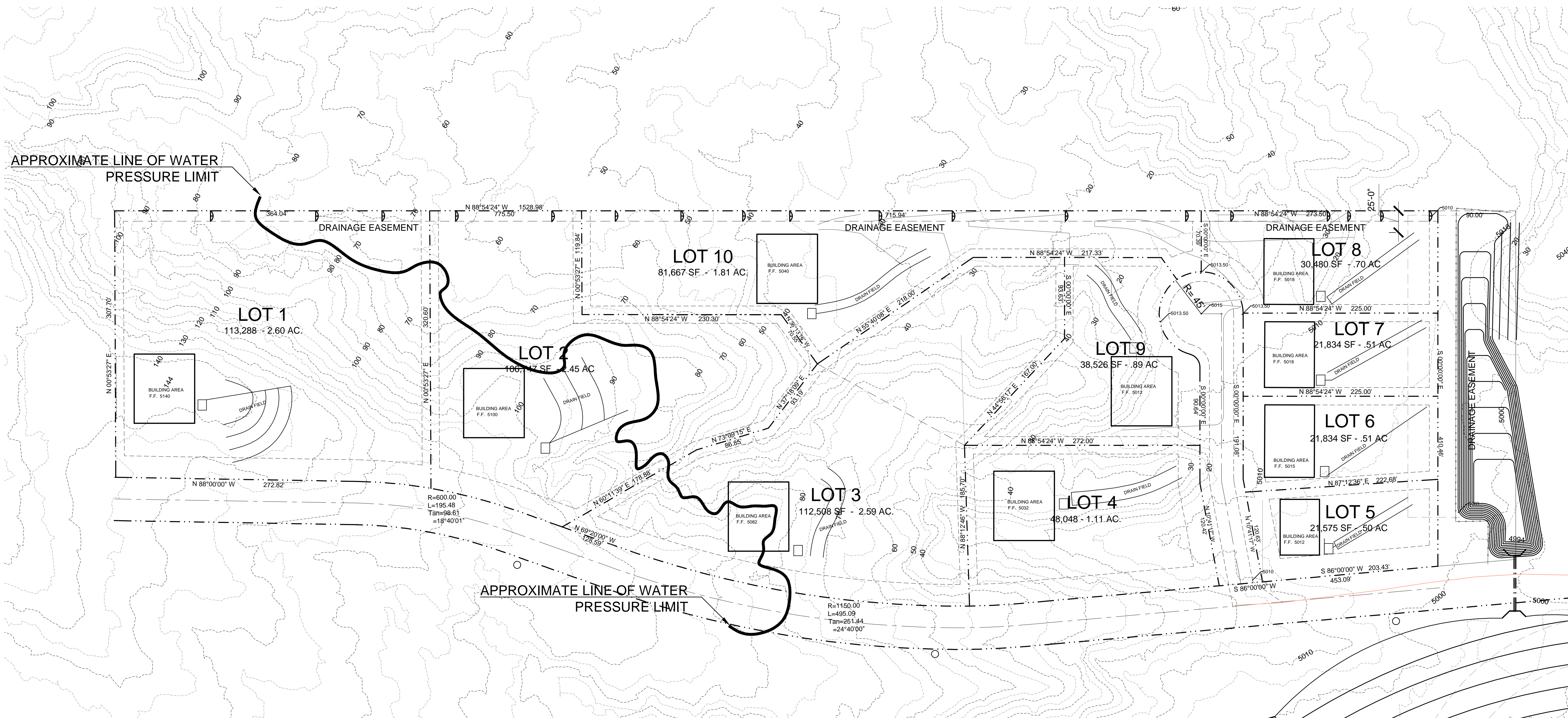
To Kanab Planning and Zoning,

I am writing to inform you of my intention to rezone my property in order to better structure the lots to fit the unique topography of the land. The proposed changes would allow for lot sizes ranging from half an acre up to two acres, which will help us create a mix of affordable lots as well as scenic view lots. This diversity will benefit future residents by offering options that suit various needs and preferences.

Importantly, I want to assure you that this zone change will not negatively impact the health, general welfare, or safety of those working or living nearby, nor will it affect neighboring property owners. We are committed to installing new infrastructure, including water lines and roads, and implementing systems to control water drainage—a concern that has affected Kanab for years. All improvements will strictly adhere to city codes and regulations to ensure a safe and sustainable development for the community.

Thank you,

Tyler Heely



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 CEDAR CITY, UTAH 84720

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 702.241.1121
 lance@ippdesign.com

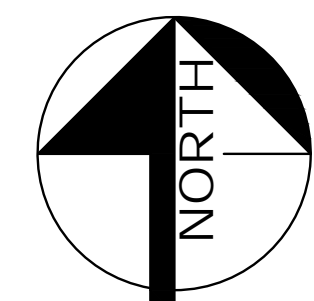
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 STANFIELD DRIVE
 KANAB, UTAH 84741

ISSUANCES

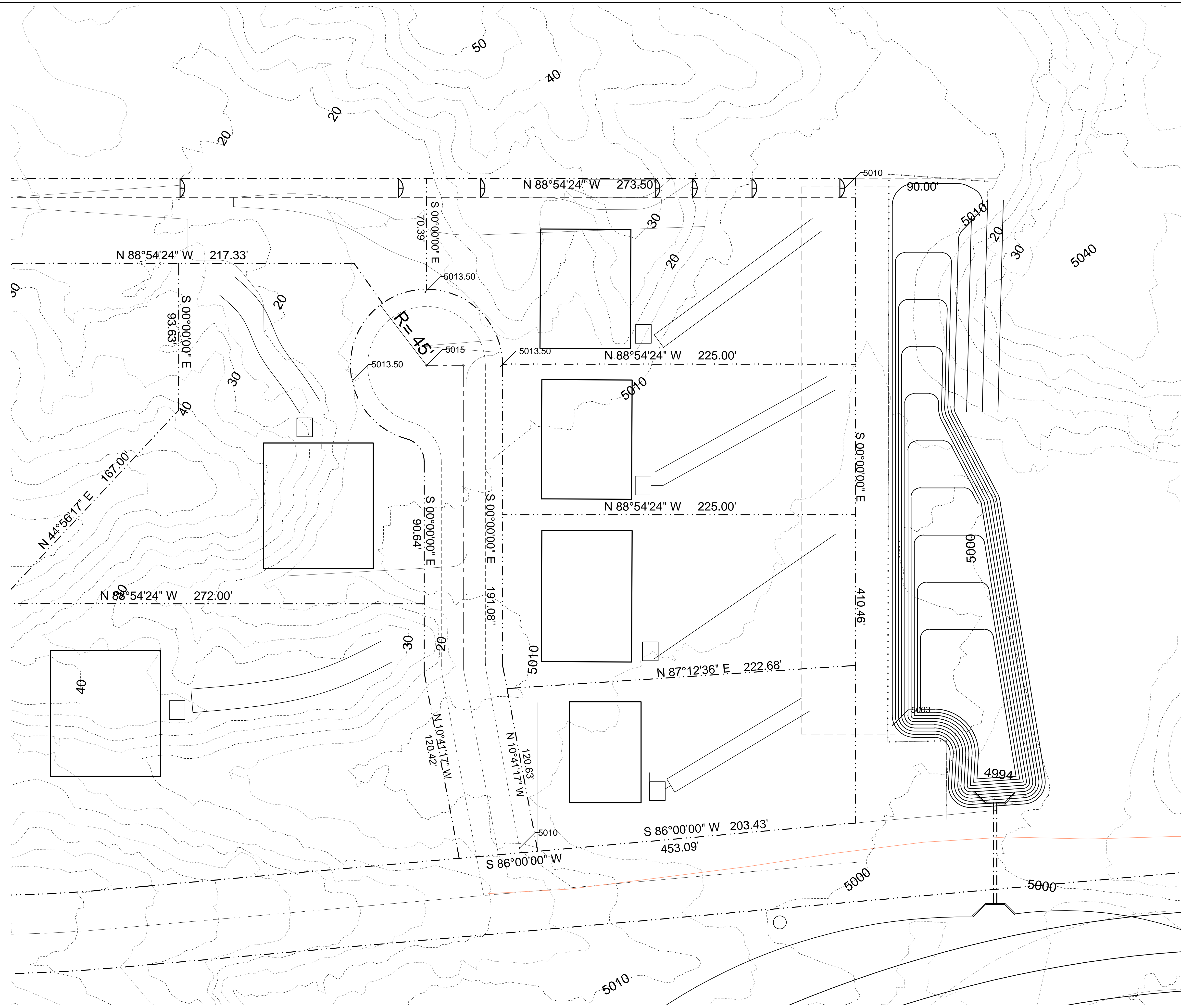
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1	12.12.2025 - PRELIMINARY	LD	

PROJECT NUMBER 26.001

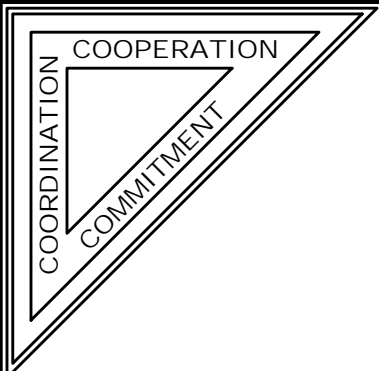
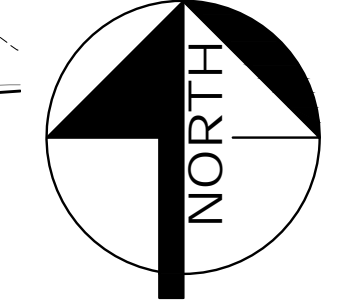
C001
 SITE PLAN



1 SITE
 SCALE 1" = 60'



1 SITE PLAN - AREA - CUL DE SAC
SCALE 1" = 30'



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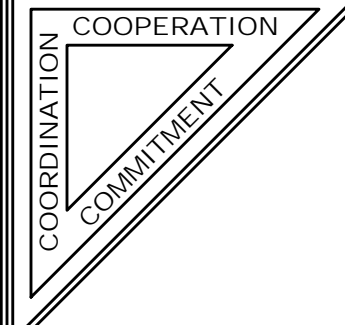
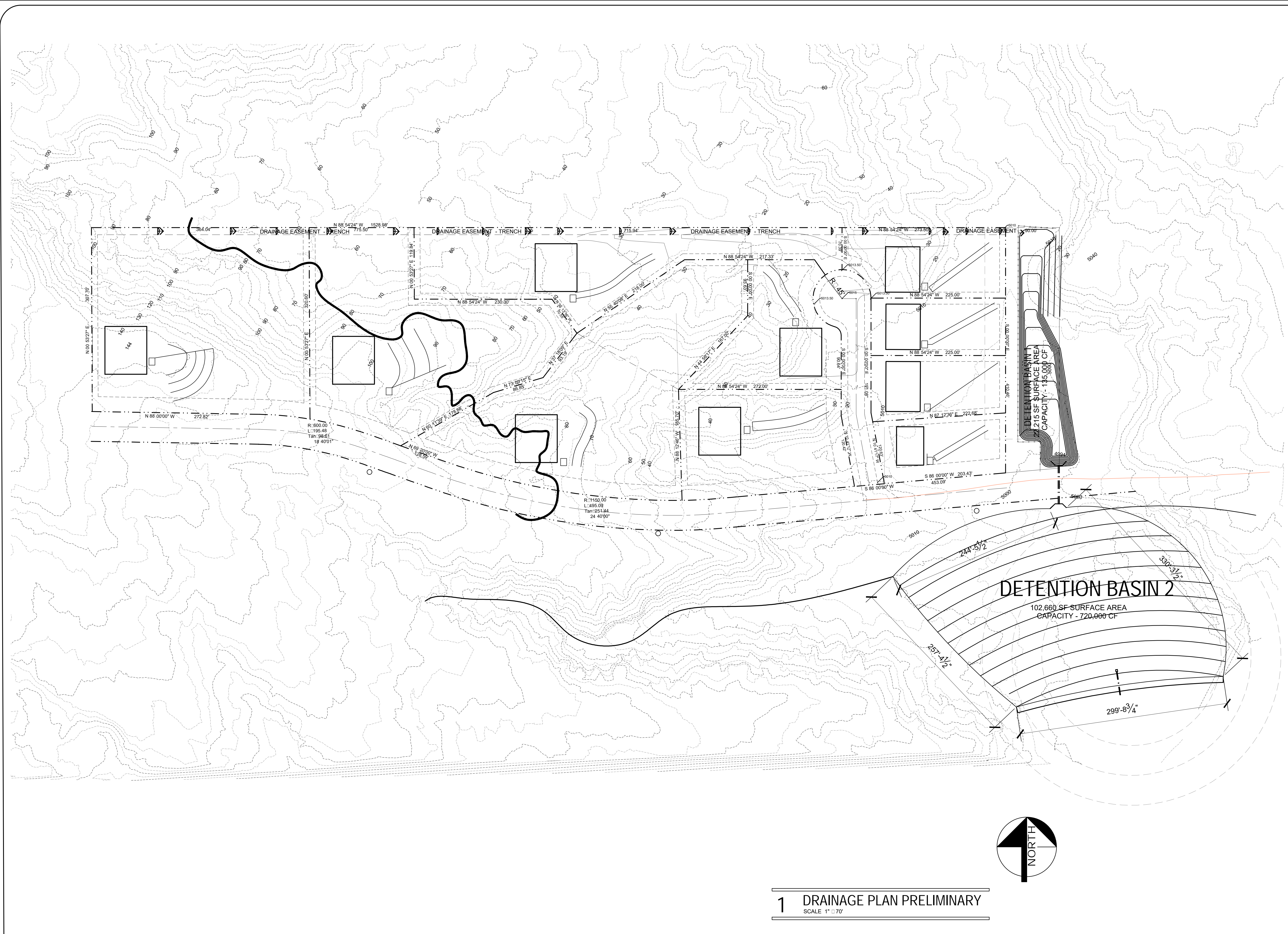
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PROJECT NUMBER -25.004

C002
LOT PLAN



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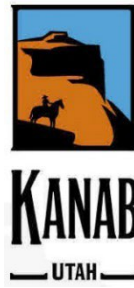
ISSUANCES

ISSUE	DATE AND DESCRIPTION	DRAWN	CHECKED
1	03.24.2026 - SCHEMATIC	LD	

PROJECT NUMBER 25.004

C004
 DRAINAGE PLAN

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Kanab City Planning Commission Staff Report

File Number 20260105

Date:	February 2, 2026
Meeting Date:	February 3, 2026; March 3, 2026
Agenda Item:	Discuss and recommended a positive or negative recommendation on a text amendment for Land Use Ordinances, Chapter 4 Supplementary Regulations to adopt a minimum set back along Highway 89A for any development along the highway frontage.

Attachments:

- **Exhibit A: Proposed Amendment(s) with Red Lines**
- **Exhibit B: Staff Report UDOT Meeting**
- **Exhibit C: Updated UDOT drawing**

Summary:

A text amendment to update the Land Use Ordinance, Chapter 4 Supplementary Regulations. The amendment is to adopt setbacks preserving the highway corridor for future growth and expansion.

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Exhibit A: Proposed Amendment with Red Lines

Kanab

Land Use Ordinance

Chapter 04 – Supplementary Regulations

Lots or parcels

- 4-1 Substandard Lots at Time of Ordinance Passage
- 4-2 Lot Standards
- 4-3 Cul-de-Sac Lot Frontage Requirements
- 4-4 Highway Corridor Setbacks
- 4-45 Every dwelling to be on a Lot – Exceptions
- 4-56 Yard Space for One Building Only
- 4-78 Sale or Lease of Required Space
- 4-89 Minimum Lot Size Required for Subdivision

Buildings, Dwellings, and Yard Setbacks

- 4-67 Residential Occupancy Standards
- 4-9 ~~Yards to be Unobstructed – Exceptions~~
- 4-10 Area of Accessory Buildings – Guest Houses
- 4-11 Building Height Calculation
- 4-12 Exceptions to Building Height Limitations
- 4-13 Minimum Height of Main Buildings
- 4-14 Maximum Height of Accessory Buildings

Miscellaneous development standards

- 4-15 Clear View of Intersecting Street
- 4-16 Maximum Height of Fences, Walls, and Hedges
- 4-17 Water and Sewer Requirements
- 4-18 Curbs, Gutters and Sidewalks
- 4-19 Effect of Official Map
- 4-20 Flag Lots - Special Provisions
- 4-21 Private Lanes - Special Provisions
- 4-22 Temporary Lodging
- 4-25 Domestic Farm Animals
- 4-26 Residential Zones Design Standards
- 4-27 American National Standard Manufactured Home Installations
- 4-29 Streets and Trails Connectivity
- 4-32 Outdoor Residential Lighting

Home Occupations, Group Homes, Leasing Property, R&D, and IADUs

- 4-23 Handicapped Residential Facilities
- 4-24 Elderly Residential Facilities

Kanab

Land Use Ordinance

Chapter 04 – Supplementary Regulations

- 4-28 Home Occupations**
- 4-30 Residential Facilities for Persons with Disability**
- 4-31 Research and Development Activities**
- 4-33 Short Term Leases of Residential Properties**
- 4-34 Internal Accessory Dwelling Units**
- 4-35 Archery Range**
- 4-34 Internal Accessory Dwelling Units**
- 4-35 Archery Range**

Section 4-1 Substandard Lots at Time of Ordinance Passage

Any lot legally held in separate ownership at the time of passage of this Ordinance, which lot is below the requirements for lot area or lot width for the district in which it is located may be used for a single-family dwelling if such lot is located in a district which permits single-family dwellings. The width of each of the side yards for such a dwelling may be reduced to a width which is not less than the same percentage of the lot width as the required side yard would be of the required lot width, provided that in no case shall the smaller of the two (2) yards be less than five (5) feet or the total width of the two (2) yards be less than thirteen (13) feet.

Section 4-2 Lot Standards

Except as provided in this Ordinance, every lot, existing or intended to be created, shall have such area, width, and depth as is required by this Ordinance for the zone in which such lot is located and shall have frontage upon a dedicated public street, unless a private lane has been approved in accordance with section 4-21 of this chapter, or private street approved through the subdivision platting process as set forth in Kanab City Subdivision Ordinance, before a building permit may be issued.

Section 4-3 Cul-de-Sac Lot and Street Requirements

Lots in an approved subdivision, which front on a cul-de-sac shall be approved for construction with frontages as shown on the plat. The lots shall be required to meet the frontage requirements of the zone in which they are located, at the required front yard setback. See Exhibit A, Illustration 13 Kanab City Transportation Master Plan for specific configurations.

Kanab

Land Use Ordinance

Chapter 04 – Supplementary Regulations

Section 4-4 Highway Corridor Setbacks

In coordination with the Utah Department of Transportation (UDOT), and to accommodate current and future highway corridor needs, Kanab City requires a minimum setback of forty-five feet (45') from the property line along the east side and a minimum of fifteen feet (15') from the property line along the west side of State Road 89A (SR-89A).

This setback requirement shall apply to all zoning districts and all properties located on the east side of SR-89A and shall apply to all new principal, accessory structures, and additions.

Section 4-54 Every Dwelling to be on a Lot – Exceptions

Every dwelling structure shall be located and maintained on a separate lot having no less than the minimum area, width, depth and frontage on a city street as required by this Ordinance for the district in which the dwelling structure is located, except that group dwellings, cluster dwellings, condominiums, and other multi-structure dwelling complexes under single ownership and management, which are permitted by this Ordinance and have approval from the Kanab City Planning Commission, may occupy one (1) lot for each such multi-structure complex.

Section 4-65 Yard Space for One Building Only

No required yard or other open space around an existing building or which is hereafter provided around any building for the purpose of complying with the provisions of this Ordinance shall be considered as providing a yard or open space for any other building; nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot where on a building is to be erected or established.

Section 4-76 Residential Occupancy Regulations

Purpose: Over-occupancy of dwelling units creates health and safety dangers to home occupants and their neighbors. These dangers include fire hazards, spread of disease to occupants and the general population, an opportunity for domestic violence and abuse, effects to mental health and other adverse impacts on the peace, comfort, and safety of residents. To protect against these dangers, the City established regulations limiting the number of occupants in a residence. These regulations are intended to ensure a good living environment in residential neighborhoods and reduce vehicle congestion, noise and overwhelming of public utilities. In general, the limitations are based on the size of the

Adopted January 22, 2008; Amended February 11, 2025

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Commented [KC1]: This is the minimum that UDOT is requesting. However if a walking/bike trail is desired the set back would need to be increased to accommodate the trail.

Commented [KC1R2]: Updated redline to accommodate a walk/bike lane on one side of the highway.

So the east side of the highway is not the only side effected by the future corridor expansion, the additional 15' needed for the right of way of a walk/bike lane was accommodated on the west side of the highway.

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Kanab

Land Use Ordinance

Chapter 04 – Supplementary Regulations

house, the size and number of bedrooms, the relationships of the residents, and fire safety standards. Failure to comply with any portion of these requirements constitutes a violation of legal occupancy allowances.

A. Occupancy Standards Based on the Size of the Residence.

The City limits the number of adult occupants in a house based upon the size of the entire dwelling unit. The following table outlines these limits for each type of dwelling unit. (*see* Table A1)

Table A1

Livable Floor Area of Dwelling Unit (in square feet)	Maximum Numbers of Adult Occupants*
1,200 and under	4 adult occupants
1,201 to 1,750	5 related adult occupants
1,751 to 2,400	6 related adult occupants
2,401 to 3,150	7 related adult occupants
3,151 to 4,000	8 related adult occupants
4,001 to 4,500	9 related adult occupants
4,501 to 5,000	10 related adult occupants

*Adult Occupant means any individual 18 years of age or older, living or sleeping in a building, or having possession of space within a building.

In a condominium or apartment, the number of adults allowed is calculated by taking the square footage of the unit and dividing by 200. The result gives the number of adults who

Kanab

Land Use Ordinance

Chapter 04 – Supplementary Regulations

may live in that unit according to this standard (e.g., 4 adults are allowed in a 1000 square foot unit, though the standards of Section 2 will likely reduce the number allowed).

- B. Occupancy Standards for Bedrooms: One occupant - requires at least 70 square feet of floor area. Two or more occupants require at least 50 square feet of floor area per person.

Bedroom Size (square feet)	Maximum Number of Occupants per Room*
70	1
100	2
150	3
200	4

*Number of Occupants includes adults and children

An Example: Applying the Standards in a Single-Family Dwelling.

Suppose you live in a townhouse with a livable floor area of 1,325 square feet and three bedrooms measuring 85, 108, and 156 square feet.

To figure out the number of people who can live in your home, calculate how many people are allowed based on the tables in Sections 1 and 2 and then confirm the relationships allowed in Section 3. The standards in Section 1 (based on the size of the residence) permit five related adult occupants plus all related (based on the size of the residence) permit five related adult occupants plus all related children.

The occupancy standards in Section 2 (bedroom size) allow six related persons (1 in the 85 square foot bedroom, 2 in the 108 square foot bedroom and 3 in the 156 square foot bedroom). The maximum number of people permitted in the residence must conform to the limits of both standards. Thus, this unit could house six persons, but not more than five adults may live there. Please note that if more than four persons live in the residence, they must all be related (Section 3).

- C. Relationship of Occupants.

Kanab

Land Use Ordinance

Chapter 04 – Supplementary Regulations

Residential dwellings may be occupied by any one of the following groups of persons or types of families:

1. Persons who are all related to one another by blood, marriage, or adoption. This includes husbands, wives, parents, children, grandparents, grandchildren, brothers, sisters, aunts, uncles, nephews, nieces, and first cousins, including "step" or "half" such relationships, as demonstrated by official public records such as drivers' licenses, birth or marriage certificates. (Subject to building and bedroom size regulations).
2. Up to four persons who are not all related to one another by blood, marriage, or adoption.
3. Two unrelated persons and any children related to either of them.
4. No more than eight persons who are residents of a group home or residential facilities for persons with disabilities as defined in the Utah Fair Housing Act, or who are handicapped or disabled as defined in the Fair Housing Act, federal law, or applicable jurisprudence.
5. Additionally, up to two persons who may be servants, live-in companions to the elderly or disabled, or "au-pair" employees may occupy the residence in addition to members of the family as defined above, EXCEPT a family as described in 3b above.

Section 4-87 Sale or Lease of Required Space

No space needed to meet the width, yard, area, coverage, parking, or other requirements of this Ordinance for a lot or building may be sold or leased away from such lot or building.

Section 4-98 Minimum Lot Size Required for Subdivision

No parcel of land that has less than the minimum width and area requirements for the district in which it is located may be subdivided from a larger parcel of land for the purpose, whether immediate or future, of building or development as a lot.

Section 4-10 Area of Accessory Buildings

- A. No accessory building or group of accessory buildings in any residential district shall cover more than twenty-five (25) percent of the rear yard.
- B. No building that is accessory to a single-family or multi-family dwelling shall be erected to a height greater than twenty-five (25) feet.

Kanab

Land Use Ordinance

Chapter 04 – Supplementary Regulations

- C. Accessory buildings shall not have fluorescent or metallic colors on the exterior of any structure.
- D. All accessory buildings shall have front yard, rear yard, and side yard setbacks as required by the applicable Land Use Ordinance. Accessory buildings shall not be built over dedicated easements or septic systems.
 - 1. Accessory buildings shall have a minimum 10-foot separation from any other building on the property
 - 2. Accessory buildings allowed in the front yard, or for corner lots with a street-facing side yard, shall:
 - a. Be painted the same or similar color as the main residence.
 - b. Be placed at an angle or offset from the primary residence.
 - c. Not obstruct the primary residence's front elevation more than 20% (standing centerline of the residence).
 - d. Not have a combined footprint (sq. ft.) greater than 100% of the living area of the primary residence (see additional requirements for guest houses below).
 - e. Meet the guest house setbacks required by the applicable Land Use Ordinance (except for corner lots with side yards facing a public street, where setbacks shall be 25 ft.).
 - 3. Accessory buildings, with the exception of a guest house, allowed in the rear yard, shall have a minimum 2-foot setback from rear property line (except for corner lots, which shall maintain a minimum 25-foot setback along the street-facing side yard).
- E. Guest Houses: The square footage of the garage or guesthouse shall not be greater than fifty (50) percent of the area of the main floor of the primary residence. Guest houses shall meet the setback requirement for residential structures by the zoning ordinance for front, side, and rear yards and have a minimum 10-foot separation from any other building on the property.
- F. Cargo or other similar storage containers may be placed in the rear or side yard only and shall be painted one solid color.
- G. Accessory buildings are permitted in residential single-family zones (R-1-8, R-1-10, R-1-15, R-1-20, MH-KCR, and RR-1) without a primary residence under the following conditions:
 - 1. Shall not be used as a temporary or permanent residence (except as allowed in section 4-22 (3) Temporary Lodging used during construction).
 - 2. Shall only be used for non-commercial, storage, or agricultural use. See also section 4-25 Domestic Farm Animals.
 - 3. Shall have a maximum size of 10% of lot size, with a maximum of 5,000 sq.ft. (whichever is less).

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- H. Chicken coops are only allowed in the side and rear yard and shall be enclosed.
- I. Sheds used for storage and maintenance equipment (excluding private garages or private shops) may be placed in the side and rear yard only.

Section 4-11 Building Height Calculation

The height of a building or structure is the vertical dimension measured from the highest point on the exterior of the building or structure to the nearest point of finished grade. For purposes of measuring height, finished grade shall mean the highest grade within five (5) feet of the structure or wall of the building, which has a grading and/or drainage plan approved. The term "finished grade" may also mean natural grade when no terrain alteration is proposed, or where otherwise applicable.

Fill which is not necessary to achieve positive drainage or slope stabilization, or which is otherwise proposed clearly to raise the finished floor elevations(s) for any other purpose, shall not be considered finished grade. No part of any building or structure may exceed the maximum structural height allowed in a specific zoning district except as allowed in section 4-12.

On sloping building sites, no part of any building or structure shall exceed the maximum height as measured from the highest point on the exterior of the building or structure to the nearest point of finished grade except as allowed in section 4-12, nor shall the height of the building or structure facing the downhill side, as measured from the highest point of the building or structure to the lowest point of finished grade on the downhill side, exceed 125% of Maximum Height. See Exhibit "D" for diagrams.

Section 4-12 Exceptions to Building Height Limitations

The following are exceptions to the building height limitations:

- A. Commercial Zones: communication antennas; steeples on non-commercial buildings; and FAA required lighting.
- B. Non-commercial Zones: steeples; flagpoles; wireless communication; and chimneys.

All height exceptions listed in this section are subject to a conditional use permit.

Section 4-13 Minimum Height of Main Buildings

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No dwelling shall be erected to a height less than one (1) story above grade. An underground dwelling designed with full front exposure may be approved by the Planning Commission if it meets the appropriate building codes.

Section 4-14 Maximum Height of Accessory Buildings

No building which is accessory to a single-family, two-family, three-family, or four-family dwelling shall be erected to a height greater than twenty-five (25) feet.

Section 4-15 Clear View of Intersecting Street

At every intersection there shall be a triangular area (shown in Figure 1 of this section) deemed to be a clear sight triangle. The clear sight triangle shall be determined by the intersecting centerlines and a diagonal line connecting the two points, one at each centerline. The length of each centerline shall be determined as follows: seventy-five (75') feet from the intersection of such centerlines for a street with a local classification; one hundred (100') feet from the intersection of such centerlines for a street with a collector classification; and one hundred fifty (150') feet from the intersection of such centerlines for a street with an arterial classification.

In residential and commercial districts, a clear unobstructed vision at the corners of intersecting streets shall be maintained between the height of two (2) feet and seven (7) feet above the established elevation at the intersecting property lines nearest the corner.

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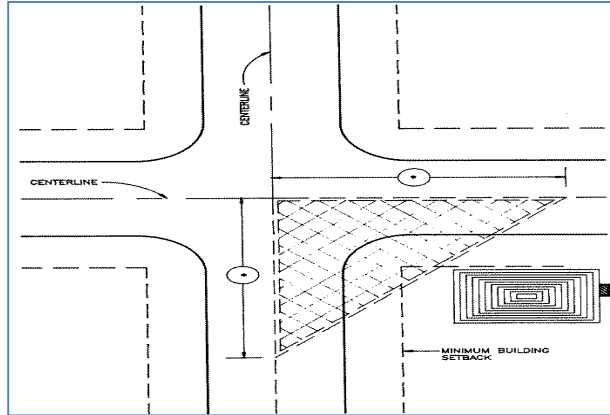


Figure 1 - Clear View of Intersecting Street

Section 4-16 Maximum Height of Fences, Walls, and Hedges

Purpose:

To regulate the construction and maintenance of fences on public and private property. The regulations outlined in this section aim to promote safety, privacy, and aesthetic appeal while addressing potential issues such as obstructed views, property line disputes, and neighborhood cohesion.

This section regulates the minimum and maximum fencing standards for residential, commercial, and manufacturing areas in Kanab City. These standards are applicable to all public and private development, unless otherwise specifically stated.

A building permit is required for the construction of all fences and walls over 7 feet in height in order to ensure that the construction meets the current building codes for safety and suitability.

- A. All fences, walls or hedges that will be constructed along street frontage shall not be required to have a setback.
- B. Front Yards. Fences, walls, or hedges are allowed in the front yard provided they do not exceed a maximum height of four (4) feet. "Front yard" is defined in Chapter 1; however, for parcels or lots with homes or buildings considered nonconforming in their orientation (i.e., the home or building does not face the most proximate/adjacent street

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frontage), any fence, wall, or hedge must not exceed a maximum height of four (4) feet along the street frontage for an interior lot. Legal non-conforming structures, that are non-conforming as to their orientation to the closest adjacent road subsequently installed, improved and dedicated to the city may have a 6-foot fence with a zero foot setback on the street side.

- C. Side and Rear Yards. Fences, walls, or hedges are allowed in the side and rear yard provided they do not exceed a maximum height of eight (8) feet, shall be located outside the required front yard setback outlined in the Residential Zones and the Manufactured Home - KCR zone.
- D. Corner Lots. Any fence, wall or hedge within the front yard shall not exceed four (4) feet in height provided they meet the sight vision requirement outlined in F below. Any fence or wall within the side yard fronting a street is permitted provided the fence, wall or hedge does not exceed a maximum height of eight (8) feet, shall be located outside the clear sight triangle (see Figure 1 in section 4-15) and located outside the required front yard setback outlined in the Residential Zones and the Manufactured Home - KCR zone.
- E. Clear View at Driveways. The clear view area shall be defined by drawing a line between two (2) points that are a minimum of ten (10) feet from the driveway and street lines. Shall meet the sight vision requirements in letter F.
- F. Sight Vision. Fences within the clear sight triangle or clear view areas shall have a 70% visibility factor.
- G. Commercial and manufacturing fence regulations.
 - 1. In C-2, C-3, and M-1 zones, a fence up to eight (8) feet in height shall be permitted on the rear, side and front property lines. When property fronts on Highway 89 and/or Highway 89A, a fence that exceeds four (4) feet in height shall be approved by conditional use permit. A fence up to ninety-six (96) Inches in height in the side and rear property lines shall be by conditional use permit. Razor or barbed wire is not allowed as fence material in the above zones.
 - 2. Fences in M-2 and M-3 zones shall not exceed eight (8) feet in height and shall be allowed in the rear, side and front property lines. Razor or barbed wire is permitted and shall be included in the maximum fence height. When a side yard fence in a commercial or manufacturing zone is adjacent to a private or commercial driveway, the fence shall meet clear view requirements above three (3) feet height and ten (10) feet from the front property line.
 - 3. When a fence on commercial and/or manufacturing property abuts a residential lot, the fence is required and shall be at least eight (8) feet in height in the side and rear yard and be constructed of privacy materials.

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H. Permitted fencing materials include:

1. Post and rail
2. Chain link
3. Wood plank, diminished lumber
4. Block or masonry wall on foundation
5. Vinyl fencing
- ~~6-1.~~ 6-1. Picket fencing
- ~~7-2.~~ 7-2. Wrought iron
- ~~8-3.~~ 8-3. Corrugated Metal with trim or framing around perimeter edges
- ~~9-4.~~ 9-4. Welded wire and smooth wire with trim or framing around perimeter edges
- ~~10-5.~~ 10-5. Cedar or other poles with bark
- ~~11-6.~~ 11-6. Rough-sawn half rounds

Fence materials not permitted on residential lots include:

1. Barbed wire
2. Wire, Mesh, or Nylon Net fencing
3. Chicken wire
4. Pallets
5. Any other materials not listed as permitted.

Materials listed in numbers one through three (1-3) are permitted in Rural Residential (RR-1) and Residential Agricultural (RA) zones.

- I. Any fencing constructed must allow free and easy access to all utility meters located within the fenced area.
- J. For the purpose of this Section, single shrub planting shall not constitute a hedge if the closest distance between the foliage of any two (2) plants is and remains at least five (5) feet.
- K. Where a fence, wall, or hedge is located along a property line separating two lots and there is a difference in the grade of the properties on the two sides of the property line, the fence, wall, or hedge may be erected or allowed to the maximum height permitted on either side of the property line.
- L. Fencing and walls six (6) feet in height, including protective gates, must be installed around the following:
 1. in-ground swimming pools.
 2. Above-ground swimming pools, jacuzzies, and similar structures that have a deck at the same grade or less than thirty-six (36") inches from the rim of the structure.

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Above fence requirements may be waived if the structure has a safety cover that meets ASTM F standards per building code regulations to prevent people and animals from accidental drownings.

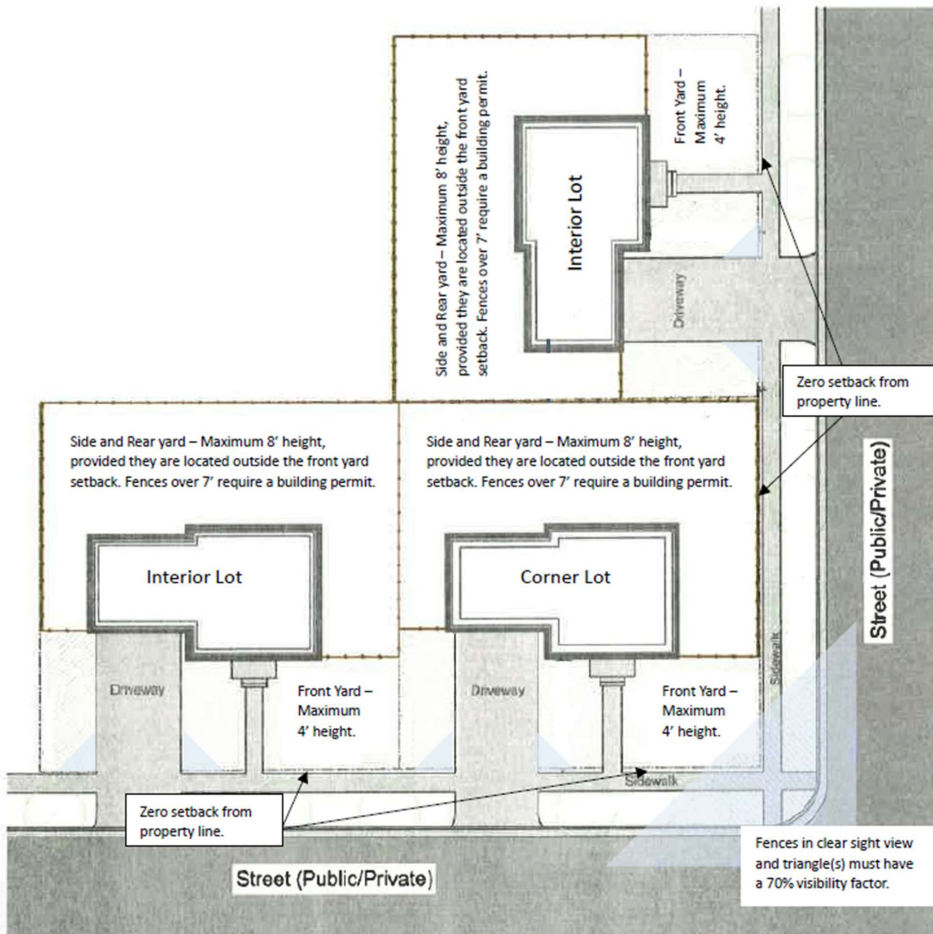
Above-ground swimming pools, jacuzzies, and other similar structures that have a minimum of thirty-six (36") from grade level to the rim of the structures are not required to be fenced.

- M. To determine the "visibility factor" of fence material as that term is used in this Ordinance, one square foot of the fence material is viewed perpendicular to its installed surface. The square inches of solid fence material contained in the square foot of fence material is subtracted from 144 to determine the square inches of open area within that square foot of fence material. The "visibility factor" is the percentage obtained by dividing the square inches of open area by 144.
- N. Tennis courts, sport courts, batting cages, etc.: Fence type enclosures for uses such as tennis courts, sport courts, swimming pools, ball diamond backstops, batting cages, etc., may be erected to a height greater than eight feet (8') but not more than eighteen feet (18'), including any retaining walls, provided:
1. Such enclosure does not constitute a part of a fence enclosing a property.
 2. All portions of the enclosure shall be located within the rear/side enclosure area of the lot.
 3. All portions of the enclosure above a height of eight feet (8') shall be non-sight obscuring.
 4. The enclosure shall be set back from the property line of adjoining properties and also the main building upon the lot to which it is appurtenant for a distance of not less than twenty feet (20').
 5. On corner lots, the enclosure shall be set back not less than ten feet (10') from the street.

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Section 4-17 Water and Sewer Requirements

All proposed buildings or proposed use shall be connected to a public water system within the city limits of Kanab. Sewer hookups are required in areas served by the Kanab City Sewer System.

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Section 4-18 Curbs, Gutters and Sidewalks

- A. Improvement Requirements for Building Permits in Commercial, Manufacturing, Industrial and Multi-Family zones
- B. The installation of curb, gutter, and sidewalks in accordance with Kanab City Standards shall be required on any existing or proposed street adjoining a lot on which a commercial or multi-family building is to be constructed or expanded, or on which a new use is to be established within a commercial and, multi-family zone.

The installation of curb and gutter in accordance with Kanab City Standards shall be required on any existing or proposed street adjoining a lot on which a manufacturing or industrial building is to be constructed or expanded, or on which a new use is to be established within a manufacturing and industrial.

Such curbs, gutters, or sidewalks shall be required as a condition of building or use permit approval. Said curb, gutter, or sidewalk shall be constructed to match existing improvements on any contiguous lot or parcel*.

Lots or parcels in the following areas shall require curb, gutter, and sidewalk:

1. Any lot or parcel in the C-1 Commercial zone;
2. Any building, lot, or parcel that has frontage to the continuous section of street that starts as 300 West, then Center Street and continuing into 100 East and between the northern city entrance (approximately one block north of 300 North) to Kanab Creek Drive and East on Highway 89 to 900 East.

For lots or parcels in a commercial, manufacturing, industrial, and multi-family zone that have frontage on a bike or pedestrian trail/walkway found on the Kanab City Master Plan shall require curb, gutter, and an approved hard surface, in place of sidewalks, for the development of the bike or pedestrian trail/walkway.

For lots or parcels, other than identified in this subsection, that contain street frontage on Highway 89 or Highway 89A, UDOT shall be consulted to determine if the proposed project adheres to the long-range transportation plan as it relates to curb, gutter, and sidewalk improvements.

If curb, gutter, and sidewalk are present on a contiguous lot or parcel* to the proposed project, the Planning Commission shall require the following:

1. Curb and gutter along the perimeter of any area that requires a hard surface
2. All landscaped areas abutting paved areas shall be curbed

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3. Landscaping planter and/or raised sidewalks shall be installed along buildings and areas requiring hard surface.

*Contiguous lots or parcels means a lot or parcel sharing a common border, touching, or directly adjacent to another lot or parcel that has curb, gutter and/or sidewalk. Lots or parcels across the street are not considered contiguous. Corner lots or parcels contiguous with another lot or parcel with curb, gutter, and sidewalks, shall require curb, gutter, and sidewalk on both property boundaries facing public streets.

- C. Improvement Requirements for Building Permits for Single-Family Residential lots or parcels.

This section does not apply to lots or parcels being created through the Subdivision process. Refer to the Kanab City Subdivision Ordinance for specific requirements.

- D. For single-family residential lots or parcels that contain street frontage on Highway 89 or Highway 89A, UDOT shall be consulted to determine if the proposed project adheres to the long-range transportation plan as it relates to curb, gutter, and sidewalk improvements.
- E. Occupancy permits shall not be issued until utilities are available for connection and adequate fire protection is in place to 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.
- F. Notwithstanding the foregoing, a certificate of occupancy shall be issued if all other requirements have been met entitling the applicant to its issuance, except for the installation of curb, gutter, and sidewalks, upon the applicant submitting an Improvement Completion Assurance. Such assurance shall be in the form and amount as approved by the City, upon recommendation of the City Engineer, and may be in the form of a surety bond, financial institution bond, letter of credit, cash, or lien. The Improvement Completion Assurance shall guarantee the proper completion of curb, gutter, and sidewalks in accordance with Kanab City Standards. Upon recommendation of the City Engineer or Building Inspector, the City may authorize a partial release of the Improvement Completion Assurance, upon inspection and acceptance of a portion of the completed curb, gutter, and/or sidewalk.

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When an applicant submits an Improvement Completion Assurance, the curb, gutter, and sidewalk must be installed and meet Kanab City Standards within one (1) year of the issuance of the certificate of occupancy.

- G. Property owners installing curb and gutter, must address and mitigate anticipated storm water flowing to adjacent property owner(s), as a result of the curb and gutter.

Section 4-19 Effect of Official Map

Wherever a front yard is required for a lot facing on a street for which an official map has been recorded, the depth of such front yard shall be measured from the mapped street line provided by the Kanab City Official Map.

Section 4-20 Flag Lots - Special Provisions (see Subdivision Ordinance)

Section 4-21 Private Lanes - Special Provisions

- A. Because it may be in the interest of Kanab City to allow certain residential development without frontage upon public streets and only on a private lane, such approvals may be granted by the Planning Commission, upon satisfaction of the following conditions:
1. A scale drawing of the proposed private lane and lot(s)/parcel(s) shall be submitted in support of an application for approval, together with all other documents required and an agreement to abide by all provisions of this ordinance. The lot shall meet all size and setback requirements of the zone in which the lot is located.
 2. A determination shall be made as to the future width of a dedicated street that may be needed to serve the lot(s)/parcel(s), based upon the City Master Plan of streets. If the proposed private lane is not identified as a major or collector street, it shall be improved with a minimum of road base and the improved portion be at least twenty (20) feet wide. The full length of the private lane is required to be paved if servicing more than three (3) residences.
 3. The applicant for the private lane shall record a written agreement to dedicate the private lane at such time as the City shall require dedication, if the location of the private lane is identified on the Master Transportation Plan at the time of application. In addition to the dedication of the private lane, the recorded agreement shall include an exhibit of the scale drawing of the private lane and easement and the property owner's/owners' agreement to dedicate "any additional width required under the City's ordinances for the type of street for which the City is requesting

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the private lane to be dedicated.” The agreement shall be signed by all individuals owning any interest in the private lane, with a recorded copy being provided to the City.

4. All easements required to serve the property shall be recorded, which includes the full length of the private lane and the full width of the private lane plus the width necessary to meet the class of street as identified in the City’s Master Plan. If the private lane is not identified on the City Master Plan, then the easement shall encompass the private lane, plus the width necessary to meet the width requirement for a public or rural road. The easement shall provide for installation and maintenance of utility lines and services, emergency vehicle access, and access of City or public personnel or vehicles as may be required in order to carry out the responsibilities of the City and other governmental entities. A recorded copy of the easement shall be provided to the City.
 5. The private lane shall be improved with a road base or better surface across such width as outlined herein. The driving surface shall be well maintained, and it shall be readily passable by a standard passenger car and emergency vehicles.
 6. Utility lines shall be extended at the cost of the applicant from the public street to the subject dwelling at such size as may be required by the City to serve the applicant or future development in the area. Upon installation and acceptance, the lines on the City side of the meter shall become the property of the City. The City will then assume responsibility for the upkeep and maintenance of the line. No reimbursement contracts will be issued by the City to the property owner for any future connections to any required utility line that may be installed as a part of the private lane approval.
 7. Water meters shall be located at the future property line in front of the dwelling. Other meters, such as electricity, shall be located as required by the City.
 8. All dwellings shall be no further than two hundred and fifty (250) feet from an approved fire hydrant. If installation of a hydrant is necessary, it shall be done at the expense of the applicant.
 9. A letter of consent and non-opposition to any future improvement district initiated by the City shall be recorded against the land and shall run with the land. The City, at its option, may initiate a special improvement district for the improvement of any private lane approved for use under these conditions.
- B. In the event any private lane is proposed to serve more than one lot, an agreement executed by all holding an interest in the lots shall be recorded providing that each owner shall contribute his pro-rata share of the cost of maintenance and improvement

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of the private lane, which obligation shall be secured by a lien on the lots. A private lane shall only service up to five (5) lots.

Section 4-22 Temporary Lodging

A. Hotel - Motel - Extended Stay - Bed and Breakfast Establishments

Are conditional uses and permitted uses within certain zones as provided hereafter in this ordinance and must comply with the following requirements:

1. Purpose

This ordinance will help promote the Health, safety and welfare of the general public that utilizes the establishments listed in this section.

2. General Provisions

Extended-Stay Establishments: Structures consisting of one or more buildings with provisions for living, eating, and kitchen facilities. Rooms designated as Extended-Stay room(s) shall have a food preparation area, which includes but is not limited to, refrigerators, conventional microwave ovens, and/or a stove or cooktop. For sanitation purposes, a separate bathroom and kitchen sink, and bed(s) in each unit. Maximum stay is limited to 240 days. Each room shall be a minimum of 275 square feet in area, exclusive of bathroom, closet, or balcony space. Minimum weekly services for each dwelling unit of linen change, towel change, soap change, and general clean-up. A registration lobby and/or a phone number provided by the management are both required. For purposes of this Section, all references to "hotel" or "motels" include Extended Stay Hotels or Motels.

Motels – Hotels: Refer to definitions in Chapter 1 of the Kanab City LUO for a description of a Motel and or Hotel.

Bed and Breakfast: Refer to Subsection 2 of this Section for specific requirements.

3. Definitions

"Owner" means any person, operator, firm or corporation, or an agent of any person, operator, firm or corporation who is authorized to act on the Owner's behalf, and being one or more of the following:

- a. Having a legal or equitable interest in the property;

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- b. Recorded in the official records of the State, County, or Municipality as holding title to the property; or
- c. Otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

"Premises" means the site upon which the hotel, motel, extended-stay, and bed and breakfast facilities are located, including the land and all buildings.

"Establishment" means a hotel, motel, extended-stay or Bed and Breakfast facility.

4. Kanab City Business License Required

A Kanab City Business License is required for these establishments. *See* Kanab City General Ordinance, Section 9, for business license requirements.

5. Fees

The Owner shall pay an annual Business License Fee.

6. Inspections

The Zoning Administrator may inspect all establishments within its jurisdiction referenced in this section once a year to determine if the establishment is in compliance with all applicable provisions of the City's Ordinances, including the receipt of a Business License from the City.

The Owner of an Establishment in the City shall allow the Zoning Administrator to inspect the establishment at any reasonable time. The Owner of the establishment shall provide the Zoning Administrator access to all areas of the Premises at all reasonable times for the purpose of such inspections. Every guest of an establishment shall provide the Owner or manager thereof with access to their guest room for the purpose of inspection and compliance with the City's Ordinances.

7. Staffing

Every hotel, motel, extended-stay or bed and breakfast establishment operating within the City of Kanab shall be adequately staffed to maintain the establishment in a safe and sanitary condition.

8. Transfer of Ownership

It shall be unlawful for the Owner of any hotel, motel, or extended-stay establishment who has received a Notice of Violation or order and who is not in compliance with the notice or order, to sell, transfer, or lease the establishment until it has been brought

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into compliance with this Chapter; provided, that the Owner may sell, transfer or lease the establishment if the Owner furnishes the buyer, transferee or lessee with a true copy of the Notice of Violation or order, and provides to the Zoning Administrator a signed and notarized statement from the buyer, transferee or lessee acknowledging receipt of such Notice of Violation or order and fully accepting responsibility without condition for making the corrections required to bring the establishment into compliance with the provisions of this Chapter.

B. Bed and Breakfast Inn

1. A Bed and Breakfast Inn is a conditional use within certain zones as provided hereafter in this ordinance and must comply with the following requirements:
2. The owner of the premises must reside therein.
3. There must be a minimum of one guest room and not more than five guest rooms. No more than four guests may occupy any room. No guest may stay more than fifteen consecutive days.
4. One off-street parking stall must be provided per guest room with two off-street parking stalls provided per premise owner.
5. No cooking facility may be present in any guest room. No cooking may occur in any guest room. Meal services may be offered only to overnight guests.
6. Other than a sign permitted for a Bed and Breakfast Inn, established by a conditional use permit, a Bed and Breakfast may have no advertising of any type.
7. Any permit granted is revocable upon notice and hearing if the use of the property creates traffic, noise, health, safety, parking, or other problems in the area.
8. A site plan that complies with Chapter 9 must be submitted.
9. Any hearing for the establishment of a Bed and Breakfast Inn conditional use permit shall be advertised as required by this ordinance.

C. Temporary Lodging used during construction

A recreational vehicle may be placed upon any lot during the actual period of construction of a principal dwelling or commercial building on the premises subject to the following limitations:

1. A recreational vehicle shall be permitted to remain upon premises for a maximum of 180 days during the construction of a residential structure. Approval may be granted by the Kanab Land Use Coordinator or assigned agent with the following conditions;
 - a. Must be connected to approved sewer system, electric, and city water.

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- b. Must be parked on the property.
- c. Must have a valid building permit issued by the Kanab Building Department.
2. A recreational vehicle shall be permitted to remain upon the premises during construction of a commercial or industrial building for a period of time not to exceed the time limit for construction under the contract or one (1) year, whichever is shorter.
3. The time limits provided herein shall not be extended without approval of the Planning Commission.

D. See Chapter 13 for Recreational Vehicle Park regulations.

Section 4-23 Handicapped Residential Facilities

- A. Permitted Use - Multiple Family Zone - A residential facility for handicapped persons is a permitted use in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings. Prior to establishing a residential facility for handicapped persons, a permit must be obtained by application to the Planning Commission and thereafter to the City Council, which shall be issued if the applicant can show that:
1. the facility meets all Kanab City building, safety, zoning, and health ordinances applicable to similar dwellings;
 2. the residents of the facility will be properly supervised on a 24-hours basis;
 3. a community advisory committee will be established through which all complaints and concerns of neighbors may be addressed;
 4. adequate off-street parking space is provided;
 5. the facility is capable of use as a residential facility for handicapped persons without structural or landscaping alterations that would change the structure's residential character;
 6. no person being treated for alcoholism or drug abuse may be placed in the residential facility for handicapped persons;
 7. no person who is violent will be placed in a residential facility for handicapped persons;
 8. Placement in the residential facility for handicapped persons shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.
 9. Upon application for a permit to establish a residential facility for handicapped persons in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings, a facility that conforms to these ordinances shall be granted a permit. If the Planning Commission and City Council

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determine that the residential facility for handicapped persons is in compliance with those ordinances, the City shall grant the requested permit to that facility.

10. The use granted and permitted by this subsection is nontransferable and terminates if the structure is devoted to a use other than as a residential facility for handicapped persons or, if the structure fails to comply with the City ordinances.

B. Conditional Use - Single-Family Zones - Subject to the granting of a conditional use permit, a residential facility for handicapped persons shall be allowed in a municipal zoning district that is zoned to permit exclusively single-family dwelling use, if that facility:

1. Conforms to all applicable health, safety, zoning, and building codes;
2. is capable of use as a residential facility for handicapped persons without structural or landscaping alterations that would change the structure's residential character;
3. conforms to Kanab City's criteria adopted by ordinance, governing the location of residential facilities for elderly persons in areas zoned to permit exclusively single-family dwellings;
4. no person being treated for alcoholism or drug abuse may be placed in the residential facility for handicapped persons;
5. no person who is violent shall be placed in a residential facility for handicapped persons;
6. placement in the residential facility for handicapped persons shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility;
7. meets conditions stated in Chapter 8 of this ordinance;
8. the use granted and permitted by this subsection is nontransferable and terminates if the structure is devoted to a use other than as a residential facility for elderly persons or if the structure fails to comply with applicable health, safety, and building codes.

C. Discrimination – Discrimination against handicapped persons and against residential facilities for handicapped persons is prohibited. The decision of Kanab City regarding the application for a permit by a residential facility for handicapped persons must be based on legitimate land use criteria, and may not be based on the handicapping conditions of the facility's residents.

Section 4-24 Elderly Residential Facilities

A. Permitted Use - Multiple Family Zone - A residential facility for elderly persons is a permitted use in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings. Prior to establishing a residential facility for elderly persons, a permit must be obtained by application to the Planning

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Commission and thereafter to the City Council which shall be issued if the applicant can show that:

1. the facility meets all Kanab City building, safety, zoning and health ordinances applicable to similar dwellings;
 2. adequate off-street parking space is provided;
 3. the facility is capable of use as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character;
 4. no person being treated for alcoholism or drug abuse may be placed in the residential facility for elderly persons;
 5. Placement in the residential facility for elderly persons shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.
 6. Upon application for a permit to establish a residential facility for elderly persons in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings, a facility that conforms to these ordinances shall be granted a permit. If the Planning Commission and City Council determine that the residential facility for elderly persons is in compliance with those ordinances, the City shall grant the requested permit to that facility.
 7. The use granted and permitted by this subsection is nontransferable and terminates if the structure is devoted to a use other than as a residential facility for elderly persons or, if the structure fails to comply with the City ordinances.
- B. Conditional Use - Single-Family Zones - Subject to the granting of a conditional use permit, a residential facility for elderly persons shall be allowed in any municipal zoning district which is zoned to permit exclusively single-family dwelling use, if that facility:
1. conforms to all applicable health, safety, zoning, and building codes;
 2. is capable of use as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character;
 3. Conforms to Kanab City's criteria adopted by ordinance, governing the location of residential facilities for elderly persons in areas zoned to permit exclusively single-family dwellings.
 4. no person being treated for alcoholism or drug abuse may be place in the residential facility for elderly persons;
 5. placement in the residential facility for elderly persons shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility;
 6. Meets requirements in Chapter 8 of this ordinance.

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The use granted and permitted by this subsection is nontransferable and terminates if the structure is devoted to a use other than as a residential facility for elderly persons or if the structure fails to comply with applicable health, safety, and building codes.

- C. Discrimination – Discrimination against elderly persons and against residential facilities for elderly persons is prohibited. The decision of Kanab City regarding the application for a permit by a residential facility for elderly persons must be based on legitimate land use criteria, and may not be based on the age of the facility's residents.
- D. Other Permitted Uses Not Limited - The requirements of this section that a residential facility for elderly persons obtain a conditional use permit or other permit do not apply if the facility meets existing zoning ordinances that allow a specified number of unrelated persons to live together.

Section 4-25 Domestic Farm Animals

The following conditions apply to Residential Agriculture, Rural Residential, Single-Family and Kanab Creek Ranchos KCR-720 residential zones:

- A. These conditions establish the standards by which domestic farm animals may be kept within Kanab City in a manner that will protect health and minimize the potential for nuisance.
- B. Animal Allowances. The minimum residential lot size for the keeping of farm animals within any zone district and the type of animals shall be permitted per the following chart (not including immature offspring):
- C.

Lot size 0.6 to 1 acre	Lot Size 0.23 to 0.59 acre	Lot size less than 0.22 acre
One of the below groups or equivalent combination:		
2 horses	Horses are not permitted	
2 cows	Cows are not permitted	
1 pig (see D(2))	Pigs are not permitted	
2 mules/donkeys	Mules and donkeys not permitted	
4 sheep	2 sheep	Sheep are not permitted
4 goats	2 goats	Goats are not permitted
50 fowl (see E)	15 fowl (see E)	15 chickens (see E)
50 rabbits	10 rabbits	10 rabbits

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D. On each lot or parcel larger than 1-acre additional animals can be per the following chart:

On each additional 1/3 acre one of the below groups or equivalent combination:
1 horse
1 cow
1 mule or donkey
2 sheep
2 goats
20 fowl
20 rabbits

- E. For the purpose of this ordinance, domestic farm animals that belong to or are owned by the resident(s) similar in size or weight to the chart above shall be with the same allowances described in the chart.
1. Exotic animals defined in the Utah Office of Administration Rule 58 are not permitted on any lot or parcel in Kanab City.
 2. Additional Pig or Swine are permitted at one per each additional acre.
- E. Roosters, Toms or similar male fowl are permitted only in Rural Residential and Residential Agriculture zones.
- F. In the Residential Agriculture zone, animals, stables, and barns are permitted regardless of if a private occupied residence exists on the same lot. All other zones must have a private occupied residence to keep or house domestic farm animals.
- G. All permitted animals and fowl are to be adequately maintained in a sanitary and healthy manner. All animals must be adequately restrained to prevent escape from the lot, marauding nuisance, or damage to other property.

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H. The following separation shall be maintained from a pre-existing dwelling on adjacent lot and any building, structure, or enclosure housing livestock:

Lot size 0.6 or larger	Lot Size 0.23 to 0.59 acre	Lot size less than 0.22 acre
50 Feet	15 Feet	

I. The keeping of domestic farm animals in accordance with this section and with generally accepted agriculture and management practices, shall not be found to be a public or private nuisance.

In the Residential Agricultural zone, the allowable number of domestic farm animals for those in the livestock industry may be significantly increased for purposes of industry practices.

Section 4-26 Residential Zones Design Standards

The following conditions apply to all single and multiple family structures within the residential zones:

- A. Each dwelling must be taxed as real property. If the dwelling is a manufactured home, affidavits as required by Utah Code Annotated Section 70D-2-401 must be filed under that section and a copy thereof submitted to the city prior to receiving a Certificate of Occupancy.
- B. Each dwelling shall have a code-approved site built concrete, masonry, steel, or treated wood permanent foundation which meets the requirements of the City adopted building codes, Utah Code, as set forth in Utah Code Annotated Section 15A-2-103, and the International Code Council (ICC) guidelines for the manufactured housing installations, including any amendments or successors thereto, and must be capable of transferring design, dead loads and live loads and other design loads unique to local home sites due to wind, seismic, soil and water conditions that are imposed by or upon the structure into the underlying soil or bedrock without failure. All perimeter footings must be minimum of 18 inches below grade. All tie down devices must meet City adopted building codes or other applicable building codes. The space beneath the structure must be enclosed at the perimeter of the dwelling with concrete or masonry type foundation materials. At each exit door there shall be a landing which meets the minimum requirements of the City Building Codes. All manufactured home running gear, tongues, axles and wheels must be removed at the time of installation.

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- C. The roof surface shall consist of wood shakes, asphalt, composition wood shingles, off-white membrane material, tile, metal, or fiberglass shingles.
- D.
 - 1. All dwelling units (building front) shall face the public street where adequate public street frontage exists, unless otherwise approved by the city council upon recommendation of the planning commission.
 - 2. The City Council upon recommendation of the planning commission may reduce the front setback on a public street to fifteen feet (15') for homes with a covered, but otherwise open front porch. The front porch shall be part of the overall house design and extend at least one-half (1/2) of the width of the home with a minimum depth of eight feet (8'). The porch covering shall be part of the roof or roof extension and of the same material as dwelling and not simply an awning over the porch. The front setback to the garage or carport shall be at least twenty-five feet (25') on public streets.
 - 3. Existing single-family dwellings shall not be converted to multi-family units, except when permitted and licensed as an internal accessory dwelling unit.
 - 4. Multi-family housing shall be new construction. Additions to legally existing multi-family buildings shall be considered a conditional use and shall require a conditional use permit.
 - 5. No garage, carport or parking space shall be converted to living space unless the building inspector determines that adequate off-street parking is available.
- E. Each dwelling shall have exterior materials of sufficient quality, durability and resistance to the elements to satisfy the purpose of this section. Exterior siding materials shall consist of wood, hardwood, brick, stucco, glass, metal, lap vinyl, lap tile or stone meeting the requirements of the City Building Codes.
- F. The width of the dwelling shall not be less than twenty-four feet (24) feet at the narrowest point of its first floor exclusive of any garages, bay windows, room additions or other similar appendages. A basement shall not be considered as a first floor. The width shall be considered as the lesser of the two primary dimensions. Manufactured homes shall be multiple transportable sections at least twelve feet (12) wide unless transportable in three (3) or more sections, in which case only one section needs to be twelve (12) feet wide.
- G. Replacement of an existing non-conforming manufactured home on any lot must comply with all the requirements contained in this section.
- H. Each dwelling shall have a minimum floor area on the main floor or floors, exclusive of garages as shown in Section 15-2. A basement shall not be considered as a floor.

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Measurements to determine the minimum area of the dwelling shall be taken from the outside of the foundation walls.

- I. Any manufactured home that has been previously owned or has been modified is subject to inspection by the building inspector. The building inspector may deny hookups and occupancy if the unit is found to be in noncompliance with Annex A (a final inspection checklist) and Annex C of and ANSI A225.1 - 1994, of the American National Standard Manufactured Home Installations, approved January 4, 1994, by the American National Standards Institute, Inc. A decision of the inspector is considered to be an administrative decision and may be appealed to the Appeals Officer and then to the District Court.

Section 4-27 American National Standard Manufactured Home Installations

- A. Final Inspection Checklist - Final inspection shall be made when the home installation (set-up) is complete. A checklist such as the one given below should be developed to ensure that no items have been overlooked and that work has been properly completed.
 1. Water and Drain Systems. Check to ensure that:
 - a. Correct materials for water and drain lines have been used.
 - b. Connections and splices are properly made.
 - c. Supports are of correct material and are properly spaced.
 - d. Necessary inspections and tests have been made.
 - e. Water lines are protected from freezing when applicable.
 - f. Proper slope has been maintained on drain lines.
 2. Electric Systems. Check to ensure that:
 - a. Panel amperage matches connection to home.
 - b. Electrical inspections have been performed; connections between multi-sections are in accordance with MHCSS and access covers are in place.
 3. Gas/fuel Oil Systems. Check to ensure that:
 - a. Correct materials and fittings are used.
 - b. The pressure test has been conducted on the gas system.
 - c. The connection between multi-sections are in accordance with the MHCSS, with access as required.
 4. Appliance Function, Operation, and Venting. Check to ensure that:
 - a. Vent or chimney extensions shipped loose on the home have been mounted and serviced in accordance with the manufacturer's instructions.
 - b. Appliances and valves have been tested and are properly working.
 - c. Venting of appliances under unit is in accordance with the MHCSS.
 - d. Dryer is properly vented.

Adopted January 22, 2008; Amended February 11, 2025

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- e. Solid-fuel-burning fresh air intake is properly installed
- f. Temporary shipping blocks have been removed.
- g. Exhaust fan operation and air flow are correct.
- 5. Windows and Doors. Check to ensure that:
 - a. Windows meet egress requirements and have operation instructions on them.
 - b. Doors function properly.
 - c. Temporary shipping hardware has been removed from windows and doors.
- 6. Exterior of Home. Check:
 - a. For damage to under carriage or bottom board.
 - b. Chassis, floor joists, or both for installation/transportation damage.
 - c. Bottom board for rips or tears.
 - d. For damage to siding (cracks, breaks, holes, nail pops., etc.)
 - e. For damage to metal or composition roof.
 - f. For holes or rips in metal roof.
 - g. Shingles for damage and sealing.
 - h. Drip edge or fascia damage.
 - i. Roof openings for sealing (vents, stacks, etc.)
 - j. To ensure that when gutters and downspouts are installed, the water is diverted away from the home.
- 7. Interior of Home. Check:
 - a. For damage to floor coverings (vinyl, carpet.)
 - b. For damage to wall finish (holes, cracks, nail pops, etc.)
 - c. For damage to ceiling finish (holes, cracks, nail pops, etc.)
 - d. For damage to interior trim (splits, cracks, nail pops, etc.)
 - e. Multi-section common areas for correct finishing.
- 8. Skirting. Check to ensure that:
 - a. Skirting used is in accordance with owner's specifications.
 - b. Venting is in accordance with the manufacturer's specifications.
 - c. Skirting is constructed to prevent frost movement in areas of where it occurs.
 - d. Polyethylene ground cover is correctly installed.
- 9. Blocking/footings. Check to ensure that:
 - a. Footings are of proper size and construction for soil conditions.
 - b. Spacing of piers is in accordance with the manufacturer's guidelines.
 - c. Footing depth is below frost line.
 - d. Foundation walls, if required, meet local codes, ordinances, or covenants.
 - e. Pier construction meets manufacturer's specifications.
- 10. Anchoring. Check to ensure that:

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- a. Approved anchors are used.
 - b. Correct numbers of anchors, straps, or both are used according to the manufacturer's instructions.
 - c. Anchors are installed at correct angles and in accordance with the anchor manufacturer's listing for approval.
11. Miscellaneous. Check to ensure that:
- a. The smoke detector(s) is operating correctly.
 - b. Construction seals (the "HUD Label") have not been damaged, removed, or covered by skirting.
 - c. Installation/anchoring certificates, seals, or both have been issued and installed if required.
 - d. Data plate is intact and legible.
 - e. Low-hanging tree branches and bushes have been trimmed.

All transit and installation damage are required to be reported to the manufacturer if the home is a new unit. Check with local authorities having jurisdiction prior to installation for code requirements and permits/inspections required.

Section 4-28 Home Occupations

Home Occupations, as defined by this Ordinance, must comply with the following requirements:

- A. The Zoning Administrator shall determine whether the home occupation is classified as "Home Occupation - light" or "Home Occupation - heavy" as defined by this Ordinance.
- B. The Home Occupation shall not occupy a total area greater than twenty-five (25) percent of the improved portions of the dwelling and shall not change the character thereof.
- C. Accessory buildings may be used, but outside storage or activities are not permitted except for nursery schools, in which case.
- D. Any signs or other outside displays shall not be allowed. Any employee that does not reside at the residence shall not be allowed.
- E. Off-Street Parking will be provided which will, in the opinion of the Zoning Administrator, be adequate to accommodate all vehicles which will be parked on or about the premises by customers, clients or occupants of the dwelling. Said off-street parking will be provided so that it will not decrease residential amenities in the area surrounding the dwelling.
- F. Prohibited Home Occupation Uses - The following list presents examples that are not incidental to nor compatible with residential activities and are prohibited:

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Land Use Ordinance

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1. Businesses which entail the harboring, breeding, and raising of dogs, cats or other large or small animals on the premises;
 2. Primary Medical and Dental offices, clinics and laboratories;
 3. Mini storage;
 4. Vehicle repair (body or mechanical), and vehicle painting;
 5. Any other use determined by the Zoning Administrator to be neither incidental nor compatible with residential activities.
- G. Revocation - A home occupation permit shall be revoked by the Zoning Administrator if any one of the following findings can be made:
1. That the use has become detrimental to the public health, safety, traffic or constitutes a nuisance;
 2. That the permit was obtained by misrepresentation or fraud;
 3. That the use for which the permit was granted has ceased or was suspended for six or more consecutive calendar months;
 4. That the condition of the premises, or the area of which it is a part has changed so that the use is no longer justified under the meaning and intent of this Chapter;
 5. That the use is in violation of any statute, ordinance, law or regulation.

Section 4-29 Streets and Trails Connectivity

- A. Streets and trails in new residential developments must have connectivity to other surrounding residential neighborhoods.
- B. Continuation of master-planned streets and trails: The arrangement of streets and trails shall provide for the continuation of master-planned streets and trails between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection, efficient provision of utilities and where such continuation is in accordance with the city's general plan, transportation master plan and/or recreation master plan.
1. Temporary turn-around: If the adjacent property is undeveloped and the street must be a dead-end street temporarily, the right of way shall be extended to the property line and a temporary turnaround shall be provided.

Section 4-30 Residential Facilities for Persons with Disability

- A. Applicability: If any facility, residence or other circumstance meets the definition of a residential facility for persons with a disability as set forth herein, the requirements of this section shall govern the same, notwithstanding any other provisions of this title.

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If any provision of this section conflicts with the Utah Fair Housing Act or Fair Housing Amendments Act (collectively the "Acts"), the Acts shall be controlling.

B. The purposes of this section are:

1. To comply with Utah Code Annotated section 10-9a-516, and Utah Code, Title 57, Chapter 21; and
2. To avoid discrimination in housing against persons with disabilities as provided in the Utah Fair Housing Act and the Fair Housing Amendments Act as interpreted by courts having jurisdiction in Utah.

C. Definitions: As used in this section, the following words and terms shall have the meanings ascribed to them in this subsection:

1. **DISABILITY:** A physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such an impairment or being regarded as having such an impairment.
2. **RESIDENTIAL FACILITY FOR THE DISABLED:** A single-family or multiple-family dwelling unit, consistent with existing zoning of the desired location, that is occupied on a twenty-four (24) hour per day basis in a family type arrangement under the supervision of the resident family or manager, and that conforms to all applicable standards and requirements of and is licensed by the Utah department of human services division of services for people with disabilities, or department of health and is operated by or under contract with that department. The dwelling must be owned by one of the residents or by an immediate family member of one of the residents, or is a facility for which the title has been placed in trust for a resident.
3. "Residential facility for the disabled" shall not include facilities for the following: secure treatment, adult daycare, day treatment, comprehensive mental health treatment, comprehensive substance abuse treatment, or domestic violence treatment, as defined in Utah Code Annotated section 62A-2-101.

D. Permitted Use Requirements: A residential facility for persons with a disability shall be a permitted use in any zoning district where a dwelling is allowed. Each such facility shall conform to the following requirements:

1. **Building and Safety Standards:** The facility shall comply with all building, safety and health regulations applicable to similar structures. As part of this requirement, the following site development standards and parking standards shall be applicable:
2. Each facility shall be subject to minimum site development standards applicable to a dwelling in the zone in which the facility is located.
3. The minimum number of parking spaces required for a residential facility for persons with a disability shall be the same as those for a dwelling located in the same zoning district in which the facility is located, subject to the following:

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- a. If support staff is employed on the premises of a facility, one additional parking space shall be required for each staff member.
 - b. Parking shall not be located within the front yard setback.
- E. Prohibited Uses: No facility shall be made available to an individual whose tenancy would:
 - 1. Constitute a direct threat to the health or safety of other individuals; or
 - 2. Result in substantial physical damage to the property of others.
- F. Requirements of Licensee: Prior to the occupancy of any facility, the person or entity licensed or certified by the Department of Human Services or the Department of Health to establish and operate the facility shall:
 - 1. Provide a copy of such license or certification to the city; and
 - 2. Certify in a sworn affidavit to the city that no person will reside or remain in the facility whose tenancy would likely:
 - a. Constitute a direct threat to the health or safety of other individuals; or
 - b. Result in substantial physical damage to the property of others.
- G. Nontransferable; Termination: The use permitted by this section is nontransferable and shall terminate if:
 - 1. The facility is devoted to a use other than a residential facility for persons with disabilities; or
 - 2. The license or certification issued by the Department of Human Services or the Department of Health terminates or is revoked; or
 - 3. The facility fails to comply with the conditions enumerated in this section.
- H. Number of Persons Limited: No residential facility for persons with a disability shall house more than eight (8) disabled persons, not related by blood or marriage.
- I. Distance to Similar Facilities: No residential facility for persons with a disability, licensed for the housing of more than three (3) disabled persons, shall be established or maintained within one thousand feet (1,000'), measured in a straight line between the closest property lines of the lots or parcels, of the following similar facilities:
 - 1. Another residential facility for persons with a disability licensed for the housing of more than three (3) disabled persons; or
 - 2. A residential facility for elderly with more than three (3) elderly persons in residence.
- J. Business License Required: For a residential dwelling for four (4) or more persons, as licensed by the Department of Human Services, Division of Services for People with Disabilities, the owner or provider shall be required to maintain a valid business license with the city.

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- K. Exemptions: A residential facility for the disabled shall not include facilities which house persons being treated for alcoholism or drug abuse, persons who are violent, who are not voluntarily residing therein, or who are residing therein as a part of or in lieu of confinement, rehabilitation or treatment in a correctional facility.
- L. Reasonable Accommodation: None of the foregoing conditions shall be interpreted to limit any reasonable accommodation necessary to allow the establishment or occupancy of a residential facility for persons with a disability.
 - 1. Any person or entity who wishes to request a reasonable accommodation shall make application therefore to the City Council, or the Council's designee, and shall articulate in writing the basis for the requested accommodation.
 - 2. Each application for a reasonable accommodation shall be decided within not more than thirty (30) days.
 - 3. If a request for a reasonable accommodation is denied, such decision may be appealed to the Appeals Officer in the manner provided for appeals of decisions applying this title.

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Section 4-31 Research and Development Activities

Adopted January 22, 2008; Amended February 11, 2025

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Research and Development (R and D) includes work directed toward innovation, introduction, and improvement of products and processes. Research and Development activities are permitted to operate as an ancillary use to listed allowable permitted and conditional uses, as defined by this ordinance.

Section 4-32 Outdoor Residential Lighting

Down Lighting: To protect the views of the night sky, and to keep light from unreasonably interfering with another's property enjoyment, all outside lighting shall be "down lighting" so that lighting does not trespass to adjoining properties. All exterior lighting should provide for the illumination of buildings and grounds for safety purposes, but in an aesthetic manner. All exterior lighting shall be shielded, hooded, or directed so that no direct light is allowed to directly trespass onto adjacent properties.

*The above restrictions do not apply to street lights or public parking lots, or holiday lighting.

See Chapter 22 for Outdoor Lighting Ordinance for additional requirements.

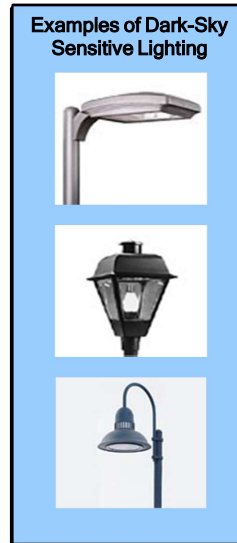
4-33 Short-Term Leases of Residential Properties.

A. Purpose: The purpose of this section is to promote the health, safety, and general welfare of the residents of Kanab City by establishing zoning regulations for short-term leases of residential property to ensure:

1. Protection of neighborhoods and the community, including compatibility with existing residences.
2. The peace and quiet of residential neighborhoods, and preservation of property values.
3. Promotion of tourism, and the generation of revenue for community members.

B. Definition:

1. Short-Term Rental Property, also referred to as a Vacation Rental Property, is property which is used by any person or entity, for temporary transient lodging use where the term of tenancy of the property is for less than thirty (30) consecutive days, for direct or indirect compensation. For this section, compensation means money, rent, or other consideration given in return for occupancy, or use of the property.



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- C. Short-Term Residential Rental Properties (also known as Vacation Rental Properties) in residential zones cannot operate until they have met the following terms:
1. Must obtain a business license in accordance with Section 9 of the Kanab City General Ordinances.
 2. Any new structure built for the purpose of human occupancy must meet the underlying setback requirements for the residential home under its relative zone.
 3. Any previously built accessory building converted for the purpose of human occupancy must meet the underlying setback requirements for the residential home under its relative zone.
 4. Living space cannot be shared by more than one private renter (no separate bookings for any space that has common/shared living areas).
 5. There shall be no more than two (2) rentals per property in Single-Family Zones.
 6. There must be an additional off-street parking space beyond the number of vehicles already normally parked at the property for every increment of four guests allowed to book.
 7. Owners are responsible for posting at the rental a list of rules as provided by the City Office.
- D. Exception to the requirements of this section:
1. A single-family owner-occupied dwelling that is part of a Home Exchange where the owners are trading rights or money to use each other's home for a short-term period. The exchange is only for a dwelling that is usually owner-occupied, and the total number of home rentals or exchanges shall not exceed six home exchanges per year, unless a Conditional Use Permit is approved for more than six rental periods per year.
- E. A Guesthouse may not be rented out at the same time an IADU is rented.

4-34 Internal Accessory Dwelling Units

- A. Purpose: To add to the long-term rental stock in Kanab City, in compliance with Utah Code § 10-9a-530, and related provisions, and to promote the health, safety, and general welfare of the residents of Kanab City, internal accessory dwelling units are established as a permitted use in any area zoned primarily for residential use, in accordance with the restrictions and requirements outlined in this section.
- B. Definition:
1. "Internal accessory dwelling unit" (IADU), as defined in Utah Code § 10-9a-530, means an accessory dwelling unit created:
 - a. within a primary dwelling unit;

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- b. within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created; and
 - c. for the purpose of offering a long-term rental of thirty (30) consecutive days or longer.
2. "Primary dwelling" means a single-family dwelling that
 - a. is detached; and
 - b. is occupied as the primary residence of the owner of record.
- C. In any area zoned primarily for residential use, the use of one IADU per lot is a permitted use, subject to the following restrictions and requirements:
1. The IADU must be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling;
 2. There must be one additional on-site parking space for the IADU above what is already required;
 3. The primary dwelling must not be a mobile home as defined in Utah Code § 57-16-3;
 4. The applicant must receive an IADU license from the City;
 5. The IADU cannot be created within a dwelling unit that is served by a failing septic tank; and
 6. The lot upon which the IADU is located must be at least 6,000 square feet.

4-354 Archery Range

Outdoor archery range(s) shall require a Conditional Use Permit and all applications shall be reviewed and approved by the Planning Commission. Planning Commission may recommend to City Council approval of the proposed location of an archery range for a suitable site. All of the following requirements must be met to approve the Conditional Use Permit for the archery range:

- A. Archery range may be located in any zone where a park is listed as a permitted or conditional use
- B. Archery range shall require an impermeable barrier/backstop when adjacent to any residential or commercial structures down-range (i.e. at the point of impact).
- C. Establishments must have posted and comply with rules and regulations that at a minimum meet the following:
 - Individuals under 18 must be accompanied by an adult member
 - Alcohol and any forms of intoxication shall be prohibited
 - Crossbows shall be prohibited
 - Operating hours shall not be before sunrise or after sunset (unless adequate lighting is provided)

Kanab

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- D. A site plan, in accordance with Chapter 9 of the Kanab City Land Use Ordinance.
- E. A method for locking and securing the facility when not in use.
- F. At the firing line, there shall be a 50-yard distance from any non-common adjacent property lines.

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



City Council
Arlon Chamberlain
Chris Heaton
Boyd Corry
Peter Banks
Steve Shrope

Exhibit B: Staff Report UDOT Meeting

Mayor
Colten Johnson
City Council
Arlon Chamberlain
Steven Shrope
Chris Heaton
Boyd Corry
Peter Banks



KANAB
—UTAH—

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

DATE: January 20, 2026
TO: Mayor and City Council
SUBJECT: Preservation of US89-A Corridor
PREPARED BY: Kyler Ludwig, City Manager

Background:

The Utah Department of Transportation (UDOT) is actively working to preserve the future right-of-way (ROW) along US-89A, from Kanab to the Arizona state line. This preservation effort is part of UDOT's long-range transportation planning and is intended to accommodate future roadway and multi-modal improvements in a rapidly developing area.

In December 2025, representatives from UDOT Region 4 met with the Mayor and City staff to discuss the corridor and review existing local development standards. While Kanab City currently maintains a setback on the east side of US-89A, UDOT is requesting additional coordination to establish a defined corridor width and protect the ROW from development until acquisition occurs.

Analysis:

UDOT has submitted a request for input on two proposed cross-section options for US-89A, with key design elements including:

- A minimum 125-foot right-of-way for a five-lane section
- Optional expansion to 150 feet if multi-modal facilities (shared-use path and sidewalk) are included on both sides

UDOT is requesting Kanab City's feedback on the following items:

1. Preferred total ROW width for long-term preservation (e.g., 125' vs. 150')
2. Which side of the corridor should accommodate the shared-use path
3. Drainage preference: urban curb & gutter or rural swale design

UDOT intends to conduct a corridor survey in the coming weeks and has committed to covering the cost of surveying and deed preparation for willing property owners through its corridor preservation program.

A formal ordinance to preserve the right-of-way will be brought to the Planning Commission for

— A Western Classic —

Mayor
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City Council
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Steven Shrope
Chris Heaton
Boyd Corry
Peter Banks

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

review. The item was scheduled for the January meeting but will now be considered in February due to a meeting cancellation.

Legal:

Financial:

There is no immediate financial impact. UDOT will fund surveying and acquisition costs of property.

Recommendations/Actions:

It is recommended the City Council provide direction on the following:

- Preferred right-of-way width (minimum 125' or expanded 150' cross-section)
- Preferred location of shared-use path (north or south/east or west side of US-89A)
- Preference for curb & gutter vs. rural swale drainage treatment

Input will be shared with UDOT to support next steps in their preservation and design process.

Attachments:



– A Western Classic –

Jeffery Albrecht <jalbrecht@utah.gov>

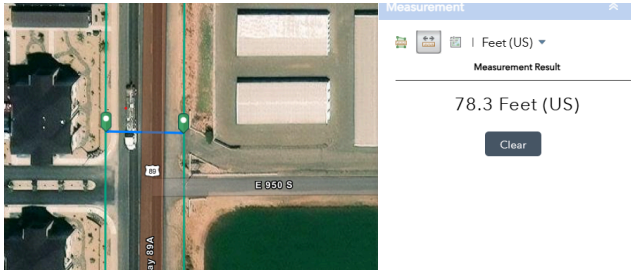
to cjohnson, me, Riley, Tracy, Chris, Cody, Kurt, Kirk, ccram@kanab.utah.gov

Mayor Johnson,

Thank you for taking the time to meet with Cody Marchant and I last month to discuss the corridor preservation between Kanab and the Az. Stateline, along Highway 89A..

We are appreciative of the efforts you have already made to help preserve the area for the future Right of Way, and look forward to solidifying a Right of Way Width that meets the needs and vision of Kanab City..

As you can see below, the current right of way is around 80+/- feet but varies some through the corridor.



We have put together 2 potential cross sections for the 5 lane section, and want to get the City's feedback on which width you would like to move forward with. UDOT is proposing, at a minimum, we plan for approximately 125 feet as shown on the attached cross section. If the City wants one or more shared use paths along the alignment, it would likely widen from there.. We do need to plan for at least one side of the road as being for All Users, bikes, etc., which will affect the overall width.. We can just do a 10 foot path on one side and sidewalk on the other. We need to know which side of the highway makes sense for the shared use path. We need to get the width established so we can record an agreement that protects the areas, until UDOT can purchase the properties.

Questions for Kanab City:

1- Do you want curb and gutter on both sides of the highway, or would you prefer a more rural feel, with drainage swales? (The more development there will be the harder it will be to construct over the drainage swales.)

2-Which side of the highway would you prefer a shared use path?

Our Survey Crew will be flying the corridor in the next few weeks, and UDOT will be hiring a consultant to Conduct the Right of Way Survey, and establish the parcels to be Purchase from owners, by UDOT. Once completed, any willing parcel owners can then sell UDOT the property for Market Value.

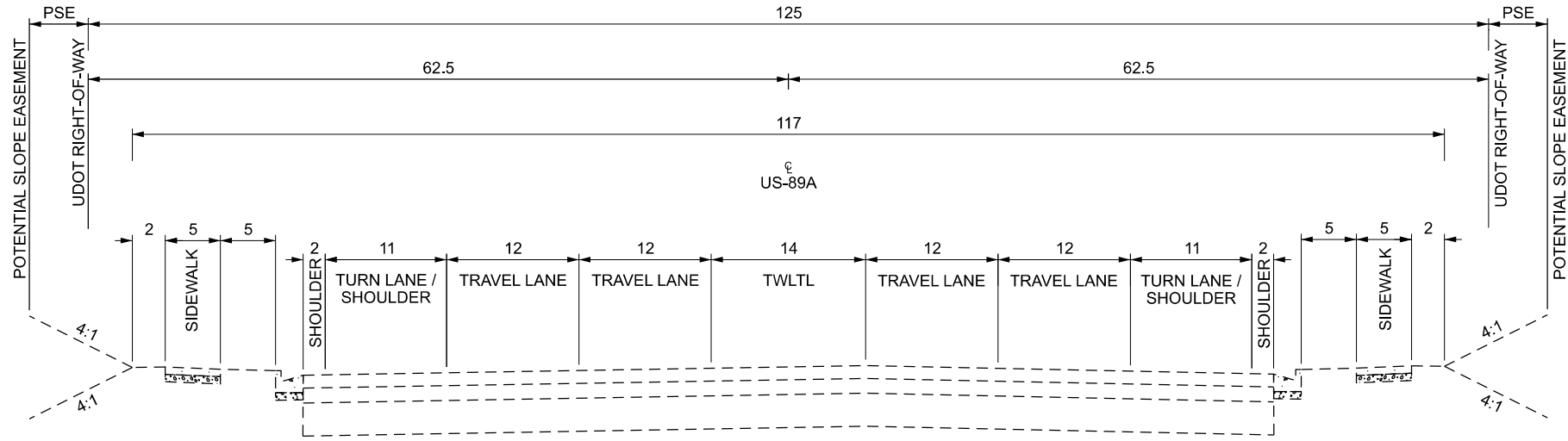
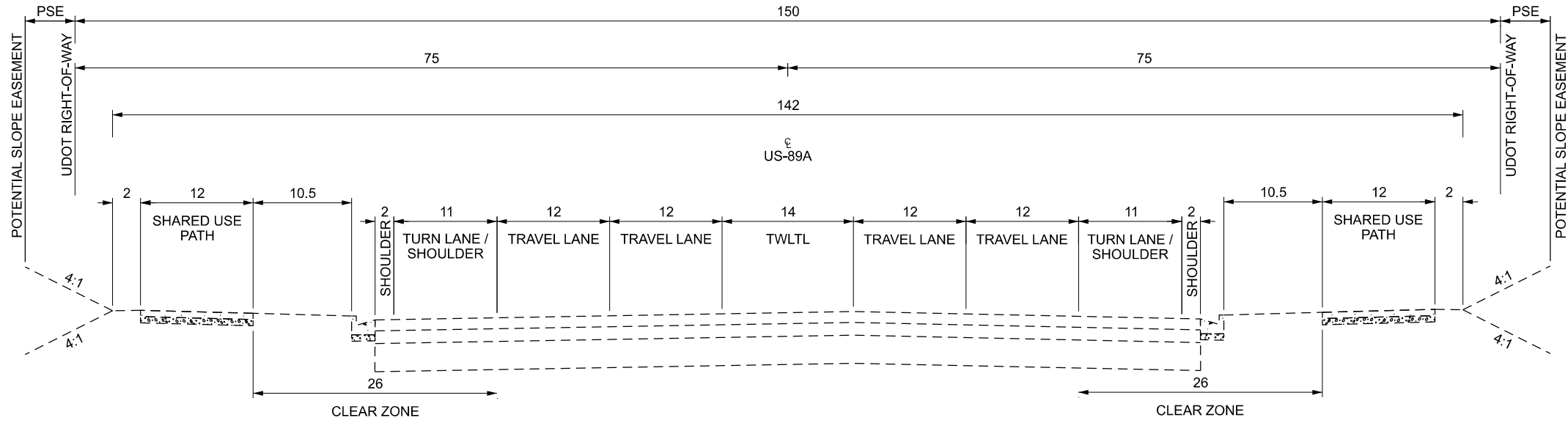
Please discuss this Right of Way width with your City Staff. We can set up another meeting in the next month to finalize the width as your schedule allows.. The costs for surveying and writing deeds for parcels will be covered by UDOT's corridor preservation program.

Thanks again for working with UDOT on this corridor preservation project. We will follow back soon..

Thank you,

--
Jeff Albrecht P.E. - P.L.S.
UDOT Region 4 Preconstruction Engineer
Office: (435) 893-4732
Cell: (435) 689-0299
jalbrecht@utah.gov





SHEET NO.

PROJECT
PROJECT NUMBER

US-89A; STATE LINE TO KANAB
CORRIDOR PRESERVATION

PIN

APPROVED

PROFESSIONAL ENGINEER

1/7/2026

DATE

QC CHECKED BY

DRAWN BY

UTAH DEPARTMENT OF TRANSPORTATION
REGION FOUR DESIGN

REVISIONS

NO.	DATE	APPROVED BY	REMARKS



Measurement



1 Feet (US) ▾

Measurement Result

78.3 Feet (US)

Clear

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



City Council
Arlon Chamberlain
Chris Heaton
Boyd Corry
Peter Banks
Steve Shrope

Exhibit C: Updated UDOT drawing

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



City Council
Arlon Chamberlain
Chris Heaton
Boyd Corry
Peter Banks
Steve Shrope

Kanab City Planning Commission Staff Report

File Number 20260303.2

Date:	March 2, 2026
Meeting Date:	April 7, 2026
Agenda Item:	Discuss and recommend a positive or negative recommendation to City Council on a text amendment for Land Use Ordinances, Chapter 20 Commercial Zone allowing a permitted use for taverns.

Attachments:

- **Exhibit A: Proposed Amendment(s) with Red Lines**
- **Exhibit B: Staff Report with City Council**

Summary:

Kanab City Land Use Department has received an application for a text amendment to allow taverns in a commercial zone. Prior to receiving the application, the applicants requested to speak with City Council to determine if the request for the amendments would be successful and what concerns needed to be mitigated (see Exhibit B).

During the February planning commission meeting, staff and planning commission members discussed the permitted land use chart listed in Chapter 20. After discussion, planning commission directed staff to update the permitted Land Use chart to allow a conditional use in zone C1 and C2. Planning commission also requested additional requirements for taverns to be included in Chapter 20.

– A Western Classic –

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



City Council
Arlon Chamberlain
Chris Heaton
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Peter Banks
Steve Shrope

Exhibit A: Proposed Amendment with Red Lines

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

Section 20-1	Purpose
Section 20-2	Commercial Zones
Section 20-3	Commercial Temporary Structures
Section 20-4	Height Regulations
Section 20-5	Temporary Events on Public Right-of-Way
Section 20-6	Minimum Area, Width, and Yard Regulations
Section 20-7	Special Regulations
Section 20-8	Design Standards for the Commercial Zones (C-1, C-2, C-3)
Section 20-9	Residential Use in Commercial
Section 20-10	Other Regulations
Section 20-11	Land Use Chart
Section 20-12	Exhibits A & B

Section 20-1 Purpose

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

Section 20-2 Commercial Zones

A. C-1 Commercial Zone (Downtown Core)

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

B. C-2 Commercial Zone (Transition)

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

Adopted January 22, 2008; Amended May 13, 2025

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Chapter 20 – Commercial Zones

C. C-3 Commercial Zone

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

Section 20-3 Commercial Temporary Structures

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

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

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

Section 20-4 Height Regulations

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

Adopted January 22, 2008; Amended May 13, 2025

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Land Use Ordinance

Chapter 20 – Commercial Zones

20-9.

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

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

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

Zone	Area	Width	Yard Setbacks in Feet		
			Front	Side	Rear
C-1	5,000 sq ft	0	0	0	2
C-2	5,000 sq ft	0	0	0	2
C-3	12,0000 sq ft	0	20	20	2

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

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

Section 20-7 Special Regulations

- A. All used materials and used merchandise that are not for decorative purpose, except vehicles and equipment in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight-obscuring fence or wall of not less than eight (8) feet in height and no material or merchandise shall be stored to a height of more than Fifteen (15) feet in height.
- B. No trash, rubbish, weeds, nor other combustible material shall be allowed to remain on any lot outside of approved containers in any Commercial District. No junk, debris, abandoned or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any Commercial District.
- C. All solid waste storage facilities shall be located at the rear of the main building or else behind a sight-obscuring fence or wall which will prevent the facility from being seen from a public street.

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

- A. The purpose of the Design Standards is to maintain the character of Kanab City as a

Adopted January 22, 2008; Amended May 13, 2025

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

destination community with breathtaking scenery, to preserve the city's corridors, preserve and enhance the rural western character of the downtown area, provide a significant landscaped buffer between development and highway uses, minimize curb cuts and access points to highways, and enhance Kanab's walkable downtown atmosphere.

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

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

pedestrians, plazas, benches, landscaping and outdoor eating areas, but not for parking (unless requiring parking to the side or back is unfeasible). Diagonal parking on side streets is permitted within the Downtown Parking District in order to create additional downtown parking.

8. Trails and sidewalks shall be provided in all new development within the C-1 zone in accordance with the Kanab City Trails Master Plan. Trails and sidewalks may be located within the setback areas.
9. Outdoor Display of Art, or Public Park Facilities: The permanent installation of an outdoor art display, or outdoor recreational equipment, such as bike racks that require a fixed location on or above the ground and is within 30' of a UDOT right-of-way, may be allowed as a Conditional Use.
10. Building Front Design: In conjunction with a required site plan, architectural designs for new construction and refurbishing the exterior of an existing commercial building are required, addressing the design standards in this section. Site plans or façade improvements in the commercial zones that require a building permit, need approval from the Planning Commission. All other construction or refurbishments that do not require a building permit need approval from the Land Use Coordinator.
11. The following guidelines apply to new construction or changes to the exterior of an existing commercial building in the commercial zones.
 - a. No high gloss or mirrored metal products shall be permitted on the building surface, unless for trim or decorative purposes that consists of less than 10 percent of the building surface. The building surface shall consist of at least two City approved materials, the predominant material not surpassing 85% of the building surface. The ground floor front façade area shall consist of a minimum of 25% window area. City approved materials must be high quality and durable, and include window glass, stucco, rock, stone, metal, brick, and any other material that is substantially similar to these. The following shall not make up more than 50% of the building surface: concrete block, untextured tilt-up concrete panels, or prefabricated steel panels.
 - b. Awnings: Awnings shall not be vinyl, aluminum, nor have a shiny or glossy appearance. Corrugated metal awnings are allowed.
 - c. Colors: No fluorescent colors are allowed on the building surface or roof. Black cannot be the predominant color of any building surface. Earth tone colors in accordance with Section 20-12 Exhibits A & B are encouraged.
 - d. The primary pedestrian entry of the building shall face the street and be identified, defined, and reinforced by significant architectural elements of mass. The appearance of the building front shall present a three-dimensional effect through the utilization of such architectural features as pop outs, vertical relief overbuilds, recesses, canopies or porticos supported by columns

Kanab

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Chapter 20 – Commercial Zones

or protrusions, significant variations in the roof or parapet, etc.

- e. The design standards for building fronts described above shall wrap around the building sides adjacent to the primary front, for at least ten feet, unless the Planning Commission finds that it would be impractical.
- f. Building surface shall be broken into smaller elements. Building surface shall be reduced by using a combination of the following techniques: variation in roof lines; variations in wall plane with projections and recessed areas; use of windows on elevations facing a street; and use of vertical accents.
- g. Kanab City's goal is to maintain a "western theme" in the commercial areas, particularly the C-1 zone. While not required, applicants are encouraged to incorporate western features into the design scheme. These western features may include hitching posts, sculptures, public art, covered canopies, benches, and similar features that promote a western feel.

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

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

Section 20-9 Residential Use in Commercial

- A. Commercial/Residential Mix shall only be allowed for properties that have frontage along Highway 89 and Highway 89A, in the area of 400 North through Center Street, continuing on 100 East to 700 South and headed East on Highway 89A to 650 East. Commercial use shall be required on the main (ground) floor. Residential use is permitted to be on any level above the main (ground) floor.
- B. Residential uses for "Commercial / Residential Mix" may include one or more units.
- C. All new buildings and developments for commercial/residential mix shall comply with Chapter 18 (Multi-Family Residential Zone) or Chapter 17 (Single Family) in the event of a residential structure.

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Land Use Ordinance

Chapter 20 – Commercial Zones

Section 20-10 Other Regulations

- A. Other relevant standards and requirements are found in other sections of this code, including Landscape Requirements in Section 9-8, Parking Requirements in Chapter 6, Signs in Chapter 7, Site Plan Review in chapter 9 and Supplemental Regulations in Chapter 4.

Section 20-10 Land Use Chart

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Land Use Ordinance

Chapter 20 – Commercial Zones

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

LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
Agricultural Crop Sales (Farm Only)	-	-	P	-
Airport Support Facility	-	-	P	P
Amphitheater	C	C	C	C
Antique / Secondhand Store	P	P	P	P
Apartment(s)*	-	-	-	-
Arcade (Games/Food)	P	P	P	P
Archery Range / Course Outdoor	-	C	C	C
Art Gallery	P	P	P	P
Auto / Boat Dealer	-	-	P	C
Auto Rental / Sales	-	C	P	C
Auto Service Station	-	P	P	C
Auto Supply Store	P	P	P	P
Bar Establishment	-	-	-	-
Beauty/Spa Salon	P	P	P	P
Bed and Breakfast / Short-term Vacation Rental	P	P	P	-
Body Art	P	P	P	P
Bowling Alley	P	P	P	P
Brewery (Large)	-	-	-	-
Brewery (Small) Restaurant	P	P	P	P
Car Wash	-	P	P	P
Cemetery	-	-	C	-
Church	P	P	P	P
College / University	P	P	P	P
Commercial Marine Supply	-	P	P	C
Commercial / Residential Mix see Section 20-9	P	P	-	-
Communications Facility	-	-	P	C
Conference / Convention Center	P	P	P	P

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
Construction Trade and Storage see Section 20-7	-	-	C	-
Convalescent Center / Nursing Home	C	P	P	P
Convenience Store	P	P	P	P
Day Care I (under 6 children)	-	P	P	C
Day Care II (over 6 children)	-	P	P	C
Distillery	-	-	-	-
Dry Cleaner	P	P	P	P
Drug Store	P	P	P	P
Elementary – Jr. High	-	P	P	P
Equipment Rental Facility, Small (<15,000 lbs) see Section 20-7	-	P	P	P
Equipment Rental Facility, Medium (<50,000 lbs) see Section 20-7	-	C	C	C
Equipment Rental, Heavy/Large (>50,000 lbs) see Section 20-7	-	-	-	-
Espresso Stand	P	P	P	P
Event Center	P	P	P	P
Farmer’s Market	P	P	P	P
Farm Equipment Sales	-	P	P	P
Financial Institution	P	P	P	P
Florist Shop	P	P	P	P
Food Truck Parks	C	P	P	-
Food Truck Vendors	P	P	P	P
Funeral Home/Crematory	-	P	P	-
Garage/Vehicle Repair & Restoration	-	P	P	C
Gas Station	-	P	P	C
General Retail and Services	P	P	P	P
Grocery Store	P	P	P	C
Group Home	-	-	P	C
Halfway House	-	-	P	C
Hardware / Garden Material	-	P	P	C
Health Club	P	P	P	P

Adopted January 22, 2008; Amended May 13, 2025

Kanab

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Chapter 20 – Commercial Zones

LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
High School	-	P	P	-
Hospital	-	-	P	-
Hostel	-	-	C	-
Hotel / Motel / Extended-Stay	P	P	P	C
Kennel / Public	-	-	P	-
Landscaping Business	-	-	P	-
Laundromat	P	P	P	P
Library	P	P	P	P
Liquor Store / Packaging Agency	P	P	P	C
Live or amplified music	P	P	P	P
Media Material	P	P	P	P
Medical / Dental Lab	-	P	P	P
Miscellaneous Health	P	P	P	P
Mobile / Park Model Home Park	-	-	P	-
Mobile Vendor	P	P	P	P
Multi-family Dwelling Units	-	-	-	-
Museum	P	P	P	P
Park	P	P	P	P
Photographic and Electronic Store	P	P	P	P
Police / Fire Facility	P	P	P	P
Preschool	-	P	P	P
Printing / Publishing	P	P	P	P
Professional Office	P	P	P	P
Public / Private Parking	P	P	P	P
Recreational Center	P	P	P	P
Restaurant	P	P	P	P
RV / Camp Park	-	P	P	-
Self-Service Storage	-	-	P	-
Sexually Oriented Business	-	-	-	-
Shooting / Archery Range Indoor	C	P	P	P

Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
Single Detached Dwelling Unit	-	-	-	-
Single Attached Dwelling Unit	-	-	-	-
Social / Public Agency Offices	P	P	P	P
Tavern <u>(see A)</u>	-C	-C	-	-
Theater	P	P	P	P
Towing Operation	-	P	P	-
Truck Stop	-	-	P	-
Two-family Dwelling Units	-	-	-	-
Veterinary Clinic large animal	-	-	P	-
Veterinary Clinic small animal	-	P	P	C
Vocational School	-	P	P	C
Youth Home	-	P	P	-
Wholesale / Bulk Store	-	P	P	-
Wireless Telecommunications retail	P	P	P	P
Wood Products Sales	-	C	P	-
Zip Lines	-	-	C	-

A. Additional requirements for taverns:

- No more than two (2) taverns are permitted within any zoning district in which taverns are an allowed use.
- A tavern shall provide, at minimum, appetizer-style food service.
- A tavern shall comply with the hours of operation established by the Utah Department of Alcoholic Beverage Services. In addition, the tavern shall remain open for at least one (1) hour after the final call for alcohol service.
- Additional requirements to mitigate any harms may be applied with the required conditional use permit per Land Use Ordinances Chapter 8.

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Kanab

Land Use Ordinance

Chapter 20 – Commercial Zones

Section 20-11 Exhibits A & B



(color purposes only)

Kanab

Land Use Ordinance

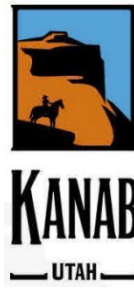
Chapter 20 – Commercial Zones

B. Exhibit B

#4e6a72	#4e6772	#4e6472	#4e6172	#4e5e72	#4e5b72	#4e5872
#8f1e1b	#8f281b	#8f311b	#8f3b1b	#8f451b	#8f4e1b	#8f581b
#7a8d3c	#748d3c	#6d8d3c	#668d3c	#5f8d3c	#598d3c	#528d3c
#81635b	#81665b	#81695b	#816c5b	#816f5b	#81725b	#81765b
#83999f	#83979f	#83949f	#83929f	#83909f	#838d9f	#838b9f
#493029	#493329	#493529	#493829	#493b29	#493d29	#494029
#612118	#612718	#612d18	#613318	#613918	#613f18	#614518
#853f23	#854723	#854f23	#855723	#855f23	#856723	#857023
#a3b2b8	#a3b1b8	#a3afb8	#a3adb8	#a3abb8	#a3aab8	#a3a8b8
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#b9896b	#b98f6b	#b9966b	#b99c6b	#b9a36b	#b9a96b	#b9b06b
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#b8a3b2	#b8a3b1	#b8a3af	#b8a3ad	#b8a3ab	#b8a3aa	#b8a3a8

Adopted January 22, 2008; Amended May 13, 2025

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City Council
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Steve Shrope

Exhibit B: Staff Report - City Council Discussion

Mayor
Colten Johnson
City Council
Arlon Chamberlain
Steven Shrope
Chris Heaton
Boyd Corry
Peter Banks



KANAB
—UTAH—

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

DATE: January 20, 2026
TO: Mayor and City Council
SUBJECT: Discussion on Tavern Brewery Uses – Chapter 20
PREPARED BY: Kyler Ludwig, City Manager
UPDATED BY: Janae Chatterley, Building and Land Use Administrator

Background:

In April 2023, the Kanab City Council discussed potential amendments to Chapter 20 of the Land Use Ordinance regarding commercial zoning uses, including alcohol-related establishments. At that time, the Council expressed a preference against allowing taverns or alcohol-focused businesses without accompanying food service and did not include taverns within the commercial zone uses.

The City has now received a request from community members seeking to establish a brewery taphouse that would serve alcohol without full food service. The applicants are requesting Council consideration of whether such a use could be allowed under a new or amended zoning designation.

Analysis:

The applicant has submitted a basic proposal for a tavern-style taphouse, where alcohol service would be the primary activity. The establishment would not operate as a full-service restaurant or nightclub, and while some limited food or snack options may be available, no full kitchen is proposed. The intended location is 183 S 100 E, within Kanab’s downtown core, in an area that supports walkability and proximity to other local businesses. The applicants have described the concept as a calm, community-focused gathering space intended to complement existing commercial activity.

As taverns are currently prohibited in all commercial zones under the City’s Land Use Ordinance, any consideration of this proposal would require direction from the City Council regarding potential zoning amendments or the creation of a new use category.

While any zoning amendment or new land use designation would ultimately require review and recommendation by the Planning Commission, staff is bringing this item to the City Council first for preliminary discussion, given that the Council previously reviewed and expressly prohibited

– A Western Classic –

Mayor
Colten Johnson
City Council
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Steven Shrope
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Peter Banks

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

tavern uses as part of the 2023 amendments to Chapter 20.

Legal:

Financial:

There is no immediate financial impact.

City Council Recommendations/Actions:

It is recommended by City Council for Planning Commission:

1. Discuss whether to allow a tavern-style taphouse (without food service) in any commercial zone
 - City Council suggests a conditional use in the land use chart.
2. City council would like Planning Commission to discuss different restrictions on the conditional use permits:
 - Zoning & Location
 - Limiting Events
 - Smaller establishments limited by square footage
 - Hours of operation
 - Food requirements
 - Limiting the number of business licenses that can be issued

Attachments:

1. Applicant's business proposal

Mayor

26 North 100 East • Kanab, Utah 84741 • Phone 435-644-2534 • Fax 435-644-2536 • www.kanab.utah.gov

City Manager

Proposal for a Community-Focused Brewery Taphouse in Kanab, Utah

Submitted for Consideration to the Kanab City Council

Applicant Introduction

Zach & Cerra Cyrus | 435.819.0109 | cerra.zach999@gmail.com

We bought our home in Kanab in 2020 after visiting several times for backpacking trips and fell in love with the area. We felt that Kanab would be a great place to start a family. We have been blessed with 3 children since moving to Kanab. Zach is a flight nurse with Classic Air Medical. He is also very active with the Kane County Search and Rescue team. Cerra mostly stays at home raising the 3 kids but she is a physical therapist at Mountain Land Physical Therapy and Zions Way Home Health and is an insurance agent selling home, auto and business policies.

Adam & Tonya Ortiz | 303.990.1564 | adamortiz.photo@yahoo.com

We have been residents of Kanab for 6 years now and local business owners of Taro Coffee Bar for nearly 4 years here in Kanab. You may have heard of our place. Customers on many occasions have asked for recommendations for a local place to sit, relax and enjoy a good refreshing cold beer later in the day. This is definitely something that is desired. We wish to create a relaxing place where people - locals and visitors can gather in the heart of town. We have yet to have any place local, that fills this niche that we can recommend. This is where the idea for a local taphouse brewery came into being. The dream is to have a clean welcoming place for all and to boost even more of the warm good feeling of Kanab as a really amazing place.

Adam & Charlotte Young | 435-899-9224 | adam.w.young@outlook.com

We have lived in Kanab since 2017 and enjoy raising our 3 children in this awesome community. I relocated my family here for work, doing marketing for SC Broadband (formerly South Central Communications) and we fell in love with this area and the people here. I have since obtained my real estate license and have made that my primary pursuit, working out of the Berkshire Hathaway Home Services office here in Kanab. Charlotte works as the executive secretary for Calvary Chapel Kanab and assists with several activities for Red Rock Dance. We both love this town and are excited about the potential to start a new business here and create a gathering place for friends, neighbors, and visitors to enjoy.

Summary

We are seeking to establish a **locally owned, responsibly operated brewery taphouse** within Kanab's downtown core. Our intent is to create a **community-oriented gathering place** that supports local business activity and visitor retention while maintaining Kanab's values of safety, respect, and quality of life.

This proposed business is **not a bar in the traditional sense**, but a **tavern-style taphouse** focused on:

- Responsible, limited alcohol service
- A calm, social atmosphere appropriate for a downtown core
- Economic activation of existing commercial space
- Strong operational and behavioral safeguards

Because Kanab's current zoning code does not explicitly provide for a tavern or brewery taphouse use, particularly one that does not require a full food-service operation, we are requesting City Council consideration for either a zoning amendment or conditional use approval that allows such a business under clearly defined standards.

Vision

This business is intentionally designed to fit within Kanab's small-town character while meeting modern expectations for a tourism-oriented downtown. Our vision is to create a place that:

- Serves as a **gathering space** for residents and visitors
- Encourages **moderation, conversation, and community**, not excessive consumption
- Complements, rather than competes with, existing restaurants
- Activates downtown during evening hours in a controlled, respectful manner
- Strengthening the downtown as a social and economic center
- Encouraging walkable and mixed-use activity
- Supporting tourism without introducing disruptive nightlife

What This Business Is

- A **brewery taphouse** with limited, regulated alcohol service
- Emphasis placed on **local and regional craft beer**
- Daytime and evening hours focused on social gathering
- A professionally managed, licensed establishment

What This Business Is Not

- Not a nightclub
- Not a late-night bar
- Not a high-volume alcohol venue
- Not a venue encouraging intoxication or disorderly conduct

We Are Committed To

- Transparency
 - Ongoing dialogue with city leadership
 - Responsiveness to community concerns
 - Operating as a respectful and responsible member of the Kanab business community
-

Proposed Scope

Location - 183 S 100 E

- Situated within the downtown core, directly off HWY 89
- Walkable to other downtown businesses
- Designed to increase foot traffic and shared economic benefit

Size & Scale

- Small to moderate footprint
- Seating designed for conversation and small groups
- No dance floor, DJ, live amplified music, or nightclub-style entertainment

Hours of Operation

- Afternoon and evening focus
- Closing hours aligned with expectations for downtown businesses
- No late-night or after-hours operation

Alcohol Service & Food Considerations

- Would operate as a tavern, not a restaurant
- Alcohol service is the primary licensed activity
- Light snacks or optional food offerings may be available but no full kitchen or food-service requirement

Economic & Community Benefits

Tourism Retention

As the regional gateway to Zion, Bryce Canyon, the Grand Canyon, and surrounding public lands, visitors to Kanab increasingly expect:

- Walkable downtown experiences
- Evening gathering places
- Responsible, regulated options for adult beverages

Providing this option helps **retain visitor spending within Kanab's downtown**, rather than displacing it to other communities.

Local Economic Impact

- Creation of local jobs
- Increased sales and tax revenues
- Increased foot traffic benefiting nearby retailers and restaurants
- Activation of existing commercial space without new infrastructure demands

Additional Consideration

We recognize and respect that some Kanab residents have thoughtful concerns about alcohol-related uses. Our business model would be structured to **limit risk, encourage responsibility, and maintain community standards**, consistent with the Kanab's emphasis on quality of life and public safety.

Responsible Use Philosophy

- No drink specials intended to encourage excessive consumption
- Calm, seated service environment
- Designed for adults but respectful of nearby family-oriented uses
- Non-alcoholic beverages prominently available

Safety & Oversight

- Full compliance with Utah DABC regulations
- Staff trained in responsible alcohol service

- Zero tolerance for disorderly or disruptive behavior
 - Coordination with local law enforcement as needed
-

Zoning Request

Kanab's current zoning code does not clearly define or allow a tavern or brewery taphouse use, particularly one that does not include full food service. We respectfully request consideration of one of the following:

- A **zoning text amendment** creating a clearly defined brewery taphouse use within the downtown core
- Approval as a **conditional use**, subject to enforceable operational standards

Suggested Conditions for Approval

- Defined hours of alcohol service
- Capacity limits
- Noise and exterior behavior standards
- Ongoing compliance with state and local regulations

These measures would provide the City with clear oversight, while allowing a business model that complements existing downtown uses rather than competing with nearby restaurants.

We appreciate the Council's time and thoughtful consideration.

LICENSEE HANDBOOK TAVERN LICENSE



UTAH DEPARTMENT OF ALCOHOLIC BEVERAGE SERVICES

P.O. Box 30408
Salt Lake City, UT 84130-0408
Telephone: 801-977-6800 Fax: 801-977-6889
Website: www.abs.utah.gov

Effective Date June 2022

TO ALL LICENSEES

As a licensee of the Utah Department of Alcoholic Beverage Services, you are required to be aware of the responsibilities, procedures, and potential liabilities regarding the sale and service of alcoholic beverages.

This handbook has been prepared to help you with the lawful handling of alcoholic beverages. Please review this information and keep the handbook available for reference. This version of the handbook is issued in June 2022. Previously issued handbooks should be discarded as they may contain outdated information.

Our website (www.abs.utah.gov) has information about the liquor laws and rules with direct links to the complete code and administrative rules, as well as information about stores and agencies, products and prices, server training, and other interesting links. The website is regularly updated. Please review the website for information and services as they are developed.

It is our responsibility and desire to be of service and assistance. If you have questions after consulting the handbook, please call us at 977-6800, or write, or e-mail the compliance division of this department at dabscompliance@utah.gov.

TAVERN LICENSE



Allows the storage, sale, service, and consumption of beer (not heavy beer) on the premises of a tavern.

Tavern licenses run from March 1st to the last day of February. License fees are not prorated, so full fees will be due even if a new license was issued at any time during the previous year. To apply for a tavern license, a non-refundable application fee of \$300 plus a \$1,500 initial licensing fee is required. All license renewals are due by January 31st every year and the renewal fee is \$1,250.

Be prepared to renew licenses beginning January 1st through January 31st annually.

TAVERN LICENSES

are limited to a quota, formulated by the population of the state. Taverns are defined as:



- beer bars
- parlors
- lounges
- cabarets
- nightclubs

Taverns have no food requirement, but food is a good idea because it helps slow intoxication, generates additional revenue, and gives patrons something else to do besides drink. Remember it is illegal to allow someone to become intoxicated.



OPERATIONAL REQUIREMENTS

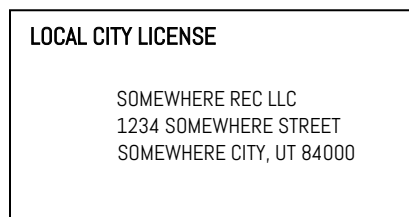
DISPLAY SIGNS - A tavern licensee must display:

- **A Warning Sign** - The template may be downloaded from our website.

The warning sign contains two messages, each of which must be in a different font. It may be used as-is or custom-made, but the size of the sign and the size of the fonts may not be any smaller than the template. The color of the print does not have to be red, and the sign does not have to be white, but it has to be easily readable and *posted in a prominent place* on the tavern premises.



- **DABS and local licenses** also need to be posted in a prominent place.



SALES AND CONSUMPTION HOURS



Beer may be sold on any day from 10:00 a.m. until 1:00 a.m. Consumption of beer is prohibited between the hours of 2 a.m. and 10 a.m. Taverns must remain open an extra hour after alcohol sales and service have ended to allow a patron to finish consuming:

- a single serving of beer not exceeding 26 ounces

Taverns do not have to remain open after all patrons have vacated the premises, or during an emergency.

PURCHASE OF BEER

Beer must be purchased from beer distributors. Licensees must call and set up an account with the appropriate distributor for their area. A list of distributors may be found on the DABS website.

Beer may also be purchased from any licensed Utah small brewer that manufactures beer. However, bar licensees may not purchase beer from any other retail outlet such as grocery or convenience stores, etc. for resale at the licensed establishment.



BEER STORAGE

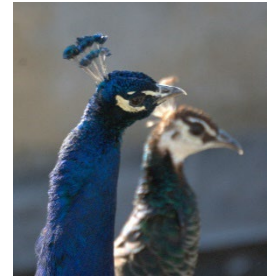


Beer may only be stored in a designated place approved by DABS on the initial application floor plan. ***Any changes in the storage area(s) must first be approved by DABS.***

BEER SALES AND SERVICE



- Each tavern patron may only have two servings of beer at a time.
- Beer may be sold to an individual patron only in a container that does not exceed one liter.
- Beer flights may be sold to a patron as long as the total amount of beer does not exceed 16 ounces.
- Beer may be sold and served in pitchers, not exceeding 2 liters to parties of two or more.
- Beer sold in sealed containers may be removed from the tavern premises.



NO MORE THAN TWO

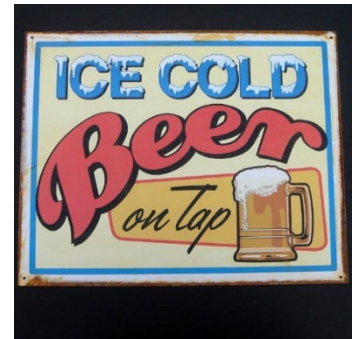
PRICE LISTS

A bar must have readily available for its patrons, a printed alcoholic beverage price list, or a menu containing current prices of all alcoholic beverages.



ADVERTISING

Signs advertising the availability of alcoholic beverages may be displayed.



ELECTRONIC AGE VERIFICATION - ID SCANNERS

The ID scanner requirement applies to all taverns whether or not they choose to restrict access by way of membership.

Taverns must electronically verify age before anyone who appears to be 35 years of age or younger may gain admittance.

Taverns must be able to read, print, or download the data in the ID scanners. Owners/managers should have the knowledge and capability to produce the data upon request of a peace officer or an authorized representative of the DABS.

The DABS does not provide a list of approved scanners. ID scanners (electronic age verification devices) are available from multiple manufacturers and vendors. An ID scanner selected must meet the requirements of rule R82-4-101 which may be viewed on our website, or a summary of requirements can be found in the TOPICS LIBRARY under 'Licensee Support.'

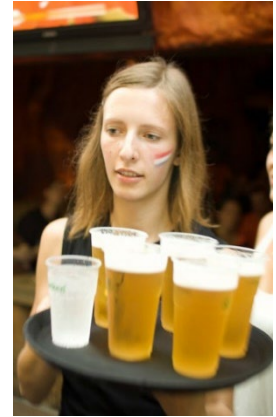


NO MINOR EMPLOYEES ARE ALLOWED

- Minors may not be employed on the premises of a tavern. This includes band members, construction workers, etc.
- Minors may not be admitted into, use, or be on the premises of a tavern EVER – even if closed.

EMPLOYEES

- Any employee who sells, serves, dispenses, or handles beer must be twenty-one years of age or older.
- Servers of beer must wear a unique identification badge showing the employee's first name, initials, or a number assigned by the employer and must be worn above the waist.
- Employees may not consume or be under the influence of alcoholic beverages while on duty.



Employees can be FINED for violations.

The commission is authorized to assess an administrative fine against an officer, employee, or agent of a licensee for a violation of the alcoholic beverage laws.

TRAINING

SERVER TRAINING:

The Utah Division of Substance Abuse and Mental Health Server training is required for all owners, managers, supervisors, and employees who serve (or manage those who serve) alcohol. They must take and pass an alcohol server training seminar every three years and must complete the training within 30 days of commencing employment. Go to our website for information on state-approved training programs.



DABS MANAGER TRAINING:

- EVERY MANAGER must complete the DABS "Manager Training Program" as a condition of obtaining their DABS license. Any new manager must take the training within 30 days of hire.
- A manager includes owners and employees that act in a supervisory or managerial capacity over the furnishing of an alcoholic product or the employees who serve alcoholic products.
- Training will be conducted by the DABS and the fee is \$25 per manager.

Please be careful off-duty owners or employees who have been drinking must not step back in and perform any on-duty type functions.

RECORDKEEPING

Tavern licensees are required to keep current, detailed quarterly records for expenses and sales of alcohol and food. All records must be kept for a minimum of three years.



BROWN BAGGING

Patrons may not bring in or store any alcohol on the premises of a tavern.

TEMPORARY CLOSURE OF MORE THAN 10 DAYS

You MUST notify your compliance specialist in writing if you are going to be closed for more than 10 days. Emergency closures may be granted by telephone. NOT DOING SO is an automatic forfeiture of the retail license. Failure to RE-OPEN by the approval date also results in automatic forfeiture.



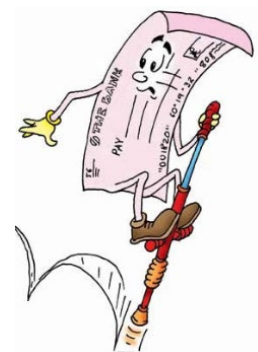
DISCOUNTING PRACTICES PROHIBITED

Beer may not be sold at a discount at any time. Other discounting practices are prohibited that encourage over-consumption of beer (i.e. happy hours, two for ones, all you can drink for a set price, free beer, or selling at less than cost).

A tavern licensee or employee may not purchase an alcoholic beverage for a patron.

BAD CHECKS

The DABS may immediately suspend the license if it receives a bad check as payment for licensing or bond fees, fines, and costs for violations, etc. A fee will also be assessed for bad checks and the licensee will be required to pay the full amount and the fee.



PROHIBITED CONDUCT

- **LEWD ACTS** - attire and sexually-oriented conduct of employees and entertainers that are considered contrary to public welfare and morals are prohibited on the premises.
- **GAMBLING** - NO paying to play a game of chance to win money or a prize. Licensees may not engage in or permit any form of gambling on its premises including contests or gaming schemes that require risking something of value for a chance of a return - including raffles, bingo, poker, etc.
- **ILLEGAL DRUGS** or drug paraphernalia - A retail licensee may not knowingly allow a person on the licensed premises to sell, distribute, possess, or use a controlled substance or use, deliver, or possess with the intent to deliver drug paraphernalia.



Mayor
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City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
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Boyd Corry
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Steve Shrope

Kanab City Planning Commission Staff Report

File Number 20260303.1

Date:	March 2, 2026
Meeting Date:	April 7, 2026
Agenda Item:	Discuss and recommend a positive or negative recommendation to City Council on text amendment for Land Use Ordinances, Chapter 7 Signs.

Attachments:

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

Summary:

A text amendment to update the Land Use Ordinance, Chapter 7 Signs. The amendment is to consider amendments to the prohibited or temporary signs. Recently the Land Use Department sent voluntary compliance letters to multiple businesses in Kanab that had temporary signs (pennant, flag, snipe) that are prohibited. Business owners contacted Mayor and City Council members to reconsider the sign ordinance.

During the February planning commission meeting, staff and planning commission members discussed the prohibited signs and the temporary signs listed in Chapter 7. After discussion, planning commission directed staff to update Section 7-13 (5) to increase the time allowed for pennant and inflatable signs during a grand opening or significant change.

– A Western Classic –

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Exhibit A: Proposed Amendment with Red Lines

Kanab

Land Use Ordinance

Chapter 07 – Signs

Revised May 9, 2023

Section 7-1	General Requirements
Section 7-2	Interpretation
Section 7-3	Application and Review Procedures
Section 7-4	Sign Defined
Section 7-5	Awnings and Canopies
Section 7-6	Banners
Section 7-7	Freestanding Signs
Section 7-8	Wall Signs
Section 7-9	Projecting Sign
Section 7-10	Window Signs
Section 7-11	Monument Signs
Section 7-12	A-Frame Signs
Section 7-13	Temporary Signs
Section 7-14	Signs in Residential Areas
Section 7-15	Directional or Guide Signs
Section 7-16	Public Necessity Signs
Section 7-17	Entrance/Exit Signs
Section 7-18	Electronic Message Signs
Section 7-19	Lighting
Section 7-20	Removal of Abandoned, Dangerous or Defective Signs
Section 7-21	Prohibited Signs
Section 7-22	Non-Conforming Signs
Section 7-23	Safety in Construction and City Non-Liability

Section 7-1 General Requirements

The city council of Kanab, Utah, finds and declares that by controlling and standardizing signs in the city, the regulations set forth in this chapter will reduce potential hazards to motorists and pedestrians; encourage signs which, by their good design, are integrated with and harmonious to, the buildings and sites which they occupy; encourage legibility through the elimination of excessive and confusing sign displays; prevent confusion of business signs with traffic regulations; preserve and improve the appearance of the city as a place in which to live and trade; preserve our legendary night skies; allow each individual business to clearly identify itself and the goods and services which it offers in a clear and distinctive manner, to safeguard and enhance property values, to protect public and private investment in buildings and open space; and supplement and promote the health, safety and general welfare of the citizens of Kanab, Utah.

Section 7-2 Interpretation

The planning commission shall have the authority and duty to interpret the provisions of this chapter. In interpreting and applying the provisions, the sign requirements contained in this chapter are declared to be the maximum allowable for the purpose set forth.

Section 7-3 Application and Review Procedures

No person shall erect, structurally alter, or relocate any permanent or temporary sign without

Kanab

Land Use Ordinance

Chapter 07 – Signs

Revised May 9, 2023

first obtaining a sign permit, or a building permit from the city, unless the sign is exempt under this chapter. Sign Permits shall be procured from Kanab City office within 30 days.

Section 7-4 Sign Defined

A "sign" means and includes every advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface, or space erected or maintained in view of the observer thereof for identification, advertisement, or promotion of the interest of any person, entity, product, or service. The definition of a sign shall also include the sign structure, supports, lighting system, and any attachments, or other features used to draw attention of observers to the sign.

Section 7-5 Awnings and Canopies

A. Definitions:

1. Awning: A covered structure of fabric or other material placed so as to extend outward from a building providing a protective shield for doors, windows, and other openings, supported by the building only.
2. Canopy: A roofed structure constructed of fabric or other material placed so as to extend outward from a building providing a protective shield for doors, windows, and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilever from the building, or freestanding supported from the ground.

B. Where Allowed:

1. Awnings and canopies are permitted as signs in commercial and manufacturing zones but should not be the dominant architectural features.
2. Awnings must be located in a traditional manner above doors, windows, or walkways, provided that walkways lead to a bona fide entrance. All other locations for awnings are prohibited. In the Commercial C-1 zone the city has adopted design standards that are contained in Chapter 20 Commercial Zones, Section 20-8.

C. Maximum Allowed:

1. Awnings and canopies are counted as signs to the extent that a part of the awning or canopy is used for advertising purposes. The square footage of the advertising portion of an awning or canopy shall be no greater than ten percent (10%) of the total square footage of each elevation of the building, and the sign area used on the awning will be considered part of the overall 20% percent sign area allowance for each elevation plane of a building.
2. All awnings and canopies shall conform to all provisions of the building code. An awning or canopy shall maintain a minimum of eight feet (8') of clearance above any sidewalk. Any additional signs affixed to the awning or canopy, or its support will

Kanab

Land Use Ordinance

Chapter 07 – Signs

Revised May 9, 2023

count toward the 20% maximum area allowed for the relevant elevation plane of the building.

3. No awning or canopy may extend over public property, except in the C-1 zone.

Section 7-6 Banners

- A. Definition: A sign made of fabric or other nonrigid material with no enclosing framework and securely attached at each end to posts or to some rigid structure or hung flush against the building wall.

Banners are intended to be of a temporary nature and not a permanent installation.

- B. Advertising Banners on Private Property:

1. Banner signs for new businesses awaiting permanent signs may be installed on the premises of a new business in order to announce the opening of such new business provided that such signs may only be erected for one continuous period not to exceed six (6) months.
2. Banners for special items and sales events may be installed for the advertised period of the sales event, and such events shall be separated by a minimum of a six (6) month period of time unless otherwise extended by approval of the city staff.
3. A permit shall be issued by the city staff for any banner request. The banner location shall be approved by the city staff.
4. Banners which are flush against a building wall shall not exceed ten percent (10%) of the elevation plane of the building.
5. No more than one banner per street front may be displayed at any one time on any business property.

Section 7-7 Freestanding Signs

- A. Definition: A permanent sign which is supported by one or more uprights, or braces which are fastened to, or embedded in the ground, or in a foundation in the ground. A freestanding sign is self-supporting and stands in place without support from any other source. For purposes of this chapter, low-profile monument signs shall be considered as a separate sign category and not as a "Free-standing Sign".

- B. Where Allowed: Freestanding signs are permitted in the commercial C-2 and C-3 zones and manufacturing zones. (Not allowed in the C-1 zone) See Monument Signs for allowed signs.

- C. Maximum Height, Size and Number Allowed:

1. Freestanding signs shall not exceed thirty feet (30') in height at grade level. A freestanding sign shall have a minimum clearance of 14 feet over driveways. A freestanding sign shall not impair the line of sight of a motor vehicle when located on private property.

Kanab

Land Use Ordinance

Chapter 07 – Signs

Revised May 9, 2023

2. Freestanding signs are limited to a maximum sign area of 150 square feet unless the lot has more than two hundred fifty (250') feet of public street frontage in which case a larger sign may be permitted based on the following formulae: An additional five (5) square feet of sign area for each 25' of public street frontage over 250', up to a maximum size of 225 square feet.
 3. Parcels are limited to one freestanding sign, except that properties with more than two hundred fifty feet (250') of public street frontage, may, with approval of the Planning Commission, install a second freestanding sign subject to a minimum separation of 100' between free-standing signs, and the second sign may only be up to 75% of the size of the first (main) sign. The maximum number of free-standing signs on any one parcel shall be two signs.
Exception: Corner properties are allowed to have a second sign on an adjacent street equal to the same size as the first sign.
 4. Freestanding sign support poles shall be located on private property and not within a public right of way, but the sign cabinet may project over the right of way a maximum of four (4) feet and meet required heights.
- D. Free-Standing signs, OFF-PREMISE:
1. In commercial zones one off-premise sign may be permitted for businesses without highway frontage but within one block of Highway 89 or 89A, provided that the property (business or service) being advertised is located within 600 feet of the off-premise sign.
 2. The off-premise sign must be at least 100' from any other free-standing sign on the same property unless the signs are combined on the same pole and must also be at least 100' from a residential zone.
 3. The off-premise sign shall be limited in sign area to 50% of the allowed sign area if it would have been located on premise, but in no case shall an off-premise sign exceed 100 square feet in area. An off-premises sign shall not be an electronic message sign.
 4. Other regulations or permits may be required from the Utah Department of Transportation for off-premise signs located on a highway.

Section 7-8 Wall Signs

- A. Definition: Any sign erected parallel and attached to or painted on the outside wall of a building and extending not more than eighteen inches (18") from the wall and shall not extend above the wall area. A wall includes all window and wall area of each elevation of the building.
- B. Maximum Size Allowed: The total area of all wall signs shall not exceed twenty percent (20%) of each elevation of the building. Wall signs shall have a maximum size of up to 130 square feet.

Kanab

Land Use Ordinance

Chapter 07 – Signs

Revised May 9, 2023

1. Signs on an awning, window, canopy, or mansard roof will be considered to be a part of a wall sign and calculated as a part of the total square footage allowed.
2. Wall murals which are purely decorative in nature and content, and do not include advertising by picture or verbal message may be approved for front and side wall by the planning commission.

Commented [KC1]: This is very discretionary without standards/requirements.

Section 7-9 Projecting Signs

- A. Projecting signs that are eight (8) feet to twelve (12) feet in height may project from the front wall of a building a maximum of six (6) feet. The maximum sign area for projecting signs that are eight (8) feet to twelve (12) feet in height shall not exceed 25 square feet.
- B. Projecting signs that are over twelve (12) feet in height may project from the front wall of a building up to a maximum of ten (10) feet. The maximum sign area for projecting signs over twelve (12) feet in height shall not exceed 50 square feet.
- C. A projecting sign may also project over a public right of way up to 6' maximum provided that a minimum ground clearance of 8' over sidewalks, and 14' over driveways is maintained.

Section 7-10 Window Signs

- A. Definition: Any sign placed in a window or door of a commercial business or professional office for the purpose of advertising any product or service offered inside the business.
- B. Where Allowed: In any window or door of a commercial business or professional office located within a commercial or manufacturing zone. Window signs are exempt from the permit procedures in Section 7-3 of this chapter.
- C. Maximum Size Allowed: Window signs shall not cover more than 60% of the window or door area and are included in the overall 20% sign area allowed for any elevation which includes walls, windows and doors.

Section 7-11 Monument Signs

- A. Definition: A permanent on-premises sign, having a maximum height of ten feet (10') including base, and having a closed base that provides support for the sign.
- B. Where Allowed: Monument signs are permitted in all commercial and manufacturing zones.
- C. Maximum Size and Number Allowed:
 1. The maximum size of a monument sign is eighty (80) square feet.
 2. One monument sign shall be allowed for every 100' of public street frontage, up to a maximum of two (2) signs.

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Land Use Ordinance

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Revised May 9, 2023

- D. No sign shall interfere with the public right of way or clear view area at an intersection or driveway.
- E. Monument signs in residential areas:
 - 1. Monument signs may be used at the permanent entrance to a subdivision, other planned residential development, parks, schools, churches, and similar areas. Such signs will comply with all monument sign requirements set forth below:
 - i. Sign height shall be limited to six feet (6'), and a width of eight feet (8').
 - ii. The monument sign shall be located a minimum of two feet (2') behind the property line.
 - iii. Two monument signs are allowed for each subdivision to be located at different entrances to the subdivision.

Section 7-12 A-Frame (Sandwich) Signs

Definition: A-Frame (Sandwich) Signs are self-supporting signs with only two visible sides used for temporary advertising purpose, and may be permitted on commercial property subject to the following conditions:

- a. Placed so as not to obstruct the clear view of intersections and driveways as set forth in this chapter.
- b. Allowed on City right of way when there is a zero setback for the building. Businesses that meet this requirement shall not place signs on the sidewalk where it would impede pedestrian foot traffic. Sign shall not exceed eight (8) sq.ft., shall not exceed 4 feet in height and must be brought in during non-business hours.
- c. The maximum sign area for all other buildings without zero setback, shall not exceed 32 square feet, and shall not exceed 4 feet in height. One A-frame sign is allowed per business or each street frontage of the business.

Section 7-13 Temporary Signs

- A. Definition: A sign intended for outdoor use for a limited time, not to exceed 30 days. Temporary signs shall not include illumination and shall be removed upon expiration of the permit period. Uses of temporary signs include temporary sales, grand openings, holiday promotions, and approved residential banners. Temporary signs are usually installed on private property.

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- B. Temporary signs shall require a permit.
- C. Maximum Allowed: Temporary signs are allowed thirty (30) days before an event and should be removed within five (5) days following the event:
 - 1. Temporary signs shall be maintained in good repair at all times.
 - 2. Temporary signs that violate this ordinance may be removed by the city if doing so will not damage the sign after reasonable attempts have been made to ask for compliance. The sign will then be given back to the owner or discarded if considered abandoned.
 - 3. Temporary signs are permitted in any zone in the city provided that they are located a minimum of two feet (2') behind the property line. Only one temporary sign is allowed on any street frontage of the property.
 - 4. A temporary sign shall not exceed thirty-two (32) square feet in area and four feet (4') in height.
 - 5. Pennants and inflatable signs may be used for grand openings for new businesses or significant changes (e.g., additions or change in uses) to the business. The pennants and inflatable signs are allowed to remain on the premises for up to 60 days after the event as described in this section.
- D. Commercial and private signs are not allowed on City-owned or City-maintained property. Authorized Civic Event signs are allowed on City-owned property after obtaining a permit from the City and under the following conditions:
 - 1. Such signs shall not block the visibility (for vehicle or pedestrian traffic) of existing signs.
 - 2. Such signs shall not unsafely obstruct or hinder the views of vehicle or pedestrian traffic.
 - 3. Such signs can only be placed within 30 days of the Civic Event or election and must be removed within 5 days after the conclusion of the Civic Event or election.
 - 4. Such signs must not exceed 32 square feet. Temporary block letter signs will be measured by individual letter.

Civic Events are defined as a temporary or seasonal event open to the local community that are sponsored by, partnered with, or organized by the City, and other government entity.

A sponsor is defined as an entity that has formally agreed to provide financial, in-kind, or other support or remuneration in exchange for the name and logo to be added as a

Commented [KC2]: Need to define/clarify

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sponsor of the event in all print, video, internet publications, advertising or signs. A contribution of financial, in-kind or other support or remuneration alone does not indicate an event is sponsored.

Section 7-14 Commercial Signs in Residential Areas

Generally, non-commercial signs on private property in residential areas that do not amount to a nuisance are allowed. However, commercial signs in residential areas are only allowed under the following requirements:

- A. A "Promotional sign" for new Residential Developments is allowed provided such sign does not exceed 12' in height and not larger than 64 square feet and is setback from the property line at least 10'. Such promotional sign shall be removed when all lots have been sold once. Promotional signs must be maintained and kept in good repair.
- B. Bed and Breakfasts, Home Occupations, or other Approved Commercial Conditional Uses may have one sign up to 16 square feet, setback at least 5' from the curb line or front property line where no curb exists.
- C. Short term yard signs may be used in residential areas immediately prior to and during a yard sale, garage sale, or while an open house is in progress. Such signs do not require prior city approval but shall be removed within one day following the yard or garage sales.

Section 7-15 Directional or Guide Signs

- A. Definition: "Directional or guide signs" are government owned signs which give direction to areas recognized by the city of Kanab to be of regional importance; may be installed at locations approved by the Kanab City Staff.
- B. Where Allowed: At sites specifically approved by the Kanab City Staff, and by the Utah Dept of Transportation for directional signs placed along Highways 89 and 89A.
- C. Maximum Allowed: No sign may exceed thirty-two (32) square feet in area, unless otherwise approved by the Kanab City Staff.

Section 7-16 Public Necessity Signs

- A. Definition: "Public necessity signs" include such things as no parking signs, street name signs, bus stop signs, speed limit signs, and other similar signs as approved by the city. These signs contain no advertising of any kind.
- B. Where Allowed: Wherever it is determined by Kanab City that such signs are needed to provide information to residents and visitors to the city.
- C. Maximum Allowed: These signs may be allowed by the city without specific permits being granted for specific signs. However, permission for signs included in this category requires specific approval by Kanab City and may require city installation.

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Section 7-17 Entrance/Exit Signs

- A. Definition: Signs allowed at the entrances to and from commercial, planned development, or mixed-use property adjacent to a public street, or any way where one-way driveways have been approved by the city.
- B. Where Allowed: Not more than one sign is allowed at the entrance driveway and one sign allowed at the exit driveway of business or professional locations. Entrance and exit signs do not apply to individual residential properties but may be used in subdivision areas prior to the project being sold out, or in other areas subject to prior city approval.
- C. Maximum Size and Height Allowed: Each sign shall be no more than four feet (4') in height and may contain no more than six (6) square feet in area.

Section 7-18 Electronic Message Signs

- A. Definition: An electronic message center (EMC) is a sign that is capable of displaying words, symbols, figures or images that can be electronically changed by remote or automatic means”
- B. Electronic message signs are permitted in the commercial and manufacturing zones when integrated into a permanent free-standing or monument type sign. A separate, stand-alone electronic message sign is not permitted within Kanab City. Off premises, stand-alone electronic message sign is not permitted within Kanab City.
- C. The electronic message portion of a free-standing or monument type sign shall not exceed 80% of the overall sign area with a maximum area of 50 sq.ft.
- D. Flashing or blinking images or lights are not permitted.
- E. Electronic message signs shall not contain any noise or audible verbal message.
- F. EMC shall not exceed 0.3-foot candles over ambient lighting conditions when measure at the recommended (ISA) distance, based on EMC size.
- G. EMCs shall incorporate a photocell or other technology to ensure the display can adjust according to ambient light conditions (day versus night). Illumination measurements shall be in foot candles not NITS.

Section 7-19 Lighting

- A. External lighting: All flood lights, spotlights and clear or white exposed bulbs must be shielded or hooded to reduce light trespass and to focus the light onto the sign.
 - a. Neon signs are acceptable without shielding.

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- B. Internal Lighting: Light source from inside of the sign is encouraged. The side panels diffuse the light, reduce glare and light trespass.

Section 7-20 Enforcement of Abandoned, Dangerous, Illegal or Defective Signs

- A. Definition: Any sign which is applicable to any use which has been discontinued. Any sign in which the sign structure or body of advertisement is not kept safe and in good repair, or is defective, unreadable or otherwise not compliant within this chapter.
- B. Requirements: All signs are to be kept in good repair physically, and the sign appearance shall be kept in good, readable condition at all times.
- C. Any sign that is abandoned, dangerous, illegal, defective, or in any way violates this ordinance is deemed a nuisance and therefore is subject to the civil, criminal, and enforcement provisions of the Nuisance ordinance found in Section 10 of the Kanab General Ordinance.

Section 7-21 Prohibited Signs

- A. Definition: These signs include types of signs that are not allowed within the city limits of Kanab City. These signs include any sign or advertising structure that was unlawfully erected without a required permit, or which fails to conform to any requirements of this chapter, or the requirements of building codes adopted by the city.
- B. Signs in this group are not permitted anywhere within Kanab City.
- C. Type of Signs Included in This Category
 1. Abandoned signs
 2. Billboards/Oversize Sign
 3. Animated, rotating or Flashing signs.
 4. Hazardous or unsafe signs.
 5. Mobile or portable signs, including snipe signs or similar flag or pennant-style signs (except A-frame signs or other signs as specified in this chapter).
 6. Off premises signs (except for off-premise signs as specified in this chapter).
 7. Roof signs projecting above the roofline.
 8. Signs of any type in zones where they are not permitted by this chapter.
 9. Signs resembling traffic control signs not properly authorized.
 10. Any sign within the public right of way other than official government approved traffic, safety, or directional signs (except for A-frame signs or other signs as specified in this chapter).
 11. Any non-approved sign attached to a light or traffic signal pole, or attached to a similar type pole or tree
 12. No noise emitting signs unless allowed by Utah Department of Transportation (e.g., assist with hearing impaired)

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- D. Obstruction/Interference Prohibited: Any sign erected at or near the intersection of any street, or driveway, in such a manner as to obstruct free and clear vision, or at any location where, by reason of the position, shape, color, size, or lighting, may interfere with, obstruct the view of, or be confused with, an authorized traffic sign, signal, or device, or which makes the words "stop", "drive-in", "danger", or any other phrases, symbols or characters, in such a manner as to interfere with, mislead, or confuse traffic.

Section 7-22 Non-Conforming Signs

Any sign that was lawfully in existence at the time of the effective date of this Ordinance that does not conform to the provisions herein, and any sign that is accessory to a non-conforming use, shall be deemed a non-conforming sign and may remain on a lot of record, except as qualified below. Non-conforming signs shall not be enlarged, extended, structurally altered or reconstructed in any manner.

Non-conforming signs may remain on a lot of record, provided they are kept in good repair, except for the following:

1. Remodeling. Signs undergoing structural changes or signs that have been removed from the building shall not be permitted to remain without being modified in such a manner as to be in full compliance with these sign regulations.
2. Relocation. No non-conforming sign shall be moved for any distance on the same lot or to any other lot unless such changes in location will make the sign conform to the provisions of this Ordinance.
3. Damage or Destruction of Sign. A non-conforming sign that is destroyed or damaged (excluding damage caused by vandalism or an act of God/Nature) to an extent exceeding 50 percent of its fair market value shall not be repaired, altered, replaced or reinstalled unless it is made to be in conformance with these regulations. If the damage or destruction is 50 percent or less of the fair market value, the sign may be restored within (1) one year of the destruction but shall not be enlarged in any manner.
4. Damage or Destruction of Use. A non-conforming sign shall be removed if the structure to which it is accessory is destroyed or demolished to an extent exceeding 50 percent of the principal structure's fair market-value.

Section 7-23 Safety in Construction and City Non-Liability

- A. Sign Erection Safety Precautions for Streets and Sidewalk - Whenever any sign or other advertising structure is erected in whole or in part on or over any public street or sidewalk, the person or persons performing the work shall, before proceeding to erect the same, take all precautions necessary to ensure the safety of persons and property on such street or sidewalk. Before hoisting any material whatsoever above the surface of any street or sidewalk or placing any material upon the traveled portion of any street or sidewalk, the persons or person performing such work shall exclude the traveling public from the portion of such street or sidewalk in which such work is to be done by means of suitable barriers, protected walkways and warning devices approved by the Building

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Inspection Department; and whenever the Department shall deem it necessary under the conditions then existing, shall provide a guard or guards to exclude all persons not concerned in the work from the portion of the street or sidewalk in which the work is to proceed. When hoisting any sign or advertising structure above the surface of any street or sidewalk, the same shall be accompanied by hoisting devices of approved design and adequate capacity to accomplish the work in accordance with approved engineering practices, all of which hoisting equipment shall be kept and maintained in good and workable condition.

- B. City Non-liability - The City of Kanab, its Building Inspector and its other agents shall in no way be liable for any negligence of the owner, or the person responsible for the sign.
- C. Any sign installation or modification shall meet the International Building Code and all other adopted or approved national building codes.

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City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



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Kanab City Planning Commission Staff Report File #SUB26-001

Date:	April 6, 2026
Meeting Date:	April 7, 2026
Agenda Item:	Discuss and recommend to City Council a full boundary adjustment for parcel K-B-12-9
Subject Property Address:	260 East 300 South
Applicant:	A.I.E. Investments LLC
Applicant Agent:	Iron Rock Engineer
Zoning Designation:	C-2
General Plan Designation:	Commercial
Parcel #:	K-B-12-9
Applicable Ordinances:	Subdivision Ordinance, Chapter 2A

Attachments:

Exhibit A: Subject Property
Exhibit B: Survey of Record

Summary:

Iron Rock Engineer submitted an application for a full boundary adjustment on behalf of A.I.E Investments LLC. The property line adjustment is to align the property line with the back of the sidewalk down 250 East. Approximately 410 sq.ft. that is currently paved and historically used for parking purposes.

Applicable Regulation(s):

Plat Amendments are addressed in Utah Code, Title 10, Chapter 20, Part 8, and the Kanab City Subdivision Ordinance, Chapter 2, upon application that includes a Sketch Plan and Narrative. Chapter 2A-5.2 specifically addresses the full boundary adjustment process.

Analysis

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

- The application and required documentation have been received per the subdivision ordinance.
- Right of way for public roads have been identified and will need to be vacated;
- Conveyance documents have been received

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- Parcel is zoned C-2.
- The proposed streets conform to the guidelines found in the Transportation Master Plan as an existing public road.

The owner of record contained within the conveyance documents and title report is A.I.E Investment LLC. The applicant has paid the amended plat fee required.

Proposed Findings:

1. This application was initiated by Iron Rock Engineering.
2. The property is zoned C-2 within an established Grocery Store.
3. The Future Land Use Map designation for these properties on the City's General Plan as Commercial.
4. The applicant is requesting to adjust property line along 250 east to align with the city sidewalk. Approximately 410 sq.ft. that is currently paved and historically used for parking purposes.
5. There is a public right of way, identified in the warranty deed recorded in 8/13/1970, entry no 18,717.
6. The Kanab City Planning Commission is the body responsible for providing a full boundary recommendation to City Council, upon application.

Staff Recommendation:

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

Conditions of Approval:

1. Sign-off from the City Surveyor.
2. If required by State code and the advice of the City Attorney an approval by city council of the disposition of real property.
3. Application and approval to vacate an easement for a public right of way.

Recommended Motion:

I move to send a positive recommendation to City Council for full boundary adjustment as outlined in the record of survey for parcel K-B-12-9 based on the findings and conditions of approval as outlined in the staff report #SUB26-001.

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Alternate motion:

I move to send a positive recommendation to City Council for full boundary adjustment as outlined in the record of survey for parcel K-B-12-9 based on the findings and conditions of approval as outlined in the staff report #SUB26-001 based on the findings and conditions of approval as outlined in the staff report #PLAN26-005, with the additional findings and conditions: .

I move to send a negative recommendation to City Council for full boundary adjustment as outlined in the record of survey for parcel K-B-12-9 demonstrating the applicant has not met the standards outlined in the Kanab City ordinances: .

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Exhibit A: Subject Property

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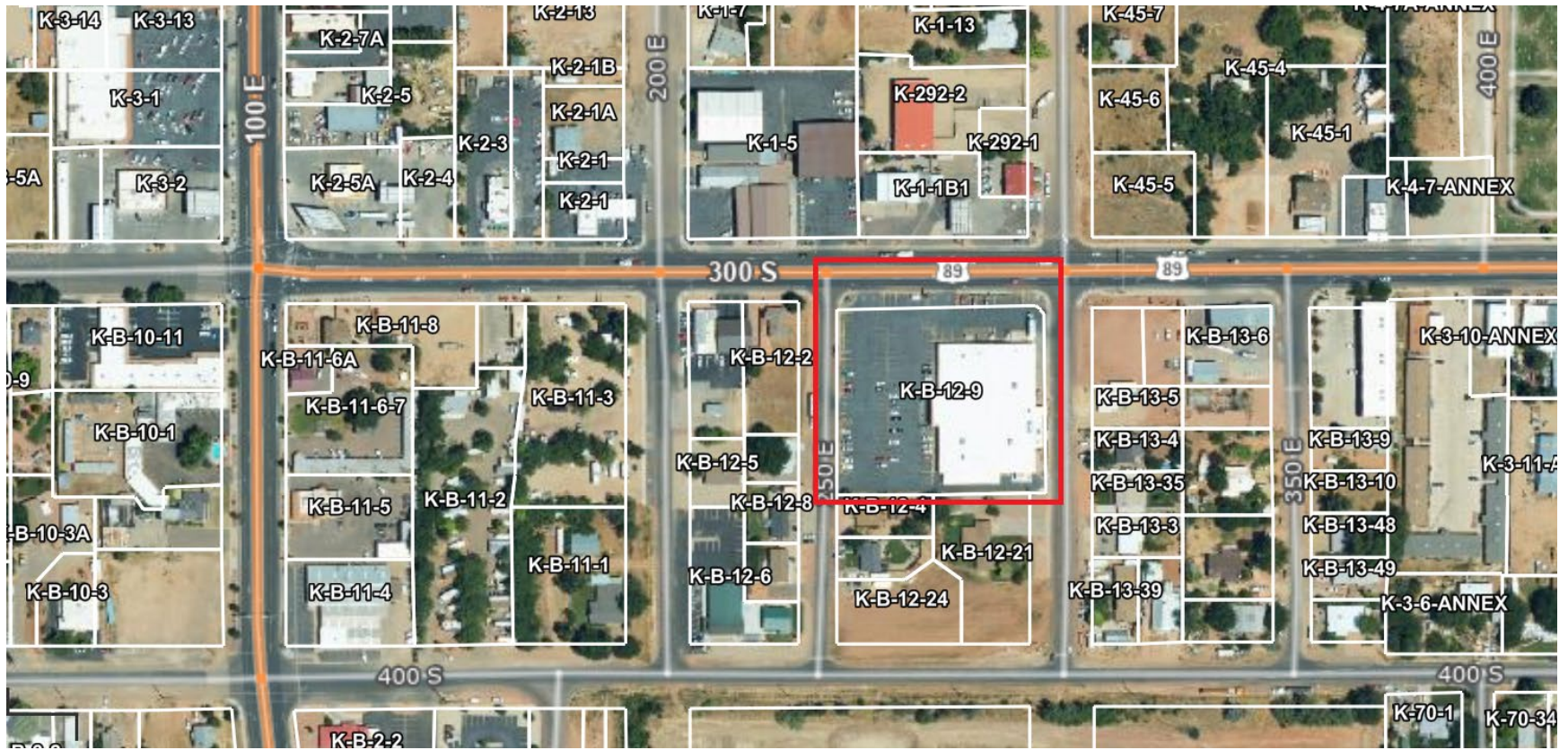
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Exhibit B: Record of Survey

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Exhibit C: Surveyor Review

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SURVEYED AT THE REQUEST OF:
 A.L.E. INVESTMENTS LLC
 1115 E 1100S
 KANAB, UT 84741

REFERENCED DOCUMENTS

- OFFICIAL PLAT MAP BLOCK 12 KANAB TOWNSITE.
- RECORD OF SURVEY, TC ENGINEERING, BLOCK 12, CS-542, 2006.

RECORD OF SURVEY PARCEL K-B-12-9 BLOCK 12 PLAT "B"

CITY OF KANAB, UTAH
 LOCATED IN NE¼ SE¼ OF SECTION 28,
 TOWNSHIP 43 SOUTH, RANGE 6 WEST,
 SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

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 hereon in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this Record of Survey.

Thomas W. Avant, PLS 5561917

Date:

NARRATIVE

The purpose of this survey was to retrace and mark on the ground the lines as shown on this Record of Survey at the request of the client. The purpose of the survey is to delineate the boundaries. All corners are set and found as shown. The basis of bearing for this survey as measured from the centerline monument located at the intersection of 300 East & Hwy 89 and to the centerline monument located at the intersection of 300 East & 400 South with a Bearing of 500°23'42"W and a Distance of 627.73' in the Utah State Plane coordinate system South Zone.

Legal Description:

Portion of Parcel K-B-12-9 to be Deeded to Kanab City:

Commencing at the Northeast Corner of Lot 4, Block 12, Plat "B" of the Official Survey of Kanab Townsite, as recorded in the Office of the Kane County Recorder, Utah; thence, along the East Block Line, South 00° 23' 42" West 5.00 feet, to the Southernly right-of-way of U.S. Highway 89; thence, along said right-of-way, South 89° 16' 45" West 298.54 feet, to the POINT OF BEGINNING, and running; thence South 01° 19' 20" West 59.75 feet, to the Easterly right-of-way of 250 East; thence, along said right-of-way, North 00° 24' 28" East 59.72 feet, to the Southernly right-of-way of said U.S. Highway 89; thence, along said right-of-way, North 89° 16' 45" East 0.95 feet, to the POINT OF BEGINNING; containing 28 square-feet (more or less).

Portion of 250 East to be Deeded to and joined with Parcel K-B-12-9:

Commencing at the Northeast Corner of Lot 4, Block 12, Plat "B" of the Official Survey of Kanab Townsite, as recorded in the Office of the Kane County Recorder, Utah; thence, along the East Block Line, South 00° 23' 42" West 5.00 feet, to the Southernly right-of-way of U.S. Highway 89; thence, along said right-of-way, South 89° 16' 45" West 298.54 feet; thence South 01° 19' 20" West 59.75 feet, to the Easterly right-of-way of 250 East and the POINT OF BEGINNING, and running; thence South 00° 24' 28" West 226.62 feet; thence North 89° 33' 32" West 3.62 feet, to said right-of-way; thence, along said right-of-way, North 01° 19' 20" East 226.65 feet, to the POINT OF BEGINNING; containing 410 square-feet (more or less).

Original Parcel 1:

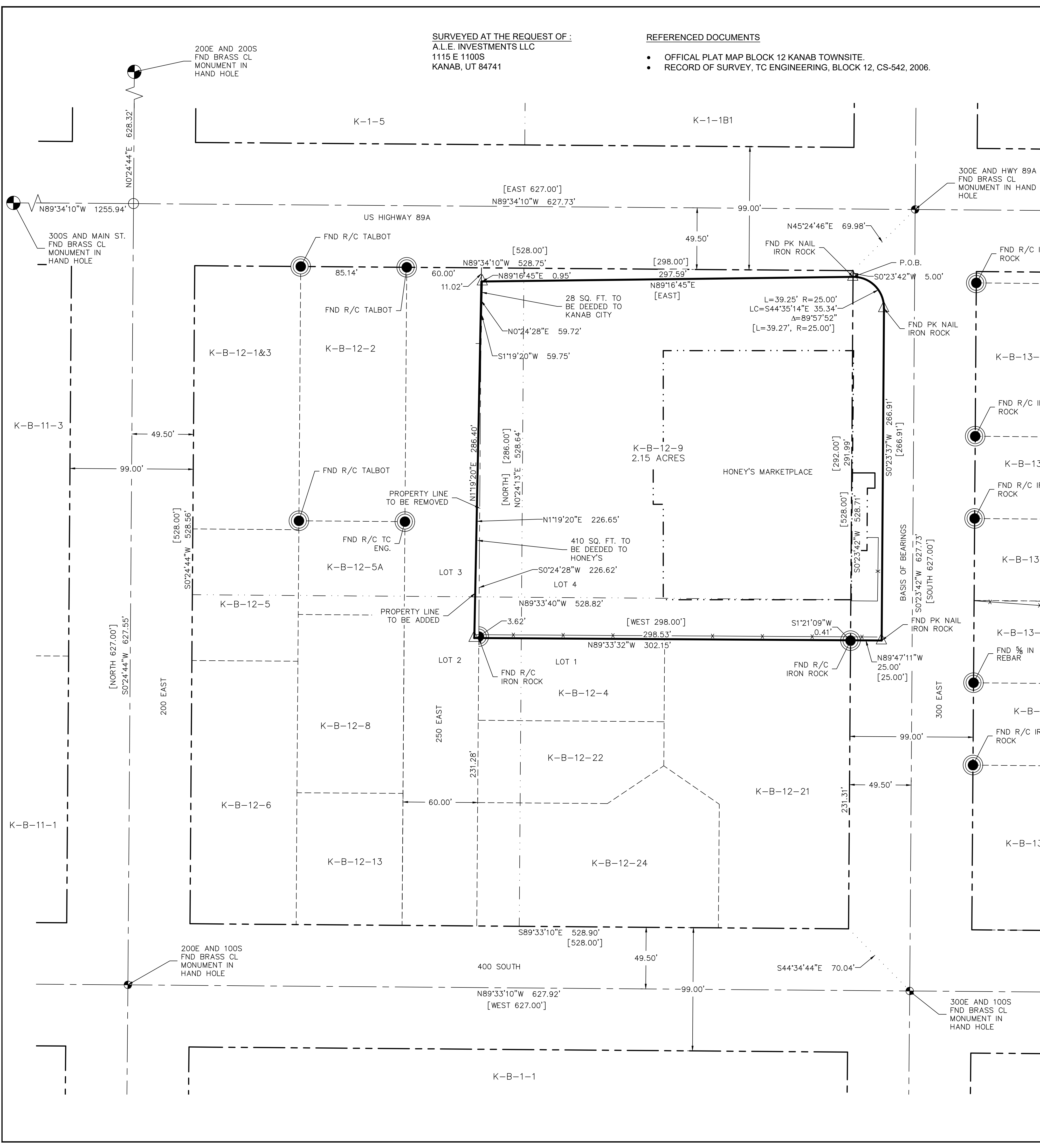
BEGINNING at a point 5.0 feet South for the Northeast Corner of Lot 4, Block 12, Plat "B", of the Official Survey of Kanab Townsite, and running thence South 292.0 feet; thence West 298.0 feet; thence North 286.0 feet to the Southernly right-of-way of U.S. Highway 89; thence North 89°36' East 298.0 feet along said right-of-way line to the point of beginning.

Original Parcel 2:

BEGINNING at a point South 0°13' East 5.01 feet from the Northeast Corner of Lot 4, Block 12, Plat "B", of the Official Survey of Kanab Townsite, said point being on a 25.0 foot radius curve to the right; thence 39.27 feet along the arc of said curve to the P.T.; thence South 0°13' East 266.91 feet; thence South 89°36' West 25.0 feet; thence North 0°13' West 291.99 feet to the point of beginning.

Combined Parcel K-B-12-9:

Commencing at the Northeast Corner of Lot 4, Block 12, Plat "B" of the Official Survey of Kanab Townsite, as recorded in the Office of the Kane County Recorder, Utah; thence, along the East Block Line, South 00° 23' 42" West 5.00 feet, to the Southernly right-of-way of U.S. Highway 89 and the POINT OF BEGINNING, and running; thence, along a curve to the right, 39.25 feet, having a radius of 25.00 feet, a central angle of 89° 57' 52" and whose long chord bears South 44° 35' 14" East 35.34 feet; thence South 00° 23' 37" West 266.91 feet; thence North 89° 47' 11" West 25.00 feet, to the East Block Line; thence, along said line, South 01° 21' 09" West 0.41 feet; thence North 89° 33' 32" West 302.15 feet; thence North 01° 19' 20" East 286.40 feet, to the Southernly right-of-way of U.S. Highway 89; thence, along said right-of-way, North 89° 16' 45" East 297.59 feet, to the POINT OF BEGINNING;



LEGEND

- SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED IRON ROCK PLS 5561917
- FOUND MONUMENT AS NOTED
- STREET CENTER LINE MONUMENT
- CALCULATED STREET CENTER LINE MONUMENT
- △ MAG NAIL WITH ALUMINUM WASHER MARKED IR. ENG. PLS 5561917
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- PROPERTY LINE TO BE ADDED
- PROPERTY LINE TO BE REMOVED
- SIDEWALK
- FENCE
- BLOCK LINE
- LOT LINE
- SURVEY BOUNDARY
- EXISTING BUILDING
- RECORD BEARING AND DISTANCE



Building on Solid Foundations

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

RECORD OF SURVEY
PARCEL K-B-12-9
 A.L.E. INVESTMENTS LLC
 KANAB, UT

DATE:	DESCRIPTION:
2/18/2026	

INITIAL SUBMITAL	DATE:	DESCRIPTION:
REV#		

DRAWN BY: CJM
 SCALE: 2/18/2026
 SHEET:

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



City Council
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Chris Heaton
Scott Colson
Boyd Corry
Peter Banks

**Extension Request for Preliminary Plat
Hidden Canyon Planned Development
Phase 1, 2, 3, 4, 5, 8 & 14**

Jim Guthrie has submitted a written request for an extension on his preliminary plats for phases 1, 2, 3, 4, 5, 8 & 14 of the Hidden Canyon Planned Development. The preliminary plats were approved in May of 2025. Final plat applications have been submitted and are going through the review process, the concern is that they may not be approved and recorded by May of 2026. Per the Kanab City Subdivision ordinance, a final plat shall be approved and recorded within 12 months of the approved preliminary plats. The ordinance allows for an extension of the preliminary plat, if one is not approved the preliminary plats become null and void.

Attached is the staff report that was reviewed during the May 6th 2025 Planning Commission meeting.

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City Manager
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Treasurer
Danielle Ramsay



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Kanab City Planning Commission Staff Report
File #PLANPRESUB25-001 & 25-002

Date:	May 4, 2025
Meeting Date:	May 6, 2025
Agenda Item:	Public Hearing discuss and recommend to City Council a Preliminary Plat, Phase 1, 2, 3, 4, 5, 8, and 14 [Hidden Canyon Subdivision]
Subject Property Address:	1600 East Highway 89
Applicant:	Brown Consulting
Applicant Agent:	Jim Guthrie
Zoning Designation:	R-1-8 PD
Parcel #:	K-15-1-ANNEX and K-14-15-Annex
Applicable Ordinances:	Subdivision Ordinance, Chapter 2

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 1, 2, 3, 4, and 14 of Hidden Canyon Subdivision. Preliminary Plats are regulated through the Kanab City Subdivision Ordinances, Chapter 2. Phase 1 will consist of one commercial lot, Phase 2 will consist of 46 residential lots, Phase 3 and 4 will consist of one commercial lot and Phase 14 will consist of 21 residential lots.

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 200th dwelling unit is approved (accounting for single-family lots, multi-family residential units and hotel rooms) 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 recommend a positive recommendation to City Council.

Recommended Motion:

I make a motion to send a positive recommendation to City Council for the Preliminary Plat on Phase 1, 2, 3, 4, and 14 of Hidden Canyon Subdivision based on the findings and conditions of approval as outlined in the staff report for file #PLANPRESUB25-001 and 25-002.

Alternate motion:

I make a motion to send a positive recommendation to City Council for the Preliminary Plat on Phase 1, 2, 3, 4, and 14 of Hidden Canyon Subdivision based on the findings and conditions of approval as outlined in the staff report for file #PLANPRESUB25-001 and 25-002, with the additional findings and conditions:

I make a motion to send a negative recommendation to City Council for the Preliminary Plat on Phase 1, 2, 3, 4, and 14 of Hidden Canyon Subdivision demonstrating the applicant has not met the standards outlined in the Kanab City ordinances):

— A Western Classic —

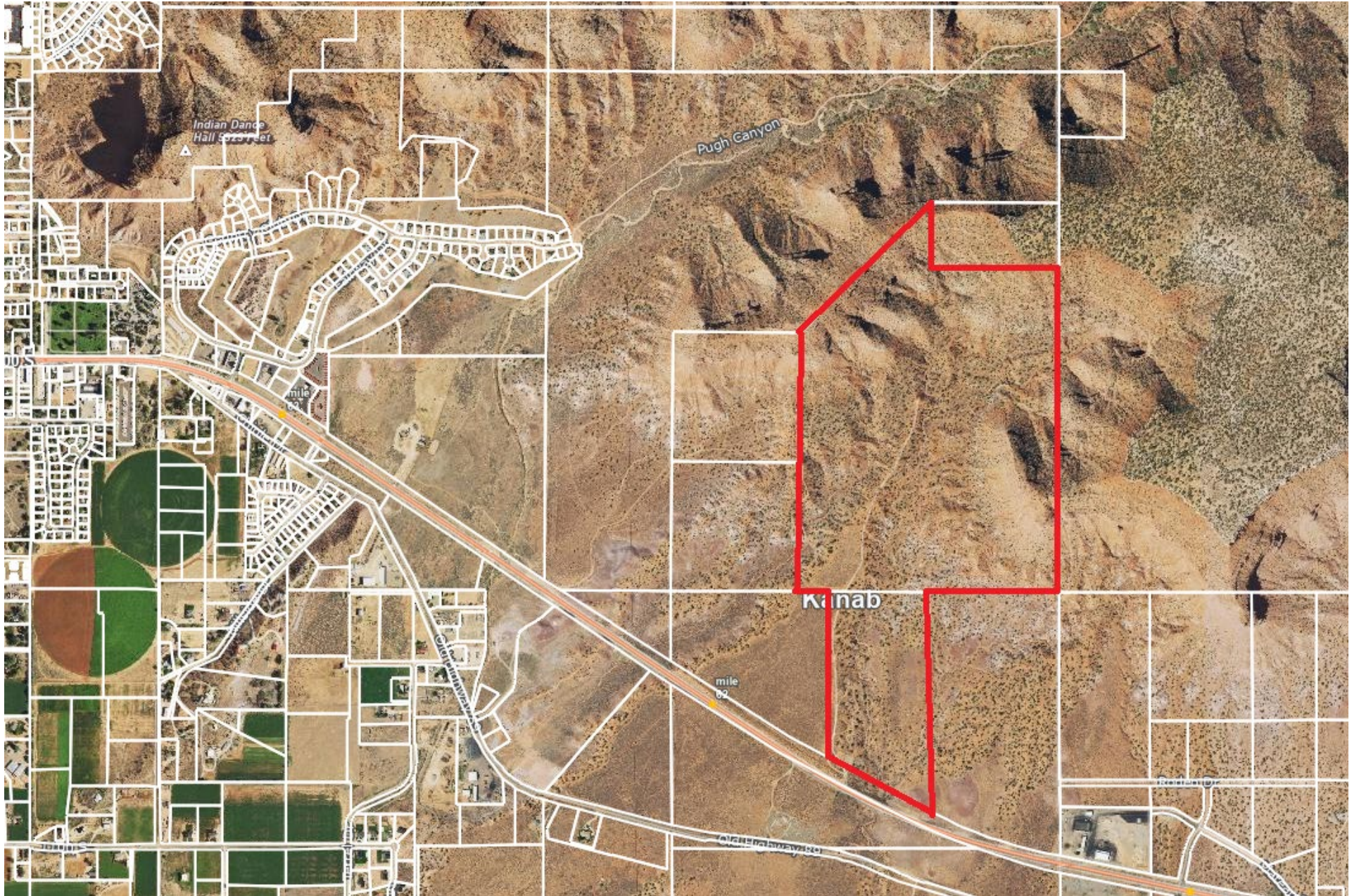
Mayor
T. Colten Johnson
City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



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 —

NORTH 1/4 CORNER
SEC. 35, T43S, R6W, SLB&M
FND 1984 BLM BC

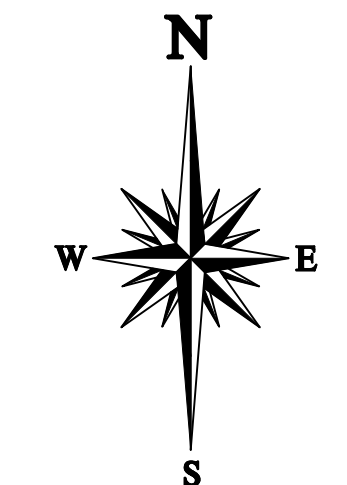
EAST 1/16 CORNER
SEC. 35, T43S, R6W, SLB&M
FND ALUM CAP

BASIS OF BEARING
N89° 53' 13"W 1334.46' (MON. TO MON.)

N89° 53' 13"W 267.21'

50° 24' 25"E 1464.06'

N0° 24' 25"W 322.00'



60 0 60 120
SCALE IN FEET

LEGEND

- SUBJECT PARCEL BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTERLINE
- BOUNDARY LINE
- SECTION CORNER

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	200.00'	39.23'	11°14'21"	19.68'
C2	200.00'	31.18'	8°55'56"	15.62'
C3	200.00'	4.10'	1°10'25"	2.05'
C4	200.00'	9.49'	2°43'07"	4.75'
C5	200.00'	8.65'	2°28'37"	4.32'

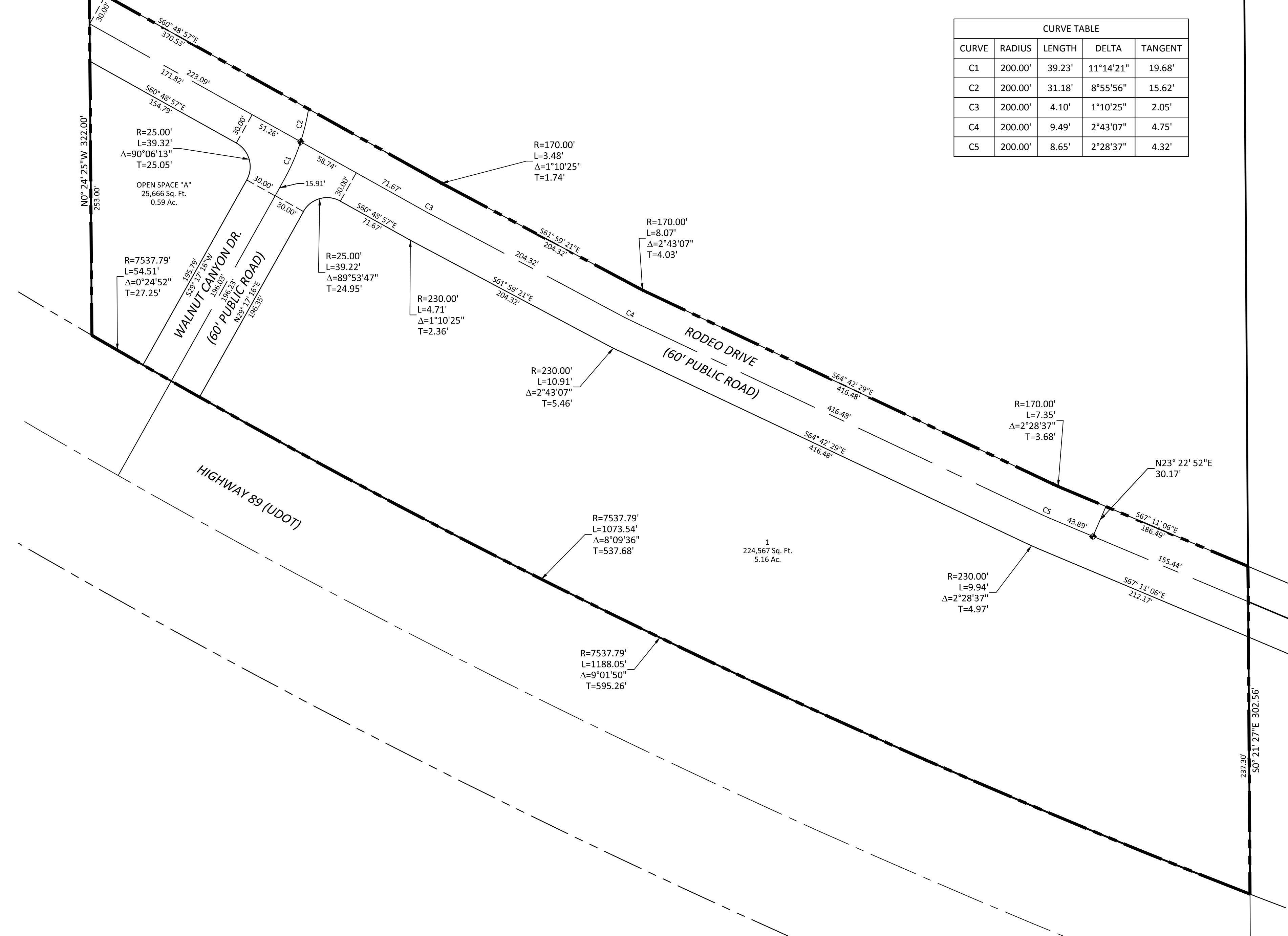
PHASE 1 LEGAL DESCRIPTION

PHASE 1

BEGINNING AT A POINT S89°53'13"E, 267.21 FEET ALONG THE SECTION LINE AND S0°24'25"E, 1464.06 FEET FROM THE NORTH 1/4 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 1/4 CORNER AND EAST 1/16 CORNER OF SAID SECTION 35; RUNNING THENCE S60°48'57"E, 370.53 FEET TO A POINT ON A 170.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 3.48 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°10'25"; THENCE S61°59'21"E, 204.32 FEET TO A POINT ON A 170.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 8.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°43'07"; THENCE S64°42'29"E, 416.48 FEET; TO A POINT ON A 170.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 7.35 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°28'37"; THENCE S67°11'06"E, 186.49 FEET; THENCE S0°21'27"E, 302.56 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HIGHWAY 89; SAID POINT ALSO BEING ON A 7537.79 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS N21°14'28"E); THENCE ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE 1188.05 FEET, THROUGH A CENTRAL ANGLE OF 9°01'50"; THENCE LEAVING SAID RIGHT OF WAY LINE N0°24'25"W 322.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 7.70 ACRES

POINT OF BEGINNING



SEE SHEET 2 FOR CONTINUATION

NO.	DESCRIPTION	DATE	BY

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

**HIDDEN CANYON SUBDIVISION PHASE 1
PRELIMINARY PLAT
HIDDEN CANYON SUBDIVISION**
LOCATED IN THE NW 1/4, SEC 35, AND THE W 1/2 SEC 26
T42S, R16W, S.L.B. M. KANAB, UTAH



CHECKED BY: SK
DRAWN BY: SWB
DATE: 4/28/25
JOB NO.: 21-43

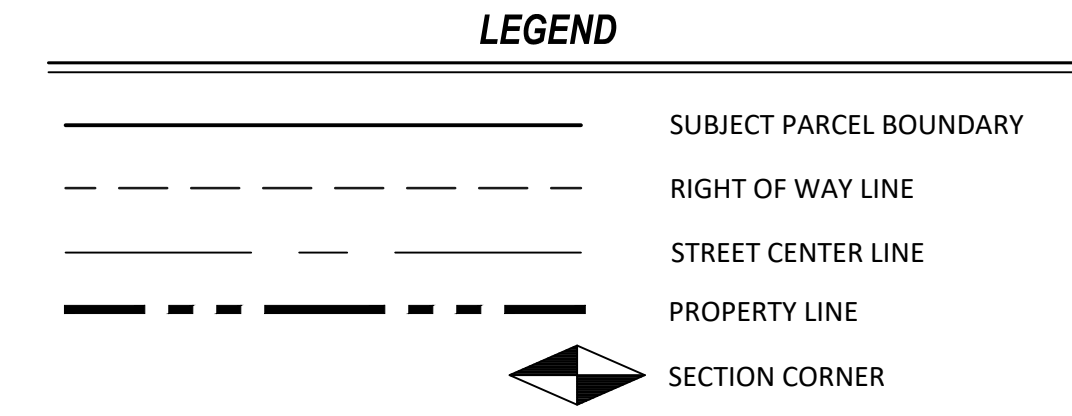
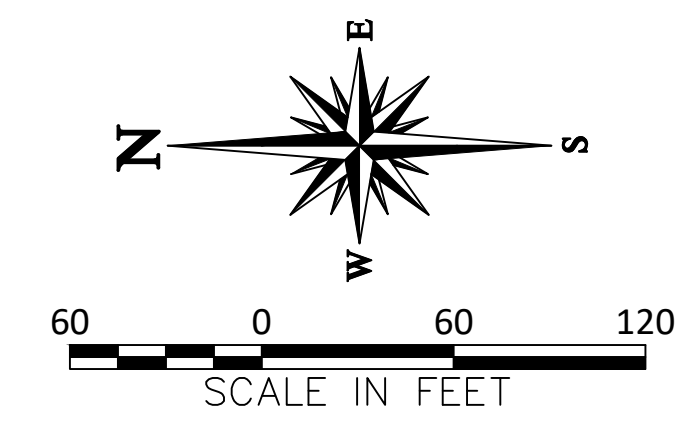
SCALE: 1"=60'

SHEET NO.: 1 OF 2

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C19	480.00'	19.66'	2°20'50"	9.83'
C20	480.00'	52.06'	6°12'53"	26.06'
C21	480.00'	23.56'	2°48'43"	11.78'
C22	480.00'	12.96'	1°32'50"	6.48'
C23	480.00'	23.05'	2°45'06"	11.53'
C78	1531.13'	57.94'	2°10'06"	28.98'
C79	1531.13'	52.04'	1°56'51"	26.02'
C80	1531.13'	52.11'	1°57'00"	26.06'
C81	1531.13'	52.25'	1°57'19"	26.13'
C82	1531.13'	42.24'	1°34'51"	21.12'
C83	520.00'	10.20'	1°07'27"	5.10'
C84	520.00'	28.81'	3°10'29"	14.41'
C85	520.00'	24.06'	2°39'04"	12.03'
C86	520.00'	52.04'	5°44'03"	26.04'
C87	520.00'	27.12'	2°59'19"	13.57'
C97	25.00'	39.31'	90°04'56"	25.04'
C111	25.00'	48.84'	111°56'01"	37.02'
C112	25.00'	29.70'	68°03'59"	16.88'
C113	25.00'	39.22'	89°53'47"	24.95'
C155	1250.00'	66.15'	3°01'55"	33.08'

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C156	1250.00'	66.15'	3°01'55"	33.08'
C157	1250.00'	66.15'	3°01'55"	33.08'
C158	1250.00'	52.00'	2°23'01"	26.00'
C159	1250.00'	52.00'	2°23'01"	26.01'
C160	1250.00'	52.06'	2°23'11"	26.04'
C161	1250.00'	52.22'	2°23'36"	26.11'
C162	1250.00'	52.46'	2°24'16"	26.23'
C163	1250.00'	52.80'	2°25'13"	26.41'
C164	1250.00'	61.56'	2°49'18"	30.79'
C165	1250.00'	62.32'	2°51'24"	31.17'
C166	1250.00'	54.71'	2°30'27"	27.36'
C167	1250.00'	55.56'	2°32'48"	27.78'
C168	1250.00'	12.78'	0°35'09"	6.39'
C169	250.00'	42.20'	9°40'14"	21.15'
C170	250.00'	52.46'	12°01'25"	26.33'
C171	250.00'	2.61'	0°35'49"	1.30'
C172	1571.13'	52.00'	1°53'47"	26.00'
C173	1571.13'	52.00'	1°53'47"	26.00'
C174	1571.13'	52.13'	1°54'04"	26.07'
C175	1571.13'	52.10'	1°54'00"	26.05'

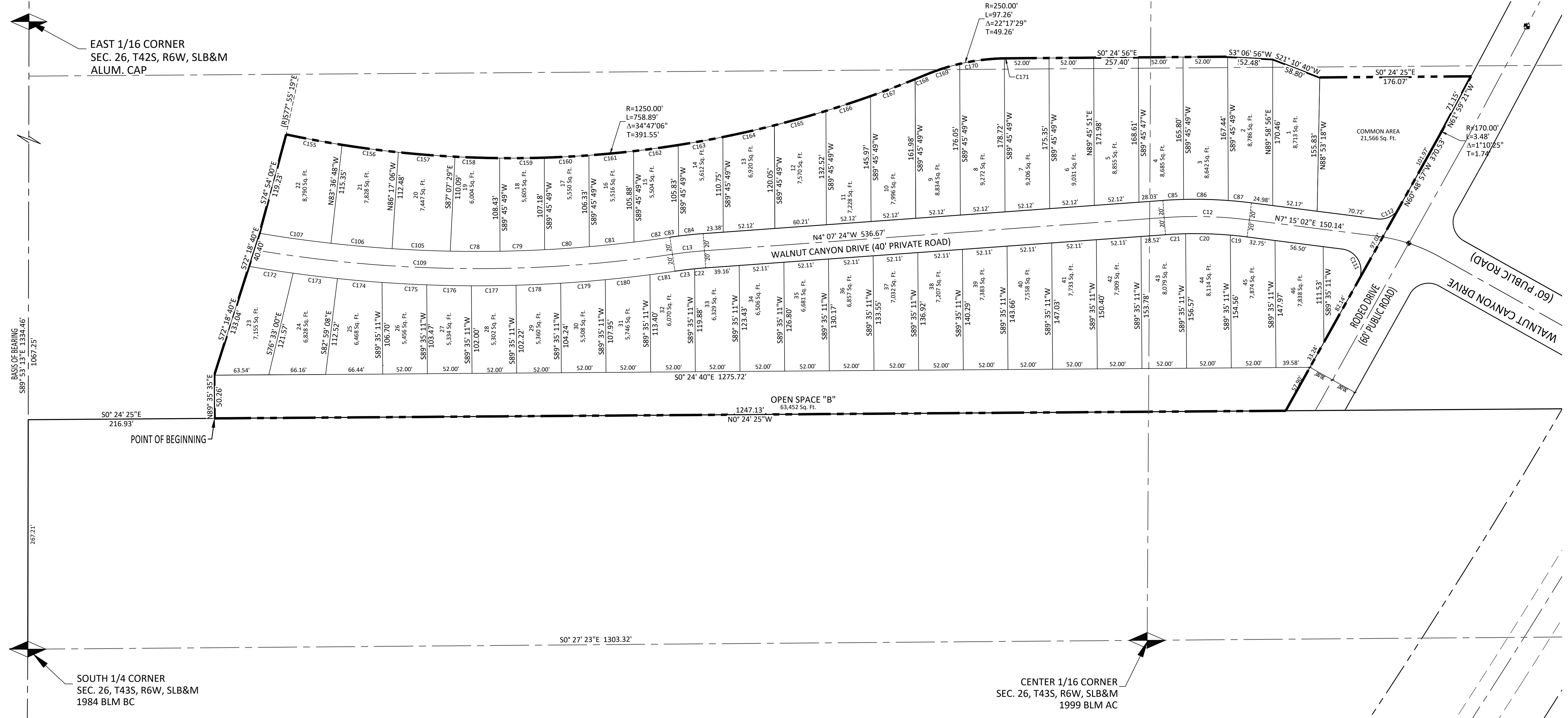
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C176	1571.13'	52.02'	1°53'50"	26.01'
C177	1571.13'	52.00'	1°53'47"	26.00'
C178	1571.13'	52.04'	1°53'52"	26.02'
C179	1571.13'	52.13'	1°54'04"	26.07'
C180	1571.13'	52.29'	1°54'25"	26.15'
C181	1571.13'	29.35'	1°04'14"	14.68'



PHASE 2 LEGAL DESCRIPTION

PHASE 2
 BEGINNING AT A POINT S89°53'13"E, 267.21 FEET ALONG THE SECTION LINE AND S0°24'25"E, 216.93 FEET FROM THE NORTH 1/4 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 1/4 CORNER AND NORTH EAST CORNER OF SAID SECTION 35; RUNNING THENCE N89°35'35"E, 50.26 FEET; THENCE S72°18'40"E, 133.04 FEET; THENCE S72°18'40"E, 40.40 FEET; THENCE S74°54'00"E, 119.23 FEET TO A POINT A 1250.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS S77°55'19"E); THENCE 758.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°47'06"; TO A POINT ON A 250.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE 97.26 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°17'29"; THENCE S0°24'56"E, 257.40 FEET THENCE S3°06'56"W 52.48 FEET; THENCE S21°10'40"W, 58.80 FEET; THENCE S0°24'25"E, 176.07 FEET; THENCE N61°59'21"W, 71.15 FEET TO A POINT ON A 170.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 3.48 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°10'25"; THENCE N60°48'57"W, 370.53 FEET; THENCE N0°24'25"W, 1247.13 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 10.81 ACRES

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



NO.	REVISIONS	DATE	BY

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

**HIDDEN CANYON SUBDIVISION PHASE 2
 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, S.L.B. M. KANAB, UTAH



CHECKED BY: SK
DRAWN BY: SWB
DATE: 4/29/25
JOB NO.: 21-43
SCALE: 1"=60'
SHEET NO.: 1 OF 6

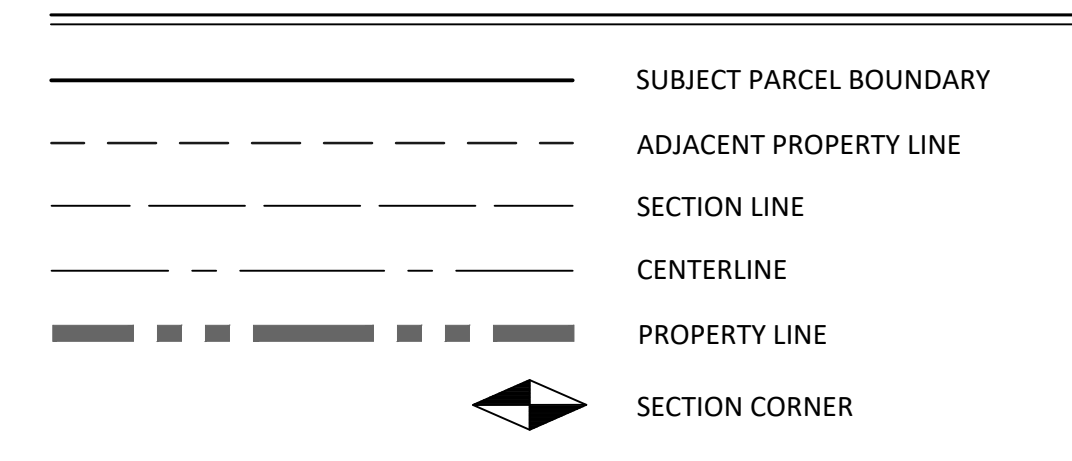
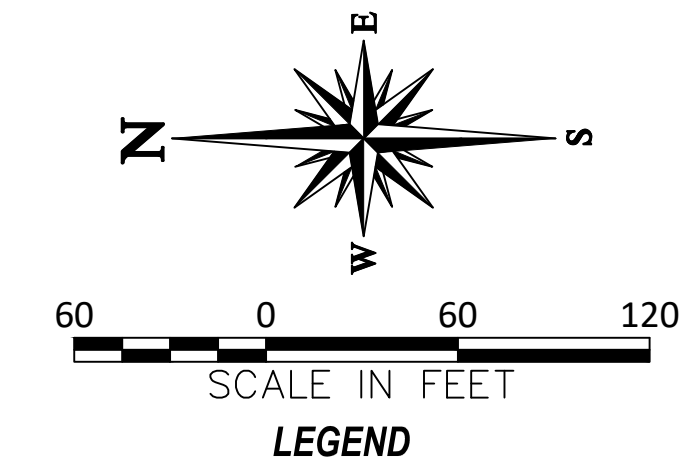
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C116	255.00'	172.41'	38°44'20"	89.65'
C117	526.37'	57.90'	6°18'11"	28.98'
C120	20.00'	32.08'	91°54'39"	20.68'
C121	20.00'	31.61'	90°33'58"	20.20'
C122	79.50'	18.09'	13°02'11"	9.08'
C125	79.50'	18.09'	13°02'11"	9.08'
C145	17.50'	3.98'	13°02'11"	2.00'
C146	225.00'	152.13'	38°44'20"	79.10'
C147	320.00'	83.78'	15°00'00"	42.13'
C150	17.50'	3.98'	13°02'11"	2.00'
C151	285.00'	192.69'	38°44'20"	100.19'
C152	260.00'	68.07'	15°00'00"	34.23'

LEGAL DESCRIPTIONS

PHASE 3 LOT 3001

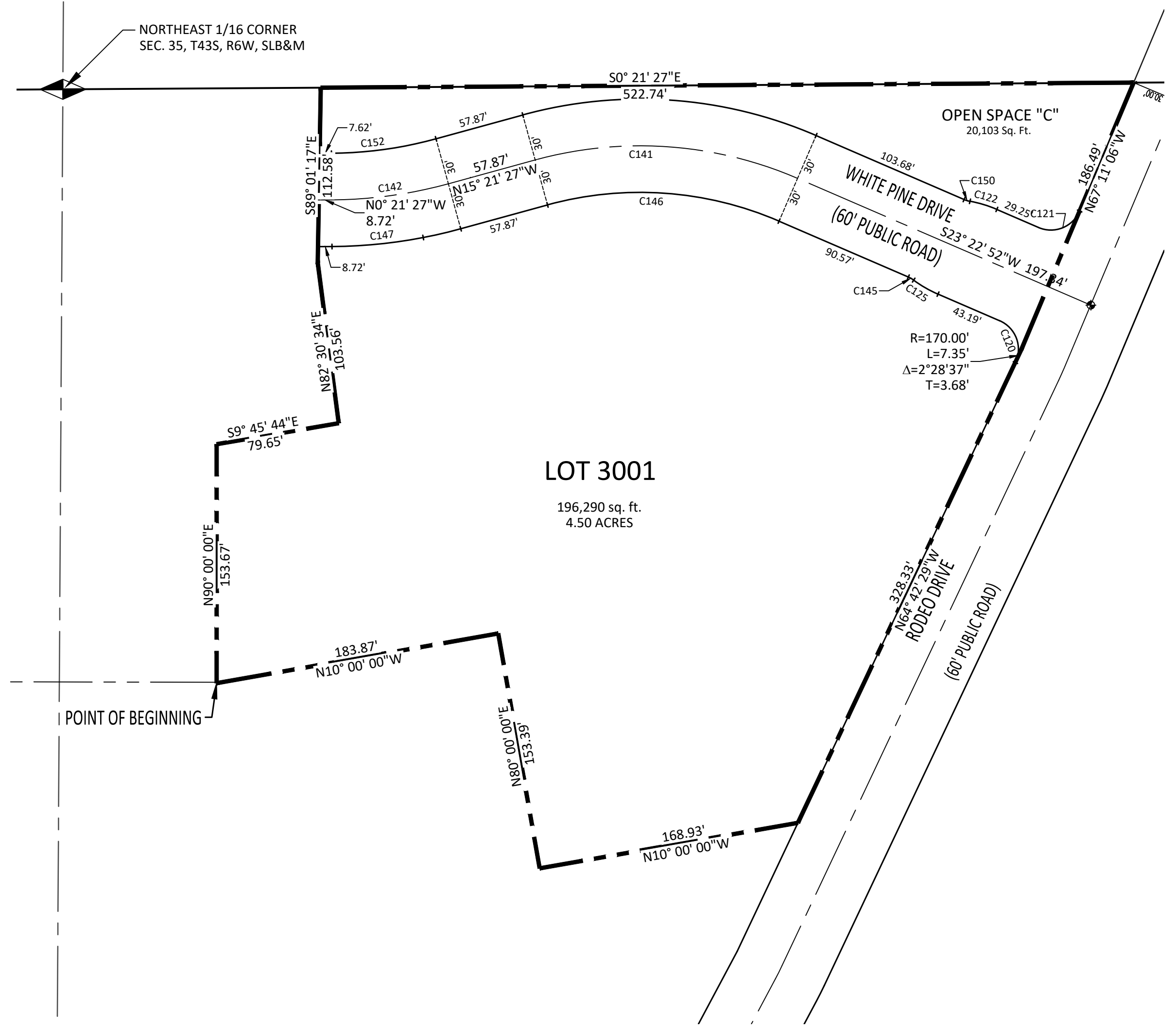
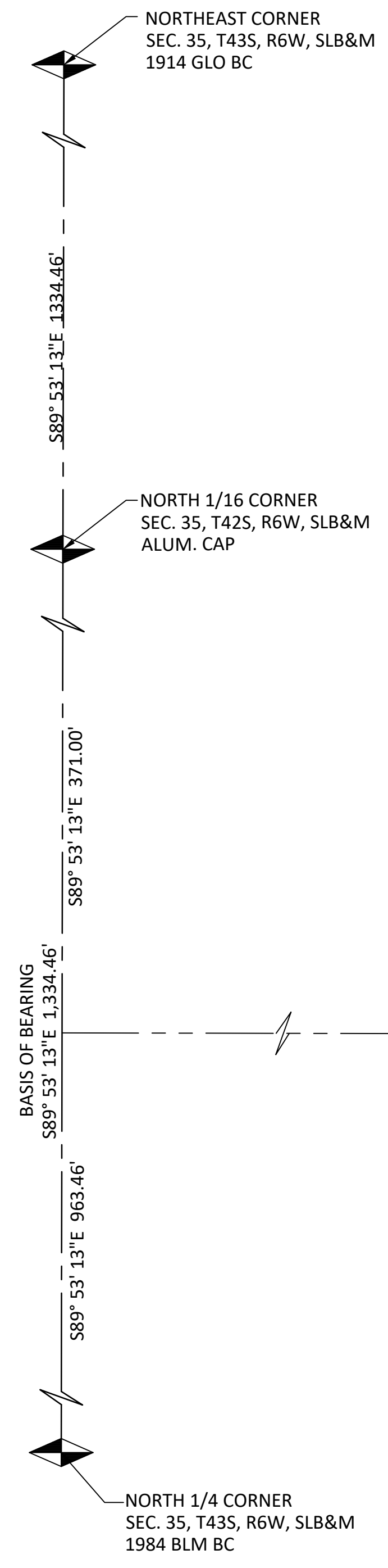
BEGINNING AT A POINT S89°53'13"E, 963.46 FEET ALONG THE SECTION LINE AND S0°06'47"W, 1408.15 FEET FROM THE NORTH ¼ CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN; BASIS OF BEARING S89°53'13"E BETWEEN THE NORTH ¼ CORNER AND NORTH EAST CORNER OF SAID SECTION 35; RUNNING THENCE N90°00'00"E, 153.67 FEET; THENCE S09°45'44"E, 79.65 FEET; THENCE N82°30'34"E, 103.56 FEET; THENCE S89°01'17"E, 112.58 FEET; THENCE S00°21'27"E, 522.74 FEET; THENCE N67°11'06"W, 186.49 FEET TO A POINT OF CURVATURE WITH A 170.00 FOOT CURVE TO THE RIGHT; THENCE 7.35 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°28'37"; THENCE N64°42'29"W, 328.33 FEET; THENCE N10°00'00"W, 168.93 FEET; THENCE N80°00'00"E, 153.39 FEET; THENCE N10°00'00"W, 183.87 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4.50 ACRES



CONTACT INFORMATION

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



NO.	REVISIONS DESCRIPTION	DATE	BY

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

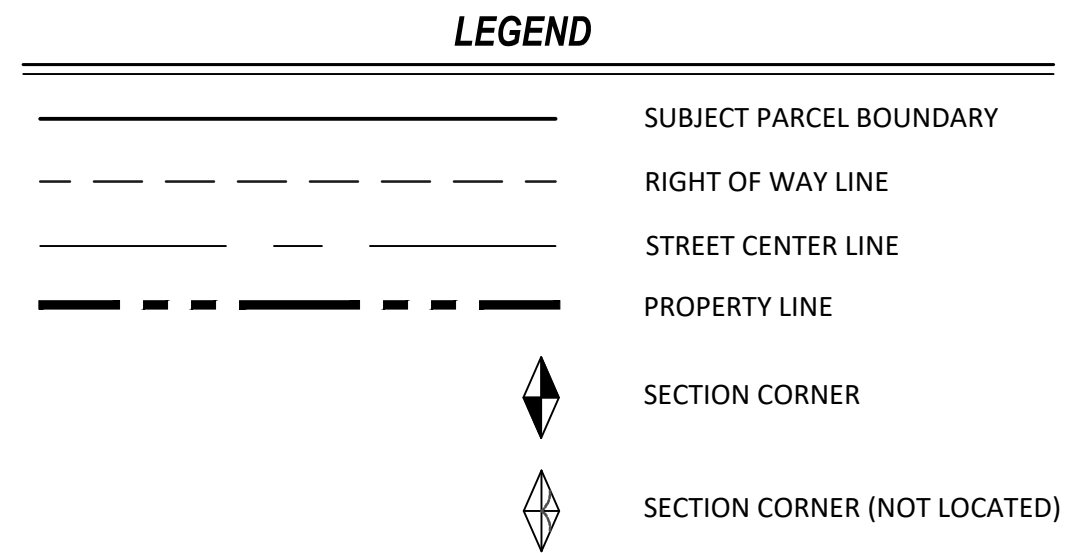
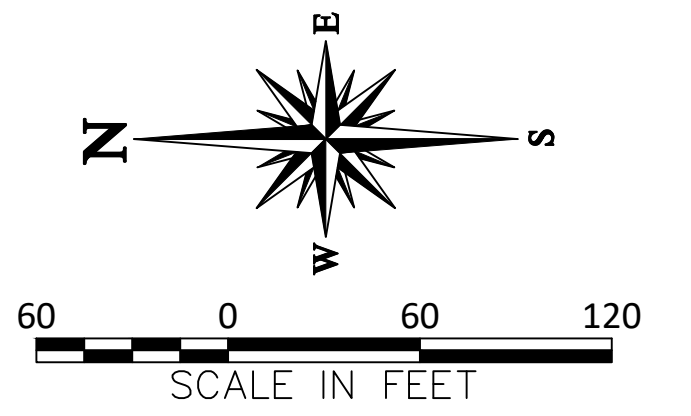
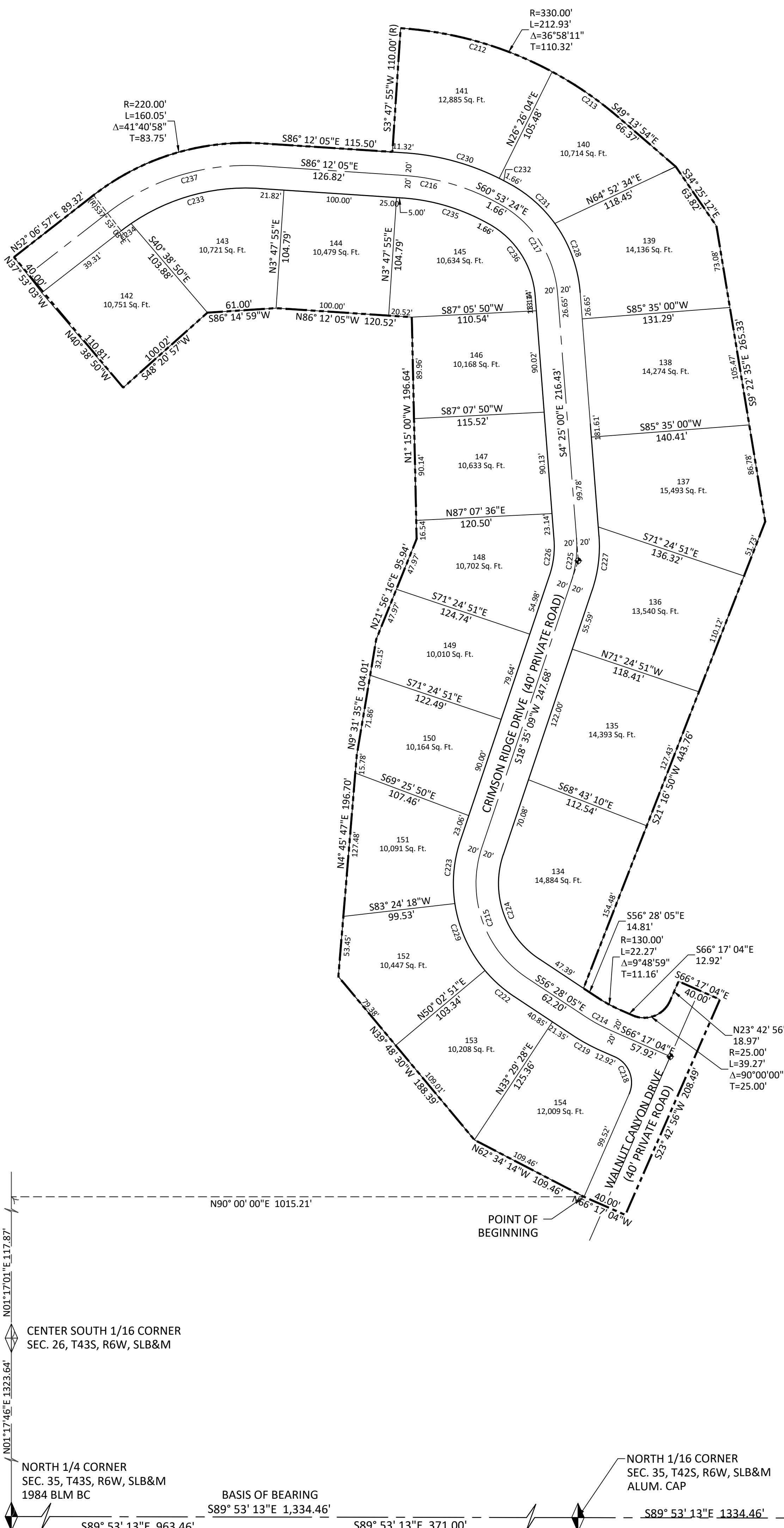
**HIDDEN CANYON SUBDIVISION PHASE 3
 PRELIMINARY PLAT
 HIDDEN CANYON SUBDIVISION PHASES 2-5, 8 AND 14**
 LOCATED IN THE NW 1/4, SEC 35, AND THE W 1/2 SEC 26
 T42S, R18W, S.L.B. M. KANAB, UTAH



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

SCALE: 1"=60'

SHEET NO.: 2 OF 6



CONTACT INFORMATION

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

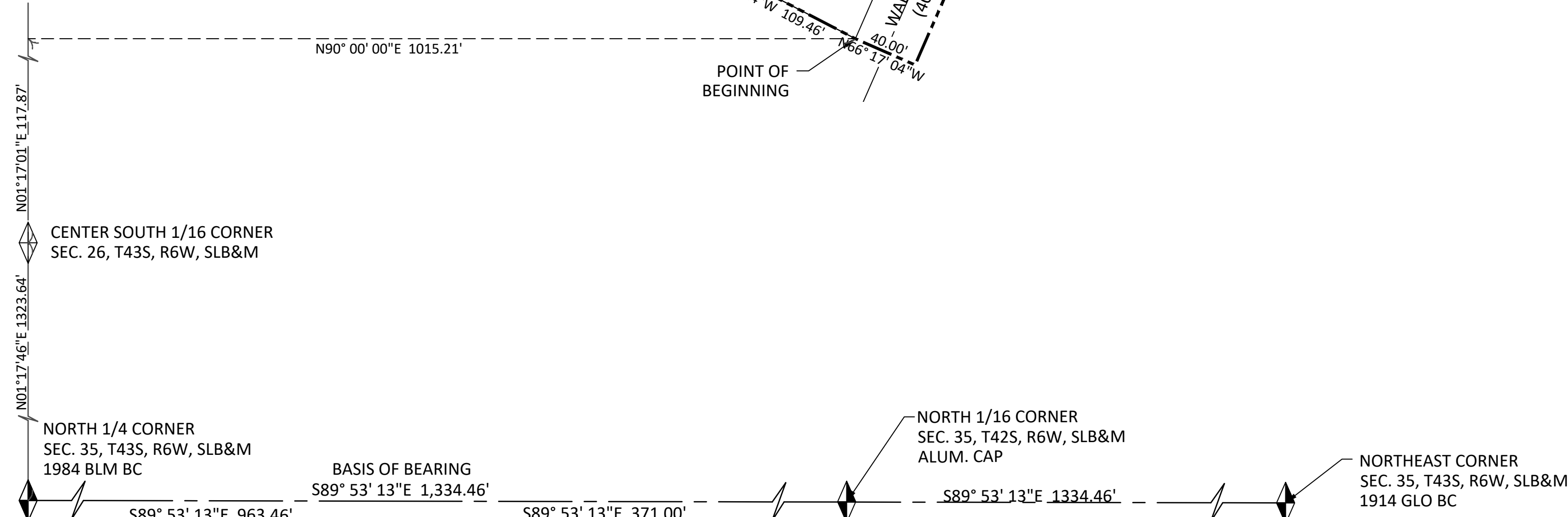
PHASE 14 LEGAL DESCRIPTION

BEGINNING AT A POINT N01°17'01"E 117.87 FEET AND N90°00'00"E, 1015.21 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 NORTH 1/4 CORNER AND NORTH EAST CORNER OF SAID SECTION 35; THENCE N62°34'14"W 109.46 FEET; THENCE N39°48'30"W 188.39 FEET; THENCE N04°45'47"E 196.70 FEET; THENCE N09°31'35"E 104.01 FEET; THENCE N21°56'16"E 95.94 FEET; THENCE N01°15'00"W 196.64 FEET; THENCE N86°12'05"W 120.52 FEET; THENCE S86°14'59"W 61.00 FEET; THENCE S48°20'57"W 100.02 FEET; THENCE N40°38'50"W 110.81 FEET; THENCE N37°53'03"W 40.00 FEET; THENCE N52°06'57"E 89.32 FEET TO A POINT OF CURVATURE WITH A 220.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS S37°53'03"E) THENCE 160.05 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°40'58"; THENCE S86°12'05"E 115.50 FEET; THENCE N03°47'55"E 110.00 FEET TO A POINT ON A NON TANGENT CURVE WITH A 330.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS S03°47'55"W); THENCE 212.93 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°58'11"; THENCE S49°13'54"E 66.37 FEET; THENCE S34°25'12"E 63.82 FEET; THENCE S09°22'35"E 265.33 FEET; THENCE S21°16'50"W 443.76 FEET; THENCE S56°28'05"E 14.81 FEET TO A POINT OF CURVATURE WITH A 130 FOOT TANGENT RADIUS CURVE TO THE LEFT; THENCE 22.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°48'59"; THENCE S66°17'04"E 12.92 FEET TO A POINT OF CURVATURE WITH A 25.00 FOOT TANGENT RADIUS CURVE TO THE LEFT; THENCE 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N23°42'56"E 18.97 FEET; THENCE S66°17'04"E 40.00 FEET THENCE S23°42'56"W 208.49 FEET THENCE N66°17'04"W 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 7.08 ACRES

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C212	330.00'	140.82'	24°27'01"	71.50'
C213	330.00'	72.11'	12°31'10"	36.20'
C214	150.00'	25.70'	9°48'59"	12.88'
C215	100.00'	130.99'	75°03'14"	76.81'
C216	200.00'	88.35'	25°18'41"	44.91'
C217	100.00'	98.56'	56°28'25"	53.70'
C218	25.00'	39.27'	90°00'00"	25.00'
C219	170.00'	29.13'	9°48'59"	14.60'
C220	130.00'	22.27'	9°48'59"	11.16'
C221	25.00'	39.27'	90°00'00"	25.00'
C222	120.00'	56.74'	27°05'28"	28.91'
C223	80.00'	104.80'	75°03'14"	61.45'
C224	100.00'	40.15'	23°00'09"	20.35'
C225	80.00'	32.12'	23°00'09"	16.28'
C226	120.00'	48.18'	23°00'09"	24.42'
C227	120.01'	66.09'	31°33'01"	33.90'
C228	120.00'	65.86'	31°26'50"	33.78'
C229	220.00'	86.92'	22°38'09"	44.03'
C230	120.00'	52.19'	24°55'10"	26.51'
C231	247.73'	10.27'	2°22'34"	5.14'

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C232	179.73'	85.91'	27°23'16"	43.79'
C233	154.43'	10.82'	4°00'50"	5.41'
C234	180.00'	79.52'	25°18'41"	40.42'
C235	80.00'	78.85'	56°28'25"	42.96'
C236	200.00'	145.50'	41°40'58"	76.14'



NO.	REVISIONS	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.

CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
 798 SOUTH 900 EAST, SUITE B-105
 ST. GEORGE, UTAH 84790
 (435) 628-4700 FAX (435) 628-4725

**HIDDEN CANYON SUBDIVISION PHASE 14
 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, S.L.B. M. KANAB, UTAH



CHECKED BY: SK
 DRAWN BY: SWB
 DATE: 4/29/25
 JOB NO.: 21-43
 SCALE: 1"=60'
 SHEET NO.: 6 OF 6

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



City Council
Arlon Chamberlain
Chris Heaton
Steve Shrope
Boyd Corry
Peter Banks

Kanab City Council Staff Report
File #SPR26-013

Date:	April 6, 2026
Meeting Date:	April 7, 2026
Agenda Item:	Discuss approve or deny a Final Site Plan, Phase 2 [Ventana Resort Village].
Subject Property Address:	Approximately located near 650 E Kane Plex Dr
Applicant:	Iron Rock Engineering
Applicant Agent:	
Zoning Designation:	R-1-8 PD
General Plan Designation:	Medium Density Residential
Parcel #:	K-13-Utah-Annex
Applicable Ordinances:	Kanab City Land Use, Chapter 23

Attachments:

Exhibit A: Vicinity Map

Exhibit B: Site Plan – Apartments

Summary:

SITLA, property owner, and their representative, Iron Rock Engineering have re-applied for a Final Site Plan for Phase 2 of the Ventana Resort Village, a planned development overlay. Final Site Plans are regulated through the Kanab City Land Use Ordinances, Chapter 23. Phase 2 will consist of a 180-unit hotel, 20,569 sq.ft. spa/office, restaurant, and 60-unit attainable housing. Multi-family buildings were previously approved in January 2025. The townhouses have begun construction, but the apartments have not yet started construction on the buildings. Applicant is requesting for a re-approval on the site plan review per the requirements of section 9-12

Applicable Regulation(s):

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

There is a Development Agreement that has been recorded allowing for flexibility to minimum parking requirements – two (2) parking spaces per unit for the 2-bdrm units; one and a half (1.) parking space per unit for the 1-bdrm units; one (1) parking space per unit for the studio units; two (2) parking spaces for the townhome units; and shared parking facilities shall be permitted to accommodate overflow parking, as needed.

– A Western Classic –



Analysis:

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

- The application meets the requirements of Chapter 9 – Site Plan review, Chapter 4-18 Curb, Gutter and Sidewalk and the parking requirements of Chapter 6 – Parking Requirements, with the proposed findings and conditions below;

Proposed Findings:

1. This application was initiated by Iron Rock Engineering.
2. The site plan review meets the Land Use Ordinances listed in the applicable regulations and as outlined in the analysis.
3. The owner is responsible for securing the appropriate development permits for construction prior to any construction activity.

Staff Recommendation:

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

Conditions of Approval:

Staff recommends the following conditions of approval:

- a. The owner is responsible for securing the appropriate building and/or grading permits prior to any construction activity or infrastructure for the development.

Recommended Motion:

I move that we approve the site plan for the multi-family housing in Ventana Resort Village, Phase 1 based on Staff's findings and the condition(s) listed in the final report, #SPR2024013.

Alternate motion:

I move that we deny the site plan for the multi-family housing in Ventana Resort Village, Phase 1, and the following additional finding(s) (i.e., demonstrating the applicant has not met the standards outlined in the Kanab City ordinances): .

– A Western Classic –

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



City Council
Arlon Chamberlain
Chris Heaton
Steve Shrope
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
Steve Shrope
Boyd Corry
Peter Banks

Exhibit B: Site Plan, Apartments

— A Western Classic —

VENTANA PHASE I APARTMENTS

CONSTRUCTION PLANS

KANAB, UTAH

20 0 20
SCALE IN FEET
SCALE 1" = 20'



Building on Solid Foundations

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

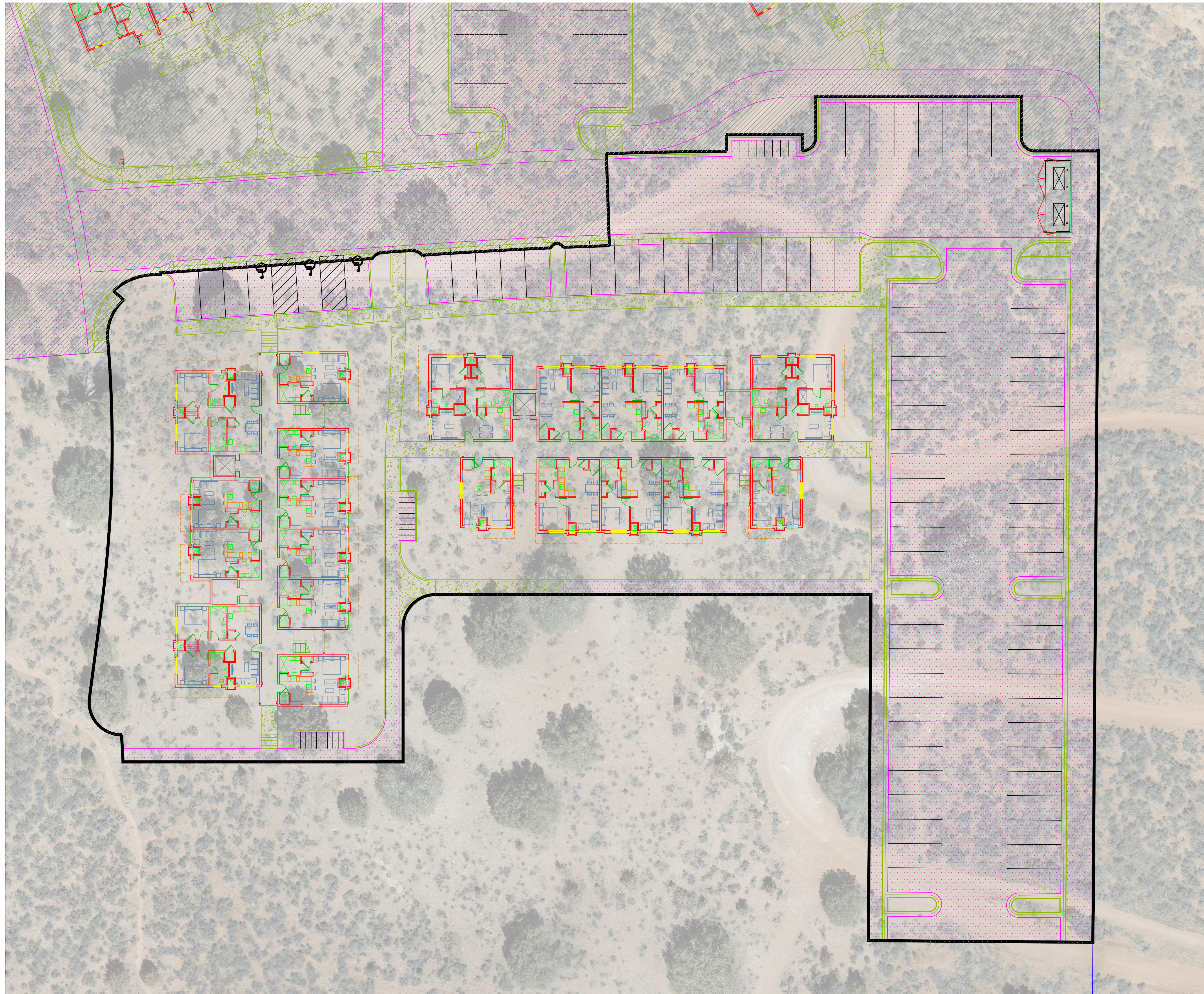
PROJECT INFORMATION:

PROJECT LOCATION: _____ KANE COUNTY, UTAH
 PARCEL NUMBER: _____ K-13-UTAH-ANNEX
 ZONE: _____ PD W/ R-8 UNDERLAY
 OWNER & DEVELOPER: _____ DEVIN ANDERSON
 MOUNTAIN WEST DEVELOPMENT
 782 S River Rd #154
 St George UTAH 84790
 United States
 PHONE: 801-554-4961

DESIGN SPECIFICATIONS: _____ KANAB CITY ZONING ORDINANCE

PARKING COUNT:

1 & 2 BED OBTAINABLE HOUSING UNITS:	30
REQUIRED PARKING:	60
STUDIO OBTAINABLE HOUSING UNITS:	30
REQUIRED PARKING:	30
BICYCLE PARKING FOR OBTAINABLE HOUSING:	18
BICYCLE 10% PARKING REDUCTION:	9
MOTORCYCLE PARKING FOR OBTAINABLE HOUSING:	8
MOTORCYCLE 10% PARKING REDUCTION:	8
TOTAL REQUIRED OBTAINABLE PARKING MINUS REDUCTION:	73
TOTAL OBTAINABLE HOUSING PROVIDED PARKING:	73
TOTAL REQUIRED ADA PARKING:	3
TOTAL PROVIDED ADA PARKING:	3
TOTAL REQUIRED VAN ADA PARKING:	1
TOTAL PROVIDED VAN ADA PARKING:	1



SHEET INDEX:

COVER SHEET	C001
SITE PLAN	C200
GRADING PLAN	C300
PLAN AND PROFILE SHEETS	C301-C307
UTILITY PLAN	C400
GRADING PLAN	C401-C404
DETAIL SHEET	C500-C503



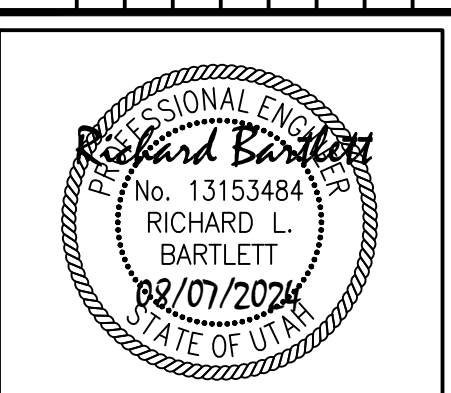
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VENTANA PHASE I
 APARTMENT TITLE SHEET

700 E. KANE PLEX DR.
 KANAB, UT 84741

INITIAL SUBMITTAL: 8/7/2024

REV# 04/09/2024 KANAB CITY COMMENTS



ALL PLANS, CONSTRUCTION DOCUMENTS, RENDERINGS, MODELS, DESIGN CONCEPTS, AND SO FORTH CONSTITUTE INTELLECTUAL PROPERTY OF IRON ROCK GROUP AND ANY AFFILIATED PARTNERS AND IS CONFIDENTIAL AND NOT TO BE REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN AGREEMENT FROM IRON ROCK GROUP. CONSTITUTES VIOLATION OF COPYRIGHT AND IS PROHIBITED.

DRAWN BY: **RLB**
 SCALE: **1" = 20'**
 SHEET: **C001**

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.

TOPSOIL SHOULD BE REMOVED FROM THE SITE AND MAY BE STOCKPILED ON-SITE FOR USE AS FILL IN LANDSCAPED AREAS.

UPON COMPLETION OF SITE STRIPPING, THE EXPOSED BUILDING AND PAVEMENT SUBGRADES SHOULD BE EVALUATED BY A REPRESENTATIVE OF THE ENGINEER. EXCAVATED DOWN TO FIRM UNDISTURBED NATIVE SOILS OR A SUITABLE DEPTH AS DETERMINED BY THE ENGINEER AND BACKFILLED WITH PROPERLY PLACED AND COMPACTED STRUCTURAL FILL.

EXCAVATIONS SHOULD BE MADE USING AN EXCAVATOR EQUIPPED WITH A SMOOTH EDGE AND SUPPORTED FROM OUTSIDE THE EXCAVATION.

IF THE SUBGRADE IS DISTURBED DURING CONSTRUCTION, LOOSE OR OTHERWISE DISTURBED SOILS SHOULD BE OVER-EXCAVATED TO FIRM, UNDISTURBED SOIL AND BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

IMPORTED STRUCTURAL FILL SHOULD CONSIST OF WELL-GRADED SAND AND GRAVEL MATERIALS THAT ARE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS. IMPORTED FILL MATERIALS SHOULD BE APPROVED BY THE ENGINEER PRIOR TO ITS DELIVERY TO THE PROJECT SITE.

STRUCTURAL FILL MATERIALS SHOULD BE MOISTURE CONDITIONED TO 2 BELOW OPTIMUM TO 2 ABOVE OPTIMUM MOISTURE CONTENT. STRUCTURAL FILL SHOULD BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES THICK (FOR HEAVY ROLLER EQUIPMENT) OR 4 INCHES THICK FOR HAND OPERATED EQUIPMENT AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D 1557 TEST METHOD.

SITE GRADING FILL OR BACKFILL PLACED BENEATH PAVEMENTS, FLOOR SLABS OR FLAT WORK SHOULD BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED USING ASTM D 1557.

STRUCTURAL FILL, WHERE REQUIRED, SHOULD EXTEND A MIN. OF HALF THE DEPTH OF THE FILL LATERALLY BEYOND THE FOOTINGS AND 24 INCHES FOR ISOLATED COLUMN FOOTINGS.

PLACEMENT AND COMPACTON OF ALL FILL MATERIALS SHOULD BE OBSERVED, TESTED, AND DOCUMENTED BY A REPRESENTATIVE OF THE ENGINEER.

TESTED FILL MATERIALS THAT DO NOT ACHIEVE EITHER THE REQUIRED DRY DENSITY OR MOISTURE CONTENT REQUIREMENTS SHOULD BE RECORDED, THE LOCATION NOTED, AND THE CONTRACTOR AND OWNER, A RE-TEST OF THAT AREA SHOULD BE PERFORMED AND REWORKED AFTER THE CONTRACTOR HAS PERFORMED ALL NECESSARY REMEDIAL MEASURES INCLUDING MOISTURE CONDITIONING AND REWORKING THE FILL.

THE ENGINEER SHOULD BE RETAINED TO OBSERVE SITE STABILIZATION. SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS.

PAVEMENT MATERIALS AND WORKMANSHIP SHOULD CONFORM TO THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. BASE COURSE AND GRANULAR BORROW MATERIALS SHOULD BE MOISTURE CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT AND PLACED IN LIFTS NOT TO EXCEED 8 INCHES.

GRANULAR BORROW AND BASE COURSE MATERIALS SHOULD BE COMPACTED TO AT LEAST 95% OF THE MAX DRY DENSITY PER ASTM D-1557.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTORS FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND INCLUDED IN THE CONSTRUCTION CONTRACT.

GENERAL GRADING NOTES

BORROW MATERIAL SHOULD BE FREE OF DEBRIS, ORGANIC MATERIALS, AND 3/8 INCH SIZE PARTICLES OR LARGER. WE RECOMMEND FILL MATERIALS CONFORM TO THE PROJECT SOILS REPORT.

ALL SUBGRADE MATERIALS SHALL BE SCARIFIED TO A DEPTH OF TWELVE INCHES (12"), THE MOISTURE CONTENT ADJUSTED TO NEAR OPTIMUM, THEN COMPACTED TO 95 PERCENT OF ASTM D-1557.

SUFFICIENT COMPACTION TESTS SHALL BE TAKEN TO VERIFY COMPLIANCE WITH THESE SPECIFICATIONS.

DRAINAGE NOTES:

- 1. ALL CONSTRUCTION SHALL CONFORM TO KANAB CITY STANDARD SPECIFICATIONS AND REQUIREMENTS.
2. ALL DRAINAGE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE PIPE WITH SMOOTH LINING, GASKETED SPIGOT AND BELL ENDS AND SHALL CONFORM TO AASHTO M294 AND ASTM D3350.
3. ALL TRENCH DRAINS SHALL BE DURASLOT SLOTTED SURFACE TRENCH DRAIN. DURASLOT SLOTTED SURFACE TRENCH DRAIN TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND STANDARDS.
4. ALL NYLOPLAST DRAINAGE BASINS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND STANDARDS.
5. VERIFY LOCATION AND ELEVATION OF ALL IMPROVEMENTS PRIOR TO PLACING DRAINAGE STRUCTURES.
6. INSTALL PIPE AND FITTINGS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. INSTALL PIPE STARTING AT DOWNSTREAM END. SECURE JOINTS WATER TIGHT.
7. ALL ASPHALT SHALL CONFORM TO KANAB CITY STANDARD SPECIFICATIONS AND REQUIREMENTS.
8. ALL CONCRETE SHALL CONFORM TO KANAB CITY STANDARD SPECIFICATIONS AND REQUIREMENTS.
9. ALL CURB GUTTER SHALL CONFORM TO KANAB CITY STANDARD SPECIFICATIONS AND REQUIREMENTS.
10. ALL PROPOSED ROOF DRAINS ON THE NORTH SIDE OF THE BUILDING SHALL FLOW TO THE PROPOSED TRENCH DRAINS. ALL PROPOSED ROOF DRAINS ON THE SOUTH SIDE OF THE BUILDING SHALL FLOW TO THE PROPOSED WATERWAY.

WATER NOTES:

- 1. ALL CONSTRUCTION SHALL CONFORM TO THE "KANAB CITY STANDARD SPECIFICATIONS AND DRAWING DETAILS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE".
2. CONTRACTOR SHALL POT HOLE ALL PIPELINES TO VERIFY DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
3. 12 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
4. THRUST RESTRAINT ON THE NEW PIPELINE SHALL BE BELL AND SPIGOT JOINT RESTRAINT HARNESS OR CLAMP RATED AT PRESSURE CLASS OF PIPE OR GREATER. USE MEGA-LUG OR APPROVED EQUAL ON THE FITTINGS AND FIELD JOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
5. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM THE EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH. SEE DETAIL 4. SHEET C400.
7. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE ENGINEER.
9. ALL WATER LINES TO BE 8" C-900 PIPE WITH BELL AND SPIGOT JOINTS WITH ELASTOMERIC GASKETS AND BEAR NSF LABEL. ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON. ALL WATER LINES SHALL BE INSTALLED AND TESTED AS PER KANAB CITY STANDARD SPECIFICATIONS.
10. ALL SERVICE LINE SHALL BE HDPE PIPE, 200 PSI, IRON PIPE SIZE WITH STAINLESS STEEL INSERT STIFFENERS AND MAINTAIN 5 FEET MINIMUM COVER TO TOP OF PIPE. TAP SADDLE, CORPORATION STOP, AND SERVICE METER PER KANAB CITY STANDARD SPECIFICATIONS. INSTALL METER ON PUBLIC SIDE OF PROPERTY LINE AND WITHIN 2 FEET OF PROPERTY LINE.
11. ALL FIRE HYDRANTS SHALL BE AWWA C502, DRY BARREL TYPE WITH PRIMER AND TWO COATS OF RED ENAMEL WITH A MIN 6 FOOT BURY. HYDRANTS SHALL HAVE A 6" C-900 PIPE AND SHUT-OFF VALVE BETWEEN WATER SUPPLY AND HYDRANT AND INSTALLED AS PER KANAB CITY STANDARD SPECIFICATIONS.
12. ALL WATER MAIN LINES TO BE INSTALLED A MINIMUM OF 10" HORIZONTALLY FROM ANY SEWER MAIN LINE AND 18" VERTICALLY ABOVE TOP OF SEWER MAIN LINE OR STORM DRAIN LINE AT ANY CROSSING. WHEN THE WATER MAIN CANNOT BE AS HIGH AS 18 INCHES ABOVE THE SEWER, THE SEWER SHALL BE CONSTRUCTED OF MATERIAL WITH PRESSURE CONDUIT STANDARDS FOR A DISTANCE OF 20 FEET ON EITHER SIDE OF THE CROSSING. ALL POTABLE AND FIRE WATER LINE TO MAINTAIN A MINIMUM DEPTH OF 60" BELOW FINISHED GRADE TO TOP OF PIPE.
13. ALL TEES, BENDS PLUGS AND HYDRANTS SHALL BE PROVIDED WITH REACTION BLOCKING, TIE RODS OR JOINTS DESIGNED TO PREVENT MOVEMENT.
14. ALL VALVES SHALL BE AWWA C509 IRON BODY GATE VALVES WITH BRONZE TRIM, NON-RISING STEM WITH A 2" SQUARE OPERATING NUT, SINGLE WEDGE, RESILIENT SEAT, MECHANICAL JOINT ENDS. RATED FOR 200 POUNDS PER SQUARE INCH WORKING PRESSURE. VALVE BOX AND COVER SHALL BE CAST IRON EXTENSION SLEEVE TYPE WITH "WATER" CAST ON COVER WITH A CLASS AA(AE) REINFORCED CONCRETE.

WATER PIPE TESTING:

- 1. TEST WATER MAINS AT LESSER OF 200 PSI OR PRESSURE RATING OF PIPE. TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE KANAB CITY ENGINEER, OR KANAB CITY WATER CONSERVANCY DISTRICT, AS APPLICABLE.
A. FILL PIPE WITH WATER AND PLACE UNDER SLIGHT PRESSURE FOR AT LEAST 48 HOURS.
B. BRING PIPE PRESSURE TO TEST PRESSURE AND MAINTAIN FOR 4 HOURS MIN.
C. PROVIDE ACCURATE MEANS FOR MEASURING QUANTITY OF WATER NEEDED TO MAINTAIN TEST PRESSURE ON PIPE FOR TEST PERIOD.
D. IF VOLUME OF WATER ADDED TO PIPE IS 10 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE PER 24 HOURS OR LESS, PIPE PASSES TEST.
E. IF PIPE DOES NOT PASS TEST, FIND SOURCE OF LEAKAGE, REPAIR OR REPLACE, AND RETEST. REPEAT UNTIL PIPE PASSES TEST.
2. BACTERIOLOGICAL TEST: AFTER FLUSHING CHLORINATED WATER FROM WATER LINES, TAKE SAMPLE FOR BACTERIOLOGICAL TEST. IF NECESSARY, RE-CHLORINATE UNTIL SATISFACTORY BACTERIOLOGICAL TEST IS OBTAINED. DO NOT PUT PIPING INTO SERVICE UNTIL TEST RESULTS ARE SATISFACTORY. THE FOLLOWING TEST PROTOCOL IS LISTED IN ANSII/AWWA STANDARD C651.
A. COLLECT TWO SAMPLES FROM EACH SAMPLE LOCATION TAKEN AT LEAST 24 HRS. APART.
B. COLLECT A SAMPLE FROM AT LEAST EVERY 1,200 FT. OF NEW MAIN.
C. COLLECT A SAMPLE FROM THE END OF THE LINE AND AT LEAST ONE FROM EACH BRANCH.
D. TEST SAMPLES FOR TOTAL COLIFORM BACTERIA IN ACCORDANCE WITH STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER. ADDITIONAL TESTS MAY BE REQUIRED INCLUDING: CHLORINE RESIDUAL, TURBIDITY, pH, AND HETEROTROPHIC PLAT COUNT (HPC).
E. SPECIAL CONDITION: COLLECT ADDITIONAL SAMPLES AT INTERVALS OF APPROXIMATELY 200 FT IF TRENCH WATER HAS ENTERED THE NEW MAIN DURING CONSTRUCTION OR IF EXCESSIVE QUANTITIES OF DIRT OR DEBRIS HAVE ENTERED THE NEW MAIN. TAKE SAMPLES OF WATER THAT HAS STOOD IN THE NEW MAIN FOR AT LEAST 16 HOURS AFTER FINAL FLUSHING.
F. COLLECT SAMPLES IN STERILE BOTTLES TREATED WITH SODIUM THIOSULFATE AS REQUIRED BY STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER DO NOT USE HOSE OR FIRE HYDRANTS FOR THE COLLECTION OF SAMPLES. ENSURE THAT THERE IS NO WATER IN THE TRENCH UP TO THE CONNECTION FOR SAMPLING. USE CLEAN AND DISINFECTED SAMPLING PIPE THAT HAS BEEN FLUSHED PRIOR TO SAMPLING. A CORPORATION COCK MAY BE INSTALLED IN THE MAIN WITH A COPPER TUBE GOOSENECK ASSEMBLY. THIS ASSEMBLY CAN BE REMOVED AFTER SAMPLING AND USED AGAIN.
G. IF THE HPC TEST RESULTS ARE GREATER THAN 500 COLONY-FORMING UNITS(CFU) PER mL, FLUSH AND COLLECT A REPEAT SAMPLE UNTIL NO COLIFORMS ARE PRESENT AND HPC IS BELOW 500 CFU/mL.
H. COLIFORM BACTERIA MUST BE ABSENT FROM THE SAMPLES AND THE BACTERIOLOGICAL QUALITY OF THE WATER EQUAL TO OR BETTER THAN THAT OF THE DISTRIBUTION SYSTEM.

- 1. IF UNSATISFACTORY TEST RESULTS ARE OBTAINED, FLUSH THE MAIN AGAIN AND RESAMPLE. IF CHECK SAMPLES ALSO FAIL TO PRODUCE ACCEPTABLE RESULTS, RECHLORINATE THE MAIN BY THE CONTINUOUS-FEED OR SLUG METHOD UNTIL TWO CONSECUTIVE SETS OF ACCEPTABLE TESTS ARE TAKEN AT LEAST 24 HR APART. IN SOME CASES, IT MAY BE NECESSARY TO PIG OR PRESSURE WASH THE PIPE PRIOR TO RECHLORINATING THE MAIN. IT IS ADVISABLE TO CHECK THE QUALITY OF THE WATER ENTERING THE NEW MAIN BECAUSE HIGH VELOCITIES USED FOR FLUSHING MAY HAVE DISTURBED SEDIMENT IN THE SUPPLY PIPING AND RESULTED IN POOR QUALITY FEED WATER.

WATER PIPE DISINFECTION

- 1. AFTER COMPLETING PRESSURE TESTING, FLUSH PIPE TO REMOVE DIRT OR OTHER FOREIGN OBJECTS.
2. ADD LIQUID CHLORINE OR LIQUID CALCIUM HYPOCHLORITE TO PIPE TO OBTAIN 50 PPM CONCENTRATION OF CHLORINE. MAINTAIN 25 PPM CHLORINE RESIDUAL AT THE END OF 24 HOURS. DISINFECTION PROCEDURES SHALL COMPLY WITH UTAH STATE RULES FOR PUBLIC DRINKING WATER SYSTEMS, PART 11 AND AWWA C651.
3. FLUSH CHLORINATED WATER FROM PIPE. DISPOSE OF DISCHARGED CHLORINATED WATER IN ACCEPTABLE MANNER AND IN CONFORMANCE WITH RULES OF UTAH WATER QUALITY BOARD (SEE R317 OF ADMINISTRATIVE CODE), AND/OR AWWA STANDARDS.

ROADWAY CONSTRUCTION

GENERAL REQUIREMENTS

THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, TOOLS, TRANSPORTATION, TRAFFIC CONTROL AND SUPPLIES REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE APPROVED PLANS AND THESE SPECIFICATIONS. THE APPROVED PLANS DO NOT PURPORT TO SHOW ALL THE DETAILS OF THE WORK. THE PLANS ARE INTENDED TO ILLUSTRATE THE CHARACTER AND EXTENT OF WORK REQUIRED AND THEREFORE, THEY MAY BE, IF NECESSARY, SUPPLEMENTED OR REVISED AS THE WORK PROGRESSES. THE CONTRACTOR SHALL KEEP THE MOST CURRENT SET OF APPROVED PLANS AVAILABLE ON THE JOB SITE AT ALL TIMES.

THE CONTRACTOR SHALL PROVIDE AND MAINTAIN OR HAVE PROVIDED FOR, ALL NECESSARY WORK ZONE TRAFFIC CONTROL IN ACCORDANCE WITH THE REQUIREMENTS OF THESE SPECIFICATIONS. THE CONTRACTOR SHALL ALSO MAINTAIN THE JOB SITE AND ALL ADJOINING PRIVATE AND PUBLIC AREAS IN A CLEAN, SAFE MANNER. THIS MAINTENANCE SHALL CONSTITUTE CONTINUOUS AND EFFECTIVE WORK PROSECUTED DAY-DAY, WITH PROPER EQUIPMENT AND ADEQUATE WORK FORCES TO KEEP ALL AREAS RELATED TO AND ADJOINING THE JOB SITE IN A CONDITION SATISFACTORY TO THE CITY. IF, AT ANY TIME, THE CONTRACTOR FAILS TO COMPLY WITH THESE PROVISIONS THE CITY WILL IMMEDIATELY NOTIFY THE CONTRACTOR OF SUCH NON-COMPLIANCE. IF THE CONTRACTOR FAILS TO REMEDY THE UNSATISFACTORY MAINTENANCE WITHIN TWENTY-FOUR HOURS AFTER RECEIPT OF SUCH NOTICE, THE CITY MAY IMMEDIATELY PROCEED TO CAUSE CORRECTION(S) TO THE JOB SITE AND ADJOINING AREAS. THE ENTIRE COST OF THIS CORRECTIVE MAINTENANCE WILL BE BILLED TO THE CONTRACTOR AND SHALL BE PAID IN FULL PRIOR TO THE CITY'S ACCEPTANCE OF THE WORK.

IF A CONDITION DEVELOPS DUE TO A LACK OF MAINTENANCE BY THE CONTRACTOR THAT IS DANGEROUS TO PUBLIC SAFETY, THE CONTRACTOR SHALL PROCEED TO IMMEDIATELY REMEDY THE CONDITION WITH WHATEVER MEANS ARE AVAILABLE. THE ENTIRE COST OF THE CORRECTIVE REMEDY WILL BE THE CONTRACTOR'S RESPONSIBILITY.

ASPHALT SUB-BASE: THIS SUBSECTION SHALL GOVERN THE PREPARATION OF NATURAL, FILLED OR EXCAVATED MATERIAL PRIOR TO PLACEMENT OF SUB-BASE.

THE PREPARATION OF SUB-GRADE SHALL EXTEND A MINIMUM OF TWO FEET BEYOND THE PROPOSED CONSTRUCTION LIMITS. THIS INCLUDES ROADWAYS, CURB AND GUTTER, DRIVE APPROACHES, SIDEWALKS OR ANY OTHER ROADWAY STRUCTURES.

THE SUB-GRADE SOILS SHALL BE PREPARED BY SCARIFYING AND PROCESSING TO A MINIMUM DEPTH OF ONE FOOT UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL FIRM APPROVED BY THE CITY.

UNSUITABLE MATERIAL FOUND BELOW THE PROCESSING DEPTH SUCH AS SATURATED SOILS FROM GROUNDWATER, EXPANSIVE SOILS, SOLUBLE SOILS, DELETERIOUS AND/OR ORGANIC MATERIALS SHALL BE ADDRESSED BY A GEOTECHNICAL ENGINEER WHO SHALL PROVIDE A WRITTEN RECOMMENDATION TO THE CITY FOR APPROVAL PRIOR TO PERFORMING ANY WORK IN THE AREAS BEING ADDRESSED.

WHEN SCARIFYING AND PROCESSING, THE ROADBED SHALL BE LOOSENEED TO A DEPTH OF AT LEAST ONE FOOT, THEN ALTERNATE BLADING, MOISTENING AND ROLLING WILL BE REQUIRED TO PROVIDE A SMOOTH, EVEN AND UNIFORMLY COMPACTED COURSE TRUE TO CROSS SECTION AND GRADE. MOISTURE CONTENT AT THE TIME OF PROCESSING AND TESTING SHALL BE NOT LESS THAN TWO PERCENT OF OPTIMUM. ALL ROCKS LARGER THAN SIX INCHES IN DIAMETER SHALL BE REMOVED.

SUB-BASE - CLASS I AND CLASS II

ALL GRAVEL PITS SUPPLYING AGGREGATE SHALL BE UDOT APPROVED PITS. SUB-BASE FOR ALL ROADWAYS AND ASSOCIATED AREAS SHALL CONSIST OF SELECT MATERIALS, EITHER NATURAL OR CRUSHED. AGGREGATE WEAR SHALL BE LESS THAN FIFTY PERCENT WHEN TESTED BY AASHTO T-96. THE MATERIAL PASSING THE 40 (4.75 MM) SIEVE SHALL BE NON-PLASTIC PER AASHTO T-90. THE SUB-BASE SHALL CONTAIN NO MORE THAN THREE PERCENT GYPSUM OR ANY OTHER DELETERIOUS OR ORGANIC MATERIALS BY WEIGHT.

PRIOR TO DELIVERING ANY SUB-BASE TO ANY SITE THE SUPPLIER SHALL SUBMIT, IN WRITING, A JOB-MIX GRADATION TO THE CITY FOR APPROVAL. THE JOB-MIX GRADATION SHALL HAVE DEFINITE SINGLE VALUES FOR THE PERCENTAGE OF AGGREGATE PASSING EACH SPECIFIED SIEVE BASED ON THE DRY WEIGHT OF THE AGGREGATE.

THE SUB-BASE MIXTURE PLACED ON PROJECTS DURING ONE DAY'S OPERATION SHALL COME FROM A SINGLE SOURCE. INTERMIXING FROM MORE THAN ONE SOURCE WILL NOT BE PERMITTED.

SUB-BASE MATERIAL SHALL BE DEPOSITED AND SPREAD IN UNIFORM LIFTS NOT TO EXCEED EIGHT INCHES COMPACTED THICKNESS FOR CLASS I AND SIX INCHES COMPACTED THICKNESS FOR CLASS II WITHOUT SEGREGATION OF SIZE. EACH LAYER SHALL BE COMPACTED FOR THE FULL WIDTH AND DEPTH BY MECHANICAL MEANS OF COMPACTION. WHEN MIXING, MOISTENING AND PLACING SUB-BASE THE MOISTURE CONTENT SHALL BE NOT LESS THAN TWO PERCENT BELOW OPTIMUM. HOWEVER, CAUTION SHALL BE USED TO AVOID OVER WATERING TO A STATE OF INSTABILITY. ALTERNATE BLADING AND ROLLING WILL BE REQUIRED TO PROVIDE A SMOOTH, EVENLY MOISTENED AND UNIFORMLY COMPACTED COURSE TRUE TO CROSS-SECTION AND GRADE. LOCATIONS INACCESSIBLE TO ROLLING SHALL BE COMPACTED WITH MECHANICALLY OPERATED HAND TAMPERS. THE SUB-BASE SHALL BE COMPACTED TO NOT LESS THAN NINETY FIVE PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557-78 OR AASHTO T-180 METHOD D. SUB-BASE TOLERANCES WHEN COMPACTED SHALL NOT VARY MORE THAN 0.05-FOOT FROM THE SPECIFIED GRADE AND CROSS-SECTION.

Table with columns: SIEVE SIZE, CLASS I (% PASSING), CLASS II (% PASSING). Rows include METRIC and STANDARD units for various sieve sizes from 152.4 MM to 0.08 MM.

SUB-BASE AGGREGATE GRADATION

UNTREATED ROAD BASE - 1" AND 3/4"

ALL GRAVEL PITS SUPPLYING AGGREGATE SHALL BE UDOT APPROVED PITS. ROAD-BASE FOR ALL ROADWAYS AND ASSOCIATED AREAS SHALL CONSIST OF SELECT MATERIALS, NATURAL AND/OR CRUSHED. COARSE AGGREGATE SHALL BE ALL MATERIAL RETAINED ON THE NO. 4 (4.75 MM) SIEVE, AND SHALL BE CRUSHED STONE, CRUSHED GRAVEL, OR CRUSHED SLAG WITH A MINIMUM OF FORTY PERCENT FRACTURED FACES PER FLH DESIGNATION T-506-94. FINE AGGREGATE MAY BE NATURAL, OR MANUFACTURED, PRODUCT AND SHALL PASS THROUGH A NO. 4 (4.75 MM) SIEVE. ALL AGGREGATES SHALL BE CLEAN, HARD, TOUGH, DEGRADABLE AND SOUND CONTAINING NO MORE THAN TWO PERCENT GYPSUM AND BE FREE FROM OTHER DELETERIOUS AND/OR ORGANIC MATERIALS AND HARMFUL ADHERENT COATINGS.

AGGREGATE WEAR SHALL BE LESS THAN FIFTY PERCENT WHEN TESTED BY AASHTO T-96 AND THE MATERIAL PASSING THE NO. 40 (.0425 MM) SIEVE SHALL BE NON-PLASTIC PER AASHTO T-90. THE DRYRODDED UNIT WEIGHT SHALL BE AT LEAST SEVENTY FIVE POUNDS PER CUBIC FOOT (1200 KG/M3) PER AASHTO T-19.

PRIOR TO DELIVERING ANY ROAD-BASE TO ANY SITE, THE SUPPLIER SHALL SUBMIT, IN WRITING, A JOB-MIX GRADATION AND A STANDARD AGGREGATE GRADATION PLOT TO THE CITY FOR APPROVAL. THE TOP MIX GRADATION SHALL HAVE DEFINITE SINGLE VALUES FOR THE PERCENTAGE OF AGGREGATE PASSING EACH SPECIFIED SIEVE BASED ON THE DRY WEIGHT OF THE AGGREGATE. DRY WEIGHT VALUES SHALL FALL WITHIN THE BAND LIMITS SHOWN IN TABLE 4.10, AND PROVIDE A UNIFORM CURVE WHEN PLOTTED ON A STANDARD AGGREGATE GRADATION CHART. THE CITY HAS THE RIGHT TO REQUEST MODIFICATION TO THE JOB-MIX GRADATION TO PROVIDE AN ACCEPTABLE CURVE. THE ACCEPTED JOB MIX WILL THEN BECOME THE TARGET GRADATION FOR THE AGGREGATE SOURCE FOR THE CALENDAR YEAR.

THE ROAD-BASE PLACED ON A PROJECT DURING ONE DAY'S OPERATION SHALL COME FROM A SINGLE SOURCE. INTERMIXING FROM MORE THAN ONE SOURCE WILL NOT BE PERMITTED.

ROAD-BASE SHALL BE PLACED IN LAYERS COMPATIBLE WITH THE EQUIPMENT AND NOT EXCEEDING EIGHT (8) INCHES IN NON-COMPACTED THICKNESS. WHERE THE REQUIRED THICKNESS IS MORE THAN EIGHT INCHES THE ROAD-BASE SHALL BE SPREAD AND COMPACTED IN TWO OR MORE LAYERS OF APPROXIMATELY EQUAL THICKNESS. HOWEVER, IF VIBRATORY COMPACTION EQUIPMENT OF A TYPE APPROVED BY THE CITY IS USED, AND THE REQUIREMENTS FOR DENSITY AND MOISTURE CONTENT ARE COMPLIED WITH, THE NON-COMPACTED THICKNESS OF ANY ONE LAYER MAY BE INCREASED TO TEN (10) INCHES.

EACH LAYER SHALL BE COMPACTED FOR THE FULL WIDTH AND DEPTH BY MECHANICAL MEANS. WHEN MIXING, MOISTENING AND PLACING ROAD-BASE THE MOISTURE CONTENT SHALL BE NOT LESS THAN TWO PERCENT BELOW OPTIMUM. CARE SHALL BE USED TO AVOID OVER WATERING. ALTERNATE BLADING AND ROLLING WILL BE REQUIRED TO PROVIDE A SMOOTH, EVENLY MOISTENED AND UNIFORMLY COMPACTED COURSE TRUE TO CROSS-SECTION AND GRADE. LOCATIONS INACCESSIBLE TO ROLLING SHALL BE COMPACTED WITH MECHANICALLY OPERATED HAND TAMPERS.

THE ROAD-BASE SHALL BE COMPACTED TO NOT LESS THAN NINETY FIVE PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557-78 OR AASHTO T-180 METHOD D. ROAD-BASE TOLERANCES WHEN COMPACTED SHALL MEET OR EXCEED THE REQUIRED MINIMUM THICKNESS AND SHALL NOT VARY MORE THAN 0.02 FOOT FROM THE SPECIFIED GRADE AND CROSS-SECTION AT THE TIME THE ASPHALT PAVEMENT IS PLACED.

WHEN THE ROAD-BASE SURFACE IS USED TO CONVEY TRAFFIC, OR IS LEFT UNPAVED FOR AN EXTENDED PERIOD OF TIME, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND GRADE AND AN ASPHALT PRIME COAT SHALL BE APPLIED. WHEN ASPHALT PRIME IS NOT USED, THE CONTRACTOR SHALL MAINTAIN THE ROAD-BASE MOISTURE, STRUCTURAL INTEGRITY AND FINISH, TO THE FINISHED TOLERANCES OF THIS SUBSECTION.

Table with columns: SIEVE SIZE, 1 INCH (% PASSING), 3/4 INCH (% PASSING). Rows include METRIC and STANDARD units for various sieve sizes from 25.0 MM to 0.08 MM.

PRIME COAT

THIS WORK SHALL CONSIST OF PREPARING AND TREATING AN EXISTING AGGREGATE BASE WITH BITUMINOUS MATERIAL AND BLOTTER MATERIAL, IF REQUIRED, IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN CONFORMITY WITH THE LINES SHOWN ON THE PLANS OR ESTABLISHED BY THE CITY. THE TYPE AND GRADE OF BITUMINOUS MATERIAL SHALL BE MC-70 LIQUID ASPHALT, UNLESS OTHERWISE APPROVED BY THE CITY.

THE CONTRACTOR SHALL PROVIDE EQUIPMENT FOR HEATING AND APPLYING THE BITUMINOUS MATERIAL. THE ASPHALT DISTRIBUTOR SHALL BE SO DESIGNED, EQUIPPED, MAINTAINED AND OPERATED THAT BITUMINOUS MATERIAL WILL BE APPLIED UNIFORMLY ON VARIABLE WIDTHS OF SURFACE AT READILY DETERMINED AND CONTROLLED RATES FROM 0.05 TO 2.0 GALLONS PER SQUARE YARD WITH UNIFORM PRESSURE AND AN ALLOWABLE VARIATION FROM ANY SPECIFIED RATE NOT TO EXCEED 0.02 GALLON PER SQUARE YARD. DISTRIBUTOR EQUIPMENT SHALL INCLUDE A TACHOMETER, PRESSURE GAGES, AND ACCURATE VOLUME MEASURING DEVICES OR A CALIBRATED TANK, AND THERMOMETER FOR MEASURING TEMPERATURES OF TANK CONTENTS. DISTRIBUTORS SHALL BE EQUIPPED WITH A POWER UNIT FOR THE PUMP AND FULL CIRCULATION SPRAY BARS ADJUSTABLE LATERALLY AND VERTICALLY.

BITUMINOUS MATERIAL SHALL NOT BE APPLIED ON A WET SURFACE THAT HAS FREE STANDING WATER, OR WHEN THE ATMOSPHERIC AND SURFACE TEMPERATURE IS LESS THAN 50°F (10°C) OR WHEN WEATHER CONDITIONS, IN THE OPINION OF THE CITY, WOULD PREVENT THE PROPER APPLICATION OF THE PRIME COAT. THE SUE SHALL BE PLACED UPON THE SURFACE OF THE SUBGRADE AND SHALL BE COMPACTED TO THE ESTABLISHED LINES AND GRADES SHALL BE SMOOTH AND UNIFORM AND SHALL BE COMPACTED TO THE REQUIRED DENSITY WITH THE OPTIMUM MOISTURE CONTENT AT PLUS, OR MINUS, TWO PERCENT. IF, FOR ANY REASON, THE REQUIRED DENSITY AND/OR MOISTURE DETERIORATES BETWEEN THE TIME THE GRAVEL COURSE WAS COMPACTED AND THE TIME THE PRIME COAT IS PLACED, THE SURFACE SHALL BE RE-COMPACTED AND/OR MOISTURE CONDITIONED TO THE REQUIRED DENSITY AND MOISTURE CONTENT.

BITUMINOUS MATERIAL SHALL BE APPLIED TO THE WIDTH OF THE SECTION TO BE PRIMED BY MEANS OF A PRESSURE DISTRIBUTOR IN A UNIFORM, CONTINUOUS SPREAD. WHEN TRAFFIC IS MAINTAINED, NOT MORE THAN ONE-HALF OF THE WIDTH OF THE SECTION SHALL BE TREATED IN ONE APPLICATION. TRAFFIC WILL NOT BE ALLOWED ON THE TREATED SURFACE UNTIL THE BITUMINOUS MATERIAL IS ABSORBED AND WILL NOT ADHERE TO THE VEHICLE TIRES. CARE SHALL BE TAKEN THAT THE APPLICATION OF BITUMINOUS MATERIAL AT THE JUNCTIONS OF SPREADS IS NOT IN EXCESS OF THE SPECIFIED AMOUNT. SKIPPED AREAS OR DEFICIENCIES SHALL BE CORRECTED.

APPLICATION RATE SHALL BE 0.25 GALLON PER SQUARE YARD, OR AS DIRECTED BY THE CITY, AT THE TIME OF PLACEMENT, THE TEMPERATURE OF THE LIQUID ASPHALT SHALL BE UNIFORM AND NOT LESS THAN 120°F (49 °C) OR MORE THAN 180°F (82°C).

IF THE BITUMINOUS MATERIAL FAILS TO PENETRATE WITHIN FORTY-EIGHT HOURS, BLOTTER MATERIAL SHALL BE SPREAD AS REQUIRED TO ABSORB ANY EXCESS BITUMINOUS MATERIAL. ALL LOOSE BLOTTER MATERIAL SHALL BE COMPLETELY REMOVED FROM THE TREATED AREAS PRIOR TO PLACING SURFACING MATERIAL. PRIOR TO PLACING ASPHALT CONCRETE, ADDITIONAL PRIME COAT SHALL BE APPLIED AS DIRECTED BY THE CITY TO AREAS WHERE THE PRIME COAT HAS BEEN DAMAGED, AND LOOSE OR EXTRANEOUS MATERIAL SHALL BE REMOVED.

SAND BLOTTER MATERIAL: SAND BLOTTER MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS. THE MATERIAL MAY BE ACCEPTED IN THE STOCKPILE AT THE SOURCE:

Table with columns: TEST, CRITERIA. Rows include SIEVE ANALYSIS (AASHTO T27), SAMPLING AGGREGATE (ASTM D75), ORGANIC IMPURITIES (ASTM C40), SAND AND BLOTTER TEST CRITERIA.

Table with columns: SIEVE SIZE, METRIC, STANDARD, BAND LIMITS. Rows include 50.0 MM, 4.75 MM, 1.18 MM, 0.08 MM.

LIQUID ASPHALT SHALL NOT BE SPRAYED UPON ADJACENT PAVEMENTS, THAT PORTION OF THE TRAVELED WAY BEING USED BY TRAFFIC, STRUCTURES, RAILINGS AND BARRIERS, MARKERS, ADJACENT PROPERTY AND IMPROVEMENTS, AND OTHER ROADWAY IMPROVEMENTS OR FACILITIES NOT MENTIONED HEREIN.

TACK COAT

THIS WORK SHALL CONSIST OF PREPARING AND TREATING AN EXISTING BITUMINOUS OR CONCRETE SURFACE WITH ASPHALTIC EMULSION IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN CONFORMITY WITH THE LINES SHOWN ON THE PLANS OR ESTABLISHED BY THE CITY. THE TYPE AND GRADE OF BITUMINOUS MATERIAL SHALL BE SS-1H ASPHALT EMULSION, UNLESS OTHERWISE DIRECTED.

ASPHALT EMULSION USED AS A TACK COAT BETWEEN COURSES OF PLANT MIX SURFACE, OR OVER AN EXISTING SURFACE, SHALL BE PREPARED FOR APPLICATION BY USING WARM WATER TO CUT BACK THE EMULSION IN THE QUANTITY OF FIFTY PERCENT OF THE EMULSION BY WEIGHT.

BITUMINOUS MATERIAL SHALL BE APPLIED TO THE WIDTH OF THE SECTION TO BE TACKED BY MEANS OF A PRESSURE DISTRIBUTOR IN A UNIFORM, CONTINUOUS SPREAD. CARE SHALL BE TAKEN THAT THE APPLICATION OF BITUMINOUS MATERIAL AT THE JUNCTIONS OF SPREADS IS NOT IN EXCESS OF THE SPECIFIED AMOUNT. SKIPPED AREAS OR DEFICIENCIES SHALL BE CORRECTED.

THE CONTRACTOR SHALL PROVIDE EQUIPMENT FOR HEATING AND APPLYING THE BITUMINOUS MATERIAL. THE ASPHALT DISTRIBUTOR SHALL BE SO DESIGNED, EQUIPPED, MAINTAINED AND OPERATED THAT BITUMINOUS MATERIAL WILL BE APPLIED UNIFORMLY ON VARIABLE WIDTHS OF SURFACE AT READILY DETERMINED AND CONTROLLED RATES FROM 0.05 TO 2.0 GALLONS PER SQUARE YARD WITH UNIFORM PRESSURE AND WITH AN ALLOWABLE VARIATION FROM ANY SPECIFIED RATE NOT TO EXCEED 0.02 GALLON PER SQUARE YARD. DISTRIBUTOR EQUIPMENT SHALL INCLUDE A TACHOMETER, PRESSURE GAGES), AND ACCURATE VOLUME MEASURING DEVICES OR A CALIBRATED TANK, AND A THERMOMETER FOR MEASURING TEMPERATURES OF TANK CONTENTS. DISTRIBUTORS SHALL BE EQUIPPED WITH A POWER UNIT FOR THE PUMP AND FULL CIRCULATION SPRAY BARS ADJUSTABLE LATERALLY AND VERTICALLY.

APPLICATION OF TACK COAT MAY OCCUR ONLY WHEN THE SURFACE AND AIR TEMPERATURE IS 50°F (10°C) AND RISING. THE SURFACE SHALL BE CLEAN, DRY, FREE OF IRREGULARITIES, AND SHALL BE SMOOTH AND UNIFORM.

AT THE TIME OF PLACEMENT, THE TEMPERATURE OF THE ASPHALTIC EMULSION SHALL BE UNIFORM AND NOT LESS THAN 75°F (24°C) NOR MORE THAN 130°F (54°C). THE TACK SHALL BE APPLIED AT A RATE OF 0.05 TO 0.10 GALLON PER SQUARE YARD. THE RATE OF APPLICATION MAY BE ADJUSTED BY THE CITY.

LIQUID ASPHALT SHALL NOT BE SPRAYED UPON ADJACENT PAVEMENTS, STRUCTURES, RAILING, BARRIERS, MARKERS, ADJACENT PROPERTY IMPROVEMENTS, AND OTHER FACILITIES NOT MENTIONED HEREIN.

DENSE-GRADED ASPHALT:

THIS WORK SHALL CONSIST OF MIXING, LAYING AND COMPACTING AN ASPHALT COURSE OF ONE OR MORE LAYERS COMPOSED OF AGGREGATE, ASPHALT CEMENT, APPLICABLE ADDITIVES AND LIME, AS REQUIRED. ALL MATERIALS SHALL BE MIXED AT A CENTRAL MIXING PLANT.

RELATED WORK: WORK RELATED TO ASPHALT CONCRETE PAVEMENT SHALL INCLUDE SURFACE PREPARATION, PRIME COAT, TACK COAT, TRANSPORTING, PLACEMENT, COMPACTION AND FINISHING OF ASPHALT MIXTURE AS REQUIRED, AND WORK ZONE TRAFFIC CONTROL.

ASPHALT CEMENT: VISCOSITY GRADED ASPHALT CEMENT SHALL MEET AASHTO DESIGNATION M-226-80 (1993). VISCOSITY IS TO BE MEASURED AT 140°F (60°C) WHEN USED IN PAVEMENT CONSTRUCTION. THE ASPHALT CEMENT SHALL BE HOMOGENEOUS, FREE FROM WATER, AND SHALL NOT FOAM WHEN HEATED TO 347°F (175°C). SAMPLING AND TESTING OF ASPHALT CEMENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING AASHTO STANDARD METHODS:

Table with columns: TEST, CRITERIA. Rows include SAMPLING (AASHTO T40), VISCOSITY AT 140 F (60 C) (AASHTO T202), VISCOSITY AT 275 F (135) (AASHTO T201), PENETRATION (AASHTO T49), FLASH POINT (COCC) (AASHTO T48), SOLUBILITY IN BITUMINOUS MATERIALS (AASHTO T44), THIN-FILM OVEN TEST (AASHTO T179), DUCTILITY (AASHTO T51), SPOT TEST (AASHTO T102), ROLLING THIN FILM OVEN TEST (AASHTO T240), WATER (AASHTO T55), ASPHALT CEMENT TEST CRITERIA.

THE ASPHALT CEMENT SHALL CONFORM TO THE FOLLOWING:

Table with columns: TEST, AC-10, AC-20, AC-30. Rows include VISCOSITY: 140 F (60 C) POISES, VISCOSITY: 275 F (135) Cs-MINIMUM, PENETRATION: 77 F (25 C), 100g, 5 SEC. MIN., FLASH POINT: COC, C(F)-MINIMUM, SOLUBILITY IN TRICHLOROETHYLENE: MN, TESTS ON RESIDUE FROM THIN-FILM OVEN TEST, LOSS ON HEATING: MAXIMUM, VISCOSITY: 140 F (60 C) POISES-MAX, DUCTILITY: 77 F (25 C), 5 CM / MINUTE MIN., SPOT TEST (WITH STANDARD NAPHTHA SOLVENT), NAPHTHA-XYLENE-SOLVENT, XYLENE, HEPTHAN-XYLENE-SOLVENT, XYLENE, PAVING GRADE LIQUID ASPHALT REQUIREMENTS.

IN THE TABLE ABOVE:

THE USE OF LOSS ON HEATING REQUIREMENT IS OPTIONAL.

THE USE OF THE SPOT TEST IS OPTIONAL. WHEN IT IS SPECIFIED, THE CITY SHALL INDICATE WHETHER THE STANDARD NAPHTHA SOLVENT, THE NAPHTHA-XYLENE SOLVENT, OR THE HEPTANE XYLENE SOLVENT WILL BE USED IN DETERMINING COMPLIANCE WITH THE REQUIREMENT. IF XYLENE SOLVENT IS USED THE PERCENTAGE OF XYLENE SHALL BE INDICATED.

SHIPMENT OF ASPHALT MATERIAL: ASPHALT CEMENT SHALL BE UNIFORM IN APPEARANCE AND CONSISTENCY AND SHOW NO FOAMING WHEN HEATED TO THE SPECIFIED LOADING TEMPERATURE. SHIPMENTS OF ASPHALT SHALL NOT BE CONTAMINATED WITH ANY OTHER TYPE OR GRADE OF ASPHALT MATERIAL. A BILL OF LADING SHALL ACCOMPANY EACH SHIPMENT OF MATERIAL AND SHALL INCLUDE THE FOLLOWING INFORMATION:

- Type and grade of material.
Type and amount of additives used, if applicable.
Destination.
Consignee's name.
Date of shipment.
Truck identification.
Loading temperature.
Net weight or net gallons corrected to 60°F (17°C).
Specific gravity.
Bill of lading number.
Manufacturer of asphalt material.

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Vertical text: VENTANA PHASE I APARTMENT SPECIFICATIONS SHEET, 700 E. KANE PLEX DR. KANAB, UT 84741

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Professional Engineer Seal: Richard L. Bartlett, No. 13153484, State of Utah, dated 08/07/2024

Drawn by: RLB, Scale: NA, Sheet: C002

HYDRATED LIME FOR ASPHALT MIXTURE:

THE PHYSICAL PROPERTIES OF HYDRATED LIME SHALL CONFORM TO ASTM C-1097, SUBPARAGRAPH D.1; USE TEST METHOD ASTM C-110, PARAGRAPH 6.

THE WATER USED IN SATURATING THE AGGREGATE TO BE COATED SHALL BE POTABLE OR WATER THAT IS CLEAN AND FREE OF DIRT, SILT AND OTHER DAMAGING MATERIAL. THE AGGREGATE bulk specific gravity (SATURATED-SURFACE-DRY (SSD)) SHALL BE NOT LESS THAN ONE AND ONE-HALF (1.5) PERCENT NOR MORE THAN THREE (3) PERCENT USING AASHTO T-85 FOR THE COURSE AGGREGATE RETAINED ON NO. 4 (4.75 MM) SIEVE AND AASHTO T-84 FOR THE FINE AGGREGATE PASSING THE NO. 4 (4.75 MM) SIEVE. HYDRATED LIME SHALL BE APPLIED AT A RATE DETERMINED DURING THE MARSHALL DESIGN REQUIREMENTS IN TABLE 4.12, UNLESS OTHERWISE DIRECTED BY THE CITY. TWO OPTIONS FOR COATING THE AGGREGATE WITH LIME ARE AS FOLLOWS:

AGGREGATE SHALL BE MONITORED FOR SSD BY TAKING A BELT CUT BETWEEN THE STOCKPILE AND THE PUGMILL OR DRUM. THE PUGMILL OR DRUM SHALL BE EQUIPPED WITH METERING DEVICES THAT WILL INTRODUCE THE REQUIRED AMOUNT OF HYDRATED LIME AND WATER INTO THE MIXER TO PRODUCE AN AGGREGATE SSD OF ONE AND ONE-HALF (1.2) PERCENT TO THREE (3) PERCENT.

USE OF A LIME SLURRY OF ONE (1) PART LIME AND THREE (3) PARTS WATER BY VOLUME MAY BE USED, IF THE PLANT IS EQUIPPED WITH A MIXING CHAMBER THAT CAN MAINTAIN THE LIME SUSPENSION IN THE SLURRY. SPRAY BARS FOR INTRODUCING THE REQUIRED QUANTITY OF WATER INTO THE MIXER SHALL BE EQUIPPED WITH A POSITIVE SHUTOFF. IF THIS OPTION IS USED, THE AGGREGATE STOCKPILE SHALL BE MAINTAINED AT TWO (2) PERCENT SSD.

ASPHALT PLANTS SHALL PROVIDE A POSITIVE SIGNAL SYSTEM THAT AUTOMATICALLY CLOSES DOWN THE COOLD FEED WHEN THE APPROPRIATE AMOUNT OF HYDRATED LIME AND WATER CEASES TO BE INTRODUCED INTO THE AGGREGATE. THIS SHALL BE ACCOMPLISHED BY THE USE OF INTERLOCKED AND SYNCHRONIZED METERING DEVICES AND FEEDERS. THE PLANT SHALL BE EQUIPPED IN SUCH A WAY THAT THE QUANTITY OF HYDRATED LIME INCORPORATED INTO THE MIX CAN BE READILY CHECKED AT ANY TIME.

Table with 4 columns: TEST PROPERTY, TRAFFIC CATEGORY I (PER ASTM D-1559), TRAFFIC CATEGORY II (PER ASTM D-1559), and sub-columns for MINIMUM and MAXIMUM values. Rows include MARSHALL STABILITY, FLOW, AIR VOIDS, VOIDS IN MINERAL AGGREGATE, FRACTURED FACES, SAND EQUIVALENT, WEAR TEST, and DRY-RODDED UNIT WEIGHT.

IN THE TABLE ABOVE: TRAFFIC CATEGORY I APPLIES TO ARTERIAL STREETS OR TRUCK ROUTES WITH A TRAFFIC INDEX OF SEVEN OR MORE. TRAFFIC CATEGORY II APPLIES TO STREETS WITH A TRAFFIC INDEX OF LESS THAN SEVEN.

STRIPPING TESTS, CONDUCTED IN ACCORDANCE WITH AASHTO T-283, AND ASTM D- 4687 INCLUDING NOTE 5, SHALL BE USED TO DETERMINE THE REQUIRED AMOUNT OF HYDRATED LIME OR ANTI-STRIPPING AGENT IN THE ASPHALT. THE MIX DESIGN SHALL HAVE A TENSILE STRENGTH RATIO OF 70%.

AGGREGATE: THE REQUIREMENTS FOR CRUSHED ROCK, ROCK DUST, GRAVEL, STONE, SLAG, AND SAND ARE INCLUDED IN THIS SUBSECTION.

Table with 4 columns: SIEVE SIZE (METRIC and STANDARD), TRAFFIC CATEGORY I (3/4-INCH NR), TRAFFIC CATEGORY II (3/4-INCH STD), and sub-columns for MINIMUM and MAXIMUM values. Rows include 25.0 MM, 19.0 MM, 12.5 MM, 9.5 MM, 4.75 MM, 2.36 MM, 1.18 MM, 0.03 MM, and 0.08 MM.

ALL AGGREGATE SHALL BE CLEAN, HARD, SOUND, DURABLE, AND UNIFORM IN QUALITY. THE QUALITY OF SOFT, FRAGILE, THIN, ELONGATED, LAMINATED PIECES AND DISINTEGRATED MATERIALS WILL BE DETERMINED BY THE SUPPLIER'S PROFESSIONAL GEOTECHNICAL ENGINEER AT THE TIME THE MIX DESIGN IS SUBMITTED, AT WHICH TIME THE CITY WILL HAVE THE OPTION TO APPROVE OR REJECT THE MATERIAL. ORGANIC MATTER SHALL NOT EXCEED TWO PERCENT TOTAL WEIGHT. IN THE SURFACE COURSE THIS MATERIAL MAY BE RESTRICTED TO LESS THAN ONE PERCENT BY WEIGHT.

AGGREGATE FOR 3/4-INCH (19-MM) CATEGORY I (NR), AS INDICATED IN TABLE 4.13, SHALL BE ONE HUNDRED (100) PERCENT CRUSHED MATERIAL (ALL MANUFACTURED). THIS IS CONSIDERED A NONWRITING (NR) MIX.

COARSE AGGREGATE FOR 3/4-INCH STANDARD (19-MM) AND 1/2-INCH (12.5 MM) CATEGORY II, AS INDICATED IN TABLE 4.13, SHALL BE RETAINED ON THE NO. 4 (4.75 MM) SIEVE AND SHALL HAVE NO LESS THAN SEVEN-FIVE (75) PERCENT FRACTURED FACE MATERIAL AS DEFINED IN FHWA 506-94 2.1.

FINE AGGREGATE FOR OTHER THAN THE 3/4-INCH NR, MAY BE A NATURAL OR MANUFACTURED PRODUCT. IT SHALL PASS THE NO. 4 (4.75 MM) SIEVE. IT SHALL BE CLEAN, HARD-GRAINED ANGULAR, NON-PLASTIC, AND HAVE NO MORE THAN TWO PERCENT BY WEIGHT OF ORGANIC MATTER OR OTHER DETRIMENTAL SUBSTANCES, INCLUDING GYPSUM.

SURFACE COURSES, OR ASPHALT WEARING COURSES, SHALL BE FREE FROM ORGANIC MATERIALS AND CONTAIN LESS THAN ONE PERCENT BY WEIGHT OF SOLUBLE MINERALS, SUCH AS GYPSUM AND PHOSPHATES.

STORING, MIXING AND SHIPPING OF PLANT MIX BITUMINOUS PAVEMENTS: HOT MIX PLANTS MAY BE BATCH OR DRIER-DRUM TYPE PLANTS (WITH NOT LESS THAN FOUR AGGREGATE BINS).

STORAGE: THE VARIOUS NATURAL AND MANUFACTURED AGGREGATES SHALL BE STORED SEPARATELY. THE VARIOUS AGGREGATE SIZES SHALL BE PLACED IN BINS WHICH ALLOW THE MATERIAL TO BE PROPERLY AND EVENLY FEED TO THE DRYER TO ENSURE A UNIFORM FLOW OF PROPERLY COMBINED AGGREGATES. WHEN PLACING MATERIALS IN STORAGE BINS, OR WHEN MOVING THEM FROM STORAGE TO THE FEEDER, THE METHOD WILL BE USED WHICH MAY CAUSE SEGREGATION, DEGRADATION OR THE INTERMINGLING OF DIFFERENT SIZE AGGREGATES. MATERIALS NOT MEETING THE GRADATION REQUIREMENTS SHALL BE REPROCESSSED TO COMPLY WITH THE REQUIREMENTS. ALL SCALES AND METERS SHALL BE CERTIFIED AND SEALED BY THE UTAH DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS & MEASURES, ANNUALLY AND WHEN THE PLANT HAS BEEN MOVED.

BATCH PLANT METHOD: THE AGGREGATES SHALL BE DRIED AND HEATED FOR SUFFICIENT TIME IN THE DRYER SO THAT THE MOISTURE CONTENT OF THE AGGREGATE WILL NOT BE GREATER THAN THREE (3) PERCENT. THE DRYER SHALL BE EQUIPPED WITH A CALIBRATED THERMOMETER TO DETERMINE THE TEMPERATURE OF THE AGGREGATE LEAVING THE DRYER. THE THERMOMETER SHALL BE ACCURATE TO THE NEAREST 10°F (5.5°C), AND SHALL BE INSTALLED IN SUCH A MANNER THAT A FLUCTUATION OF 10°F (5.5°C) IN THE AGGREGATE TEMPERATURE WILL BE INDICATED WITHIN ONE MINUTE AND BE CLEARLY READ FROM THE OPERATOR'S PLATFORM.

AFTER DRYING, THE AGGREGATES SHALL BE EVENLY FEED TO SCREENS HAVING CLEAR SQUARE OPENINGS TO SEPARATE, CLASSIFY AND QUANTITY MATERIALS FOR HOT STORAGE BINS. THE AGGREGATE PASSING THESE SCREENS SHALL BE SEPARATELY STORED IN INDIVIDUAL BINS UNTIL PROPORTIONED INTO THE MIXER.

EACH BIN SHALL BE PROVIDED WITH AN OPENING TO PREVENT OVERFLOW INTO ADJACENT BINS. ALL OVERFLOW MATERIAL SHALL BE RETURNED TO AN APPROPRIATE STORAGE AREA FOR REPROCESSING.

IF A SUBSTANTIAL CHANGE IS MADE IN THE COOLD FEED TO ACCOMMODATE THE DEMANDS OF A DIFFERENT TYPE OF MIXTURE, THE HOT STORAGE BINS SHALL BE EMPTIED AND RECHARGED WITH THE CORRECT MATERIALS.

ALL MATERIALS SHALL BE PROPORTIONED BY WEIGHT. THE AGGREGATE SCALES SHALL BE FULLY AUTOMATIC, SOLID-STATE DIGITAL STRAIN-GAGE TRANSDUCER WITH A CAPACITY EXCEEDING ONE AND ONE-QUARTER TIMES THE TOTAL AMOUNT OF MATERIALS TO BE WEIGHED IN ONE OPERATION. ASPHALT BINCHER SHALL BE WEIGHED BY A FULLY AUTOMATIC SCALE HAVING A CAPACITY OF NOT MORE THAN FIVE HUNDRED POUNDS (227KG) WITH ONE POUND (0.45KG) RESOLUTION FOR MIXERS WITH A MANUFACTURER'S RATED CAPACITY OF FIVE THOUSAND POUNDS (2,270 KG) OR LESS, AND A CAPACITY OF NOT MORE THAN ONE THOUSAND POUNDS (454 KG) WITH ONE POUND (0.45KG) RESOLUTION FOR MIXERS WITH A MANUFACTURER'S RATED CAPACITY OVER FOUR THOUSAND POUNDS (1,814KG).

WHEN BAG HOUSE FINES OR MINERAL FILLER IS USED, IT SHALL BE PROPORTIONED BY WEIGHT OR VOLUME. THE METHOD USED SHALL UNFORMALLY FEED THE MATERIAL WITHIN TEN PERCENT OF THE REQUIRED AMOUNT.

MIXING SHALL BE DONE WITH A TWIN SHAFT PUG MILL-TYPE MIXER AND SHALL BE OPERATED AT THE SPEED RECOMMENDED BY THE MANUFACTURER. THE PADDLES SHALL BE OF SUFFICIENT SIZE AND QUANTITY TO DELIVER A UNIFORM MIXTURE.

THE WEIGHT OF THE MATERIAL THAT MAY BE MIXED PER BATCH SHALL NOT EXCEED THE MANUFACTURER'S RATED CAPACITY OF THE MIXER, NOR EXCEED AN AMOUNT THAT WILL PERMIT COMPLETE MIXING OF ALL THE MATERIALS. DEAD AREAS IN THE MIXER, IN WHICH THE MATERIAL DOES NOT MOVE OR IS NOT SUFFICIENTLY AGITATED, SHALL BE CORRECTED BY REDUCTION IN THE VOLUME OF MATERIALS OR BY REPAIRS TO THE MIXING EQUIPMENT BEFORE ANY FURTHER PRODUCTION WILL BE ALLOWED.

THE ENTIRE BATCH SHALL BE MIXED UNTIL ALL THE MATERIALS ARE THOROUGHLY BLENDED. THE BATCH MIXING TIME WILL BEGIN ON THE CHARGING STROKE OF THE WEIGHT HOPPER DUMP MECHANISM AND CONCLUDE WHEN DISCHARGE FROM THE MIXER HAS STARTED. THE MIXER SHALL BE EQUIPPED WITH A TIME LOCK WHICH LOCKS THE MIXER DISCHARGE GATE FOR THE MIXING PERIOD AND ACTUATES AN INDICATOR LIGHT VISIBLE FROM THE OPERATOR'S PLATFORM.

THE AGGREGATE AND LIQUID ASPHALT DROP TIME INTO THE MIXER SHALL NOT EXCEED TEN SECONDS AND THE TIME FOR MIXING MATERIALS WILL NOT BE LESS THAN SEVEN SECONDS PER BATCH. IF THE CITY DETERMINES THAT THE MIXTURE IS NOT THOROUGHLY BLENDED, AND ALL AGGREGATE PROPERLY COATED WITH ASPHALT CEMENT, THE MIXING TIME WILL BE INCREASED TO PRODUCE A HOMOGENEOUS MATERIAL.

THE WEIGHT-BOX HOUSINGS AND MIXER PLATFORM SHALL PROVIDE SAFE AND CONVENIENT ACCESS WITH PROPERLY SIZED GATES AND TRACKS FOR SAMPLING THE DISCHARGED MATERIALS.

DRIER-DRUM METHOD: WHEN A DRIER-DRUM IS USED, AGGREGATE SHALL BE FEED DIRECTLY TO THE MIXER DRUM AT A UNIFORM RATE, AND MONITORED FOR COMBINED AGGREGATE MOISTURE AND GRADATION BY TAKING BELT CUT SAMPLES. A MINIMUM OF ONE MOISTURE CONTENT CHECK AND GRADATION TEST PER DAY AND ONE MOISTURE AND GRADATION TEST PER FIVE HUNDRED TONS (551 TONNES), OR AS CONDITIONS REQUIRE, SHALL BE MADE. THE RESULTS OF THESE TESTS SHALL BE KEPT ON LOGS FOR REVIEW BY THE CITY. SAMPLING AND TESTING MAY BE PERFORMED BY THE MANUFACTURER'S PROPERLY TRAINED AND EQUIPPED STAFF OR BY AN APPROVED TESTING LAB. IF SAMPLING IS PERFORMED BY THE MANUFACTURER, FIVE PERCENT OF THE SAMPLES SHALL BE SPLIT AND A TESTING FIRM APPROVED BY THE CITY SHALL VERIFY THAT THE TEST RESULTS ACCURATELY REPRESENT THE PRODUCT BEING TESTED BY THE MANUFACTURER.

THE SAMPLE TO BE SPLIT MAY BE SELECTED AT RANDOM BY THE MANUFACTURER'S QUALITY CONTROL TEAM, OR THE CITY.

IF THE COOLD FEED MATERIAL GRADATION IS OUTSIDE THE ALLOWABLE MEAN OF DEVIATIONS OF THE APPROVED MIX DESIGN, PRODUCTION SHALL BE STOPPED UNTIL THE NECESSARY CORRECTIONS ARE MADE. IF THE MOISTURE CONTENT OF THE COOLD FEED REACHES FIVE PERCENT, PRODUCTION SHALL BE STOPPED UNTIL CERTIFIED BY AN APPROVED INDEPENDENT MATERIALS TESTING FIRM UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF UTAH. THIS FIRM SHALL THEN BE EMPLOYED TO PROVIDE CONTINUOUS PLANT QUALITY CONTROL AND TESTING, AND PRODUCTION MAY BE RESUMED.

ALL PRODUCTION SHALL BE PROHIBITED IF THE COOLD FEED MATERIAL REACHES SEVEN PERCENT MOISTURE, WITHOUT TOLERANCES. DURING TESTING FIRM UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF UTAH. THIS FIRM SHALL THEN BE EMPLOYED TO PROVIDE CONTINUOUS PLANT QUALITY CONTROL AND TESTING, AND PRODUCTION MAY BE RESUMED.

THE DRIER-DRUM SHALL BE EQUIPPED WITH A CALIBRATED THERMOMETER TO DETERMINE THE TEMPERATURE OF THE MIXED MATERIALS LEAVING THE DRUM. THE THERMOMETER SHALL BE ACCURATE TO THE NEAREST 10°F (5.5°C), AND SHALL BE INSTALLED IN SUCH A MANNER THAT CHANGES OF 10°F (5.5°C) IN TEMPERATURE OF THE MIXED MATERIAL WILL BE SHOWN WITHIN ONE MINUTE AND BE CLEARLY READ FROM THE OPERATORS STATION.

ASPHALT CEMENT SHALL BE MEASURED THROUGH A METER UNDER CONSTANT PRESSURE WITH A GAGE INDICATING THE PRESSURE AND TEMPERATURE. THE METER SHALL BE CALIBRATED AND CERTIFIED FOR ACCURACY EVERY SIX MONTHS, OR WHENEVER THE PLANT IS MOVED.

DURING ANY DAY'S RUN, THE TEMPERATURE OF ASPHALT CEMENT SHALL NOT VARY MORE THAN 50°F (10°C). IF THE METER LOSES PRESSURE THE OPERATOR'S COMPUTER SHALL BE EQUIPPED TO WARN THE OPERATOR OR AUTOMATICALLY SHUT DOWN THE SYSTEM.

THE AGGREGATE FEEDERS FOR EACH MATERIAL IN THE MIXTURE AND FOR THE COMBINED AGGREGATES SHALL BE EQUIPPED WITH DEVICES BY WHICH THE RATE OF FEED CAN BE DETERMINED WHILE THE PLANT IS IN FULL OPERATION. THE COMBINED AGGREGATE SHALL BE WEIGHED ON A BELT SCALE. THE SCALE SHALL BE OF SUCH ACCURACY THAT, WHEN THE PLANT IS OPERATING BETWEEN THIRTY PERCENT AND ONE HUNDRED PERCENT OF BELT CAPACITY, THE AVERAGE DIFFERENCE BETWEEN THE INDICATED WEIGHT OF THE MATERIAL DELIVERED AND THE ACTUAL WEIGHT DELIVERED WILL NOT EXCEED ONE PERCENT OF THE ACTUAL WEIGHT FOR THREE TWO MINUTE RUNS. FOR ANY OF THE THREE INDIVIDUAL TWO-MINUTE RUNS, THE INDICATED WEIGHT OF MATERIAL DELIVERED SHALL NOT VARY MORE THAN TWO PERCENT FROM THE ACTUAL WEIGHT DELIVERED.

THE BELT SCALE FOR THE COMBINED AGGREGATE, THE OTHER PROPORTIONING DEVICES FOR ADDITIVES AND THE ASPHALT CEMENT PROPORTIONING METER SHALL BE INTERLOCKED SO THAT THE RATES OF FEED WILL BE AUTOMATICALLY ADJUSTED TO MAINTAIN THE PROPER MATERIAL RATIOS AS DESIGNATED BY THE APPROVED MIX DESIGN. THE PLANT SHALL NOT BE OPERATED UNLESS THIS AUTOMATIC SYSTEM IS OPERABLE AND IN GOOD WORKING CONDITION.

THE ASPHALT CEMENT METERS, ADDITIVE FEEDERS AND AGGREGATE BELT SCALES USED FOR METERING THE AGGREGATE ADDITIVES AND ASPHALT CEMENT INTO THE MIXER SHALL BE EQUIPPED SO THAT THE ACTUAL QUANTITIES OF ASPHALT CEMENT, ADDITIVES AND AGGREGATE INTRODUCED INTO THE MIXTURE CAN BE DETERMINED.

MIXING SHALL BE PERFORMED FOR SUFFICIENT TIME, AND AT A SUFFICIENTLY HIGH TEMPERATURE, SO THAT AT LEAST ONE MORE MINUTE AFTER THE MIXTURE IS COMPLETELY MIXED WITHOUT THE COMPLETED MIXTURE AND ALL PARTICLES ARE THOROUGHLY AND UNIFORMLY COATED WITH ASPHALT CEMENT.

TEMPERATURE OF THE COMPLETED MIXTURE AT DISCHARGE FROM THE DRUM SHALL NOT EXCEED 325°F (163°C) FOR ALL DENSE-GRADED MIXES USING AC-10, AC-20 AND AC-30 GRADES OF ASPHALT CEMENTS. MAXIMUM TEMPERATURES FOR OPEN-GRADED MIXES USING AC-20 AND AC-30 SHALL NOT EXCEED 275°F (135°C). OPEN-GRADED MIXES USING AC-20R SHALL NOT EXCEED 325°F (163°C).

THE MIXED MATERIAL SHALL BE DISCHARGED FROM THE DRUM INTO A SURGE SILO OF NOT LESS THAN FORTY TONS IN CAPACITY. THE MANUFACTURER SHALL ALSO PROVIDE A MEANS OF DIVERTING THE FLOW OF MATERIAL AWAY FROM THE SILO, WHEN STARTING AND STOPPING THE PLANT PRODUCTION, TO PREVENT INCOMPLETELY OR IMPROPERLY MIXED PORTIONS OF THE MIX FROM BEING DISCHARGED.

THE PAVING MACHINE SHALL BE ADDED TO THE AGGREGATES, IN BOTH BATCH AND DRIER-DRUM PLANTS, AT A TEMPERATURE BETWEEN 285°F (140°C) AND 350°F (177°C). THE TEMPERATURE OF THE AGGREGATES AT THE TIME OF ADDING THE ASPHALT CEMENT SHALL NOT BE LESS THAN 265°F (130°C), NOR MORE THAN 325°F (163°C). A THERMOMETER WITH A 500°F (260°C) CAPACITY, AND ACCURATE TO 10°F (5.5°C) WILL BE FIXED IN THE ASPHALT CEMENT FEED LINE OR STORAGE TANK AT A SUITABLE LOCATION TO VIEW WHEN SAMPLING THE ASPHALT. THE MANUFACTURER WILL PROVIDE A SUITABLE SAMPLING OUTLET IN THE ASPHALT CEMENT FEED LINES CONNECTING THE STORAGE TANKS TO THE ASPHALT CEMENT FEEDER. THE SAMPLING VALVE SHALL CONSIST OF A ONE-HALF INCH (12.7 MM) OR THREE QUARTER INCH (19 MM) VALVE CONSTRUCTED IN SUCH A MANNER THAT A ONE QUART (95 LITER) SAMPLE MAY BE WITHDRAWN SLOWLY AT ANY TIME DURING PLANT OPERATIONS. THE SAMPLING VALVE SHALL BE PLACED IN THE LEAST HAZARDOUS LOCATION THAT IS READILY ACCESSIBLE. A DRAINAGE RECEPTACLE SHALL BE PROVIDED FOR FLUSHING THE VALVE PRIOR TO SAMPLING. ONE GALLON (3.8 LITERS) SHALL BE DRAWN FROM THE SAMPLER PRIOR TO TAKING THE SAMPLE.

ASPHALT CONCRETE SURGE AND STORAGE SILOS: THE TYPE OF CONVEYING EQUIPMENT USED TO DELIVER THE HOT-MIX ASPHALT FROM THE DISCHARGE CHUTE ON THE DRIER-DRUM MIXER OR FROM THE HOPPER UNDER THE PUGMILL MAY BE EITHER A VARIABLE OR CONSTANT SPEED-BUCKET ELEVATOR, DRAG SLAT CONVEYOR OR HOT MATERIAL BELT CONVEYOR.

THE MANNER IN WHICH THE MIX EXITS FROM THE CONVEYOR OR ELEVATOR AND ENTERS THE TOP OF THE SILO SHALL BE SUCH AS TO PREVENT SEGREGATION OF THE COMPLETED MIXTURE. PROPERLY INSTALLED AND MAINTAINED AND OPERATED SYSTEMS SUCH AS ROTATING SPREADER CHUTES, BATCHERS AND GOB HOPPERS ARE ALL ACCEPTABLE SEGREGATION PREVENTION SYSTEMS. SPLITTER SYSTEMS, OR A SERIES OF Baffles, may be USED PROVIDING THEY ARE APPROVED BY THE CITY.

SILOS SHALL BE CYLINDRICAL WITH CONICAL BOTTOMS PROVIDING A MINIMUM ANGLE OF 55° AND MAXIMUM ANGLE OF 70°. THE GATE OPENING IN THE BOTTOM SHALL BE SIZED TO WORK WITH THE ANGLE OF THE CONE TO PREVENT CENTER DRAIN DOWN RESULTING IN MATERIAL SEGREGATION.

HEATED OR INSULATED SURGE SILOS ARE NOT REQUIRED; HOWEVER, A HEATED DISCHARGE CONE IS PREFERRED. THE ASPHALT MIXTURE THAT DEVELOPS LUMPS, HARDENING OR CHILLS BELOW 250°F (120°C) WITH THE MIX HEATS THE SILO AND DISCHARGE CONE SHALL NOT BE USED. ALL SURGE SILOS SHALL BE EQUIPPED WITH AN END OF EACH PRODUCTION DAY.

STORAGE SILOS SHALL BE WELL INSULATED AND EQUIPPED WITH HEATED DISCHARGE CONES AND WELL SEALED DISCHARGE GATES. DENSE-GRADED ASPHALT MAY BE STORED UP TO FORTY EIGHT HOURS IN SILOS WITH HEATED CONES, AND SEVEN TO TWO HOURS WITH HEATING OF THE SILO VERTICAL WALLS AND CONE.

STORAGE SILOS MAY BE USED FOR STORAGE OR SURGE PURPOSES, BUT UNDER NO CIRCUMSTANCE MAY A SURGE SILO BE USED FOR STORAGE. EITHER SILO MUST BE EQUIPPED WITH HIGH AND LOW INDICATOR SYSTEMS.

SHIPPING ASPHALT MIXTURES: TRUCKS USED FOR HAULING MIX SHALL HAVE TIGHT, CLEAN, SMOOTH BEDS WHICH ARE TREATED TO PREVENT THE MIX FROM ADHERING TO THE BED. AMOUNTS OF SOLUTION THAT FORM VISIBLE POOLS IN THE TRUCK BED SHALL BE REMOVED PRIOR TO LOADING ASPHALT MIX.

ASPHALT MIX SHALL BE DEPOSITED IN A MASS INTO THE HAUL TRUCK OR LOADING HOPPER FROM THE SILO. THE GATES ON THE BOTTOM OF THE SILO CONE SHALL OPEN AND CLOSE QUICKLY TO PREVENT SEGREGATION. IT IS ALSO NECESSARY FOR THE GATES TO OPEN COMPLETELY SO THAT THE FLOW OF MIX IS UNRESTRICTED. THE MIX SHALL BE DELIVERED IN EVENLY DIVIDED DROPS INTO THE LENGTH OF THE TRUCK BED. IN NO CASE SHALL THE TRUCK BE LOADED CONTINUOUSLY BY THE TRUCK DRIVER MOVING FORWARD UNDER THE SILO AS THE MIX IS BEING DISCHARGED. MULTIPLE LOADS OF SMALL QUANTITIES OR DRIBBLING MIX INTO THE HAUL VEHICLE AT THE END OF THE MAIN DELIVERY SHOULD BE AVOIDED TO PREVENT SEGREGATION.

SURFACE PREPARATION FOR ASPHALT OVERLAYS: PRIOR TO PLACING ASPHALT OVERLAYS, ALL MANHOLES, UTILITY COVERS, MONUMENTS AND OTHER ITEMS AFFECTED BY THE PAVING OPERATIONS SHALL BE LOCATED, REFERENCED AND PROTECTED. THE SURFACE SHALL BE THOROUGHLY CLEANED OF ALL DELETERIOUS MATERIALS AND BROUGHT TO A UNIFORM GRADE BY SPOT LEVELING OR BY THE APPLICATION OF A BITUMINOUS LEVELING COURSE TO THE SURFACE. A BITUMINOUS TACK COAT SHALL BE APPLIED TO THE EXISTING PREPARED SURFACE IMMEDIATELY PRIOR TO PLACING THE FINISHED SURFACE COURSE.

ADJUSTMENT OF MANHOLE AND UTILITY COVERS: PRIOR TO PAVING AND AFTER ROAD-BASE IS PLACED, ALL MANHOLES AND UTILITY COVERS SHALL BE BROUGHT TO THE BASE GRADE. DAMAGED VALVE BOXES, COVERS, GRADE RINGS, CONES, FLATTOPS, RISERS, ETC. REPLACED. MANHOLE CONES OR FLATTOPS THAT ARE MORE THAN EIGHTEEN INCHES BELOW FINISH GRADE SHALL BE RAISED BY USING RISERS ETC. UNDER THE CONE OR FLATTOP. EXISTING ROAD-BASE SHALL NOT BE CONTAMINATED WITH SOIL OR SUB-BASE. BACKFILL MATERIAL, AROUND ADJUSTED MANHOLES AND UTILITIES SHALL COMPLY WITH ROAD-BASE STANDARDS, AND BE COMPACTED TO NINETY FIVE PERCENT AS DETERMINED BY ASTM D- 1557-78 OR AASHTO T-180 METHOD D. WHEN PAVING IS COMPLETE, ALL MANHOLE AND UTILITY COVERS SHALL BE RAISED TO FINISHED GRADE, INCLUDING CONCRETE COLLARS, IN ACCORDANCE WITH STANDARD REQUIREMENTS.

ASPHALT PAVING EQUIPMENT: A SELF-PROPELLED PAVER WITH A SCREEN UNIT THAT PROVIDES A SMOOTH, STEADY PULL ON THE SCREEN ARMS SHALL BE USED. THE SCREEN UNIT SHALL STRIKE OFF, PARTIALLY COMPACT, AND IRON THE SURFACE OF THE MAT AT LEAST TWELVE FEET (3.7 M) WIDE. THE SCREEN UNIT SHALL BE EQUIPPED WITH AUTOMATIC CONTROLS AND HEATERS AND VIBRATORS. THE SCREEN PLATE MUST BE SMOOTH AND NOT EXCESSIVELY WORN. ALL SCREEN EXTENSIONS SHALL BE RIDGED, OR HYDRAULICALLY EXTENDED. THE SCREEN EXTENSIONS SHALL MAINTAIN THE PROPER ELEVATION AND ANGLE OF ATTACK TO THE MAIN SCREEN AT ALL TIMES AND SHALL ALSO BE HEATED AND PROVIDE VIBRATION. AUGERS SHALL ADEQUATELY FEED ALL AREAS OF THE EXTENDED SCREEN.

THE AUTOMATIC SCREEN CONTROLS SHALL BE FULL CONTACT ELECTRONIC OR NON-CONTACT ULTRASONIC GRADE CONTROL SYSTEMS. THESE SYSTEMS SHALL BE ADAPTABLE TO A FLOATING-BEAM SYSTEM A MINIMUM OF THIRTY FEET LONG. THE FLOATING-BEAM SHALL BE EQUIPPED WITH SHOES THAT ARE ALLOWED TO ROTATE AND CAN BE INDIVIDUALLY DISPLACED BY ISOLATED DISRUPTIONS IN THE EXISTING SURFACE WITHOUT CHANGING THE HEIGHT OF THE WHOLE BEAM. THE AUTOMATIC GRADE SENSOR SHALL BE SET AT THE MIDPOINT OF THE FLOATING BEAM.

ULTRASONIC GRADE CONTROL SYSTEMS MAY BE USED THROUGHOUT THE FLOATING BEAM ON ALL TRAFFIC CATEGORY I AND II SURFACES UNLESS OTHERWISE SPECIFIED. THE AGGREGATE SCALES SHALL BE FULLY AUTOMATIC. SOLID-STATE DIGITAL STRAIN-GAGE TRANSDUCER WITH A CAPACITY EXCEEDING ONE AND ONE-QUARTER TIMES THE TOTAL AMOUNT OF MATERIALS TO BE WEIGHED IN ONE OPERATION. ASPHALT BINCHER SHALL BE WEIGHED BY A FULLY AUTOMATIC SCALE HAVING A CAPACITY OF NOT MORE THAN FIVE HUNDRED POUNDS (227KG) WITH ONE POUND (0.45KG) RESOLUTION FOR MIXERS WITH A MANUFACTURER'S RATED CAPACITY OF FIVE THOUSAND POUNDS (2,270 KG) OR LESS, AND A CAPACITY OF NOT MORE THAN ONE THOUSAND POUNDS (454 KG) WITH ONE POUND (0.45KG) RESOLUTION FOR MIXERS WITH A MANUFACTURER'S RATED CAPACITY OVER FOUR THOUSAND POUNDS (1,814KG).

THE SYSTEM SHALL BE EQUIPPED WITH A "SELF DIAGNOSTIC" FUNCTION THAT CONTINUOUSLY MONITORS ALL SYSTEM FUNCTIONS AND SHUTS THE SYSTEM DOWN IF AN ERROR IN THE SYSTEM OCCURS. IT SHALL ALSO BE EQUIPPED WITH A "SELF-DIAGNOSTIC" FUNCTION THAT CONTINUOUSLY COMPENSATE FOR DIFFERENCES IN AIR AND GRADE TEMPERATURE WITH A MINIMUM OPERATING RANGE.

THE SYSTEM SHALL PERFORM TO A MINIMUM OF THE FOLLOWING SPECIFICATIONS:

Table with 2 columns: TEST and CRITERIA. Rows include CORRECTION WINDOW (1.0), ON-GRADE TOLERANCE (0.1), RESOLUTION (0.001 FOOT), OPERATING RANGE (10-42 INCHES), MAT THICKNESS CONTROL (0.01 FOOT), and ULTRA SONIC GRADE CONTROLLER.

Table with 2 columns: TEST and CRITERIA. Rows include CORRECTION WINDOW (1.0), ON-GRADE TOLERANCE (0.1), RESOLUTION (0.001), OPERATING RANGE (0.0 - 101), and SLOPE CONTROLLER.

THE SYSTEMS MEETING THE ABOVE REQUIREMENTS MUST BE PROPERLY INSTALLED ON A "TIGHT", PROPERLY MAINTAINED SELF-PROPELLED PAVER WITH A SCREEN UNIT. A "TIGHT" SYSTEM SHALL MEET THE EQUIPMENT MANUFACTURER'S SERVICE SPECIFICATION TOLERANCES FOR ALL CONTROLLING SURFACES AND CONNECTING POINTS THAT AFFECT THE ABILITY OF THAT SPECIFIC TYPE.

THE CITY HAS THE RIGHT TO PROHIBIT THE USE OF SUCH EQUIPMENT IF IN HIS OPINION THE EQUIPMENT HAS NOT BEEN PROPERLY MAINTAINED OR IS NOT BEING PROPERLY OPERATED.

IF THE AUTOMATIC GRADE CONTROL BECOMES INOPERATIVE, THE CONTRACTOR MAY FINISH THE DAY'S WORK USING MANUAL CONTROLS PROVIDED THE REQUIRED GRADE, THICKNESS AND SMOOTHNESS TOLERANCES ARE MET. PAVING SHALL NOT CONTINUE ON THE PROJECT, OR ANY NEW PROJECT, UNTIL THE AUTOMATIC CONTROL SYSTEM HAS BEEN REPAIRED.

ROLLERS: ROLLERS SHALL BE VIBRATORY, STEEL WHEELED DOUBLE-DRUM WITH A STATIC WEIGHT OF NOT LESS THAN 10 TONS (9.10 TONNES) FOR BREAKDOWN ROLLING. PNEUMATIC-TIRED ROLLERS WITH A MINIMUM OPERATING WEIGHT OF TWO THOUSAND POUNDS (907 KG) PER TIRE SHALL BE USED FOR INTERMEDIATE ROLLING AND LEVELING. COMPACTORS SHALL BE USED FOR FINISH ROLLING. ROLLERS SHALL BE CAPABLE OF REVERSING WITHOUT BACKLASH. THE NUMBER OF ROLLERS SHALL BE SUFFICIENT TO COMPACT THE ASPHALT MIXTURE BEFORE IT COOLS BELOW 175°F (80°C). FINISH ROLLING SHALL BE PERFORMED WITH THE BREAKDOWN ROLLER IN THE STATIC MODE, OR WITH A STEEL WHEELED ROLLER OF SUFFICIENT SIZE TO REMOVE THE ROLLER MARKS IN THE FINISHED SURFACE. IF A ROLLER BREAKS DOWN AND A BACK-UP ROLLER IS NOT AVAILABLE, PAVING OPERATIONS SHALL STOP UNTIL ADEQUATE ROLLERS ARE AVAILABLE.

WEATHER AND DATE LIMITATIONS: ASPHALT SHALL NOT BE PLACED DURING THE PERIOD FROM DECEMBER 1ST THROUGH FEBRUARY 15TH UNLESS OTHERWISE SPECIFIED BY THE CITY. PAVING APPROVED DURING THIS TIME SHALL CONFORM TO WINTER PAVING REQUIREMENTS AND POLICIES. MINOR REPAIRS AND PATCHING WILL BE ALLOWED DURING WINTER MONTHS.

Table with 3 columns: MATERIAL THICKNESS (INCHES), MINIMUM AIR AND SURFACE TEMPERATURE, and sub-columns F and C. Rows include 3, 2-3, and 2 inches, and OPEN GRADED ASPHALT MIX.

THE ASPHALT MIXTURE SHALL NOT BE PLACED UPON ANY WET SURFACE, OR WHEN THE AIR AND SURFACE TEMPERATURE OF THE UNDERLYING COURSE IS LESS THAN SPECIFIED HEREIN. THE TEMPERATURE REQUIREMENTS MAY BE MODIFIED, BUT ONLY WHEN SO APPROVED AND DIRECTED BY THE CITY.

OPEN-GRADED ASPHALT MIX SHALL BE PLACED ON THE UNDERLYING COURSE AT A TEMPERATURE OF 200°F (93°C) AND RISING, AND THE SURFACE TEMPERATURE IS A MINIMUM OF 60°F (15°C). AIR AND ROOMED TEMPERATURE SHALL BE MEASURED IN THE SHADE, WHEN THE WIND SPEED IS 15 MPH OR LESS. ASPHALT MIXTURES SHALL NOT BE PLACED DURING ADEQUATE WEATHER CONDITIONS SUCH AS RAIN, WIND, HAIL, ETC.

SPREADING AND FINISHING: THE ASPHALT MIX SHALL BE PLACED UPON AN APPROVED SURFACE, BY A SELF-PROPELLED PAVER. THE TRAVEL RATE OF THE PAVING MACHINE SHALL BE REGULATED TO A SPEED DETERMINED UPON THE CAPACITY OF THE MIXING PLANT AND/OR TRUCKING SERVICE TO SUPPLY THE MIXTURE. THE PAVING MACHINE SHALL BE OPERATED SO THAT MATERIAL DOES NOT ACCUMULATE AND COOL BELOW 250°F.

WHERE UNAVOIDABLE OBSTACLES MAKE THE USE OF MECHANICAL SPREADING AND FINISHING EQUIPMENT IMPRACTICABLE, THE MIXTURE MAY BE SPREAD, RAKED WITH HAND TOOLS, AND MECHANICALLY COMPACTED. FOR SUCH AREAS, THE MIXTURE SHALL CONFORM TO THE REQUIRED MIX DESIGN, DENSITY, COMPACTED THICKNESS, GRADE AND CROSS SECTION.

THE ASPHALT MIX MAY BE WITHDRAWN IN FRONT OF THE SELF-PROPELLED PAVER PROPERLY EQUIPPED TO TRANSFER THE ASPHALT MIX DIRECTLY INTO THE HOPPER, PROVIDED THAT THE FOLLOWING CONDITIONS AND REQUIREMENTS ARE STRICTLY ADHERED TO:

THE WINDOW IS PROPERLY SIZED, THEREBY INSURING THE DELIVERY OF THE CORRECT AMOUNT OF MATERIAL TO THE PAVING MACHINE AT ALL TIMES.

THE ASPHALT MIXTURE SHALL BE TRANSFERRED FROM THE WINDOW TO THE PAVING MACHINE IN SUCH A MANNER THAT THE MATERIALS IN THE PAVER WILL BE A UNIFORM MIXTURE. THE BASE, UPON WHICH THE WINDOW WALK IS FORMED, SHALL NOT BE DISRUPTED. THERE SHALL BE A MINIMUM AMOUNT OF ASPHALT MIXTURE REMAINING ON THE BASE BETWEEN THE PICKUP DEVICE AND THE PAVING MACHINE.

THE MATERIAL IN THE HOPPER OF THE PAVING MACHINE SHALL MEET WITH THE TEMPERATURE REQUIREMENTS. ASPHALT MIXTURE THAT DOES NOT MEET THE MINIMUM SPECIFIED TEMPERATURES SHALL NOT BE USED, AND SHALL BE PROPERLY DISPOSED OF.

WHEN IT IS DETERMINED BY THE CITY THAT THE ASPHALT COURSE BEING PLACED BY USE OF A WINDOW IS INFERIOR TO THAT BEING PLACED BY DIRECT TRANSFER OF THE ASPHALT FROM THE HAULING VEHICLE TO THE SPREADING MACHINE, THE USE OF THE WINDOW METHOD SHALL BE DISCONTINUED.

THE ASPHALT MIXTURE PLACED BY THE USE OF A PAVING MACHINE DURING ONE DAY'S OPERATION SHALL COME FROM A SINGLE PLANT MANUFACTURING OPERATION. THE ASPHALT MIXTURE ON MORE THAN ONE COURSE MUST BE INTERMINGLED AS DEFINED AS WHEN MORE THAN ONE PLANT IS USED AS A ROUTINE SUPPLY SOURCE TO A SINGLE OPERATION.

THE ASPHALT MIXTURE SHALL HAVE A TEMPERATURE NOT LESS THAN 270°F (132°C) NOR DOES MORE THAN 325°F (163°C) AT THE TIME THE PAVING MACHINE PLACES THE ASPHALT MIXTURE ON THE SURFACE. DEPENDING ON ENVIRONMENTAL CONDITIONS AND COMPACTOR REQUIREMENTS, THE CITY MAY SPECIFY MORE STRICT TEMPERATURE REQUIREMENTS.

ASPHALT PAVEMENT COURSES OF MORE THAN THREE AND ONE-HALF INCHES IN TOTAL COMPACTED THICKNESS SHALL BE PLACED IN TWO OR MORE COURSES. ONE COURSE SHALL NOT BE PLACED OVER ANOTHER COURSE UNTIL THE COMPACTOR REQUIREMENTS HAVE BEEN MET AND THE MAT TEMPERATURE HAS COOLED TO 160°F (71°C) AT MID-DEPTH.

PLACING OF THE ASPHALT PAVEMENT SHALL BE AS CONTINUOUS AS POSSIBLE. ROLLERS SHOULD NOT PASS OVER THE UNPROTECTED EDGE OF THE FRESHLY LAID ASPHALT MIXTURES. ROLLERS SHALL NOT BE ALLOWED TO FORM BY CUTTING BACK ON THE PREVIOUS RUN TO EXPOSE THE FULL DEPTH AND PROPER GRADE OF THAT COURSE. A TACK COAT SHALL BE APPLIED ON THE CONTACT SURFACE OF THE PREPARED TRANSVERSE JOINTS JUST BEFORE THE NEW ASPHALT MIXTURE IS PLACED.

LONGITUDINAL JOINTS SHALL BE SPACED IN SUCH A MANNER THAT JOINTS IN SUCCEEDING COURSES WILL BE OFFSET AT LEAST TWELVE INCHES HORIZONTALLY FROM JOINTS IN A PRECEDING COURSE. LANES WILL BE EVENED UP EACH DAY TO MINIMIZE COOLD LONGITUDINAL JOINTS AND TO PROVIDE PROPER TRANSVERSE JOINTS. WHERE POSSIBLE, THE TOP COURSE LONGITUDINAL JOINTS SHALL BE PLACED A MINIMUM OF ONE FOOT EITHER SIDE OF THE LANE LINE.

TRANSVERSE JOINTS SHALL BE SPACED IN SUCH A MANNER THAT JOINTS IN SUCCEEDING PASSES WILL BE A MINIMUM OF FIVE FEET HORIZONTALLY FROM JOINTS IN ANY ADJACENT PASS.

EXISTING ROADWAY PAVEMENTS TO BE WIDENED SHALL BE SAW-CUT FAR ENOUGH INTO THE ROADWAY TO PROVIDE THE PROPER GRADE, CROSS SECTION AND THICKNESS WITH A STRAIGHT VERTICAL LONGITUDINAL OR TRANSVERSE JOINT. THESE JOINTS SHALL HAVE A TACK COAT APPLIED ON THE CONTACT SURFACE IMMEDIATELY PRIOR TO PAVING.

LONGITUDINAL JOINTS ON PREVIOUSLY COMPACTED PASSES SHOULD HAVE AN OVERLAP OF NEW ASPHALT MIXTURE ONE TO ONE AND ONE-HALF INCHES OVER THE EXISTING MAT. RAKING SHOULD BE NEARLY TO "BUMP" THE JOINT, PUSHING THE ASPHALT MIXTURE OFF THE PREVIOUS PASS AND ONTO THE NEW PASS DIRECTLY OVER THE JOINT. IF THE ADJACENT MAT IS OVERLAPPED TOO FAR AND TOO MUCH ASPHALT MIXTURE IS DEPOSITED ON THE EXISTING MAT, THE EXCESS MATERIAL SHALL BE PICKED AWAY FROM THE NEW MAT RATHER THAN BEING PUSHED ONTO THE NEW MAT. EXCESS MIX SHALL NEVER BE BROADCAST ACROSS THE NEWLY LAID ASPHALT. THE EXCESS MIX SHALL BE PICKED UP AND RECYCLED.

ROLLING AND COMPACTING: A PASS SHALL BE ONE MOVEMENT OF A ROLLER IN EITHER DIRECTION. COVERAGE SHALL BE AS MANY PASSES AS ARE NEEDED TO COVER THE ENTIRE WIDTH OF THE ASPHALT MAT. INITIAL ROLLING SHALL BE NEARLY TO "BUMP" THE JOINT, PUSHING THE ASPHALT MIXTURE OFF THE PREVIOUS PASS AND ONTO THE NEW PASS DIRECTLY OVER THE JOINT. IF THE ADJACENT MAT IS OVERLAPPED TOO FAR AND TOO MUCH ASPHALT MIXTURE IS DEPOSITED ON THE EXISTING MAT, THE EXCESS MATERIAL SHALL BE PICKED AWAY FROM THE NEW MAT RATHER THAN BEING PUSHED ONTO THE NEW MAT. EXCESS MIX SHALL NEVER BE BROADCAST ACROSS THE NEWLY LAID ASPHALT. THE EXCESS MIX SHALL BE PICKED UP AND RECYCLED.

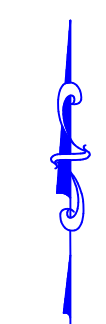
THE BREAKDOWN ROLLING SHALL CONSIST OF ONE OR MORE COMPLETE COVERAGE OF THE ASPHALT MAT WITH A VIBRATORY STEEL-WHEELED ROLLER. INITIAL ROLLING SHALL COMMENCE AT THE LOWEST EDGE AND SHALL PROGRESS TOWARD THE HIGHEST PORTION OF THE ASPHALT MAT. INITIAL ROLLING SHALL NOT COMMENCE ON THE INTERIOR PORTION OF ANY MAT.

THE BREAKDOWN ROLLING SHALL BE FOLLOWED IMMEDIATELY BY ADDITIONAL ROLLING WITH A PNEUMATIC-TIRED ROLLER THAT WILL PROVIDE UNIFORM DENSITY THROUGHOUT THE DEPTH OF THE COURSE BEING COMPACTED. A MINIMUM OF TWO ROLLERS, ONE STEEL WHEELED AND ONE PNEUMATIC-TIRED, SHALL BE USED. HOWEVER, THE TOTAL NUMBER OF ROLLERS USED BEYOND THE MINIMUM OF TWO SHALL BE SUFFICIENT TO OBTAIN THE REQUIRED COMPACTED WHILE THE ASPHALT MIXTURE IS ABOVE 175°F (80°C).

THE FINAL ROLLING OF THE ASPHALT MIXTURE SHALL BE PERFORMED BY A STEEL WHEEL ROLLER OF SUFFICIENT SIZE TO REMOVE ALL ROLLER MARKS CAUSED DURING THE COMPACTION OF THE ASPHALT MIXTURE. THE VIBRATORY ROLLER USED FOR BREAKDOWN ROLLING MAY BE USED AS THE FINISH ROLLER PROVIDED IT IS OPERATED WITH THE VIBRATORY UNIT TURNED OFF.

THE ROLLERS SHALL BE KEPT IN CONTINUOUS MOTION WHILE ROLLING SO THAT ALL PARTS OF THE ASPHALT MIXTURE WILL RECEIVE AS CLOSE TO EQUAL COMPACTION AS POSSIBLE. THE ROLLER SPEED SHALL BE SLOW ENOUGH AT ALL TIMES TO AVOID DISPLACEMENT OF THE PAVEMENT. ANY DISPLACEMENT OCCURRING AS A RESULT OF REVERSING THE DIRECTION OF THE ROLLER, OR FROM ANY OTHER CAUSE, SHALL BE CORRECTED IMMEDIATELY BY USE OF RAKES AND FRESH ASPHALT MIXTURE WHEN AVAILABLE.

TO PREVENT ADHESION OF THE ASPHALT MIXTURE TO THE ROLLERS, THE WHEELS/TIRES, BARS, PADS AND RELEASE AGENT PUMPS SHALL BE KEPT PROPERLY MAINTAINED. THE USE OF DIESEL OIL OR PNEUMATIC TIRED ROLLERS SHALL BE KEPT TO A MINIMUM AND USED ONLY IN CONJUNCTION WITH COCA PADS TO PRE

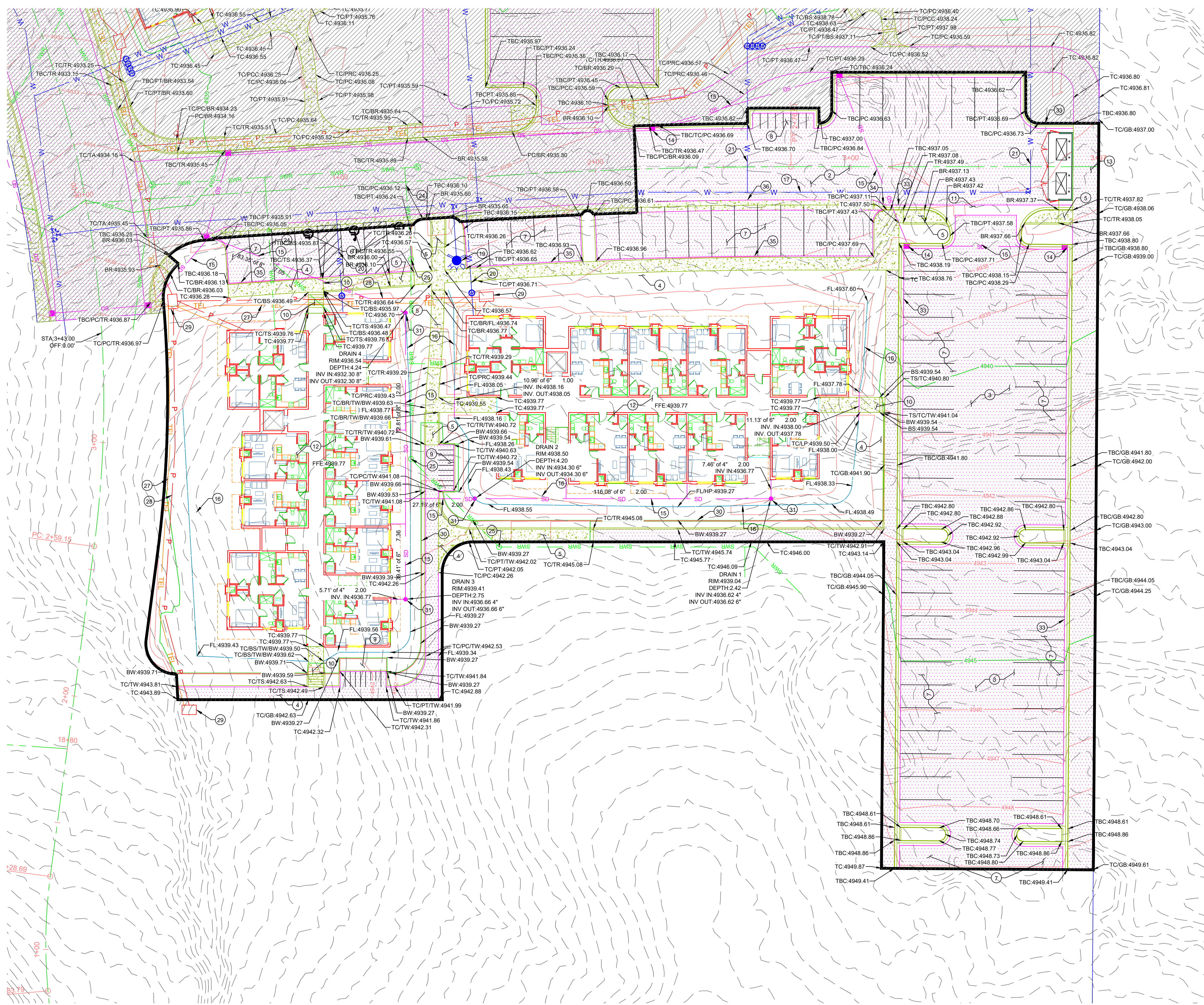


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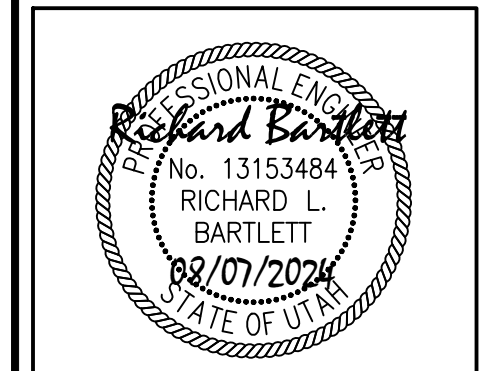
VENTANA PHASE I
APARTMENT UTILITY/GRADING PLAN
 700 E. KANE PLEX DR.
 KANAB, UT 84741

SCOPE OF WORK:
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① NOT USED
- ② PROPOSED SECONDARY ROAD. PER DETAIL 2 SHEET C500
- ③ PROPOSED ASPHALT. PER DETAIL 3 SHEET C500
- ④ PROPOSED CONCRETE. PER DETAIL 3 SHEET C500
- ⑤ PROPOSED ADA RAMP. PER DETAILS 4-7 SHEET C500
- ⑥ ADA ACCESSIBLE PARKING SPACE NOT TO EXCEED 2' IN ANY DIRECTION. PAINT SQUARE INTERNATIONAL SYMBOL OF ACCESSIBILITY (TYP.)
- ⑦ PROPOSED 9'X20' MIN. PARKING STALL (TYP.)
- ⑧ PROPOSED 3'X6' MIN. MOTORCYCLE PARKING (TYP.)
- ⑨ PROPOSED BICYCLE RACK (TYP.)
- ⑩ PROPOSED STAIRS. PER DETAIL 1 SHEET C503
- ⑪ PROPOSED CONCRETE CROSS GUTTER. PER DETAIL 1 SHEET C501
- ⑫ PROPOSED OBTAINABLE HOUSING
- ⑬ PROPOSED DUMPSTER ENCLOSURE. PER DETAIL 2 SHEET C503
- ⑭ PROPOSED CATCH BASIN. PER DETAIL 2 SHEET C501
- ⑮ PROPOSED HDPE PIPE. PER DETAIL 3 SHEET C501
- ⑯ PROPOSED DRAINAGE SWALE
- ⑰ PROPOSED 8" C900 WATER LINE. PER DETAIL 3 SHEET C501
- ⑱ PROPOSED WATER VALVE. PER DETAIL 5 SHEET C502
- ⑲ PROPOSED FIRE HYDRANT. PER DETAIL 5 SHEET C501
- ⑳ PROPOSED WATER METER AND SERVICE LINE (TYP.). PER DETAIL 3 SHEET C503
- ㉑ NOT USED
- ㉒ NOT USED
- ㉓ NOT USED
- ㉔ PROPOSED 6" PVC SEWER LINE. 1' MIN. SLOPE. PER DETAIL 3 SHEET C501
- ㉕ PROPOSED CLEANOUT. PER DETAIL 6 SHEET C502
- ㉖ NOT USED
- ㉗ PROPOSED COM LINE
- ㉘ PROPOSED POWER LINE
- ㉙ PROPOSED TRANSFORMER
- ㉚ PROPOSED RETAINING WALL
- ㉛ PROPOSED INLINE DRAIN
- ㉜ NOT USED
- ㉝ PROPOSED ROLL CURB. PER DETAIL 8 SHEET C500
- ㉞ NOT USED
- ㉟ PROPOSED CURB WALL. PER DETAIL 4 SHEET C502
- ㊱ PROPOSED 4" CONCRETE WATERWAY. PER DETAIL 4 SHEET C503



INITIAL SUBMITTAL:	8/7/2024
DATE:	04/09/2024
DESCRIPTION:	KANAB CITY COMMENTS



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 SCALE: **1" = 20'**
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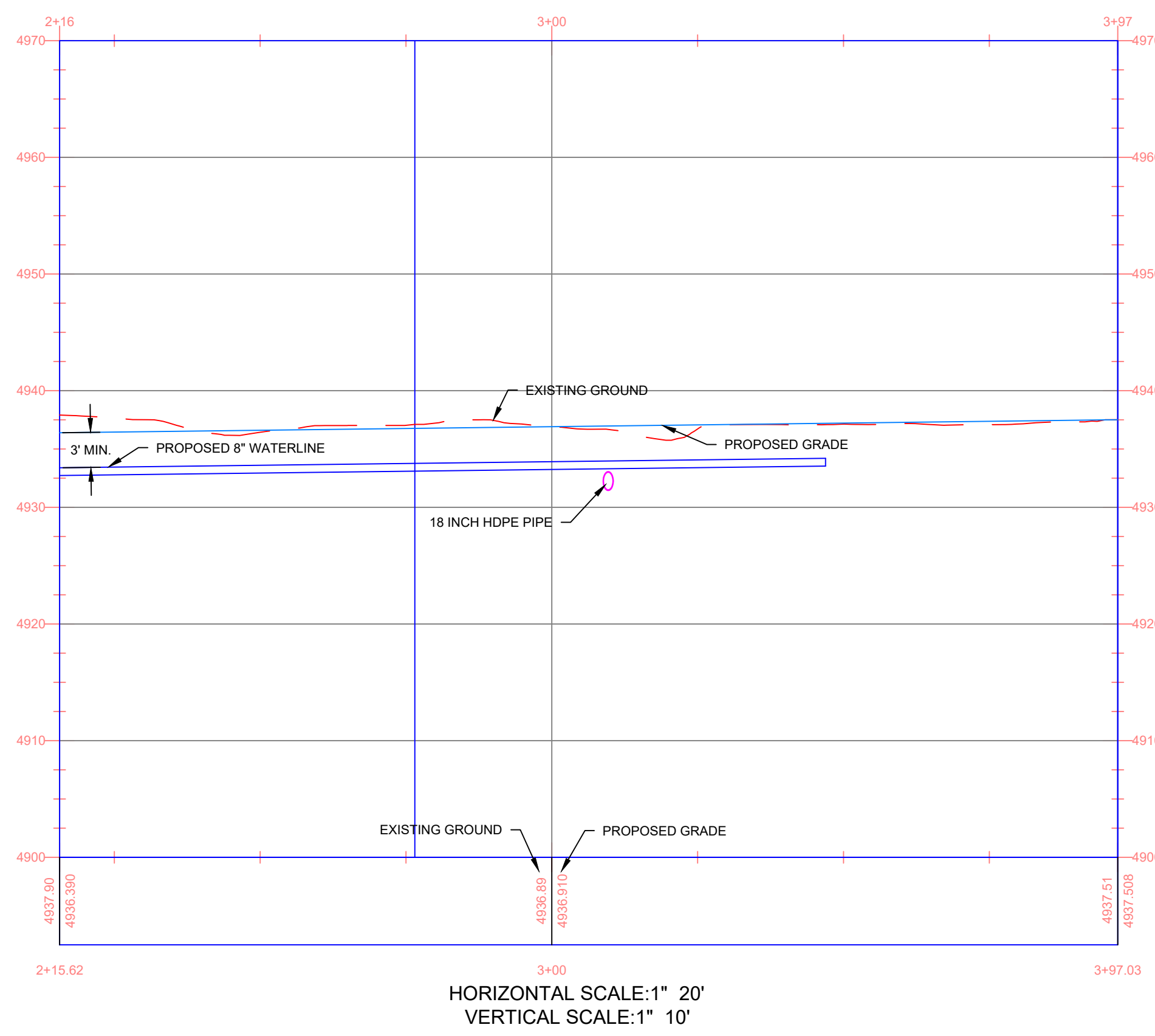
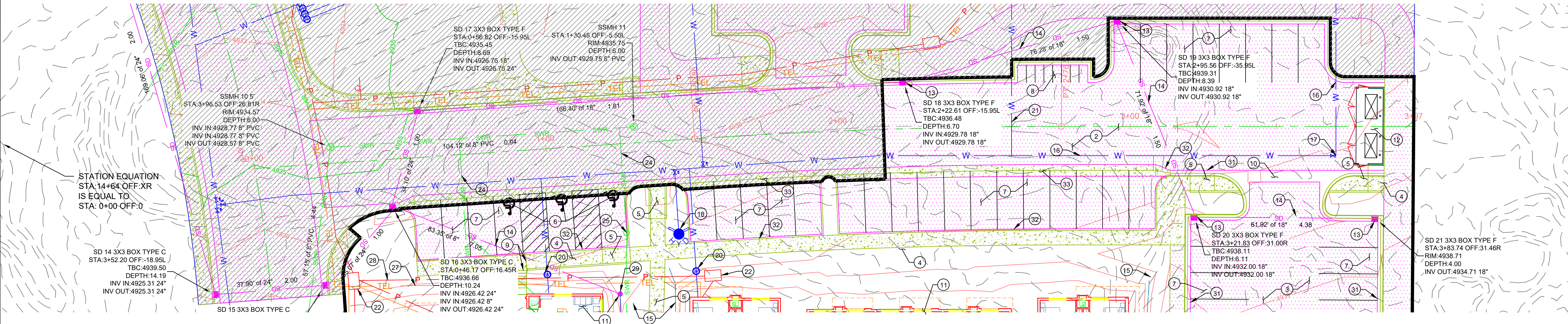
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VENTANA PHASE I
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 - ⑰ PROPOSED WATER VALVE. PER DETAIL 5 SHEET C502
 - ⑱ PROPOSED FIRE HYDRANT. PER DETAIL 5 SHEET C501
 - ⑲ NOT USED
 - ⑳ PROPOSED WATER METER AND SERVICE LINE (TYP.). PER DETAIL 3 SHEET C503
 - ㉑ PROPOSED 1.5" WATER SERVICE LINE. PER DETAIL 2 SHEET C502
 - ㉒ PROPOSED TRANSFORMER
 - ㉓ PROPOSED 8" PVC SEWER LINE. PER DETAIL 3 SHEET C501
 - ㉔ PROPOSED 6" PVC SEWER LINE. 1' MIN. SLOPE. PER DETAIL 3 SHEET C501
 - ㉕ PROPOSED CLEANOUT. PER DETAIL 6 SHEET C502
 - ㉖ PROPOSED SEWER MANHOLE. PER DETAIL 1 SHEET C502
 - ㉗ PROPOSED COM LINE
 - ㉘ PROPOSED POWER LINE
 - ㉙ PROPOSED INLINE DRAIN
 - ㉚ NOT USED
 - ㉛ PROPOSED ROLL CURB. PER DETAIL 8 SHEET C500
 - ㉜ NOT USED
 - ㉝ PROPOSED CURB WALL. PER DETAIL 4 SHEET C502
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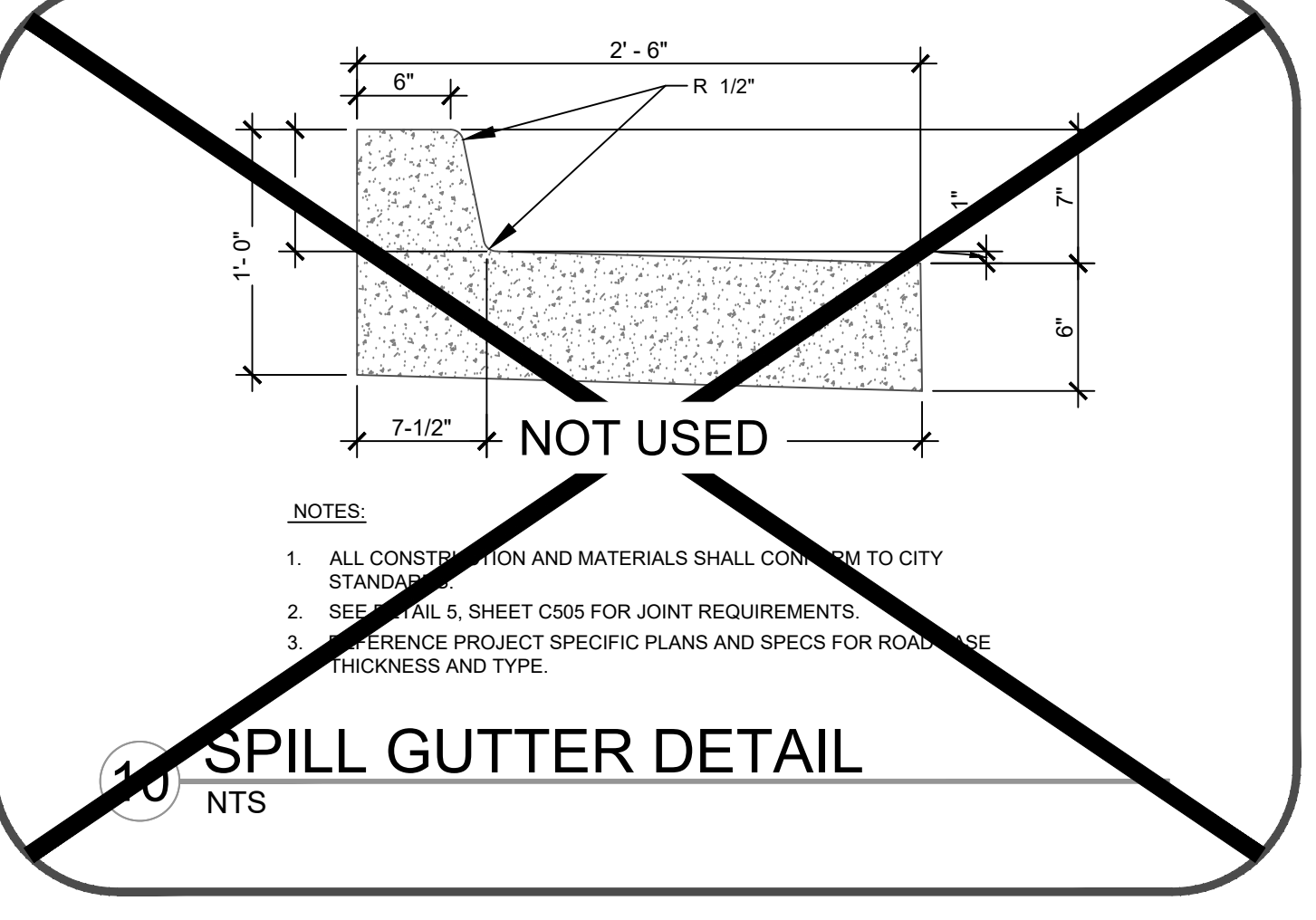
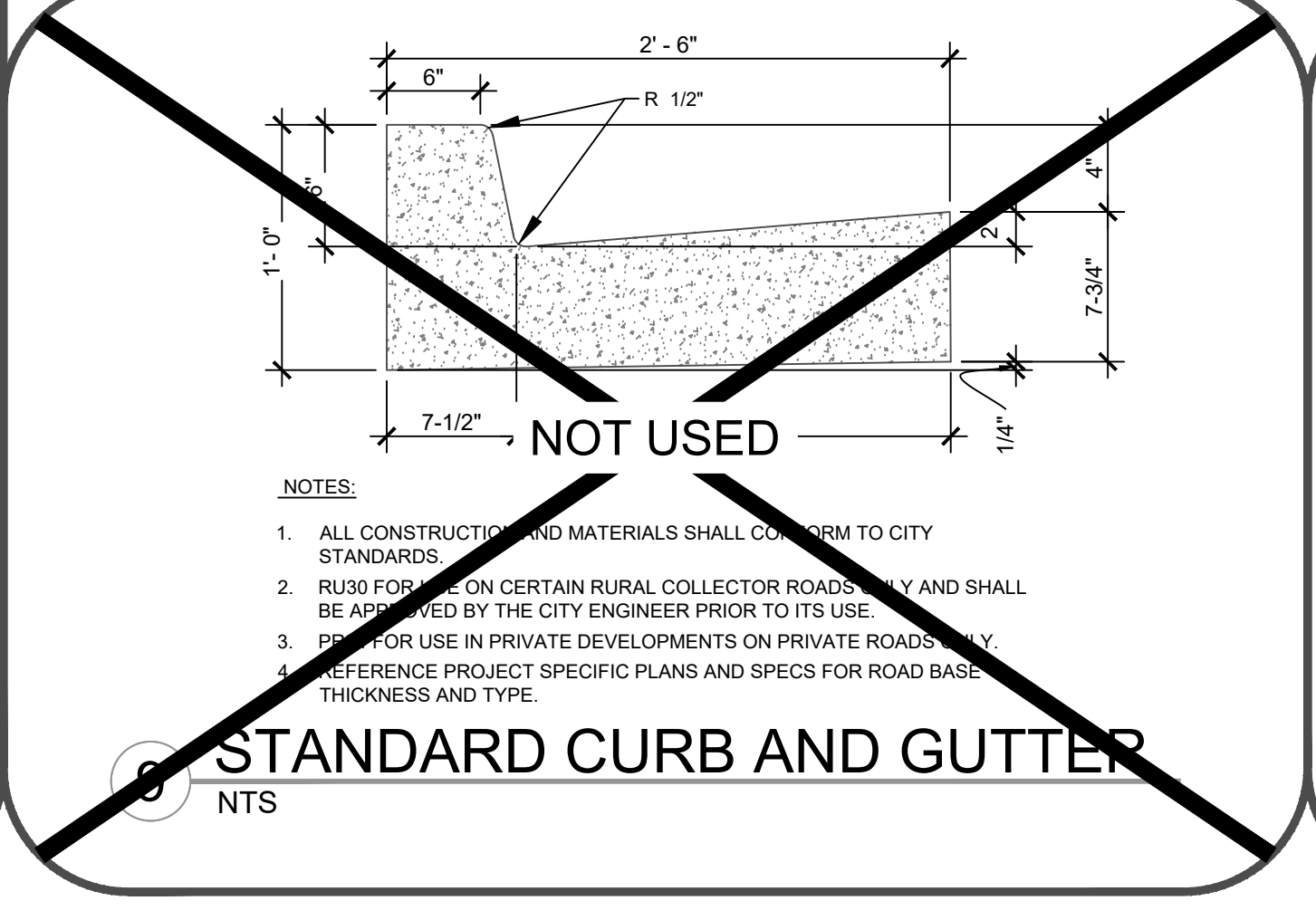
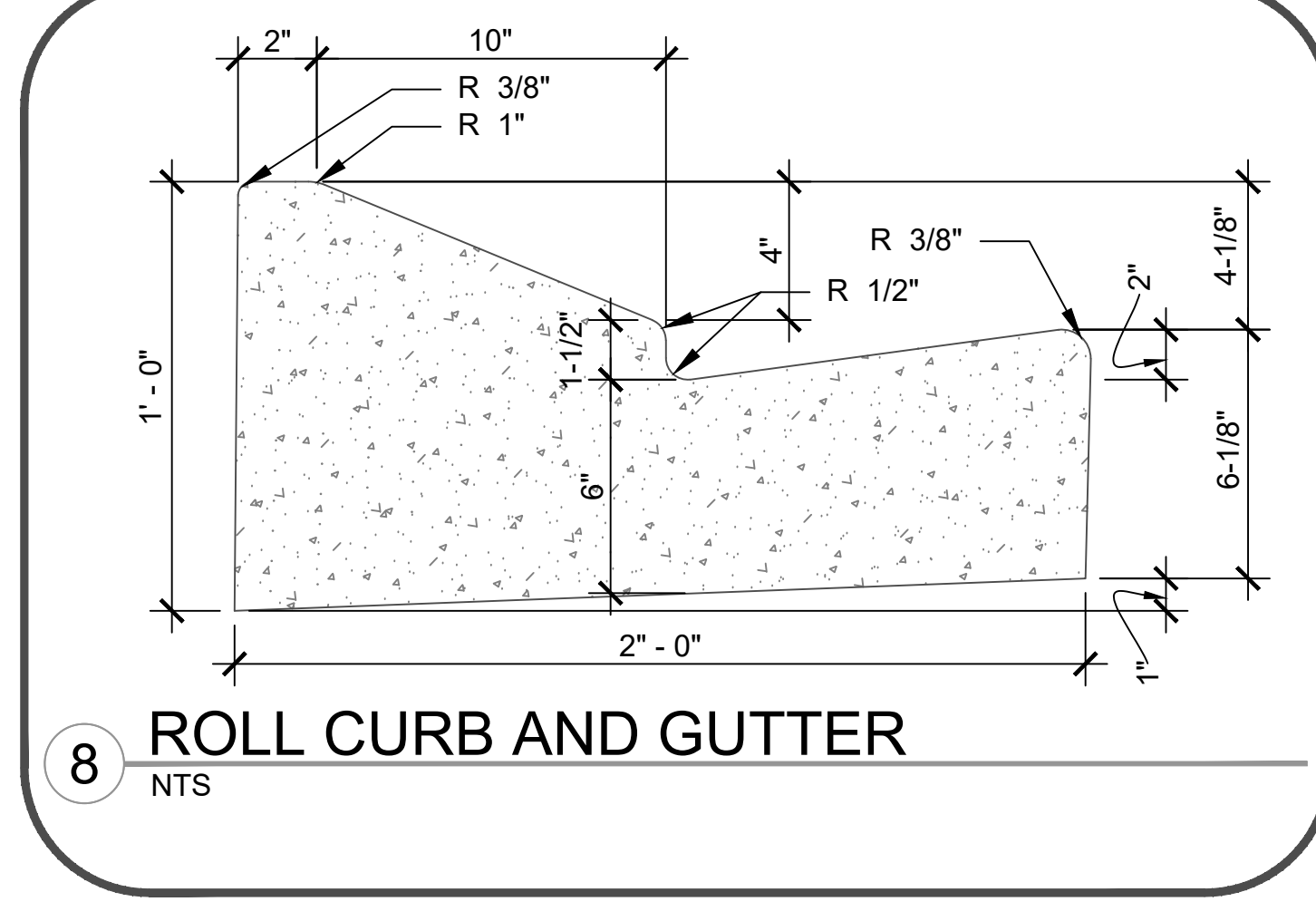
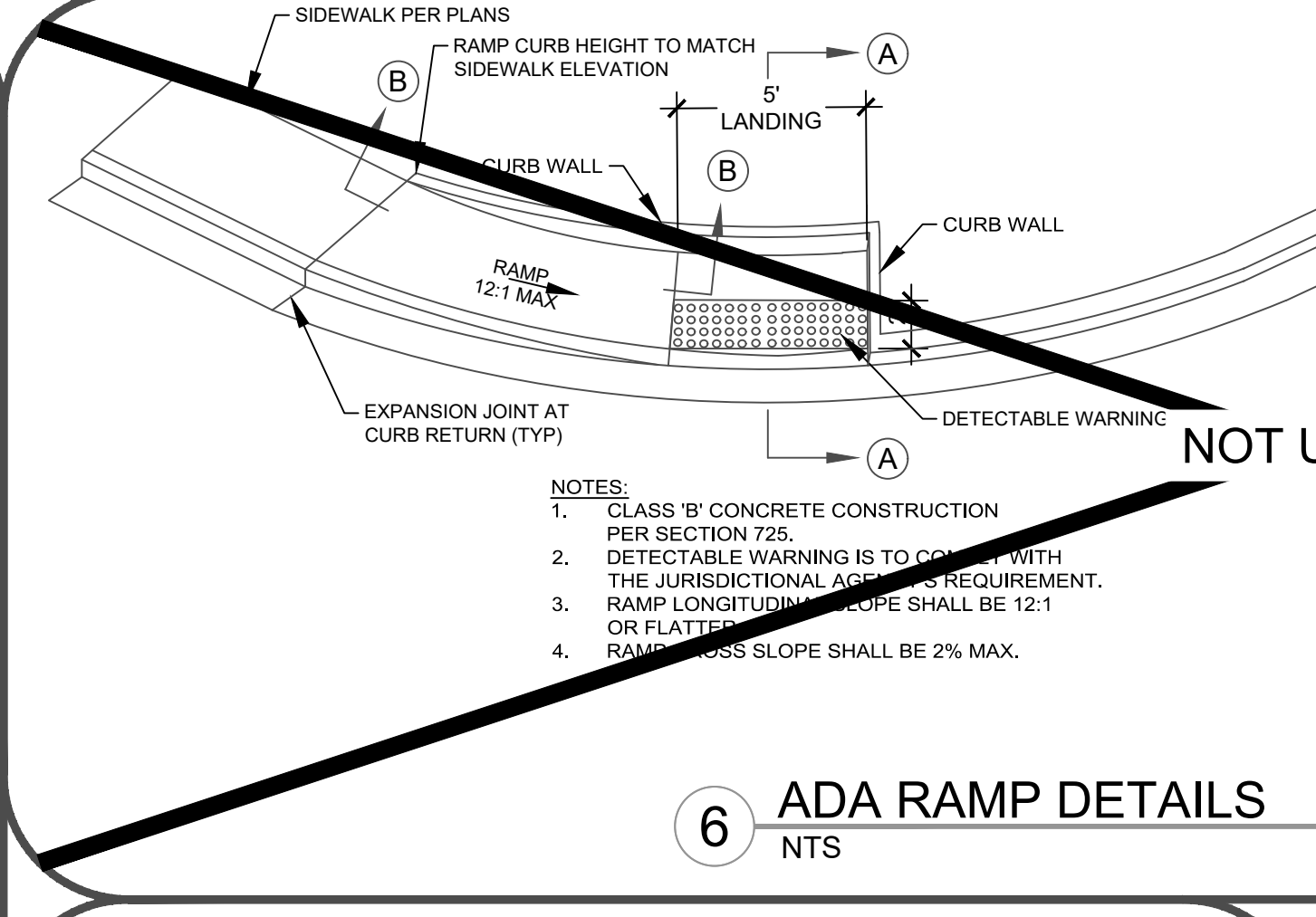
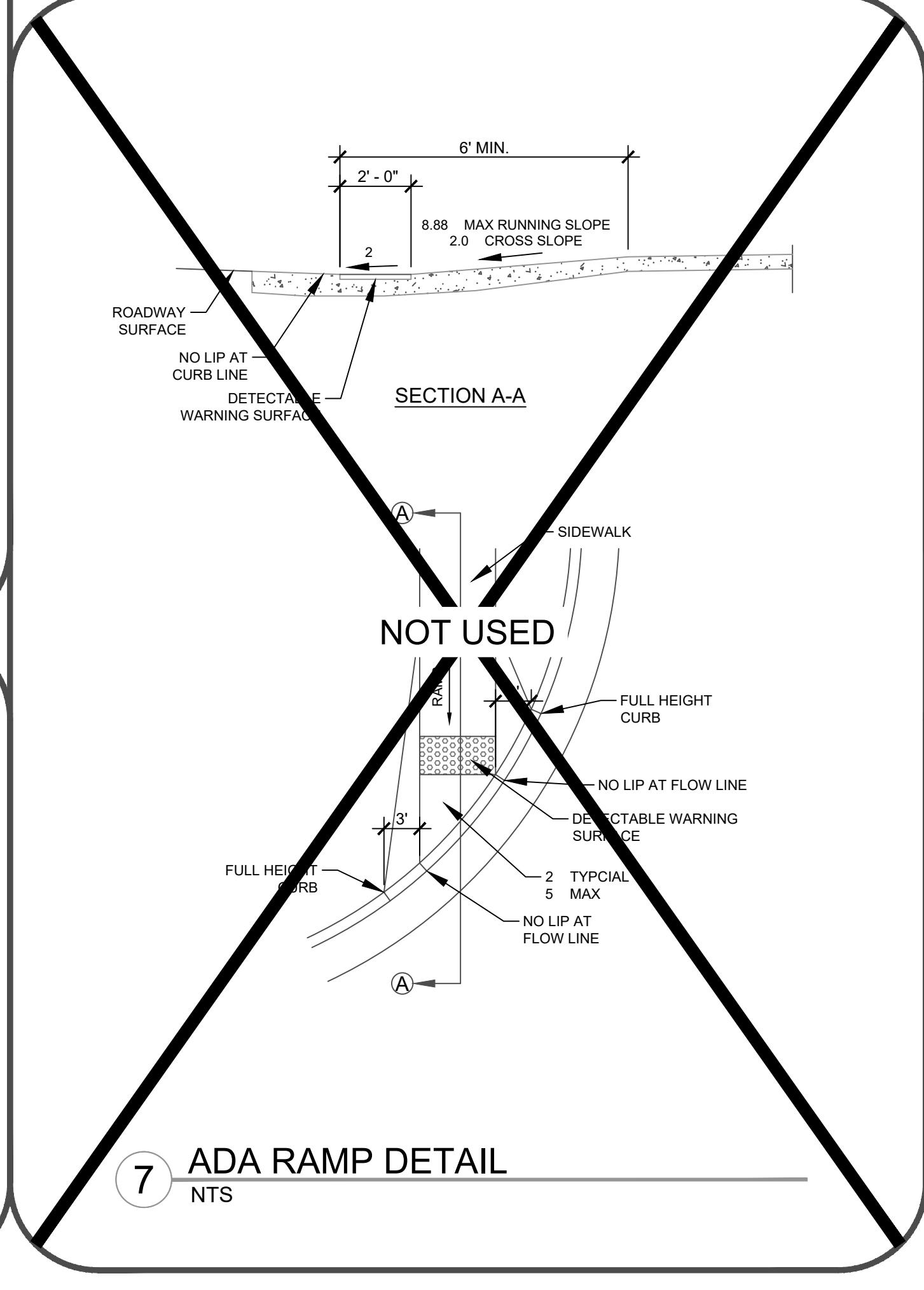
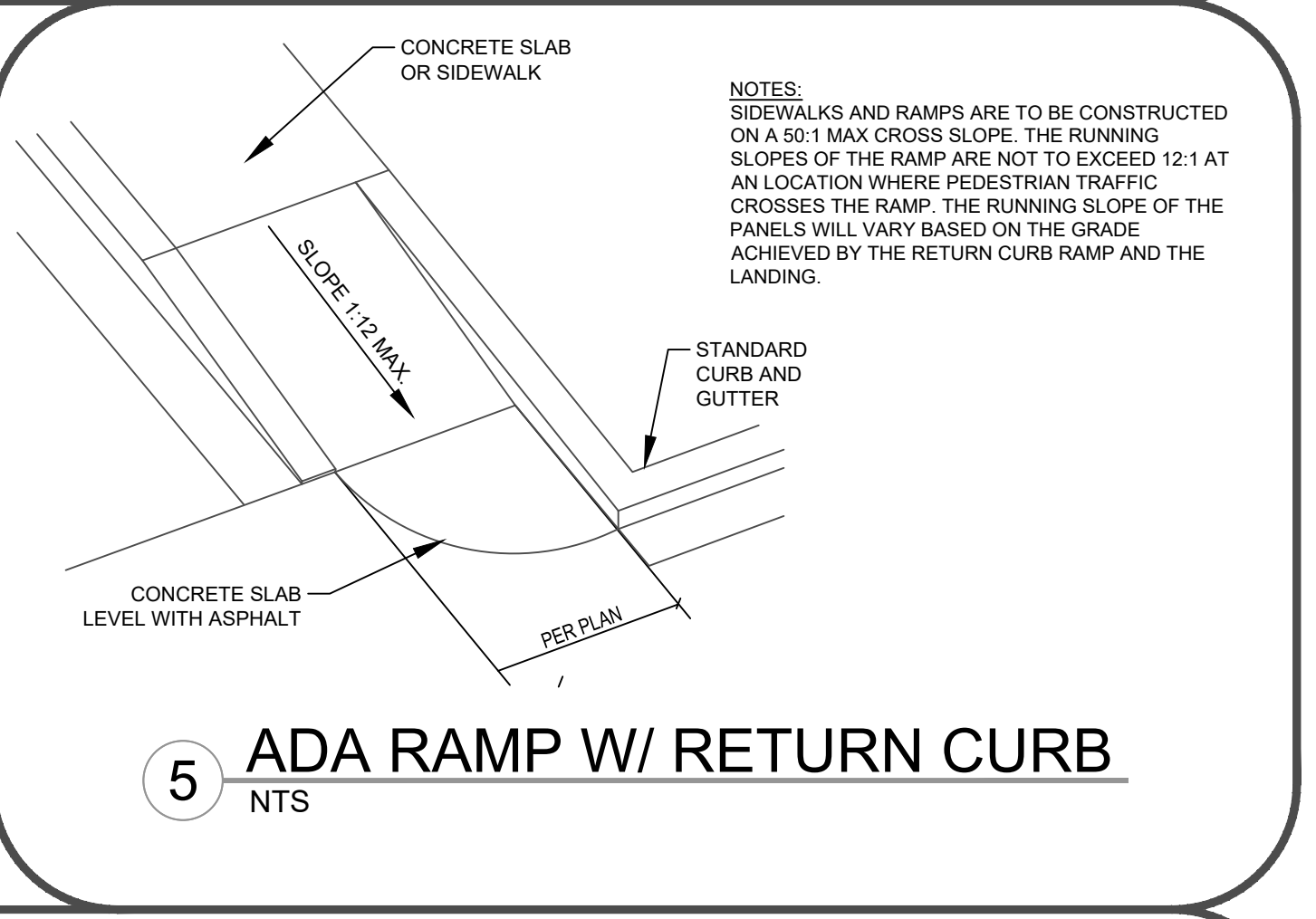
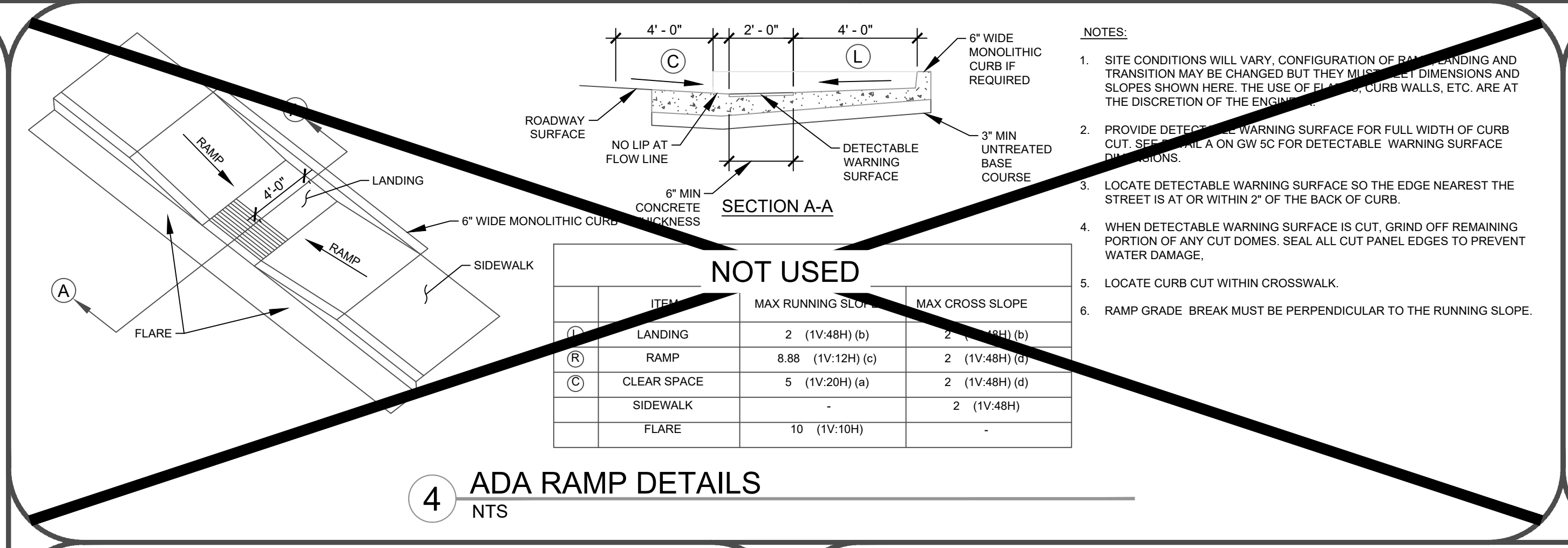
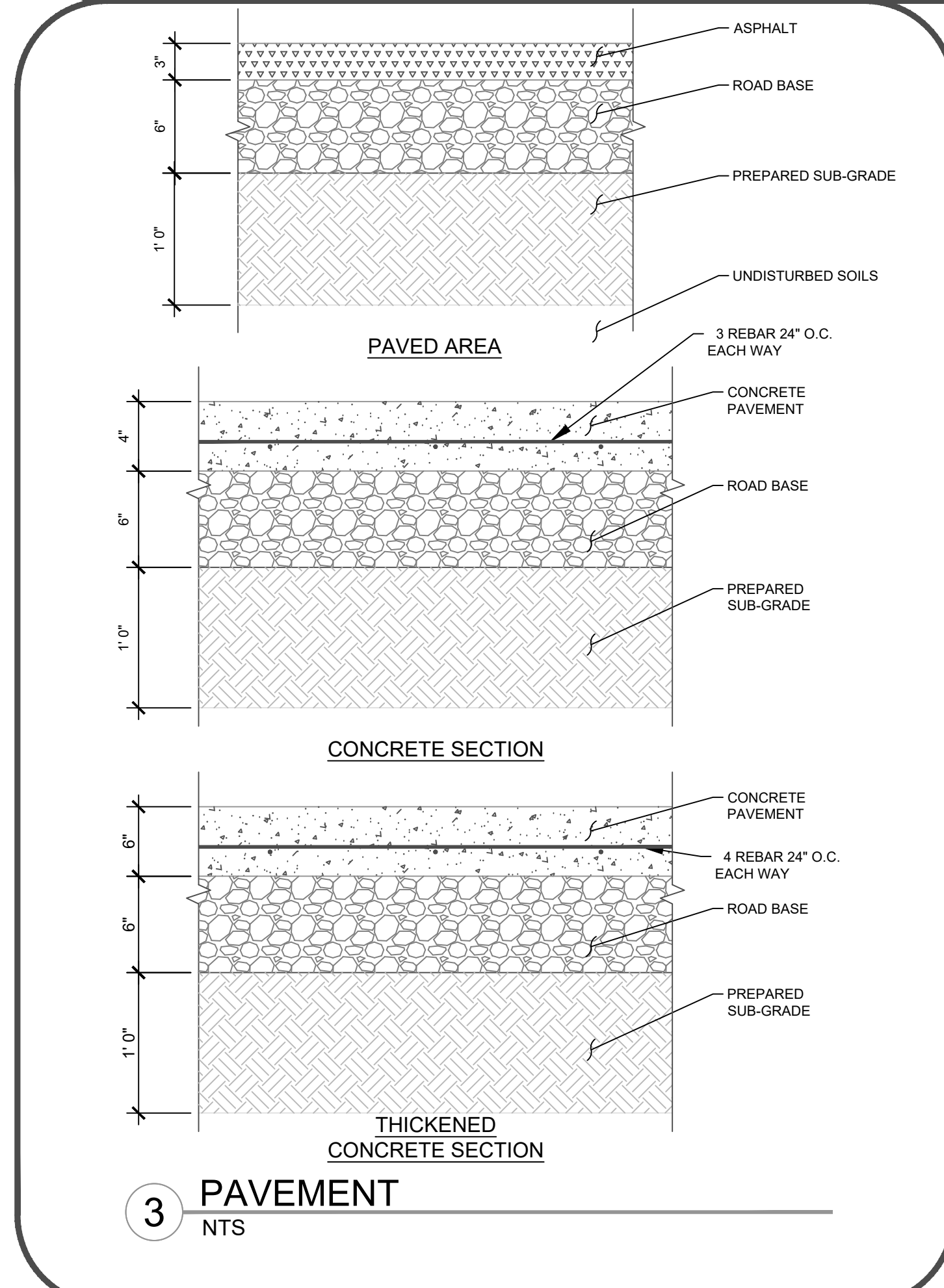
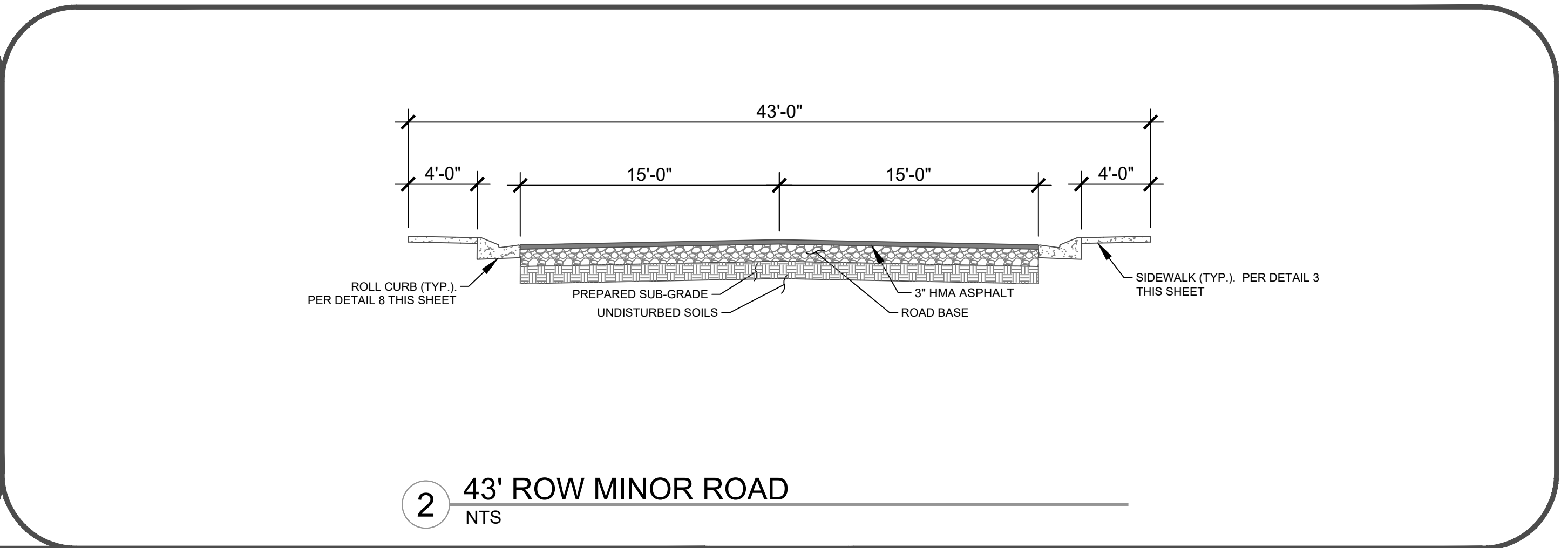
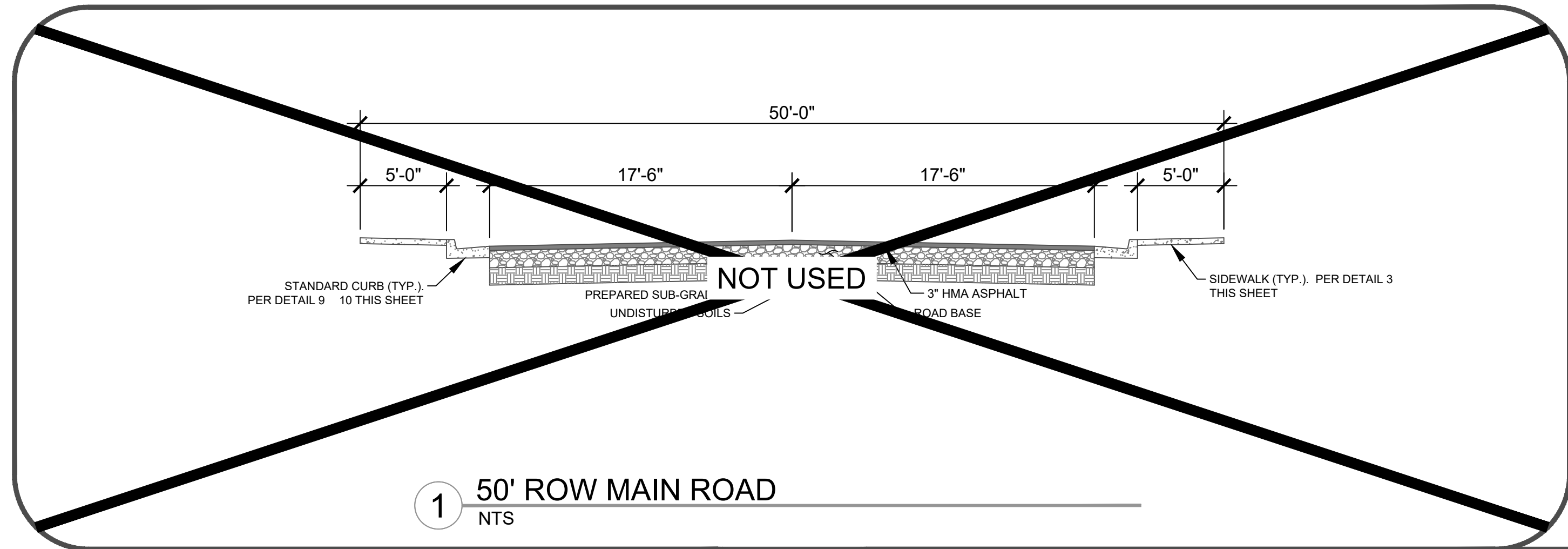
- NOTE LEGEND:**
- TBC - TOP BACK OF CURB
 - TC - TOP OF CONCRETE
 - ME - MATCH EXISTING
 - TS - TOP OF STAIRS
 - BS - BOTTOM OF STAIRS
 - PT - POINT OF TANGENCY
 - PC - POINT OF CURVATURE
 - GB - GRADE BREAK
 - PRC - POINT OF REVERSE CURVE
 - LP - LOW POINT
 - HP - HIGH POINT
 - AP - ANGLE POINT
 - FFE - FINISH FLOOR ELEVATION
 - BP - BOTTOM OF POND
 - INV - INVERT
 - FG - FINISH GRADE
 - TA - TOP OF ASPHALT
 - TG - TOP OF GRAVEL
 - FL - FLOW LINE
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL

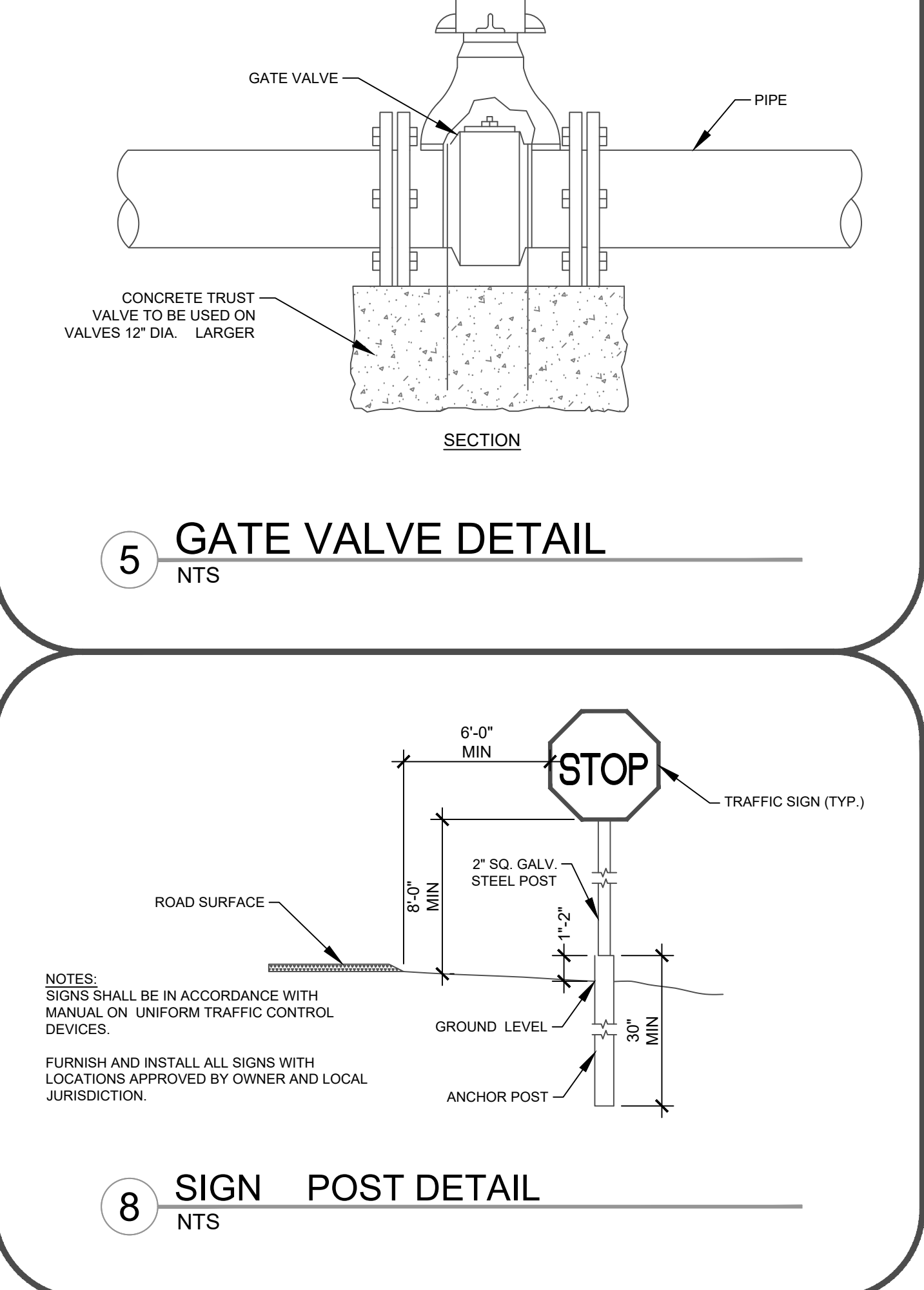
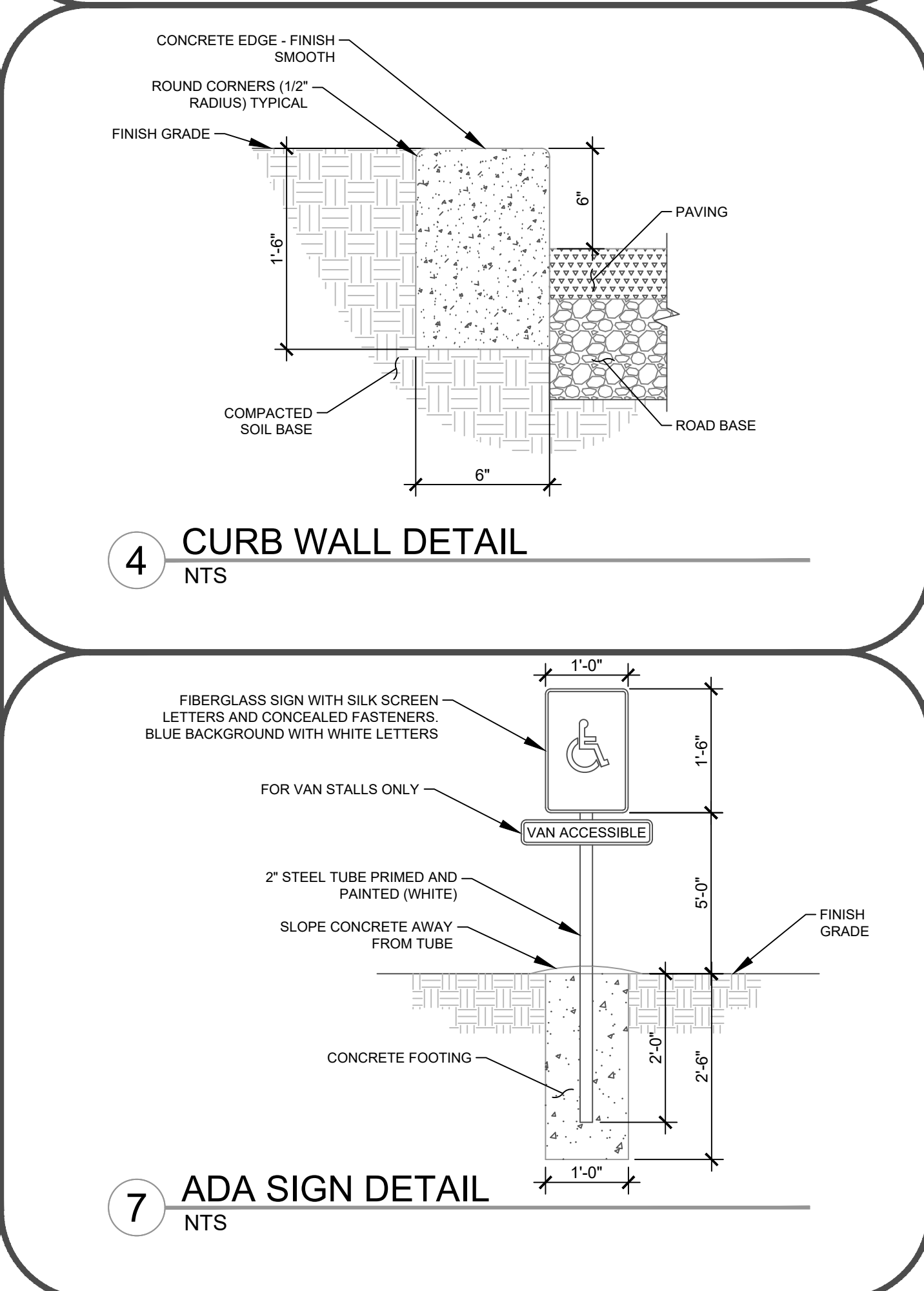
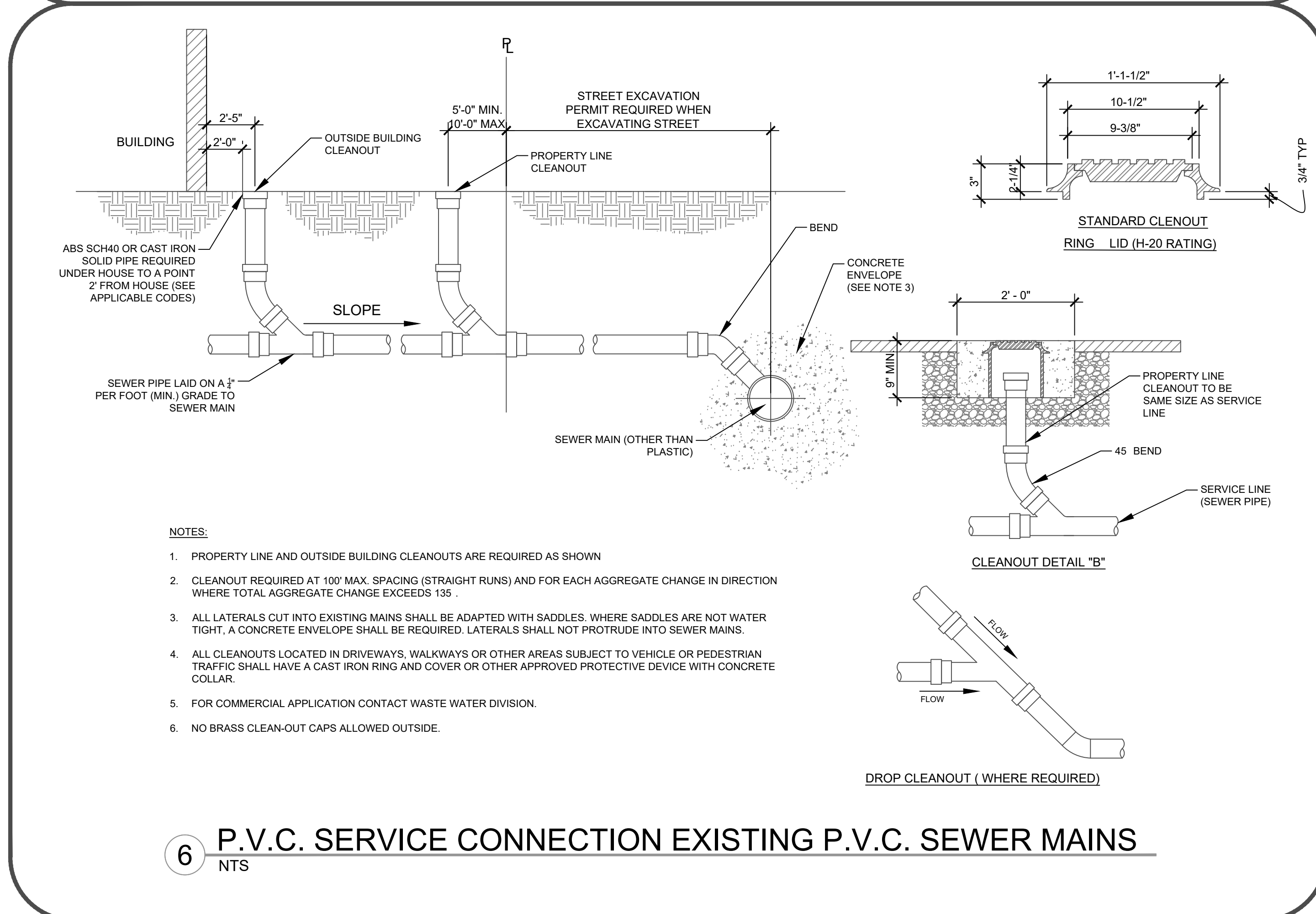
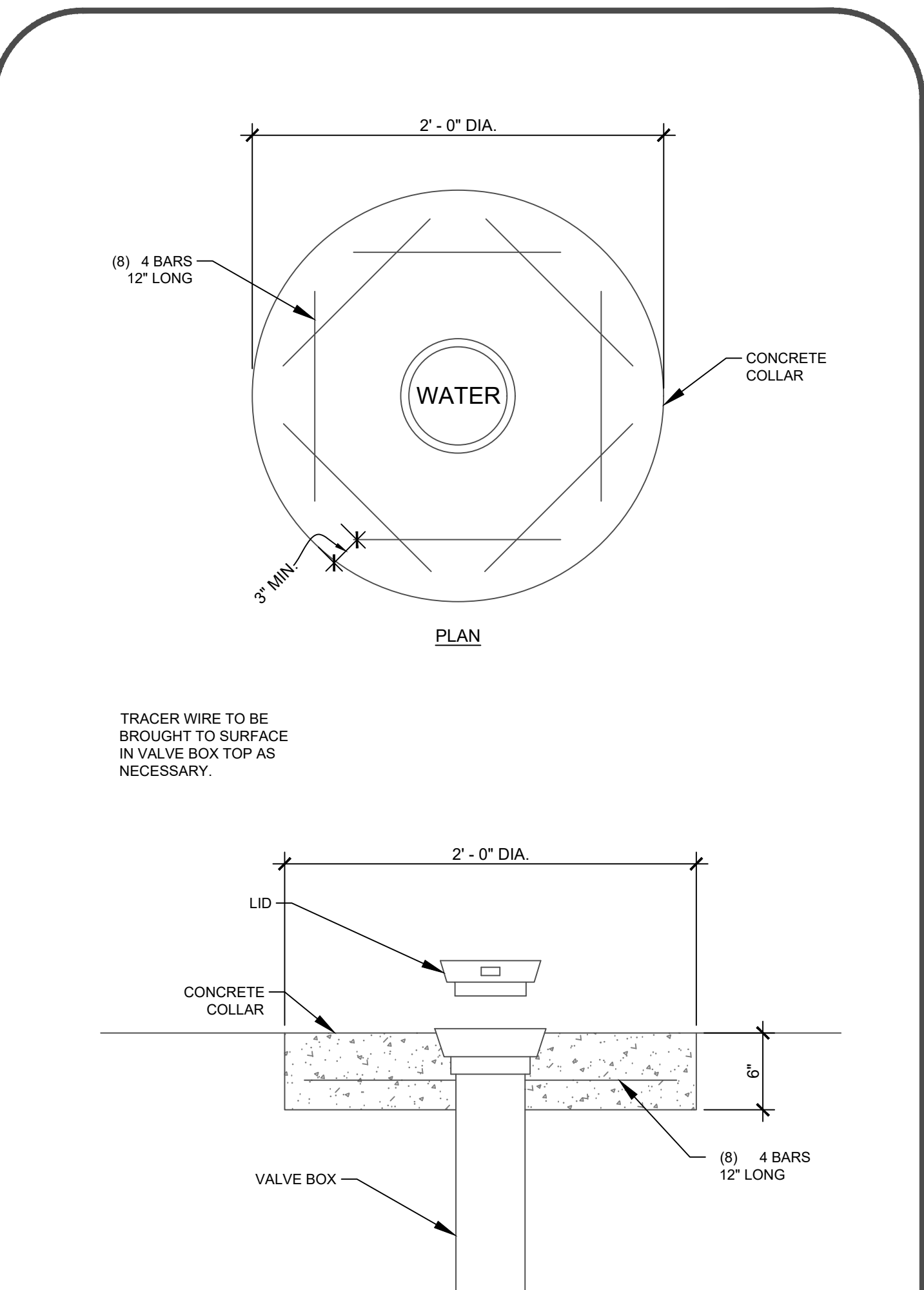
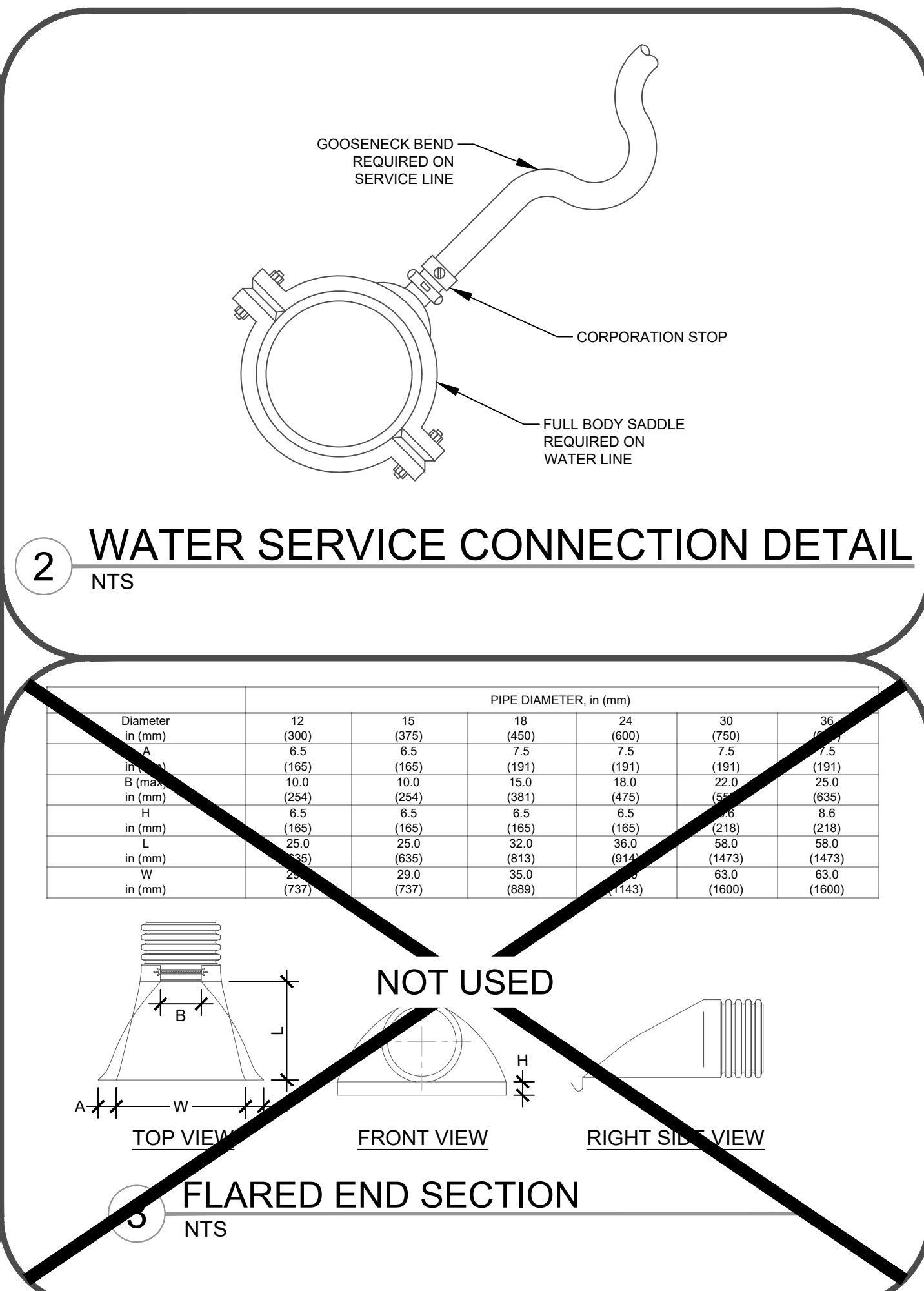
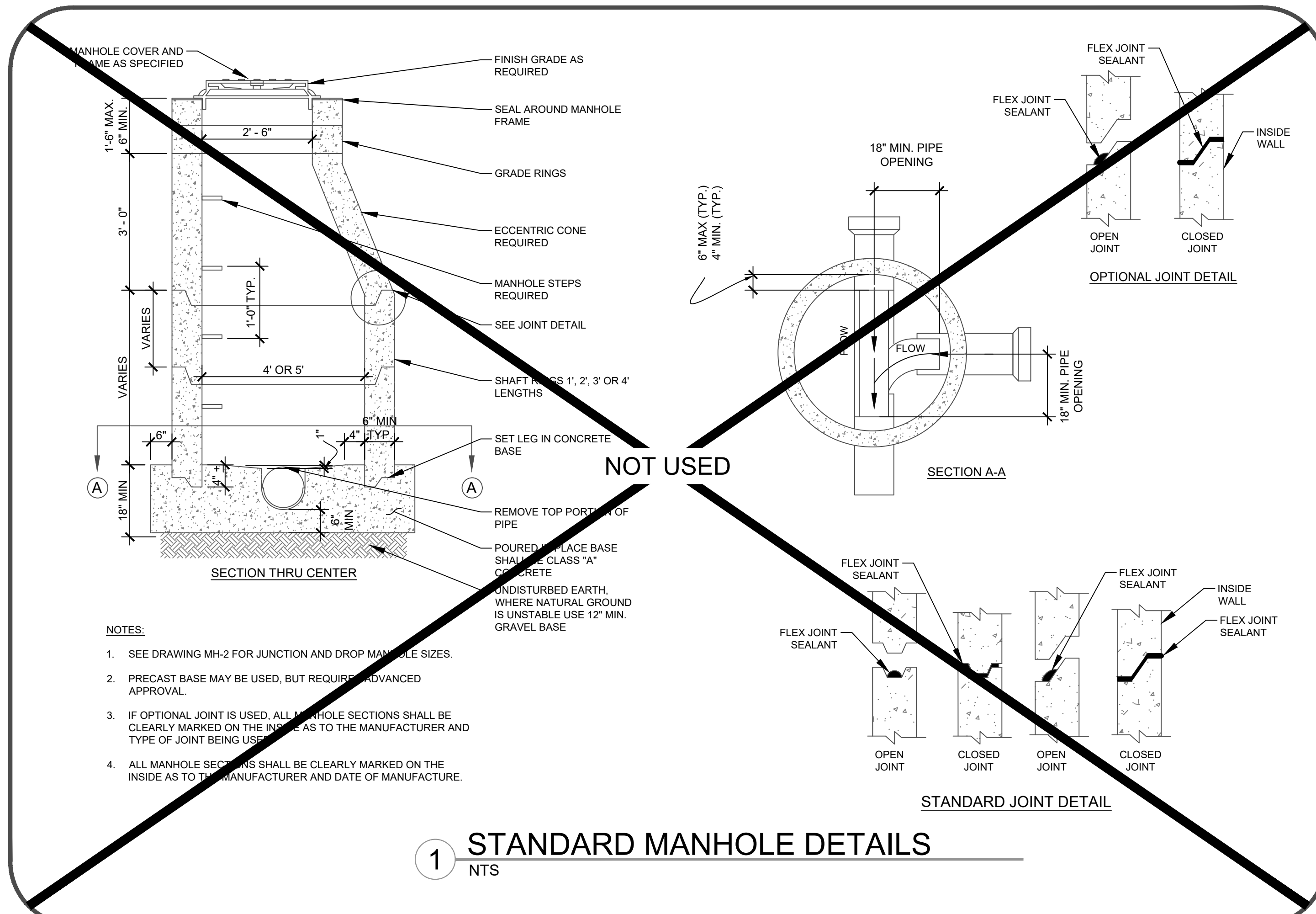
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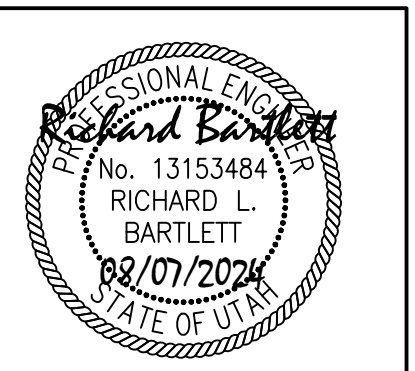
DRAWN BY: RL
SCALE: 1" = 20'
SHEET:

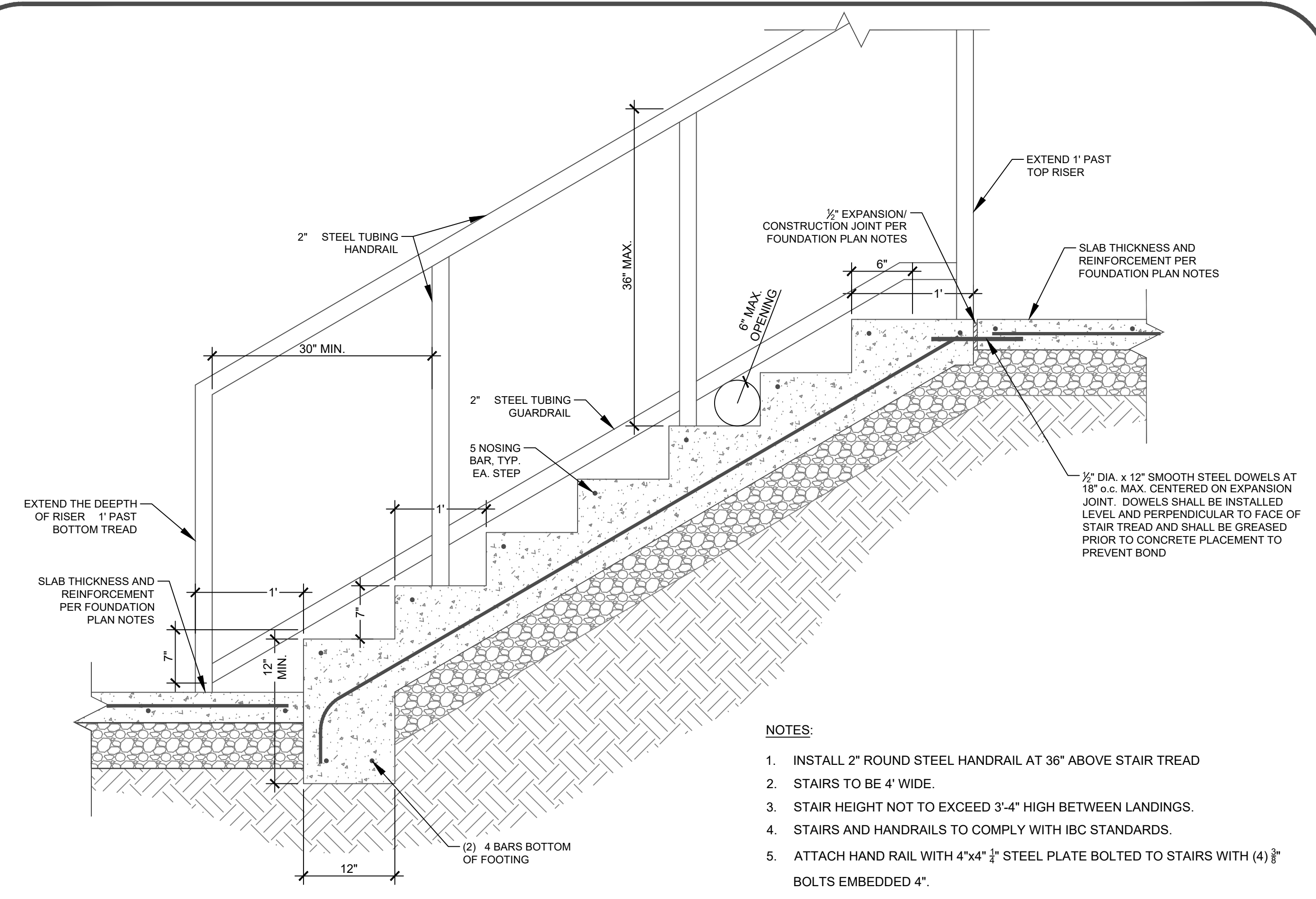
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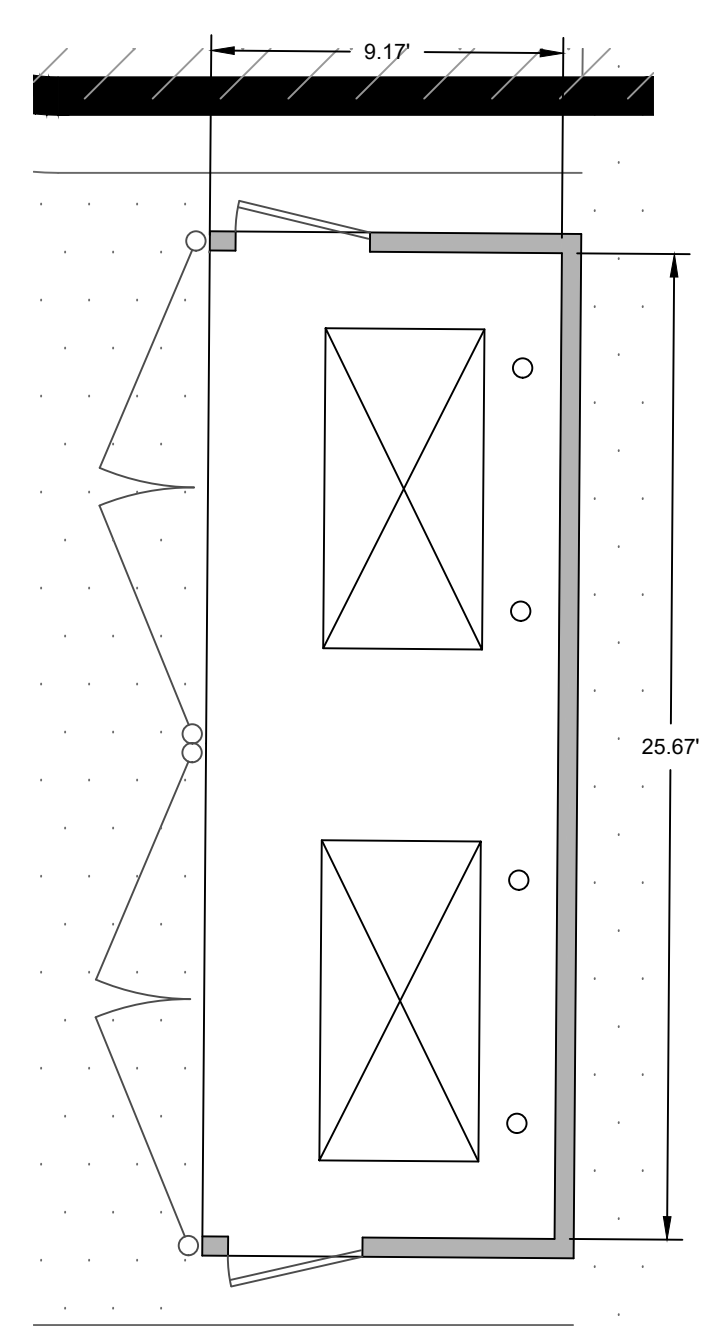
INITIAL SUBMITTAL:	8/7/2024
DESCRIPTION:	KANAB CITY COMMENTS
DATE:	04/09/2024
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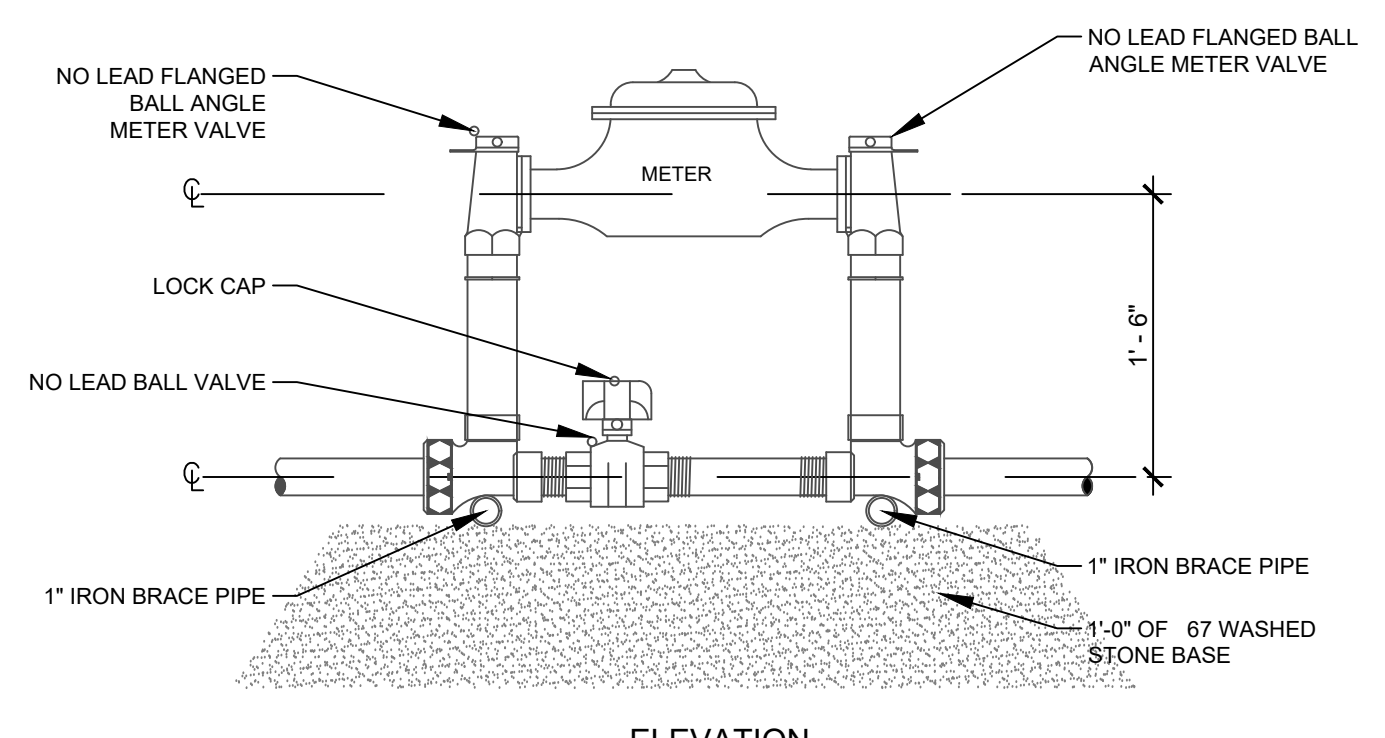
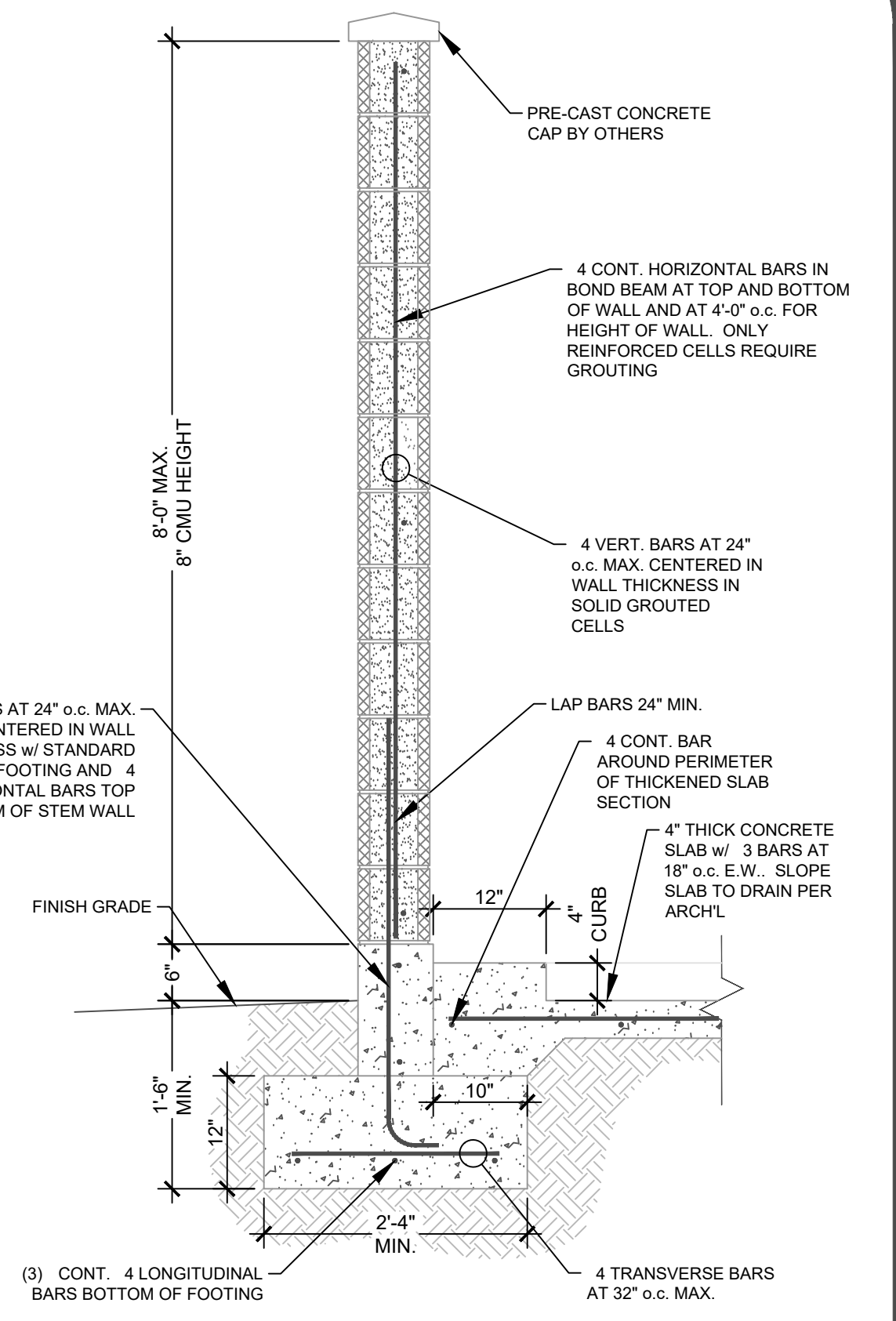


1 CONCRETE STAIRS
 NTS

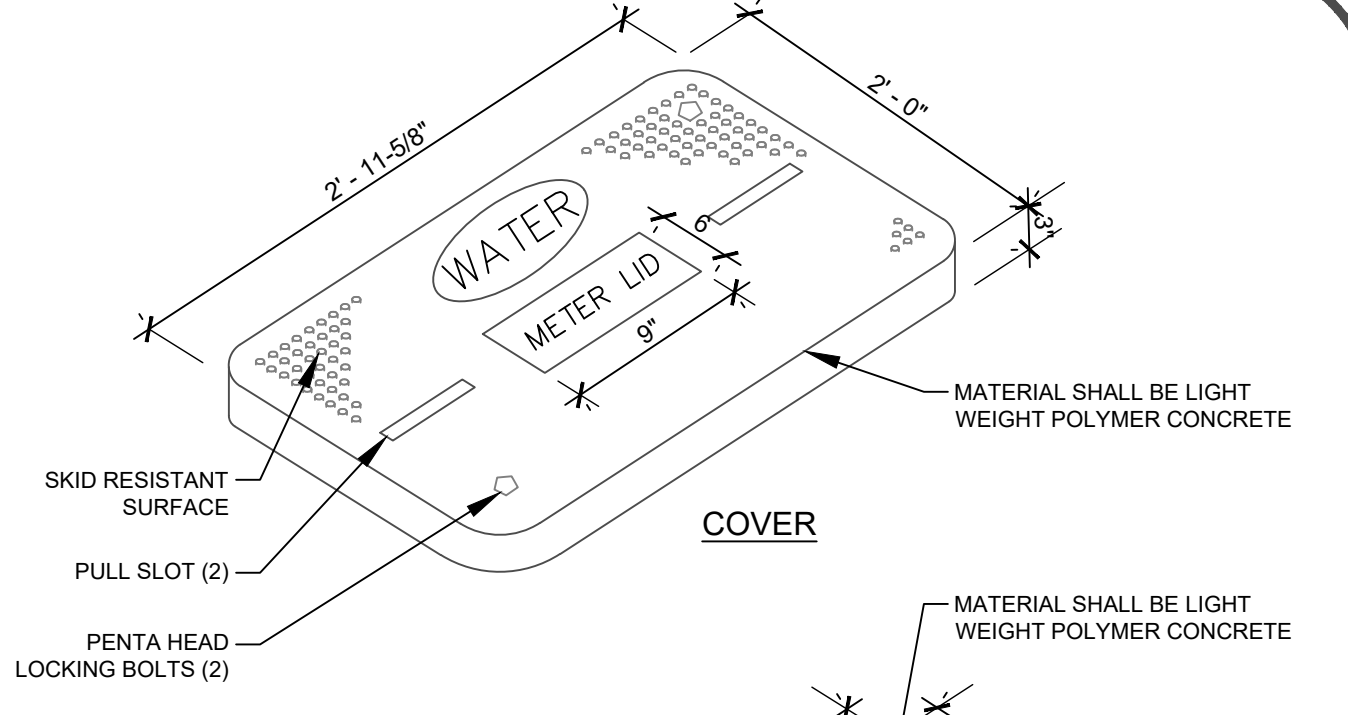
- NOTES:**
1. INSTALL 2" ROUND STEEL HANDRAIL AT 36" ABOVE STAIR TREAD
 2. STAIRS TO BE 4' WIDE.
 3. STAIR HEIGHT NOT TO EXCEED 3'-4" HIGH BETWEEN LANDINGS.
 4. STAIRS AND HANDRAILS TO COMPLY WITH IBC STANDARDS.
 5. ATTACH HAND RAIL WITH 4"x4" 1/2" STEEL PLATE BOLTED TO STAIRS WITH (4) 3/8" BOLTS EMBEDDED 4".



2 DUMPSTER ENCLOSURE
 NTS

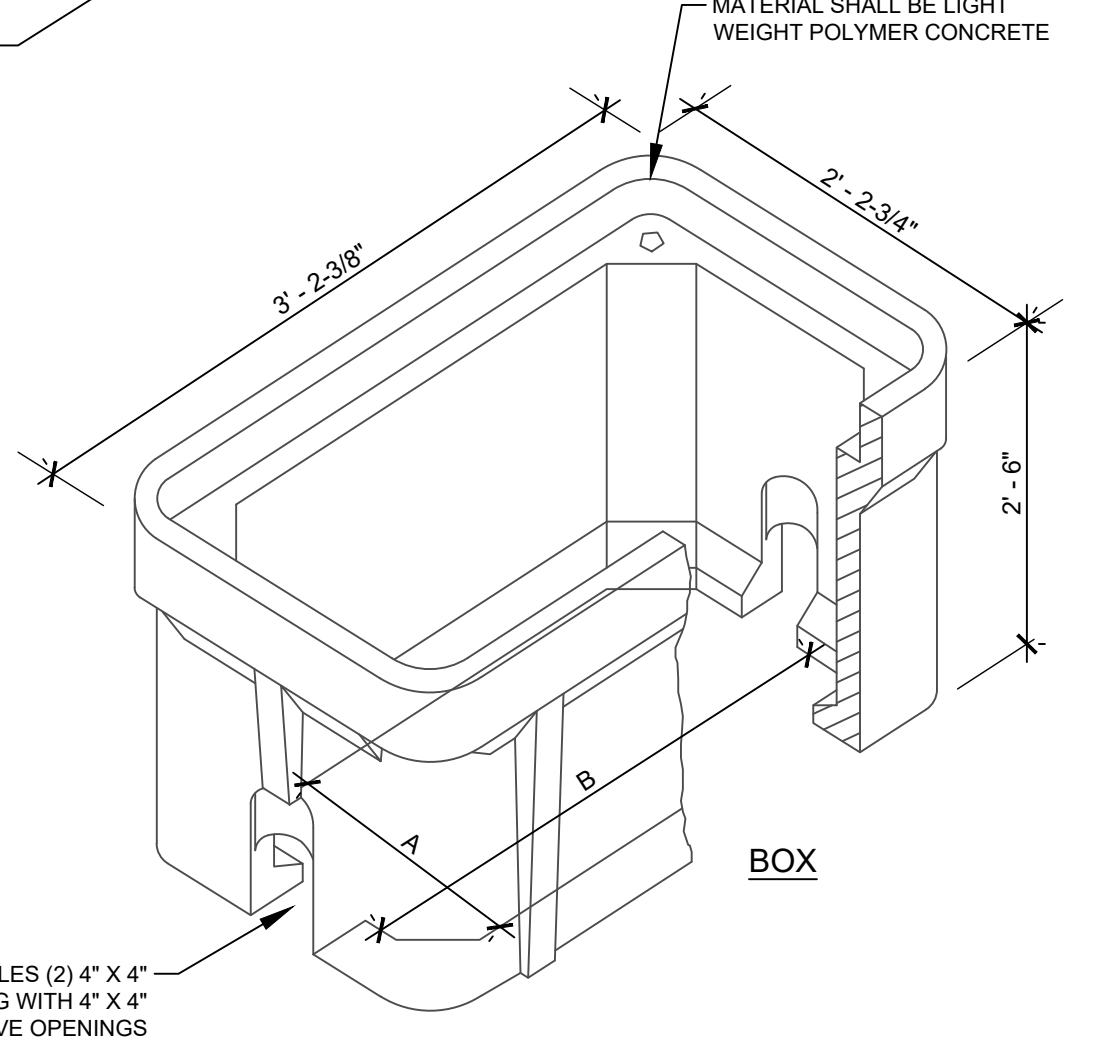


ELEVATION



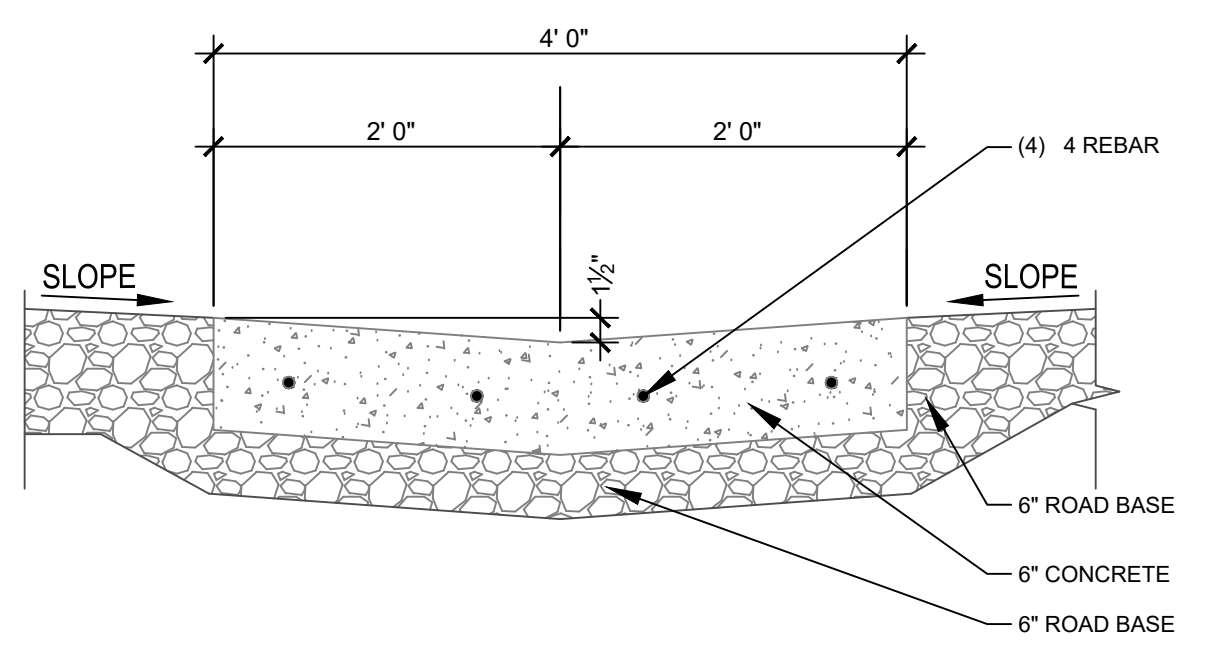
NOTE:
 TO ENSURE POSITIVE DRAINAGE, THE VAULT SHALL HAVE AN OPEN BOTTOM TO ALLOW DRAINAGE THROUGH STONE.

DIMENSIONS (INCHES)	
A	B
18 - 3/4"	30 - 3/8"

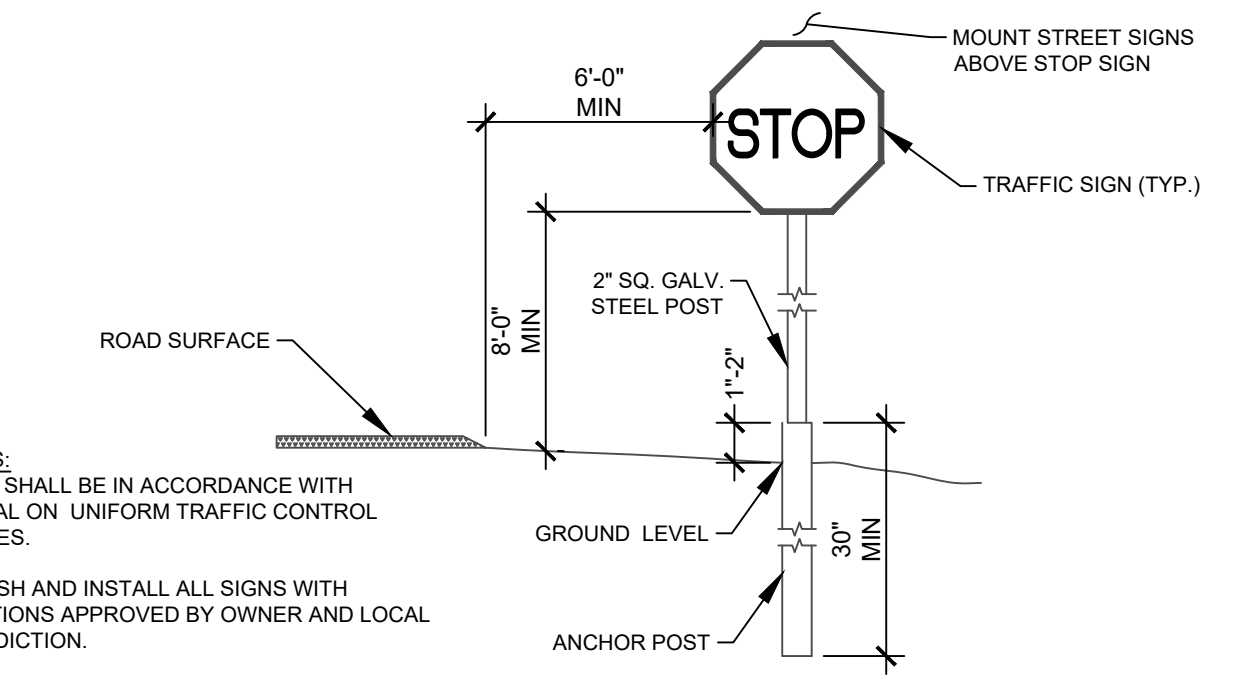


- NOTES:**
1. PIPING TO BE "NO LEAD" BRASS AND COPPER TUBING. METER INLET AND OUTLET TO BE EQUIPPED WITH FLANGED BALL ANGLE METER VALVES.
 2. CUSTOM SETTERS SHALL BE EQUIPPED WITH STANDARD LOW BYPASS WITH BALL VALVE AND PADLOCK WINGS.
 3. CUSTOM SETTERS SHALL BE AS MANUFACTURED BY MUELLER, FORD, AY MCDONALD, OR APPROVED EQUAL...
 4. ALL BRASS COMPONENTS SHALL BE "NO LEAD" BRASS MEETING UNS C89833 AS PER ASTM B584.
 5. ALL COMMERCIAL APPLICATIONS REQUIRE A SEPARATE ABOVE GROUND BACKFLOW PREVENTER.
 6. CUSTOM SETTER SHALL BE INSTALLED SUCH THAT METER REGISTER IS LOCATED 5 TO 8 INCHES BELOW METER BOX COVER.

3 2" WATER METER DETAIL
 NTS

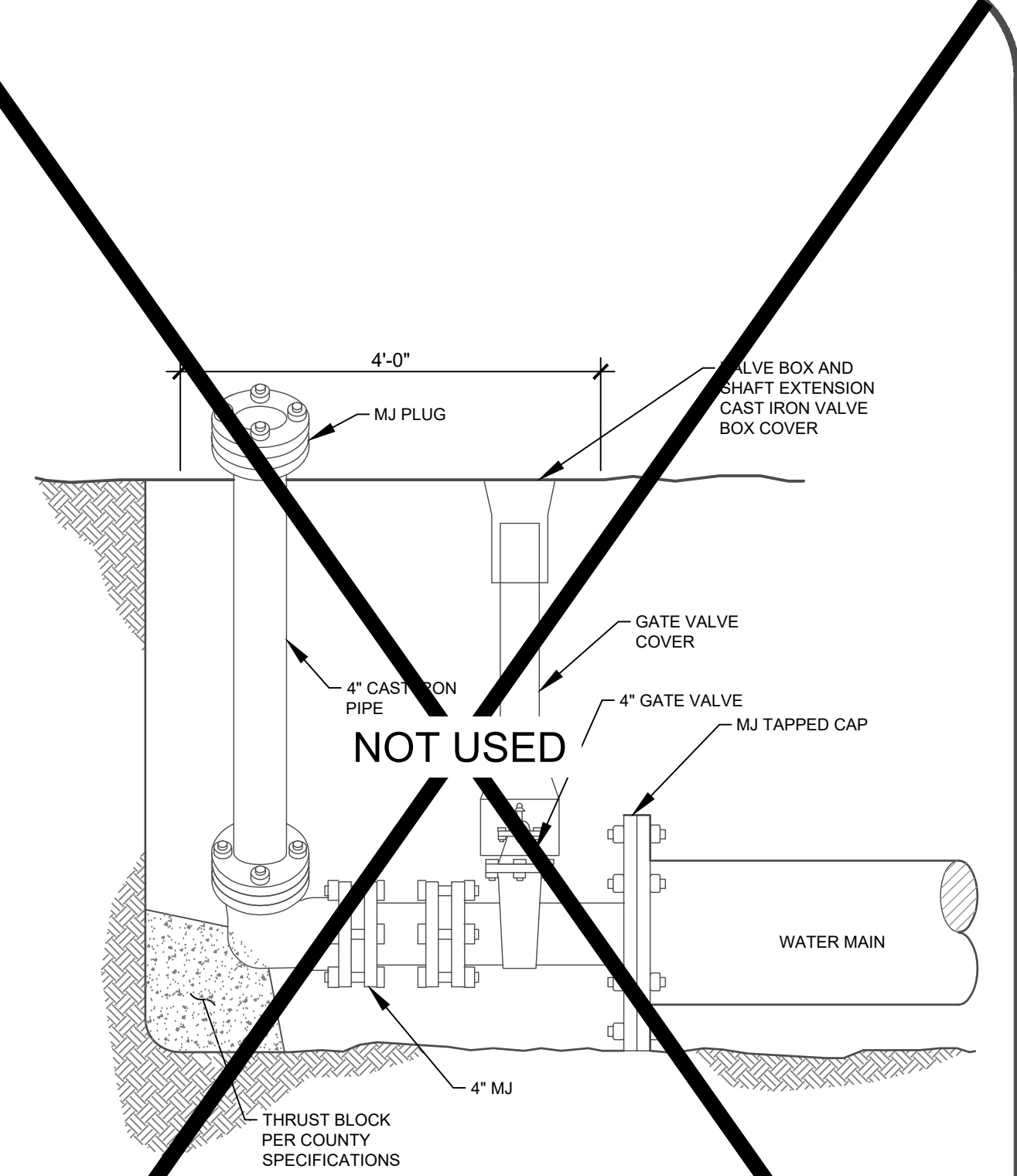


4 WATERWAY DETAIL
 NTS



- NOTES:**
 SIGNS SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 FURNISH AND INSTALL ALL SIGNS WITH LOCATIONS APPROVED BY OWNER AND LOCAL JURISDICTION.

5 SIGN POST DETAIL
 NTS



6 BLOW OFF
 NTS

INITIAL SUBMITTAL: 8/7/2024

REVISION: 04/09/2024 - KANAB CITY COMMENTS

PROFESSIONAL ENGINEER
 Richard L. Bartlett
 No. 13153484
 RICHARD L. BARTLETT
 02/07/2024
 STATE OF UTAH

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DRAWN BY: RLB
 SCALE: NA
 SHEET:

C503



2 North Elevation
3/16" = 1'-0"



1 East Elevation
3/16" = 1'-0"

MATERIAL LEGEND

- 1 EIFS WHITE
- 1 EIFS GRAY
- 2 STONE CLADDING
- 3 CORRUGATED METAL PANEL
- 4 WOODEN SLAT PANEL
- 5 WOOD SLAT CEILING
- 6 ALUMINUM CLADDING
- 7 STANDING SEAM METAL ROOF

ELEVATION LEGEND

- ⊗ WINDOW TYPE - REFER TO SHEET A7.03 FOR INFORMATION
- EMERGENCY OVERFLOW DISCHARGE
- C.J. EIF.S. CONTROL JOINT LOCATION
- F.J. EIF.S. FALSE JOINT LOCATION

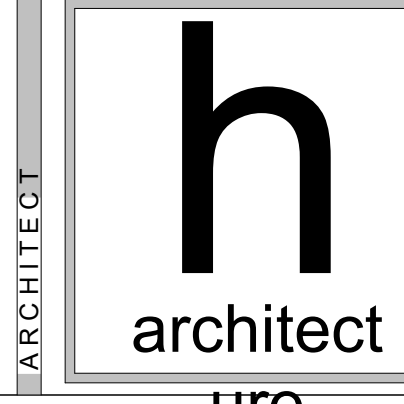
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PROJECT

Logo

Ventana Resort Village Phase I

Kanab, Utah
Mountain West Development Group



HOGAN CAMPIS ARCHITECTURE
1425 DUTCH VALLEY PL NE
STUDIO B
ATLANTA, GA 30324
404.685.8868 v
404.685.8878 f
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Certificate of Authorization: 22
Corporate License No.: AA26001050
Tom Hogan License: AR101416

CONSULTANT

ISSUES	DATE
TB	DAT
D	E

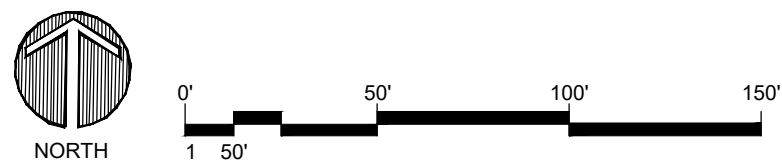
REVISIONS

DRAWING TITLE
Building Elevations

JOB NO.
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SHEET NO.
A3.02

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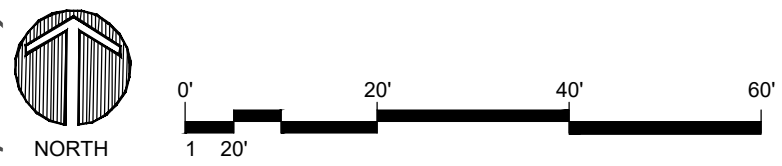


- NOTES:
- NA DENOTES NATURAL AREA
 - NATURAL AREAS WILL BE NON-IRRIGATED WITH LANDSCAPE LEFT TO OCCUR NATURALLY
 - PLANT SYMBOLS ON PLAN MATCH TO PLANT SCHEDULE KEY ON EACH SHEET
 - SEE SHEET L600 FOR FULL PLANT SCHEDULE, INCLUDING TOTALS
 - SEE SHEET L600 FOR DESCRIPTION AND PLANT SCHEDULES FOR VARIED UNDERSTORY TYPES

PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	CERCIS OCCIDENTALIS 'WESTERN REDBUD'
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' LUCRETIA HAMILTON DESERT WILLOW
	CRYPTOMERIA JAPONICA 'BLACK DRAGON' BLACK DRAGON JAPANESE CEDAR
	FRAXINUS OXYCARPA 'RAYWOOD' RAYWOOD ASH
	FRAXINUS VELUTINA 'GLABRA' VELVET ASH
	JUNIPERUS OSTEOSPERMA UTAH JUNIPER
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	PINUS EDULIS PINYON PINE
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE
	PROSOPIS VELUTINA VELVET MESQUITE
	PROSOPIS X 'LESLIE ROY' LESLIE ROY MESQUITE
	QUERCUS NUTTALLII 'MONPOWE' CHARISMA NUTTALL OAK
	QUERCUS SHUMARDII SHUMARD OAK
	VITEX AGNUS-CASTUS CHASTE TREE
SHRUB AREAS	
	UNDERSTORY PLANTING TYPE 1
	UNDERSTORY PLANTING TYPE 2
	UNDERSTORY PLANTING TYPE 3
GROUND COVERS	
	ANNUALS BED
	NATURAL TURF

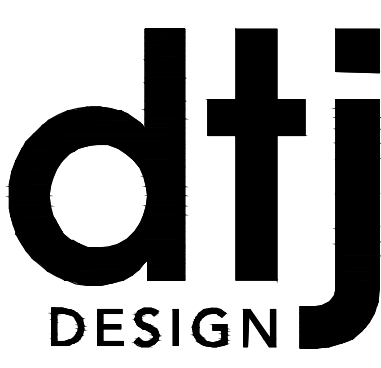


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 Last Saved: December 21, 2023 4:52:13 PM by Etapia
 Last Plotted: 12/22/2023 11:04:29 AM
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	PINUS EDULIS PINYON PINE
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE
	PROSOPIS VELUTINA VELVET MESQUITE
	PROSOPIS X 'LESLIE ROY' LESLIE ROY MESQUITE
	QUERCUS NUTTALLII 'MONPOWE' CHARISMA NUTTALL OAK
	QUERCUS SHUMARDII SHUMARD OAK
	VITEX AGNUS-CASTUS CHASTE TREE
SHRUB AREAS	
	UNDERSTORY PLANTING TYPE 1
	UNDERSTORY PLANTING TYPE 2
	UNDERSTORY PLANTING TYPE 3
GROUND COVERS	
	ANNUALS BED
	NATURAL TURF



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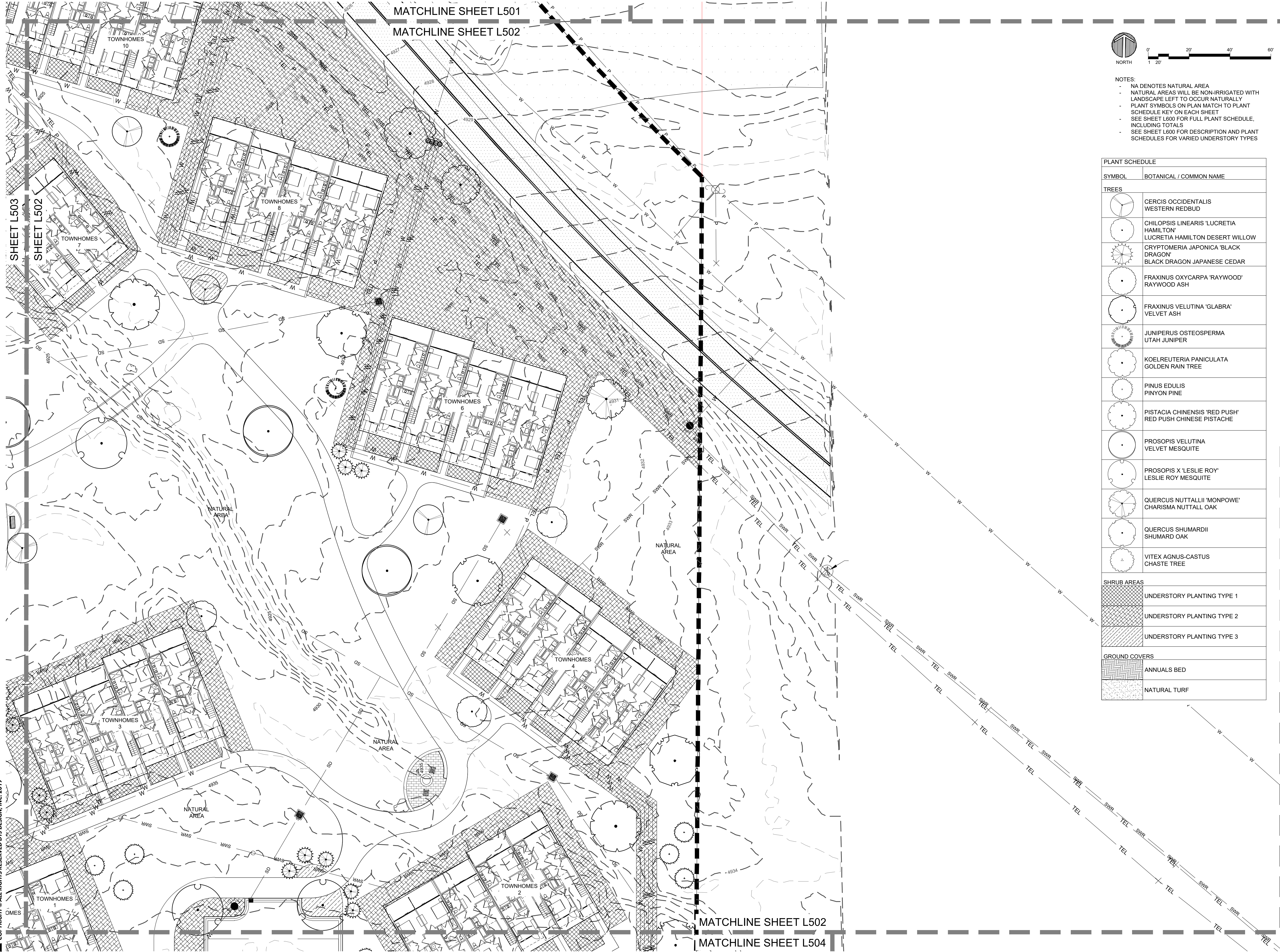
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ISSUE DATE:	12/22/2023
REVISIONS:	
SHEET TITLE:	LANDSCAPE PLAN
SHEET NUMBER:	L501

MATCHLINE SHEET L501
MATCHLINE SHEET L503

MATCHLINE SHEET L501
MATCHLINE SHEET L502



- NOTES:
- NA DENOTES NATURAL AREA
 - NATURAL AREAS WILL BE NON-IRRIGATED WITH LANDSCAPE LEFT TO OCCUR NATURALLY
 - PLANT SYMBOLS ON PLAN MATCH TO PLANT SCHEDULE KEY ON EACH SHEET
 - SEE SHEET L600 FOR FULL PLANT SCHEDULE, INCLUDING TOTALS
 - SEE SHEET L600 FOR DESCRIPTION AND PLANT SCHEDULES FOR VARIED UNDERSTORY TYPES

PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	CERCIS OCCIDENTALIS 'WESTERN REDBUD'
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' LUCRETIA HAMILTON DESERT WILLOW
	CRYPTOMERIA JAPONICA 'BLACK DRAGON' BLACK DRAGON JAPANESE CEDAR
	FRAXINUS OXYCARPA 'RAYWOOD' RAYWOOD ASH
	FRAXINUS VELUTINA 'GLABRA' VELVET ASH
	JUNIPERUS OSTEOSPERMA UTAH JUNIPER
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	PINUS EDULIS PINYON PINE
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE
	PROSOPIS VELUTINA VELVET MESQUITE
	PROSOPIS X 'LESLIE ROY' LESLIE ROY MESQUITE
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SHRUB AREAS	
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	UNDERSTORY PLANTING TYPE 2
	UNDERSTORY PLANTING TYPE 3
GROUND COVERS	
	ANNUALS BED
	NATURAL TURF

VENTANA PHASE 1
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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

L502

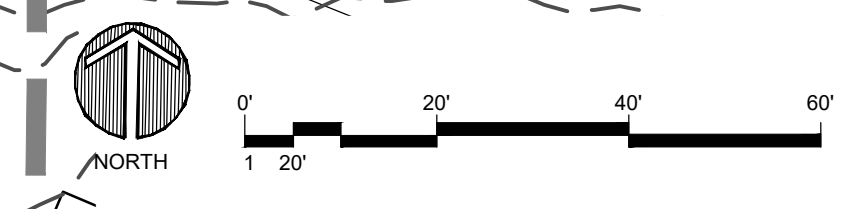
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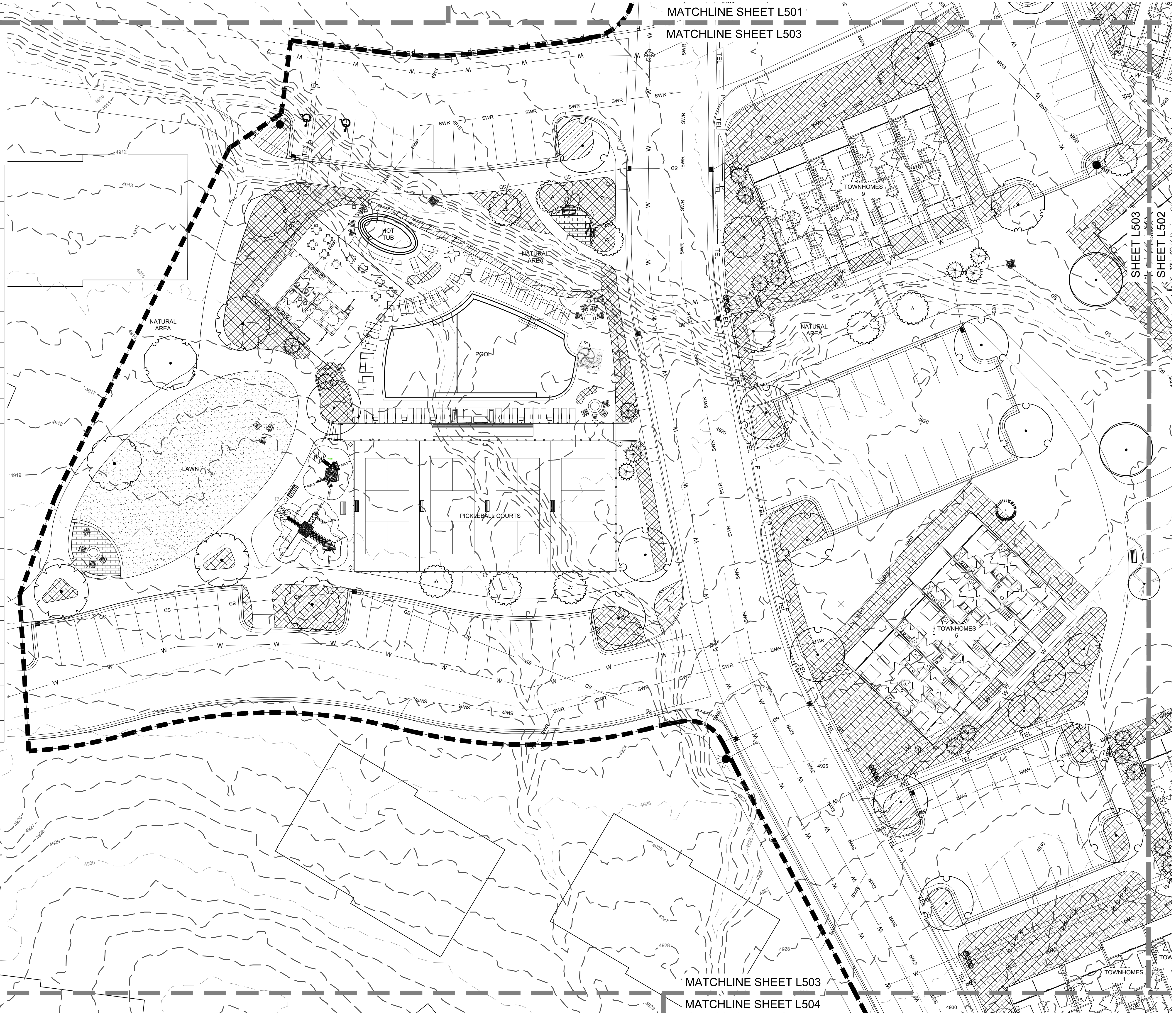
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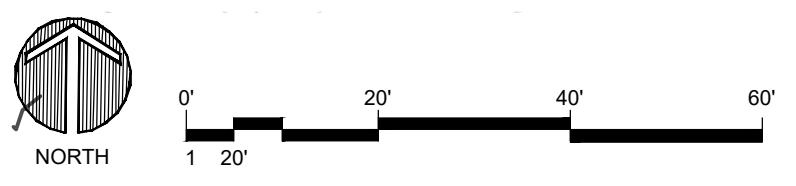


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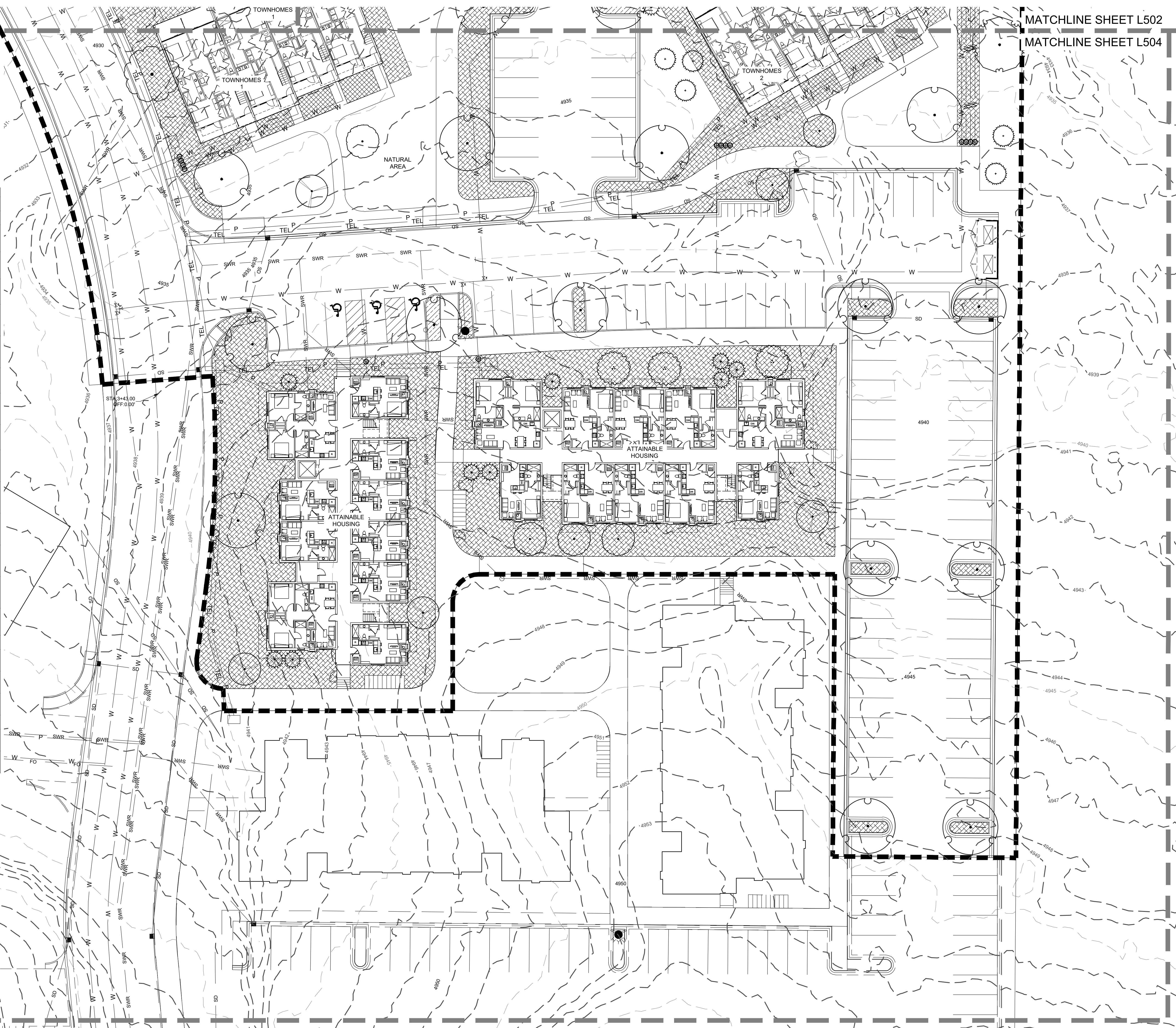


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GROUND COVERS	
	ANNUALS BED
	NATURAL TURF



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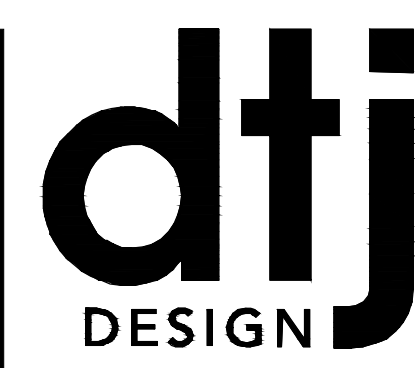
PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CAL	COND	QTY	REMARKS
TREES						
	COS	CERCIS OCCIDENTALIS WESTERN REDBUD	1" CAL.		9	
	CLL	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' LUCRETIA HAMILTON DESERT WILLOW	1" CAL.		12	
	CJB	CRYPTOMERIA JAPONICA 'BLACK DRAGON' BLACK DRAGON JAPANESE CEDAR	7'-8" HT		40	
	FOR	FRAXINUS OXYCARPA 'RAYWOOD' RAYWOOD ASH	2" CAL.		1	
	FVG	FRAXINUS VELUTINA 'GLABRA' VELVET ASH	2" CAL.		2	
	JO	JUNIPERUS OSTEOSPERMA UTAH JUNIPER	2" CAL.		4	
	KPA	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.		4	
	PP	PINUS EDULIS PINYON PINE	7' HT.		14	
	PCR	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	2" CAL.		5	
	PVA	PROSOPIS VELUTINA VELVET MESQUITE	2" CAL.		4	
	PLR	PROSOPIS X 'LESLIE ROY' LESLIE ROY MESQUITE	2" CAL.		32	
	QM	QUERCUS NUTTALLII 'MONPOWE' CHARISMA NUTTALL OAK	2" CAL.		8	
	QSH	QUERCUS SHUMARDII SHUMARD OAK	2" CAL.		6	
	VAC	VITEX AGNUS-CASTUS CHASTE TREE	7'-8" HT		12	
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
SHRUB AREAS						
	UP1	UNDERSTORY PLANTING TYPE 1	5 GAL		8,270 SF	1 PLANT PER 20 SF - SEE UNDERSTORY PLANTING TABLE
	UP2	UNDERSTORY PLANTING TYPE 2	5 GAL		90,677 SF	1 PLANT PER 40 SQFT - SEE UNDERSTORY PLANTING TABLE
	UP3	UNDERSTORY PLANTING TYPE 3	5 GAL	42" O.C.	3,586 SF	ORNAMENTAL GRASSES- SEE UNDERSTORY PLANTING TABLE
GROUND COVERS						
	ANB	ANNUALS BED	4" POT	18" O.C.	157 SF	SEASONAL PLANTINGS
	NT	NATURAL TURF	SOD		5,614 SF	

Understory Planting Type 1	
<i>Mix of shrubs, cacti, agave and succulents, minimal perennials, all at varied spacing</i>	
<i>Plant density of approximately 1 plant per 20 SF</i>	
<i>Approximately 4" - 5' plant spacing</i>	
<i>Drip irrigation</i>	
<i>Rock mulch infills all open spaces between plants</i>	
Botanical Name	Common Name
Abelia x grandiflora	Glossy Abelia
Agave americana	Century Plant
Agave utahensis	Utah Agave
Caryopteris x dandonensis 'Blue Mist'	Blue Mist Bluebeard
Cytisus spp.	Scotch Broom, Spanish Broom
Fallugia paradoxa	Apache Plume
Lantana camara 'Miss Huff'	Miss Huff Lantana
Lavandula spp.	Lavender
Leucophyllum frutescens 'Purple Rain'	Purple Rain Texas Ranger
Prunus x cistena	Dwarf Red-Leaf Sand Cherry
Rhus aromatica 'Gro-Low'	Gro-Low Sumac
Rosa x 'Noaschnee'	White Flower Carpet Rose
Rosa x 'Noalesa'	Flower Carpet Yellow Rose
Rosmarinus officinalis 'Blue Spires'	Blue Spires Rosemary
Opuntia spp.	Prickly Pear
Yucca elata	Soaptree Yucca
Yucca filamentosa 'Color Guard'	Color Guard Yucca
Calylophus hartwegii	Sundrops
Castilleja chromosa	Desert Paintbrush
Echinacea spp.	Coneflower
Gaura lindheimeri 'Geysers White'	Geysers White Gaura
Oenothera speciosa	Pink Evening Primrose
Perovskia atriplicifolia 'Lisslitt'	Lacey Blue Russian Sage
Verbena bonariensis	Tall Verbena
Ceratostigma plumbaginoides	Dwarf Plumbago
Juniperus procumbens 'Nana'	Japanese Garden Juniper
Understory Planting Type 2	
<i>Mix of shrubs, cacti, agave, and succulents at varied spacing</i>	
<i>Plant density of approximately 1 plant per 40 sf</i>	
<i>Approximately 5'-8' plant spacing</i>	
<i>Drip irrigation</i>	
<i>Rock mulch infills all open spaces between plants</i>	
Botanical Name	Common Name
Artemisia tridentata	Big Sagebrush
Caryopteris spp.	Bluebeard, Bluemist
Ceanothus thyrsiflorus 'Perado'	El Dorado California Lilac
Cotinus coggygia 'Royal Purple'	Royal Purple Smoke Bush
Fallugia paradoxa	Apache Plume
Prunus x cistena	Dwarf Red-Leaf Sand Cherry
Rosmarinus officinalis 'Blue Spires'	Blue Spires Rosemary
Agave Americana	Century Plant
Hesperaloe parviflora	Red Yucca
Opuntia spp.	Prickly Pear
Rhus glabra	Smooth Sumac
Ribes alpinum	Alpine Currant
Yucca filamentosa Ivory Tower	Ivory Tower Yucca
Understory Planting Type 3	
<i>Ornamental grasses massing</i>	
<i>Approximately 42" plant spacing</i>	
<i>Drip irrigation</i>	
<i>Rock mulch around plant masses</i>	
Botanical Name	Common Name
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grama Grass
Muhlenbergia capillaris 'Regal Mist'	Regal Mist Grass
Muhlenbergia lindheimeri 'Autumn Glow'	Autumn Glow Muhly
Nassella tenuissima	Feather Grass
Panicum virgatum 'Shenandoah'	Switch Grass
Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain grass
Sporobolus wrightii	Giant Sacaton

LANDSCAPE PLANTING NOTES

- The Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to construction.
- The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation.
- The Contractor shall take sole responsibility for any and all cost, or other liabilities incurred due to damage of said utilities/structures/etc.
- The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification.
- The contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
- The Contractor shall be responsible for any coordination with Subcontractors as required to accomplish all planting and related operations.
- See specifications and details for planting methods (staking, pit dimensions, backfill requirements, etc.), soil testing, materials, execution and plant protection and other related planting requirements.
- The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting, and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings. A registered surveyor may be required if specified elsewhere.
- The Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
- If conflicts arise between size of areas and plans, The Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in The Contractor's liability to relocate the materials.
- Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
- It is The Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by The Contractor and certified pest and disease free. It is The Contractor's obligation to maintain and warranty all plant materials per the "Project Manual" and planting specifications. All plants shall be subject to the Owner's Representative approval prior to installation.
- The Contractor may be asked to provide "Unit Cost" for every size of plant material, by type, as called out on the planting plans, specifications and details. Unit cost shall include the plant material if self including installation, all labor, amendments, fertilizers, warranties, etc. as shown on the drawings, details and as specified. See "Project Manual", if applicable.
- Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings, unless otherwise shown or detailed. Adjust spacing (to "equal-equal") as necessary (subject to acceptance by the Owner's Representative).
- Form a minimum 36 inch watering basin around all trees as shown in the details. Fill basin with 3" layer of mulch (see specs). See also details and project manual, if applicable.
- The Contractor shall fine grade, rake and be responsible for positive drainage away from all structures and throughout site, with accurately set flow lines. No low spots or ponding of surface water will be accepted in the final work. No rocks or debris will be accepted (see specs). Final grade tolerances are +/-0.1 foot maximum.
- Unless indicated otherwise, all planting beds are to be mulched with 3" deep layer of mulch per plans, details, and project manual, if applicable.
- All planting beds to be separated from adjacent lawn with steel edge per specifications (as shown). If a bed lies adjacent to hardscape surface, no edge is required, as shown in plans. Stake per plans for review/acceptance by Owner's Representative, prior to installation. Install per specification and details. In some cases, perennial and annual beds may be separated from adjacent shrub bed areas. See plans, details, and specifications.
- The Contractor may be required to provide coordinate geometry stakes for all control point layout of steel edge at the discretion of the Owner's Representative. Additionally, The Contractor shall provide point lines / string lines / hose or other means to fully indicate the specific layout geometry of all steel edgers for approval by the Owner's Representative, prior to any construction. The Contractor's base bid shall anticipate minor adjustments as directed by the Landscape Architect in the field.
- Where provided, area takeoffs and plant quantity estimates are for information only. The Contractor is responsible to do their own quantity take-offs for all plant materials and sizes as shown on plans. In case of an discrepancies, plans and plant symbols shall take precedence over call-outs and/or "plant list". The Contractor is responsible for notifying the Owner's Representative with any major discrepancies for review and direction.
- Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of The Contractor and shall be replaced / repaired at his own expense.
- Unless otherwise indicated:
 - All groundcovers, perennials, orn. grasses and annuals shall be triangularly spaced (equal-equal). See Planting details.
 - All planting areas including sod, seed and planting beds, shall receive soil amendments. See specifications and details.
 - Sodded lawn shall have been grown between 9 and 18 months and shall have full, vigorous growth.
 - Shrubs and ornamental grass areas, within beds, are to be underlaid with weed barrier. See specifications.
 - All bulb planting (if shown) shall occur after mid-October and before ground is frozen.
- The Contractor is responsible to "restore" all areas of the site, or adjacent areas, where disturbed. Sod areas disturbed shall be restored with new sod to match existing. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored with an approved seed mix (including topsoil and amendments).
- The Contractor shall take into consideration all necessary scheduling and other precautions to avoid winter, climatic, or other weather related damage to plants. A "planting window" of specific calendar days is required to be submitted by The Contractor for approval and planting operations should occur per this approved schedule. See specification for more information.
- All "existing plant material to remain" shall be staked and fenced for protection in a diameter equal to the drip line. See drawings for location and extent.
- During plant establishment, adjacent areas, including wetlands, ponds and stream corridors, will be protected from sedimentation and erosion. Prior to construction activities, adjacent areas outside the "Limit of Work" or impacted areas, will be protected with silt fence. Newly graded slopes above should be replanted as soon as possible following grading.

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PLANTING
NOTES &
SCHEDULE

SHEET NUMBER:

L600

KANAB

Subdivision Ordinance

Chapter 2A

Subdivision Process

This Subdivision Ordinance defines and outlines the requirements for land division within Kanab City, including all subdivisions (except for 1-2 family residential), condominium plats, plat amendments, plat vacations, and lot-line adjustments.

Chapter 2A Table of Contents

Section 2A-1 Initial Application

Figure 1 – Initial Application Process

Section 2A-2 Minor Subdivisions

Figure 2 - Minor Subdivision Process

Section 2A-3 Subdivisions (10 or More Lots)

Figure 3 - Preliminary Plat Application Process

Figure 4 - Final Plat Application Process

Section 2A-4 Vacating or Amending a Subdivision Plat

Figure 5 – Plat Vacation or Amendment Process

Section 2A-5 Boundary Adjustment

Section 2A-6 Record of Condominium Plat

Section 2A-7 Recording of Conservation Parcels

Section 2A-8 Flag Lots

Section 2A-2 Minor Subdivision (~~9~~10 or Fewer Lots)

2A-2.1. An applicant may subdivide property into ~~less than 10 lots~~ up to 10 lots as a minor subdivision, provided that all proposed lots or parcels front a dedicated public street or private street, comply with the applicable zone standards, and are approved through the process as outlined herein.

Commented [KC1]: State Code allows for 10 or less

Commented [KC2]: In 2024, during the major changes to the subdivision ordinance City Council changed the requirements that commercial requirements need to front a public or private road and could not front a private lane.

KANAB

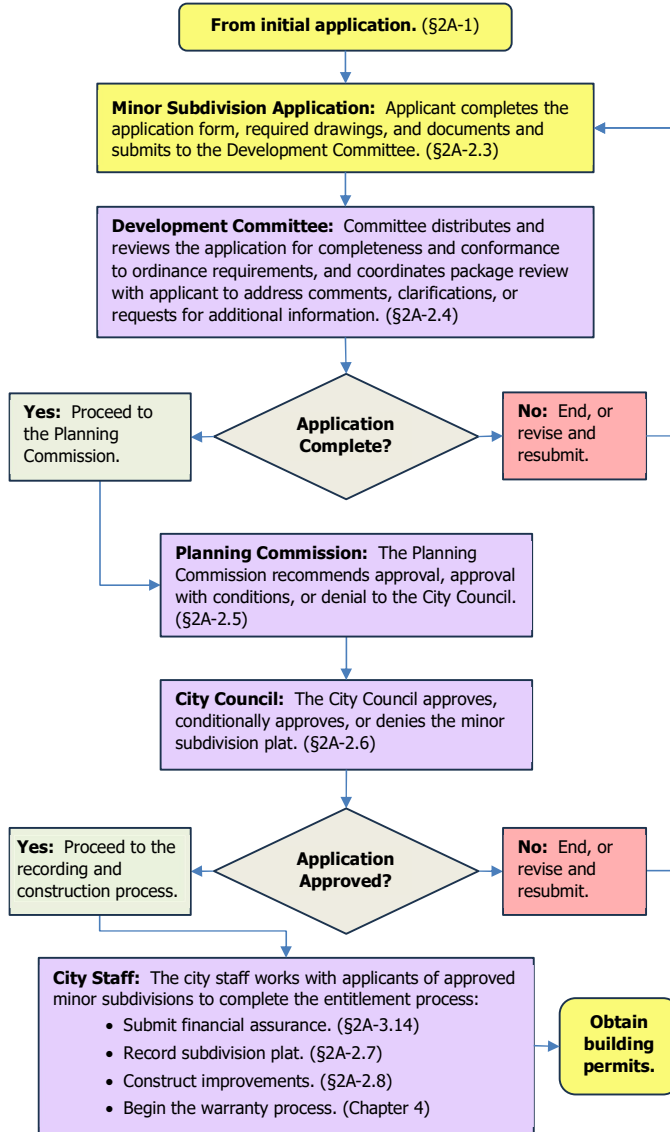
Subdivision Ordinance

Chapter 2A

Subdivision Process

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Figure 2 - Minor Subdivision Process



Amended August 14, 2025

KANAB

Subdivision Ordinance

Chapter 2A

Subdivision Process

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2A-2.2. Initial Application

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

2A-2.3. Minor Subdivision Application

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

2A-2.3.1. The name of applicant or authorized agent and contact information.

2A-2.3.2. The subdivision name.

2A-2.3.3. The property address and parcel number.

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

2A-2.3.4.1. The proposed subdivision name;

2A-2.3.4.2. The name and address of the applicant, engineer, or surveyor for the subdivision and owners of the land to be subdivided;

2A-2.3.4.3. The boundary dimensions and legal description of the subdivision and each lot therein, with accuracy within 0.010' and with the point of beginning clearly labeled;

2A-2.3.4.4. A minimum scale of 1" = 50';

2A-2.3.4.5. Existing rights-of-way and easement grants of record for streets, underground utilities and other public purposes;

2A-2.3.4.6. A north arrow facing the top of right margin;

2A-2.3.4.7. The latest date on each sheet;

KANAB

Subdivision Ordinance

Chapter 2A

Subdivision Process

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2A-2.3.4.8. The acreage or square footage for all parcels or lots and the length and width of the blocks and lots intended for sale;

2A-2.3.4.9. A legend of symbols;

2A-2.3.4.10. All survey monuments;

2A-2.3.4.11. The street-indicating numbers and/or names and the lots numbered consecutively.

2A-2.3.4.12. The location, width, centerline bearings and curve data (including delta angle, radius, length, tangent and the long cord on curves) and other dimensions of all existing proposed or platted streets and easements;

2A-2.3.4.13. The streets, lots, and properties within two hundred feet (200') surrounding the subdivision shown in ghost lines; and

2A-2.3.4.14. The approval signature blocks for:

2-2.3.4.14.1. Owner's dedication and acknowledgment;

2-2.3.4.14.2. Surveyor's stamped certificate with the subdivision boundary legal description;

2A-2.3.4.14.3. City Surveyor's approval;

2A-2.3.4.14.4. City Engineer's approval;

2A-2.3.4.14.5. City Attorney's approval as to form;

2A-2.3.4.14.6. Director of Public Works' approval;

2A-2.3.4.14.7. Planning Commission acceptance;

2A-2.3.4.14.8. City Council approval; and

2A-2.3.4.14.9. County Recorder's certificate.

2A-2.3.5. Utility Service Commitment Letters: A letter from the power, water, and sewer utility provider stating its commitment to provide service to the proposed project and to be operational prior to the issuance of any building

KANAB

Subdivision Ordinance

Chapter 2A

Subdivision Process

This Subdivision Ordinance defines and outlines the requirements for land division within Kanab City, including all subdivisions (except for 1-2 family residential), condominium plats, plat amendments, plat vacations, and lot-line adjustments.

permit. The application must also include written approval from the Public Health Department if it is determined that the property is not serviced by the public sewer system.

2A-2.3.6. Lot Addresses: A list of street addresses for each lot, numbered in accordance with the Kanab City address grid system.

2A-2.3.7. Title Report: A title report prepared within the previous 30 days.

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

2A-2.3.9. Fee: The minor subdivision plat fee as outlined in the Kanab City Land Use Ordinance.

2A-2.3.10. Signature and Acknowledgement: By signing the Minor Subdivision application form, the applicant acknowledges:

2A-2.3.10.1. That the applicant or agent of the applicant has read the Subdivision Ordinance;

2A-2.3.10.2. That the applicant understands the provisions of the Subdivision Ordinance; and

2A-2.3.10.3. That the applicant will fully and completely comply with the provisions and requirements contained therein.

2A-2.4. Development Committee Review:

2A-2.4.1. The Development Committee shall review the application and accompanying documentation for compliance with this ordinance.

2A-2.4.2. Copies of the application and accompanying documentation may be furnished to the City Attorney, City Engineer, Public Works Department, or other interested parties, who will review the documentation and make recommendation back to the Development Committee.

2A-2.4.3. Additional information such as a soils investigation, drainage study, deed restrictions, or other information

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Subdivision Process

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deemed necessary to fulfill the purpose of this ordinance as described may be requested from the applicant by the Development Committee during the review.

2A-2.4.4. Once all information requested has been furnished, evaluated, and addressed to the satisfaction of the Development Committee, the application will be forwarded to the Planning Commission and placed in the next available meeting agenda.

2A-2.5. Planning Commission Public Meeting: The Kanab City Planning Commission shall hold a public meeting on the application and recommend its approval, denial, or modification to the City Council.

2A-2.6. City Council Public Meeting: The Kanab City Council may hold a public meeting based on the Planning Commission recommendation on the application, and shall approve, deny, or approve with conditions.

2A-2.7. Owner's Duty to Record: The owner(s) of the approved minor subdivision shall record the approved Minor Subdivision Plat in the Kane County Recorder's Office. An applicant's failure to record within one year of City Council approval shall render the subdivision void. In such case, the applicant must commence the subdivision process anew.

2A-2.8. Improvement Requirements for Building Permits in Minor Subdivisions:

2A-2.8.1. 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.

2A-2.8.2. Street improvements such as curb, gutter, and sidewalk are required prior to the issuance of a building permit through one or both of the following means:

2A-2.8.2.1. Construct street improvements to match existing conditions on adjacent or contiguous properties; or

2A-2.8.2.2. Sign a "non-opposition" waiver for a future special improvement district.

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Chapter 2A

Subdivision Process

This Subdivision Ordinance defines and outlines the requirements for land division within Kanab City, including all subdivisions (except for 1-2 family residential), condominium plats, plat amendments, plat vacations, and lot-line adjustments.

2A-2.8.3. Sidewalks must be installed prior to an occupancy permit being issued, unless the requirement is waived by the Kanab City Council.

2A-2.8.4. Certain improvement requirements set forth in this Ordinance may be waived by the City Council in a public meeting, upon recommendation from the Development Committee and Planning Commission.

Commented [KC3]: Staff suggests that the subdivision improvements are discussed and required with the Land Use application and not with the Building Permit.

Staff recommendation - Commercial applications/subdivisions all improvements should be required and either installed or a bond issued prior to recording the plat.

If PC & CC agree with staff recommendation. The minor subdivision could be removed from 2A and any developer/applicant would be required to go through the preliminary and final plat process with PC and a recommendation to CC.

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Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

Chapter 2B Table of Contents

- Section 2B-1 Scope of Applicability
- Section 2B-2 Interpretation and Conflict of Laws
- Section 2B-3 Subdivision Land Use Authority
- Section 2B-4 Subdivision Appeal Authority
- Section 2B-5 Pre-Application Meeting
- Section 2B-6 Subdivision Application Process
- Section 2B-7 Review
- Section 2B-8 Approval
- Section 2B-9 Post Approval Actions
- Section 2B-10 Minor Subdivision
- Section 2B-11 Vacating or Amending a Subdivision Plat
- Section 2B-12 Boundary Adjustment

Section 2B-10 Minor Subdivision (109 or fewer lots)

Commented [KC1]: State code allows for 10 or less

2B-10.1. An applicant may subdivide property into less than 10 lots as a minor subdivision, provided that all proposed lots or parcels front a dedicated public street or private street, comply with the applicable zone standards, and are approved through the process as outlined herein.

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

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

Commented [KC2]: Paved how?? Would you like this to have a standard (per KC Standard Designs) for clarification.

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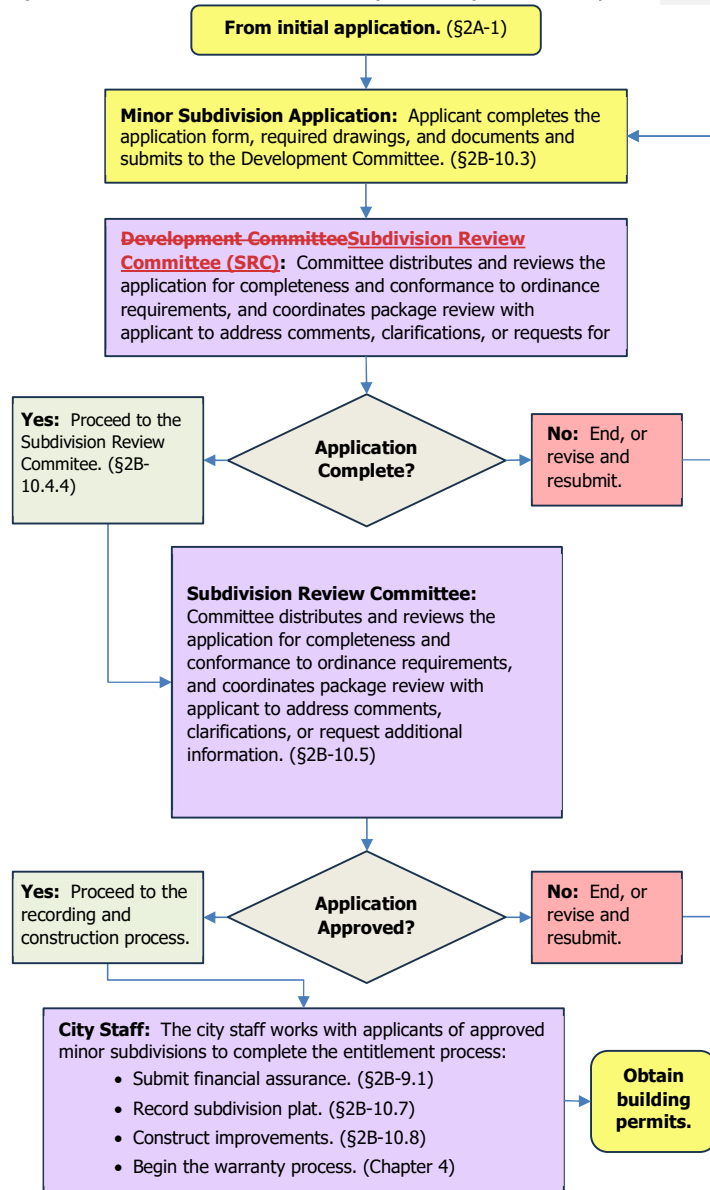
Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

Figure 3 - Minor Subdivision Process (1-2 Family Residential)



Adopted December 10, 2024

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Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

2B-10.2. Initial Application

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

2B-10.3. Minor Subdivision Application

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

Commented [KC3]: This needs to be updated to meet the legislative requirements.

2B-10.3.1. The name of applicant or authorized agent and contact information.

2B-10.3.2. The subdivision name.

2B-10.3.3. The property address and parcel number.

2B-10.3.4. Minor Subdivision Plat Drawing: Four (4) 24" x 36" size copies and twelve (12) 11" x 17" size copies of a Minor Subdivision Plat drawing. The plat shall include:

2B-10.3.4.1. The proposed subdivision name;

2B-10.3.4.2. The name and address of the applicant, engineer, or surveyor for the subdivision and owners of the land to be subdivided;

2B-10.3.4.3. The boundary dimensions and legal description of the subdivision and each lot therein, with accuracy within 0.010' and with the point of beginning clearly labeled;

2B-10.3.4.4. A minimum scale of 1" = 50';

2B-10.3.4.5. Existing rights-of-way and easement grants of record for streets, underground utilities and other public purposes;

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Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

2B-10.3.4.6. A north arrow facing the top of right margin;

2B-10.3.4.7. The latest date on each sheet;

2B-10.3.4.8. The acreage or square footage for all parcels or lots and the length and width of the blocks and lots intended for sale;

2B-10.3.4.9. A legend of symbols;

2B-10.3.4.10. All survey monuments;

2B-10.3.4.11. The street-indicating numbers and/or names and the lots numbered consecutively.

2B-10.3.4.12. The location, width, centerline bearings and curve data (including delta angle, radius, length, tangent and the long cord on curves) and other dimensions of all existing proposed or platted streets and easements;

2B-10.3.4.13. The streets, lots, and properties within two hundred feet (200') surrounding the subdivision shown in ghost lines; and

2B-10.3.4.14. The approval signature blocks for:

2B-10.3.4.14.1. Owner's dedication and acknowledgment;

2B-10.3.4.14.2. Surveyor's stamped certificate with the subdivision boundary legal description;

2B-10.3.4.14.3. City Surveyor's approval;

2B-10.3.4.14.4. City Engineer's approval;

2B-10.3.4.14.5. City Attorney's approval as to form;

2B-10.3.4.14.6. Director of Public Works' approval;

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Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

2B-10.3.4.14.7. Planning Commission Acceptance

2B-10.3.4.14.8. City Council approval; and

2B-10.3.4.14.9. County Recorder's certificate.

Commented [KC4]: This section needs to be updated per legislative requirements

2B-10.3.5. Utility Service Commitment Letters: A letter from the power, water, and sewer utility provider stating its commitment to provide service to the proposed project and to be operational prior to the issuance of any building permit. The application must also include written approval from the Public Health Department if it is determined that the property is not serviced by the public sewer system.

2B-10.3.6. Lot Addresses: A list of street addresses for each lot, numbered in accordance with the Kanab City address grid system.

2B-10.3.7. Title Report: A title report prepared within the previous 30 days.

2B-10.3.8. Any additional items that may be requested by the Development Subdivision Review Committee during the initial application process.

Commented [KC5]: Update to Subdivision Review Committee

2B-10.3.9. Fee: The minor subdivision plat fee as outlined in the Kanab City Land Use Ordinance.

2B-10.3.10. Signature and Acknowledgement: By signing the Minor Subdivision application form, the applicant acknowledges:

2B-10.3.10.1. That the applicant or agent of the applicant has read the Subdivision Ordinance;

2B-10.3.10.2. That the applicant understands the provisions of the Subdivision Ordinance; and

2B-10.3.10.3. That the applicant will fully and completely comply with the provisions and

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Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

requirements contained therein.

2B-10.4. ~~Development Subdivision Review~~ Committee Review:

2B-10.4.1. The Development Committee shall review the application and accompanying documentation for compliance with this ordinance.

2B-10.4.2. Copies of the application and accompanying documentation may be furnished to the City Attorney, City Engineer, Public Works Department, or other interested parties, who will review the documentation and make recommendation back to the ~~Development Subdivision Review~~ Committee.

2B-10.4.3. Additional information such as a soils investigation, drainage study, deed restrictions, or other information deemed necessary to fulfill the purpose of this ordinance as described may be requested from the applicant by the ~~Development Subdivision Review~~ Committee during the review.

2B-10.4.4. Once all information requested has been furnished, evaluated, and addressed to the satisfaction of the ~~Development Subdivision Review~~ Committee, ~~the application will be forwarded to the Planning Commission and placed in the next available meeting agenda.~~

2B-10.5. **Subdivision Review Committee:** The Kanab City Subdivision Review Committee shall hold a public meeting on the application and approve, deny, or approve with conditions..

2B-10.7. **Owner's Duty to Record:** The owner(s) of the approved minor subdivision shall record the approved Minor Subdivision Plat in the Kane County Recorder's Office. An applicant's failure to record within one year of ~~City Council~~ ~~Subdivision Review Committee's~~ approval shall render the subdivision void. In such case, the applicant must commence the subdivision process anew.

Commented [KC6]: Update to Subdivision Review Committee and any references to this group through this section

Commented [KC7]: We may request this but it is vague on if any subdivision improvements can be required based on the report findings.

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Subdivision Ordinance

Chapter 2B

Subdivision Process (1-2 Family Residential)

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

2B-10.8. Improvement Requirements for Building 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.~~

Commented [KC8]: Staff suggests that the subdivision improvements are discussed and required with the Land Use application and not with the Building Permit. This is an administrative process and any improvement PC and CC would like addressed with subdivisions needs to be part of the ordinance for the staff to require or enforce.

Staff recommend that at a minimum the developer/applicant is required to install any required improvements prior to the plat being recorded or a bond is issued.

Staff suggest the following required improvements - fire hydrants, paved roads if the minor subdivision includes more than 3 lots (this would match the requirements for the private lanes), and sewer lines if minor subdivision is within 300' of the public sewer system. Stormwater infrastructure, if applicable.

Staff suggests that a note is put on the plat that a minor subdivision "may or may not have required infrastructure."

Staff suggests that the Title Block include "An Unimproved Minor Subdivision"