

**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**

26 North 100 East  
Kanab, UT 84741

**May 5<sup>th</sup>, 2026**

**NOTICE** is hereby given that the Kanab Planning Commission will hold its regular Commission Meeting on the 5<sup>th</sup> day of May 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 April 7, 2026 and April 9, 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. **PUBLIC HEARING** - Discuss and recommend to City Council a text amendment for Subdivision Ordinance Chapter 2A and 2B adopting amendments to the Minor Subdivision sections.
2. Discuss and recommend to City Council partial vacation of easement of a public street located at 250 East.

### **Administrative Decision Items:**

3. Discuss approve or deny a site plan review for an addition and change of use to parcel K-11-5 for professional offices.
4. Discuss and recommend to City Council an extension for the Ventana Resort Village Phase 5 final plat.

### **Work Meeting:**

### **Staff Report:**

### **Commission Member Report:**

### **Council Member Liaison Report:**

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

– A Western Classic –

1 **KANAB CITY PLANNING COMMISSION**

2 **26 North 100 East**

3 **Kanab, UT 84741**

4 **April 7, 2026 @ 1830**

5 **Agenda Items:**

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

7 **In Attendance** – Commission Members: RUSS WHITAKER, DENNIS SHAKESPEAR, BEN AIKEN,  
8 TERRY EDWARDS, ANDY HILL; City Council Liaison: ARLAN CHAMBERLAIN; Building Official:  
9 JANAE CHATTERLEY; City Attorney: KENT BURGGRAAF; Building & Land Use Assistant: SAMUEL  
10 TOMCO

11  
12 **Not In Attendance** – Commission members: Marlee Swain

13  
14 **2. Approval of meeting minutes from March 3, 2026**

15 Member Whitaker made a motion to approve the minutes.

16 Member Edwards seconded the motion.

17 Member Aiken – YES

18 Member Whitaker – YES

19 Member Hill – YES

20 Member Edwards – YES

21 Member Shakespear – YES

22 Member Swain – Absent

23 Member Glover – Absent

24  
25 **3. Public Comment Period** – Members of the public are invited to address the Planning  
26 Commission. Participants are asked to keep their comments to 3 minutes and follow  
27 rules of civility outlined in Kanab Ordinance 3-601

28

29 Chair Aiken opened for public comment

30

31 **NO PUBLIC COMMENT, PUBLIC COMMENT PERIOD CLOSED**

32

33 **Legislative Decision:**

34 **1. Discuss and recommend to City Council a zone change for parcel K-18-27-Annex.**

35 **Application is to change the zone from RA [Residential Agriculture] to R-1-20**

36 **[Residential – 20,000 sq.ft.]. Parcel is located approximately at 1400 W Stansfield Dr. in**

37 **Kanab City.**

38

39 Ms. Chatterley summarized where the plot of land is, who (Tyler Heeley) is wanting to rezone,  
40 why Mr. Heeley is re-zoning, and what Mr. Heeley is re-zoning for. She continued, explaining  
41 what the requirements, and differences between the zone types.

42 **Member Kerry Glover arrived during this discussion.**

43 Ms. Chatterley spoke, noting that Kanab Hills LLC (one who owns a neighboring lot) supports the  
44 decision for re-zoning.

45 She explained what Mr. Heeley plans on bringing up to standards if approved, but that currently,  
46 developers are not required to bring subdivisions up to standards.

47 Mr. Burggraaf clarified that this discussion is specifically for the zone change, not approving a  
48 site plan.

49

50 Member Whitaker moved to send a positive recommendation to the City Council to assign zone  
51 R-1-20 to Parcel K-18-27-Annex based on the findings and conditions outlined in Staff Report  
52 ZONE 26-005.

53 Member Shakespear seconded the motion

54

55 Member Aiken – YES

56 Member Whitaker – YES

57 Member Hill – YES

58 Member Edwards – YES

59 Member Shakespear – YES

60 Member Glover – YES

61 Member Swain – Absent

62

63 **2. PUBLIC HEARING - Discuss and recommend to City Council a text amendment for**  
64 **Land Use Ordinance Chapter 4 adopting a minimum setback along Highway 89A for**  
65 **future development along Highway 89A frontage.**

66

67 Ms. Chatterley summarized UDOT and their request for the city to provide setbacks along the  
68 highway, specifically 145ft in total. The East side currently sits at 45ft required. A possible option  
69 would be to add 15ft to the West side. This is for road space, walking trails, gutters/sidewalks,  
70 etc.

71 Mr. Burggraaf clarified why it would specifically be applied to the West side vs the East side, and  
72 further explained why the setbacks would be necessary, as well as how the setbacks would be  
73 beneficial for both UDOT and the Kanab Community.

74 Ms. Chatterley and Mr. Burggraaf spoke with the commission to clear up any questions and  
75 confusion regarding the setbacks, including possible locations for the specified locations for the  
76 setbacks to begin and end.

77 Member Aiken opened for a public comment.

78 Brent Housely, a Kane County resident, spoke, noting that he does not want to see Kanab  
79 experience severe traffic, and gave both St. George, and Salt Lake City as examples.

80 Chair Aiken closed public comment.

81 Mem Glover noted he would like a condition for UDOT to be addressed regarding where to start  
82 the setback, prior to finalizing the decision.

83

84 Member Glover made a motion [to send] a positive recommendation on a text amendment for  
85 land use ordinance chapter 4, supplementary regulations, to adopt a minimum setback along  
86 highway 89a for any development along the highway frontage with the condition [that we  
87 discuss] with UDOT on the section [of highway 89a] north of Plum Tree [Drive] to E 650 S.

88 Member Hill seconded the motion

89

90 Member Aiken – YES

91 Member Whitaker – YES

92 Member Hill – YES

93 Member Edwards – YES

94 Member Shakespear – YES

95 Member Glover – YES

96 Member Swain – Absent

97

98 **3. PUBLIC HEARING - Discuss and recommend to City Council a text amendment in Land**  
99 **Use Ordinance Chapter 20 allowing for a tavern or establishment to serve and sale beer**  
100 **without a restaurant/food requirement.**

101

102 Janae summarized the previous discussion made at past PC meetings regarding the text  
103 amendment in question (e.g. if food shall be required, if there should be a “last call” (i.e. staying  
104 open for one hour past serving alcohol, etc.)

105

106 Chair Aiken opened public comment

107

108 Darren DaSilva, a resident of Kanab, spoke in favor, noting he believes a tavern would be  
109 beneficial for the community and for tourism. He also noted he believes the restrictions talked  
110 about for the tavern make sense.

111 Adam Ortiz, a small business owner in Kanab, spoke on experience with the area as a small  
112 business owner, and how often tourists ask him about a tavern, but having to be turned down  
113 due to no tavern being available.

114 Brian Kanofsky, a property owner within the county, spoke, noting that many of his guests at his  
115 vacation rentals often speak of wishing to have a tavern.

116 Brent Housely, a Kane County resident, noted that there are not any options within a short  
117 distance to be able to enjoy an alcoholic beverage, referencing the "saloon" East of town, and  
118 the Buckskin bar south of town, and that he would greatly appreciate having somewhere nearby  
119 to enjoy an alcoholic beverage with friends, noting he is strongly in favor of allowing a tavern.

120 Rachel Aldredge spoke, noting that she works in tourism and the film industry, and how many  
121 clients she works with wish that there was a place to drink and that is within walking distance of  
122 hotels.

123 Chair Aiken closed public comment

124 Chair Aiken invited the applicants forward. The applicants spoke reasoning towards having a  
125 tavern in town. Explaining why requiring the ordering of food to allow ordering alcohol would  
126 hinder the business model.

127 Ms. Chatterley clarified that simple foods, appetizers, would be required for an option, but not  
128 be required to be ordered to also purchase beer, and clarified that it would not be a bar; no  
129 hard drinks would be present.

130 The applicants made clear that they would be following all the rules and regulations set out by  
131 DABS, if approved to move forward. It was clarified that they would also uphold State laws, such  
132 as not allowing drinking outside of a defined area.

133 Member Glover asked for specific plans regarding the actual tavern in question. He spoke with  
134 the applicants to find out what they really plan. Member Glover also noted some disfavor,  
135 wishing that the tavern would be more community focused, offering food like entrees, to be  
136 another option for locals, but understands the difficulty of requiring a full kitchen and meals.

137 Ms. Chatterley and Mr. Burggraaf spoke what the state requires, and what they define as a  
138 tavern.

139 Member Hill spoke with the members what would the perfect scenario would be for the tavern.

140 Member Glover noted, that although he does not have any worries regarding the current  
141 applicants, he does worry that future tavern applicants may want to push the boundaries of  
142 what is permitted.

143 Members discussed with Mr. Burggraaf and Ms. Chatterley regarding rules and regulations  
144 surrounding hours of operation.

145 Member Whitaker moved to send a positive recommendation to city council to adopt a changes  
146 to the land use chart, and other changes in chapter 20 related to “tavern”, with the applicants  
147 additional recommended language.

148 Member Edwards seconded the motion

149

150 Member Aiken – YES

151 Member Whitaker – YES

152 Member Hill – YES

153 Member Edwards – YES

154 Member Shakespear – YES

155 Member Glover – YES

156 Member Swain – Absent

157

158 **4. PUBLIC HEARING - Discuss and recommend to City Council a text amendment for**  
159 **Land Use Ordinance Chapter 7 specifically temporary signs and prohibited flag and**  
160 **banana signs.**

161

162 Ms. Chatterley summarized the previous discussion on this topic at a past Planning commission.  
163 She also noted a possible change to restrict any signs on public-maintained property, and what  
164 the definition of a “sponsor” would mean in this case.

165 Mr. Burggraaf specified the legality behind controlling what is on signs, and the location of such  
166 imagery. He also spoke about building murals and the current requirements, and if they are  
167 permitted or not permitted, as well as what restrictions can be added to signs without being  
168 able to monitor and control the content.

169 Commission spoke with Ms. Chatterley about changing the wording to only require murals do  
170 not contain lewd or offensive content, and no further restrictions.

171 Ms. Chatterley moved to speak on flag and pennant advertising signs owned by businesses.

172

173 **Chair Aiken opened to public comment**

174 Darren Dasilva spoke about requiring aesthetic rules within the mural choices, like a desert  
175 themed color pallet.

176 Mr. Tomco spoke about the current color pallet for commercial businesses, and if it would apply  
177 to murals.

178 Ms. Chatterley responded that the pallet only applies to C1 and surrounding areas, not zones  
179 outside of those areas.

180 Mr. Burggraaf recommended adopting the pallet.

181 The Commission discussed requiring the color pallet.

182 **Chair Aiken closed the public comment**

183

184 Ms. Chatterley discussed with the commission regarding the signs on public property.

185

186 Member Glover moved to send a positive recommendation to city council for a text amendment  
187 for land use ordinances chapter 7 "signs", with the proposed redlined amendments, including  
188 requiring the color pallet for murals, as discussed throughout the meeting, with the redline  
189 amendments.

190 Member Whitaker seconded the motion.

191

192 Member Aiken – YES

193 Member Whitaker – YES

194 Member Hill – YES

195 Member Edwards – YES

196 Member Shakespear – YES

197 Member Glover – YES

198 Member Swain – Absent

199

200 **Administrative Decision Items:**

201 **5. Discuss and recommend to City Council a full boundary adjustment on parcel K-B-12-9**  
202 **(Honey’s Marketplace) . The boundary adjustment is to adjust the property line on**  
203 **the west side of the property.**

204

205 Ms. Chatterley summarized the boundary adjustment, including Honey’s Marketplace requested  
206 EV car chargers, with legal clarification given by Mr. Burggraaf.

207 No questions from the commission

208

209 Member Whitaker moved to send a positive recommendation to city council for the full  
210 boundary adjustment as outlined in the recorded survey for parcel K-B-12-9 based on the  
211 findings and conditions of approval as outlined in the staff report #SUB26-001.

212 Member Glover Seconded the motion.

213

214 Member Aiken – YES

215 Member Whitaker – YES

216 Member Hill – YES

217 Member Edwards – YES

218 Member Shakespear – YES

219 Member Glover – YES

220 Member Swain – Absent

221

222 **6. Discuss, approve or deny an extension for the Hidden Canyon preliminary plat that was**  
223 **approved in May of 2025.**

224

225 Ms. Chatterley summarized the plats, and noted the owner of the “Hidden Canyon” plat  
226 requested an extension, something that is required to come before planning commission.

227 Ms. Chatterley was asked for her recommendation for the extension; 90 days is what was  
228 recommended.

229 Member Shakespear moved to send a positive recommendation to the city council for the  
230 Preliminary plat in phase 1, 2, 3, 4, and 14 of Hidden Canyon Subdivision based on the findings  
231 and conditons of approval as outlined in the staff report for file #PLANPRESUB25-001 and 25-  
232 002, with a 90-day extension.

233 Member Hill seconded the motion.

234

235 Member Aiken – YES

236 Member Whitaker – YES

237 Member Hill – YES

238 Member Edwards – YES

239 Member Shakespear – YES

240 Member Glover – YES

241 Member Swain – Absent

242

243 **7. Discuss, approve or deny a Site Plan Review for Ventana Resort Apartments.**

244

245 Ms. Chatterley explained that “Ventana Resort Apartments” site plan expired, the current  
246 complications they are in, and that they will require a renewal.

247

248 Member Glover moved to make a motion to approve the site plan for the multi-family housing  
249 in Ventana Resort Village, Phase 1 based on Staff’s findings and the condition(s) listed in the  
250 final report, #SPR2024013.

251 Member Russ seconded the motion

252

253 Member Aiken – YES

254 Member Whitaker – YES

255 Member Hill – YES  
256 Member Edwards – YES  
257 Member Shakespear – YES  
258 Member Glover – YES  
259 Member Swain – Absent

260

261 **Work Meeting:**

262

263 **8. Discussion about subdivisions improvements for minor subdivisions outlined in Kanab**

264

265 Ms. Chatterley summarized the requirements regarding lots within minor subdivisions,  
266 specifically the quantity of lots, and what improvements are currently required. She discussed  
267 with the commission, providing examples, and explaining what options there are for required  
268 infrastructure improvements.

269 Chair Aiken spoke regarding his concerns with specifications regarding commercial subdivisions

270 Ms. Chatterley spoke about her current concerns with the current ordinance; she spoke with  
271 the commission regarding their individual thoughts.

272 The commission spoke about possibly having different requirements for commercial and  
273 residential subdivisions.

274

275 City Subdivision Ordinances.

276 **Staff Report:**

277

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

279

280 **Commission Member Report:**

281

282 Ventana plat amendment

283

284 **Council Member Liaison Report:**

285

286 Member Glover made a motion to adjourn the meeting.

287 Member Whitaker seconded the motion

288

289 Member Aiken – YES

290 Member Whitaker – YES

291 Member Hill – YES

292 Member Edwards – YES

293 Member Shakespear – YES

294 Member Glover – YES

295 Member Swain – Absent

1 **KANAB CITY PLANNING COMMISSION SPECIAL MEETING**

2 **26 N 100 E KANAB CITY, UTAH 84741**

3 **April 9, 2026 @ 1600**

4  
5 **PRESENT: PLANNING COMMISSION MEMEMBERS: BEN AIKEN, RUSS WHITAKER, DENNIS**  
6 **SHAKESPEAR, ANDY HILL, KERRY GLOVER; CITY ATTORNY: KENT BURGGRAAF; BUILDING**  
7 **OFFICIAL: JANAЕ CHATTERLEY; BUILDING INSPECTOR: SAMUEL TOMCO**

8  
9 **ABSENT: PLANNING COMMISSION MEMBERS: MARLEE SWAIN, TERRY EDWARDS; CITY**  
10 **COUNCIL LIAISON: ARLAN CHAMBERLAIN**

11  
12 **AGENDA ITEMS:**

- 13 **1. Planning Commission review to approve or deny a Site Plan for parcel K-3-33-Annex**

14 **Ms. Chatterley summarized the changes to be made to the remodel of the workshop located**  
15 **on 1504 S HWY 89A. She also clarified the required landscaping, noting due to street frontage**  
16 **being UDOT property, not City property, the City ordinances do not dictate, and would require**  
17 **UDOT approval if put in place.**

18  
19 **Member Shakespear made a motion to approve the plans as submitted.**

20 **Member Glover seconded the motion.**

21  
22 **VOTE:**

23 **Ben Aiken – YES**

24 **Dennis Shakespear – YES**

25 **Andy Hill – YES**

26 **Kerry Glover – YES**

27 **Russ Whitaker – Abstained**

28 **Marlee Swain – Absent**

29 **Terry Edwards – Absent**

30

31 **Member Glover made a motion to adjourn the meeting.**

32 **Member Whitaker seconded the motion.**

33

34 **VOTE:**

35 **Ben Aiken – YES**

36 **Dennis Shakespear – YES**

37 **Andy Hill – YES**

38 **Kerry Glover – YES**

39 **Russ Whitaker – Abstained**

40 **Marlee Swain – Absent**

41 **Terry Edwards – Absent**

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



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Steve Shrope

## Kanab Planning Commission Staff Report

File Number 20260501

|               |  |
|---------------|--|
| Date:         | April 30, 2026   |
| Meeting Date: | May 5, 2026  |
| Agenda Item:  | Discuss and recommend a text amendment to City Council for Subdivision Ordinances, Chapter 2A & 2B Minor Subdivision |

### Attachments:

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

### Summary:

Kanab City Land Use Department has requested amendments to the minor subdivision sections of Chapter 2A & 2B of the Subdivision Ordinance. While reviewing the language in the minor subdivision sections, it was found that some sections need to be updated to meet Utah code and staff is asking for clarifying requirements on what subdivision improvements they would like required during the final plat process.

### Staff Recommendation

Based on discussion with planning commission staff has drafted amendments to present to Planning Commission. These amendments include:

Full subdivision improvements for minor subdivisions identified in Chapter 2A (commercial, manufacturing and residential multi-family)

Allowing only 5 or fewer lots in Chapter 2A (commercial, manufacturing and residential multi-family)

Allowing up to 10 lots in minor subdivision in Chapter 2B (1- & 2- family dwellings and townhouses)

Limited subdivision improvements such as water, sewer, fire hydrants for 1- & 2- family dwellings and townhouses.

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Other amendments that were done by staff to clean up titles, grammar, format, and the bodies that can review and make the administrative decisions based on State Code.

### **Suggested Motions**

I move to send a positive recommendation to City Council to adopt changes to the Kanab City Subdivision Ordinances identified in exhibit A of the staff report for 20260501.

I move to send a positive recommendation to City Council to adopt changes to the Kanab City Land Use Ordinances identified in exhibit A of the staff report for 20260501 with the following amendments:

I move to send a negative recommendation to City Council.

I move to continue the discussion to the following meeting:

**– A Western Classic –**

**Mayor**  
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**City Manager**  
**Kyler Ludwig**  
**Treasurer**  
**Danielle Ramsay**



**City Council**  
**Arlon Chamberlain**  
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**Boyd Corry**  
**Peter Banks**  
**Steve Shrope**

## **Exhibit A: Proposed Amendment with Red Lines**

# KANAB

## Subdivision Ordinance

### Chapter 2A

### Subdivision Process

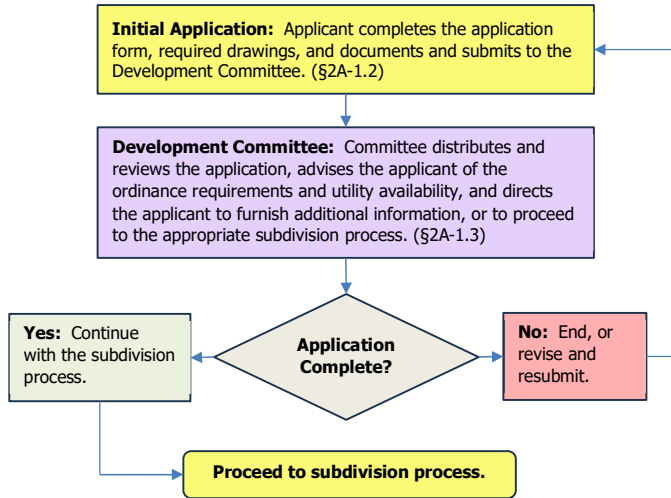
This Subdivision Ordinance defines and outlines the requirements for land division within Kanab City, including all subdivisions (except for 1-2 family residential), condominium plats, plat amendments, plat vacations, and lot-line adjustments.

### 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-1 Initial Application

Figure 1 - Initial Application Process



# 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.

2A-1.1. An applicant may obtain approval for a subdivision, condominium plat, plat amendment, lot-line adjustment or plat vacation through the process as outlined herein; except that applications for new subdivisions intended for single family, duplex, or townhome shall proceed according to Chapter 2B of this Subdivision Ordinance.

2A-1.2. An applicant shall complete and submit an initial application form to the Kanab City Development Committee. The application shall be accompanied by the following:

2A-1.2.1. Sketch Plan: The sketch plan shall include the following:

2A-1.2.1.1. A vicinity map or recent aerial photograph showing the general location of the subdivision and the property boundary of the proposed area to be subdivided clearly shown, including a north arrow, map scale and designated public street access.

2A-1.2.1.2. Significant natural and man-made features on the site and within one-half (1/2) mile of any portion of the proposed project boundary.

2A-1.2.1.3. Acreage of the proposed project boundary, the number of lots, typical lot dimensions and the approximate area of each lot.

2A-1.2.1.4. Approximate proposed phasing sequence, if project is planned to be completed in phases.

2A-1.2.1.5. Mapped floodplains and sensitive land areas relative to the project boundary as outlined in the Kanab City Land Use Ordinance.

2A-1.2.1.6. Proposed location of master planned streets as correlated with the Kanab City Transportation Master Plan. Exact locations are flexible, but proposed roads must satisfy the intent and purpose for each master planned roadway.

2A-1.2.2. Narrative: The narrative shall be a brief written statement which clearly describes in detail the intent of the project request including public street access, connection to existing public utilities, and the type of wastewater disposal

# 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.

system proposed.

#### 2A-1.3. Development Committee Review:

The Development Committee will review the project application and advise the applicant of the ordinance requirements and utility availability, and will direct the applicant to furnish additional information, or to proceed with the appropriate subdivision process. The review may include input from municipal departments and/or utility providers. The review shall include, but not be limited to, the following:

- i. Does the application meet the requirements of this Ordinance?
- ii. Are all the lots suitable for building?
- iii. Have sensitive lands been identified in accordance with the Kanab City Land Use Ordinance, and if so, have the conditions been abated?
- iv. Will all lots front public or private streets once development is complete?
- v. Is the subdivision consistent with the General Plan?
- vi. Do the streets conform to the guidelines found in the Transportation Master Plan?
- vii. Will the development enhance the character and aesthetics of the community?

#### **Section 2A-2 Minor Subdivision (59 or Fewer Lots) for Commercial, Manufacturing or Residential Multi-Family zoned lots or parcels.**

2A-2.1. An applicant may subdivide property into five (5) or fewer 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.

# KANAB

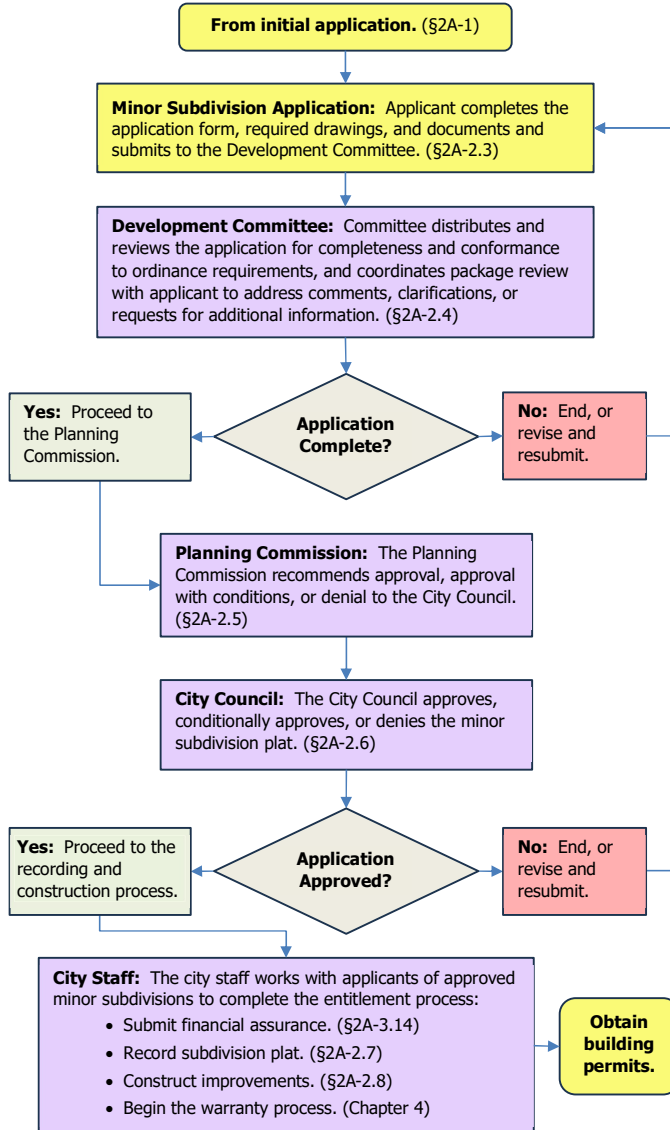
## Subdivision Ordinance

### 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.

Figure 2 - Minor Subdivision Process



Amended May 2026 August 14, 2025

# 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.

#### ~~2A-2.2. Initial Application~~

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

#### 2A-2.23. Minor Subdivision Application

~~Following completion of the initial application process, a~~An applicant shall complete and submit an application form for a minor subdivision to the ~~Kanab City Development Committee~~Kanab City Land Use Department. The application shall be accompanied by the following ~~items, together with and~~ a completed checklist ~~showing the applicant included all elements demonstrating that all required elements have been included:~~

2A-2.23.1. The name of applicant or authorized agent and contact information.

2A-2.23.2. The subdivision name.

2A-2.23.3. The property address and parcel number.

2A-2.23.4. ~~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~~A minor subdivision plat drawing that shall include:

2A-2.23.4.1. The proposed subdivision name;

2A-2.23.4.2. The name and address of the applicant, engineer, or surveyor ~~for the subdivision~~ and owners of the land to be subdivided;

2A-2.23.4.3. 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-2.23.4.4. A minimum scale of 1" = 50';

2A-2.23.4.5. Existing rights-of-way and easement grants of record for streets, underground utilities and other public purposes;

2A-2.23.4.6. A north arrow ~~facing oriented to~~ the top of

# 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.

right margin;

2A-2.23.4.7. The latest **revision** date on each sheet;

2A-2.23.4.8. The acreage or square footage for all parcels or lots and the length and width of the blocks and lots intended for sale;

2A-2.23.4.9. A legend of symbols;

2A-2.23.4.10. All survey monuments;

2A-2.23.4.11. The street-indicating numbers and/or names and the lots numbered consecutively.

2A-2.23.4.12. 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-2.23.4.13. The streets, lots, and properties within two hundred feet (200') surrounding the subdivision shown in ghost lines; and

2A-2.32.4.14. The approval signature blocks for:

2A-2.23.4.14.1. Owner's dedication and acknowledgment;

2A-2.23.4.14.2. Surveyor's stamped certificate with the subdivision boundary legal description;

2A-2.23.4.14.3. City Surveyor's approval;

2A-2.23.4.14.4. City Engineer's approval;

2A-2.32.4.14.5. City Attorney's approval as to form;

2A-2.32.4.14.6. Director of Public Works' approval;

2A-2.32.4.14.7. Planning Commission acceptance;

2A-2.32.4.14.8. City Council approval; and

2A-2.32.4.14.9. County Recorder's certificate.

**Commented [KC1]:** This has not recently been enforced by our surveyor or engineer. When I spoke with Civil Science they did not realize this was in our ordinance and they do prefer that on a plat the surrounding parcels are noted but grayed out so the new subdivision and the lots/parcel boundaries stands out.

# 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.

2A-2.23.5. Utility Service Commitment Letters:  
A letter from the power, water, and sewer utility provider stating ~~its commitment to provide that~~ service ~~to the proposed project and to be operational~~ will be provided and available 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.

2A-2.23.6. Lot Addresses:  
A list of street addresses for each lot, numbered in accordance with the Kanab City address grid system.

2A-2.23.7. Title Report:  
A title report prepared within the previous 30 days.

2A-2.23.8. Any additional ~~items that may be~~ information requested ~~by the Development Committee~~ during the ~~initial application review~~ process.

2A-2.23.9. Fee:  
The minor subdivision plat fee as outlined in the Kanab City ~~Land Use Ordinance~~ Fee Schedule.

2A-2.23.10. Signature and Acknowledgement: By signing the Minor Subdivision application form, the applicant acknowledges:

2A-2.23.10.1. That the applicant or agent of the applicant has read the Subdivision Ordinance;

2A-2.23.10.2. That the applicant understands the provisions of the Subdivision Ordinance; and

2A-2.23.10.3. That the applicant will fully and completely comply with the provisions and requirements contained therein.

2A-2.34. ~~Development Committee~~ Land Use Department Review:

2A-2.34.1. The ~~Development Committee~~ Land Use Department shall review the application and accompanying documentation for compliance with this ordinance.

# 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.

2A-2.34.2. Copies of the application and accompanying documentation may be furnished to the City Attorney, City Engineer, City Surveyor, Public Works Department, or other interested parties, who will review the documentation and make recommendation back to the Development CommitteeLand Use Department.

2A-2.34.3. 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 CommitteeLand Use Department during the review.

2A-2.34.4. Once all information requested has been furnished, evaluated, and addressed to the satisfaction of the Development CommitteeLand Use Department, the application will be forwarded to the Planning Commission and placed in the next available meeting agenda.

2A-2.45. **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-2.56. **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-2.67. **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-2.87. **Subdivision Improvement Requirements for Building Permits in Minor Subdivisions:**

2A-2.78.1. ~~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. A plat shall not be recorded until utilities including~~

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## 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.

~~electrical, water, sewer, and stormwater) and adequate fire protection are available for connection, or a bond or other approved surety has been provided in accordance with Chapter 4 of this ordinance.~~

~~2A-2.7.2. 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: Street improvements, including curb, gutter, and sidewalk, shall be completed prior to the plat recording or bond or other approved surety is provided in accordance with Chapter 4 of this ordinance.~~

~~2A-2.8.2.1. Construct street improvements to match existing conditions on adjacent or contiguous properties. All public streets require approval from the City Engineer and Public Works director through the application process.; or~~

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

~~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.~~

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

2A-3.1. An applicant may subdivide property through the preliminary plat and final plat process as outlined herein, provided that all proposed lots or parcels comply with the applicable zone standards and that all subdivision design standards and infrastructure requirements are or will be met.

# KANAB

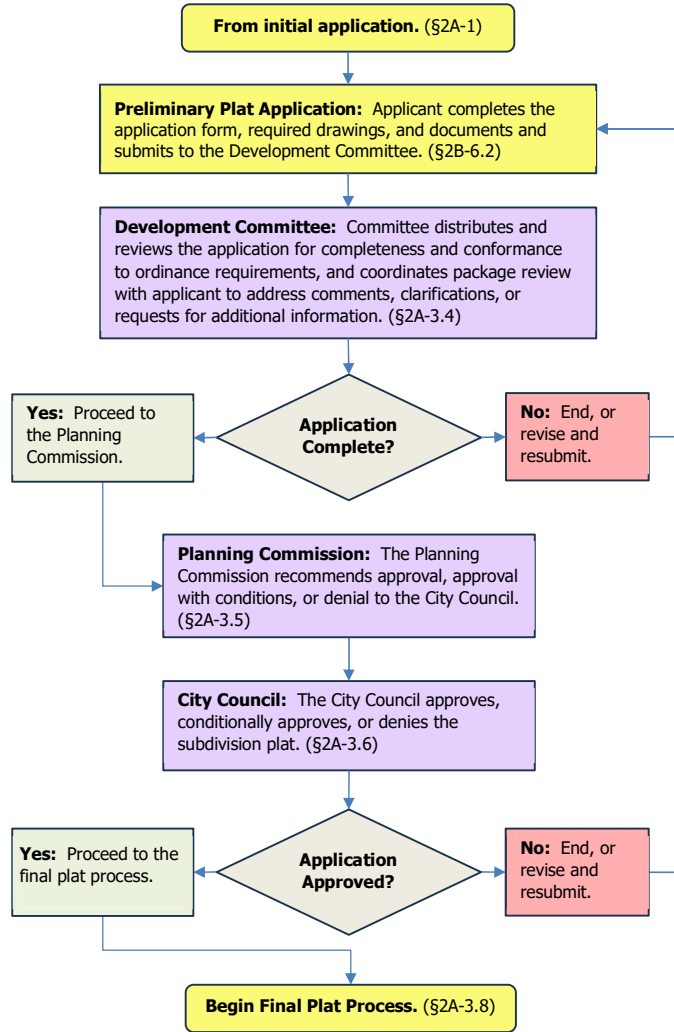
## Subdivision Ordinance

### Chapter 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.

Figure 3 - Preliminary Plat Application Process



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## 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.

2A-3.2. **Initial Application:** An applicant shall complete the initial application process as outlined in Section 2A-1.

2A-3.3. **Preliminary Plat:** Following completion of the initial application process, an applicant shall complete and submit an application form for a preliminary plat to the Kanab City Development Committee. The application shall include all elements of Kanab City Ordinance 2B-6.2.

2A-3.4. **Development Committee Review (Preliminary):**

2A-3.4.1. The Development Committee shall review the preliminary plat application and accompanying documentation for compliance with this Ordinance.

2A-3.4.2. Copies of the application and accompanying documentation may be furnished to the City Attorney, City Engineer, Public Works Department, or other interested parties, who will review the documentation and make recommendation back to the Development Committee.

2A-3.4.3. Additional information may be requested from the applicant by the Development Committee during the review.

2A-3.4.4. Once all information requested has been furnished, evaluated, and addressed to the satisfaction of the Development Committee, the application will be forwarded to the Planning Commission and placed in the next available meeting agenda.

2A-3.5. **Planning Commission Consideration (Preliminary):**

2A-3.5.1. The Planning Commission shall hold a public hearing on the preliminary plat by providing reasonable notice of the public hearing at least 10 days before the date of the public hearing.

2A-3.5.2. Upon review and consideration of the preliminary plat, at a meeting called for such purpose, the Planning Commission shall recommend its approval, denial, or approval with conditions to the City Council. Such a decision shall be made within 45 days of said meeting. In the event the Planning Commission fails to make a recommendation within said 45-day period, the preliminary plat shall be deemed denied.

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## 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.

2A-3.6. **City Council Consideration (Preliminary):** The City Council may hold a public hearing and shall, within forty-five (45) days of the Planning Commission's recommendation, approve, deny, or conditionally approve the preliminary plat.

2A-3.7. **Failure to Record and Preliminary Plat Time Extension:** Failure to record a final plat within twelve (12) months of approval of the preliminary plat by the Kanab City Council shall render the preliminary plat null and void, unless:

2A-3.7.1. Applicant requests an extension of time from the Kanab City Council.

2A-3.7.2. Such extension, if granted, will be permitted in six-month increments.

2A-3.7.3. If no extension is requested with the twelve (12) month time frame and the applicant desires to record the final plat, the applicant must commence the subdivision process anew.

2A-3.8. **Final Plat:** Upon City Council approval of the preliminary plat, the applicant shall prepare and submit an application form for a final plat to the Kanab City Development Committee. The application shall include all elements of Kanab City Ordinance 2B-6.3.

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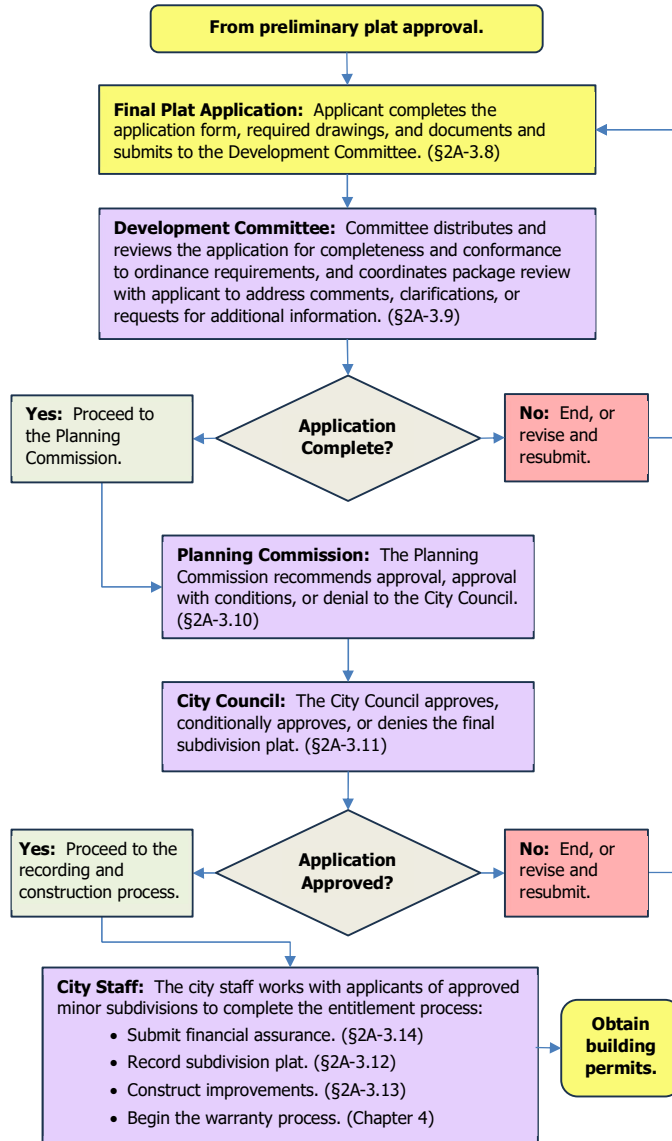
## Subdivision Ordinance

### 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.

Figure 4 - Final Plat Application Process



Amended May 2026 August 14, 2025

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## 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.

#### 2A-3.9. Development Committee Review (Final):

2A-3.9.1. The Development Committee shall review the Final Plat application and accompanying documentation for compliance with this Ordinance.

2A-3.9.2. Copies of the application and accompanying documentation may be furnished to the City Attorney, City Engineer, Public Works Department, or other interested parties, who will review the documentation and make recommendation back to the Development Committee.

2A-3.9.3. Additional information may be requested from the applicant by the Development Committee during the review.

2A-3.9.4. Once all information requested has been furnished, evaluated, and addressed to the satisfaction of the Development Committee, and upon receipt of the owners' tax clearance, the application will be forwarded to the Planning Commission and placed on the next available meeting agenda.

#### 2A-3.10. Planning Commission Consideration (Final):

2A-3.10.1. The Planning Commission may, in its discretion, hold a public hearing on the final plat by providing reasonable notice of the public hearing at least 10 days before the date of the public hearing.

2A-3.10.2. Upon review and consideration of the final plat, at a meeting called for such purpose, the Planning Commission shall recommend its approval, denial, or approval with conditions to the City Council. Such a decision shall be made within 45 days of said meeting. In the event the Planning Commission fails to make a recommendation within said 45-day period, the final plat shall be deemed denied.

2A-3.11. **City Council Approval (Final):** Upon a determination that the proposed plat is consistent with the General Plan, and upon receipt of a recommendation from the Planning Commission, the City Council may approve a final subdivision plat.

2A-3.12. **Owner's Duty to Record:** The owner(s) of an

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## Subdivision Ordinance

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### 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.

acknowledged, certified, and approved final plat shall furnish a mylar drawing of such plat and record the plat in the Kane County Recorder's office. An applicant's failure to record a final plat within one year of City Council approval shall render the plat void. In such a case, the applicant must commence the subdivision process anew.

2A-3.13. **Subdivision Improvements:** Public improvements required by City ordinances or listed in the approved improvement plan accompanying the final plat must be completed within one (1) year of recordation of the final plat, unless such time is extended by the Kanab City Council.

2A-3.14. **Financial Assurance:** The subdivision owner shall furnish a financial assurance for the review, inspection, construction, and one-year guarantee of completed public improvements as outlined in Chapter 4 of this Ordinance.

#### Section 2A-4 Vacating or Amending a Subdivision Plat

2A-4.1. The City Council, by ordinance, requires a petition to consider any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any street or lot contained in a subdivision.

# KANAB

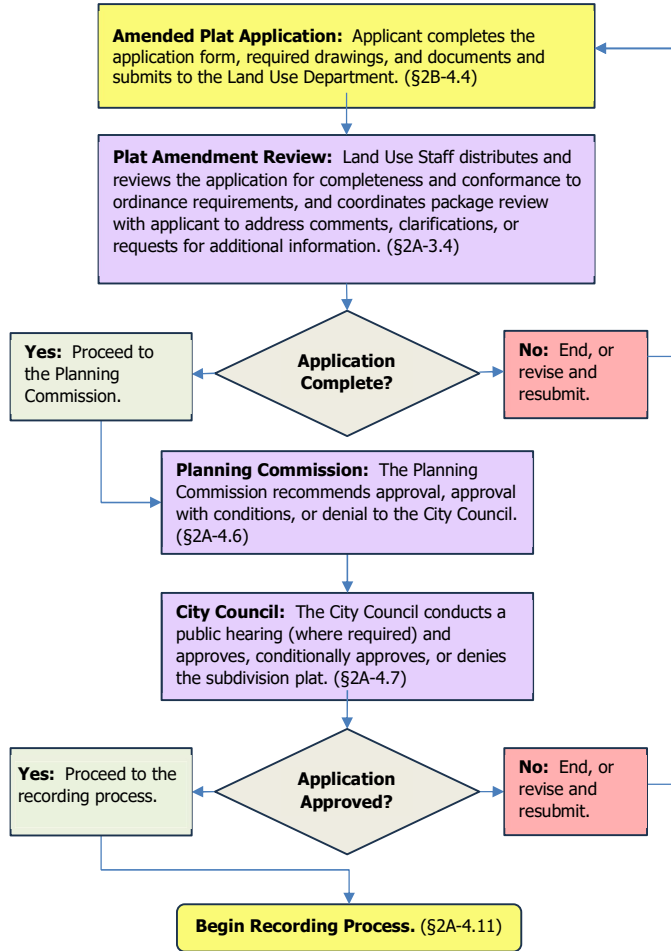
## Subdivision Ordinance

### 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.

Figure 5 - Plat Vacation or Amendment Process



2A-4.2. Any fee owner, as shown on the last county assessment roll, of land within a subdivision that has been laid out and platted as provided in this part may, in writing, petition the City Council to have the plat, any portion of it, or any street or lot

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## 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.

contained in it, vacated, altered, or amended as provided in this section.

**2A-4.3. Initial Application:** An applicant petitioning to vacate, alter, or amend an entire plat, a portion of a plat, or a street or lot contained therein shall complete the initial application process as outlined in Section 2A-1.

**2A-4.4. Plat Amendment Application:** Following completion of the initial application process, an applicant shall complete and submit an application form for a plat amendment to the Kanab City Land Use Department. The application shall include:

2A-4.4.1. The name of applicant(s) or authorized agent and contact information.

2A-4.4.2. The subdivision name.

2A-4.4.3. An amended final plat prepared in accordance with the applicable final plat requirements outlined in Section 2B-6.2.2, other document for recording as requested by the City, and the following:

2A-4.4.3.1 Depicts only the portion of the subdivision that is proposed to be amended;

2A-4.4.3.2 Includes a plat name distinguishing the amended plat from the original plat;

2A-4.4.3.3 Describes the differences between the amended plat and the original plat;

2A-4.4.3.4 Includes references to the original plat;

2A-4.4.3.5 Signature of each owner of record contained in the entire plat or on that portion of the plat described in the petition;

2A-4.4.3.6 Prepared by a surveyor that holds a license in accordance with Utah code Title 58, Chapter 22, and in compliance with §17-23-17 of the Utah code.

2A-4.4.4. Subdivision Lot Addresses: If new lots are being created, a list of street addresses for each lot shown on the amended final plat, numbered in accordance with the Kanab City address grid system.

2A-4.4.5. Mailing Labels for Owners of Record: Provide type written address labels appearing on the roll of the Kane County Assessor for the following:

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## 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.

2A-4.4.5.1. Each affected entity that provides a service to a property owner of record of the portion of the plat that is being vacated or amended; and

2A-4.4.5.2. All property owners within three hundred feet (300') of the property that is the subject of the proposed plat change.

2A-4.4.6. Subdivision Improvement Plans, (when required): Subdivision construction improvement plans for grading, drainage, streets, utility infrastructure, and other public improvements as modified by the proposed amendment, as required herein and in accordance with the Kanab City Uniform Standards for Design and Construction.

2A-4.4.7. Title Report: A title report prepared within the previous 30 days.

2A-4.4.8. Any additional items that may be requested during the initial application process.

2A-4.4.9. Fee: The amended final plat fee as outlined in the Kanab City Land Use Ordinance.

2A-4.4.10. Signature and Acknowledgement: By signing the plat amendment application form, the applicant acknowledges:

2A-4.4.11.1. That the applicant or agent of the applicant has read the Subdivision Ordinance;

2A-4.4.11.2. That the applicant understands the provisions of the Subdivision Ordinance; and

2A-4.4.11.3. That the applicant will fully and completely comply with the provisions and requirements contained therein.

#### 2A-4.5. Plat Amendment Review:

2A-4.5.1. The petition for the plat amendment shall be

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## 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.

reviewed by the City Engineer, Public Works Department, City Surveyor and Land Use Department.

2A-4.5.3. Additional information may be requested from the applicant during the review.

2A-4.5.4. Once all information requested has been furnished, evaluated, and addressed to the satisfaction of the reviewers, the application will be forwarded to the Planning Commission and placed in the next available meeting agenda.

2A-4.6. **Required Notices:** The Land Use Authority shall provide notice of a petition by mail or e-mail to the affected entity and property owner provided by the petitioner (§2A-4.4.4.5). Notice shall include a deadline by which written objections to the petition are due to the land use authority but no earlier than 10 calendar days after the day on which the notice is sent.

2A-4.7. **Plat Amendment Planning Commission Consideration:** The Planning Commission shall give its recommendation within 30 days after the proposed vacation, alteration, or amendment is referred to it.

2A-4.8. **Public Hearing (when required):** The City Council shall hold a public hearing within 45 days after the day on which a petition is filed, if:

2A-4.8.1. Any property owner within the subdivision that is proposed to be amended notifies the municipality of the owner's objection in writing before the deadline.

2A-4.8.2. -OPTIONAL- All of the property owners within the portion of the subdivision proposed to be amended have not signed the proposed amended plat.

2A-4.8.3. The public hearing requirement does not apply if:

2A-4.8.3.1 The petition seeks to:

2A-4.8.3.1.1 Join two or more of the petitioner fee owner's contiguous lots;

2A-4.8.3.1.2 Subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;

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## 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.

2A-4.8.3.1.3 On a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or  
2A-4.8.3.1.4 Alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not owned by the petitioner or designated as a common area; and  
2A-4.8.3.2 Notice has been given to adjoining property owners in accordance with any applicable local ordinance.

2A-4.9. **Required Notice:** The City shall give notice of the date, time, and place of the public hearing regarding the proposed plat amendment at least 10 calendar days prior to the public hearing. The notice shall be:

2A-4.9.1. Posted on the Utah State Public Notice Website; and

2A-4.9.2. Posted on the city website.

2A-4.11. **Document Recording:** The Applicant shall ensure that the vacation, alteration, or amendment is recorded in the Kane County Recorder's office and provide confirmation of recordation to the City including new parcel number or County account number.

2A-4.12. **Appeal of City Decision:** An aggrieved party may appeal the City's decision to the Appeal Authority.

### Section 2A-5 Boundary Adjustment

This section is being adopted in compliance with Senate Bill 104, passed in 2025. The public is advised that if a property owner goes forward with a simple boundary adjustment, as defined herein, depending on the circumstances, they may subsequently be required to do a plat amendment notwithstanding having completed the simple boundary adjustment process.

Property owners are strongly advised to seek the advice of professionals when attempting to do any property boundary adjustment.

2A-5.1 Simple Boundary Adjustment

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## 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.

#### 2A-5.1.1 Definition:

Simple Boundary adjustment means a boundary adjustment that does not affect a public right-of-way, municipal utility easement, or other public property; affect an existing easement, on-site wastewater system, or an internal lot restriction; or result in a lot or parcel out of conformity with land use regulations.

#### 2A-5.1.2 Simple Boundary Application

An applicant shall complete and submit an application to the Kanab City Land Use Department. The application shall include:

##### 2A-5.1.2.1 A conveyance document that includes the following:

- 2A-5.1.2.1.1: The name and signature of each party to the conveyance document;
- 2A-5.1.2.1.2: The address of each party to the conveyance document for assessment purposes;
- 2A-5.1.2.1.3: A legal description of the parcel or lot owned by each party before the boundary adjustment;
- 2A-5.1.2.1.3: A legal description of the parcel or lot owned by each party after the boundary adjustment; and
- 2A-5.1.2.1.4: Sufficient language to convey title from one party to another party, in conformity with the proposed boundary adjustment.

##### 2A-5.1.2.2 An exhibit, in a legible and recordable format, a visual or graphic of the proposed boundary adjustment and all properties affected by the proposed boundary adjustment, depicting:

- 2A-5.1.2.2.1 The former boundary location;
- 2A-5.1.2.2.2 The new boundary location; and
- 2A-5.1.2.2.3 The size shape and dimensions of each adjusted parcel or lot.

##### 2A-5.1.2.3 If the property owner's conducted a survey, a reference to the record of the survey map showing:

- 2A-5.1.2.3.1 Existing dwellings, outbuildings, improvements and other physical features;
- 2A-5.1.2.3.2 Existing easements, rights-of-way, conditions, or restrictions recorded or

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## 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.

apparent;

2A-5.1.2.3.3 The former boundary location;

2A-5.1.2.3.4 The new boundary location;

2A-5.1.2.3.5 The size, shape, and dimensions of each adjusted lot or adjusted parcel; and

2A-5.1.2.3.6 Other existing or proposed improvements that impact or are subject to land use regulations.

2A-5.1.2.4 Visual or Graphic depiction showing size of each lot (width, length, and acre or square footage), length of street frontage for each lot, location of existing public utilities, on-site wastewater system, structures and easements on each lot, disclose any internal lot restriction from original recorded plat, covenant, setbacks of existing structures. (this can be combined with the exhibit required in §2A-5.1.2.2).

#### 2A-5.1.3 Simple Boundary Adjustment Review:

2A-5.1.3.1 The application for a simple boundary adjustment shall be reviewed by Land Use Administrator/Director.

2A-5.1.3.2 Additional information may be requested from the applicant during the review.

2A-5.1.3.3 Once all information requested has been furnished, evaluated, and addressed to the satisfaction of the Land Use Administrator/Director, a written notice of consent will be issued.

2A-5.1.3.4 Document Recording: The Applicant shall ensure that the simple boundary adjustment is recorded in the Kane County Recorder's office

#### 2A-5.2 Full Boundary Adjustment

##### 2A-5.2.1 Definition:

Full Boundary adjustment means a boundary adjustment that is not a simple boundary adjustment.

##### 2A-5.2.2 Full Boundary Application

An applicant shall complete and submit an application to the Kanab City Land Use Department. The application shall include:

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## 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.

2A-5.2.2.1 A conveyance document that includes the following:

- 2A-5.2.2.1.1: The name and signature of each party to the conveyance document;
- 2A-5.2.2.1.2: The address of each party to the conveyance document for assessment purposes;
- 2A-5.2.2.1.3: A legal description of the parcel or lot owned by each party before the boundary adjustment;
- 2A-5.2.2.1.4: A legal description of the parcel or lot owned by each party after the boundary adjustment; and
- 2A-5.2.2.1.5: Sufficient language to convey title from one party to another party, in conformity with the proposed boundary adjustment.

2A-5.2.2.2 An exhibit, in a legible and recordable format, a visual or graphic of the proposed boundary adjustment and all properties affected by the proposed boundary adjustment, depicting:

- 2A-5.2.2.2.1 The former boundary location;
- 2A-5.2.2.2.2 The new boundary location; and
- 2A-5.2.2.2.3 The size shape and dimensions of each adjusted parcel or lot.

2A-5.2.2.3 A survey, that complies with Utah State code §57-1-45.5(3)(b):

- 2A-5.2.2.3.1 Existing dwellings, outbuildings, improvements and other physical features;
- 2A-5.2.2.3.2 Existing easements, rights-of-way, conditions, or restrictions recorded or apparent;
- 2A-5.2.2.3.3 The former boundary location;
- 2A-5.2.2.3.4 The new boundary location;
- 2A-5.2.2.3.5 The size, shape, and dimensions of each adjusted lot or adjusted parcel; and
- 2A-5.2.2.3.6 Other existing or proposed improvement that impact or are subject to land use regulations.

2A-5.2.2.4 A proposed plat amendment (if property is within an existing subdivision) as

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## 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.

outlined in §2A-4.

2A-5.2.2.5 If vacating an easement, public right-of-way, municipal utility easement, or other public property, a separate application to vacate will be required to meet Utah State Code §10-9a-609.5.

#### 2A-5.2.3 Full Boundary Adjustment Approval:

2A-5.2.3.1 The application for a full boundary adjustment shall be reviewed, approved or denied by City Council after receiving a recommendation from the Planning Commission.

2A-5.2.4 Document Recording: The Applicant shall ensure that the full boundary adjustment is recorded in the Kane County Recorder's office

#### Section 2A-6 Record of Condominium Plat

Each application for condominium shall also comply with the provisions of the Condominium Act as set forth in U.C.A. Section 57-8-10, as amended.

#### Section 2A-7 Recording of Conservation Parcels

2A-6.1. The Planning Commission shall recommend approval, denial, or approval with conditions of a subdivision to the City Council, which has the authority to approve, or deny, or approve with conditions, a subdivision that is created for conservation easement/parcel as defined in Utah State Code Section 57-18-2, as amended.

2A-6.2. The application for a subdivision created for a conservation parcel/easement must include a letter of intent addressed to the City and a survey map to be recorded with the County Recorder.

2A-6.3. A subdivision created for a conservation parcel/easement is not subject to Development Committee Review, including the submission of an initial application under Section 2A-1 of this Ordinance.

2A-6.4. The Planning Commission may recommend conditions for the subdivision, and the City Council may approve the

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## 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.

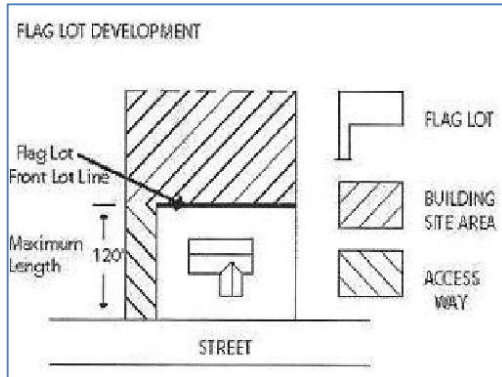
subdivision with conditions, to ensure that the subdivision is in accordance with the purpose of this Ordinance.

2A-6.5. The Planning Commission may recommend exemption from, and the City Council may exempt applicants from, design requirements enumerated in Chapter 3 of the Subdivision Ordinance that do not appropriately apply to conservation parcels/easements.

2A-6.6. Uses in the conservation parcel may not be changed or expanded without approval granted via the standard subdivision process, specified in the Kanab City Subdivision Ordinance.

2A-6.7. Nothing in this Ordinance shall exempt applicants from the minimum requirements for a subdivision as defined by Utah State Code.

#### Section 2A-8 Flag Lots



2A-7.1. Flag lots are intended to allow development of substantial, buildable properties where public streets cannot or should not be extended. Additionally, constraints created by the existing built environment may be a consideration. Lot size for such uses is necessarily large to help ensure privacy of adjacent properties who are most impacted by the development of the flag lot.

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## 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.

2A-7.2. All flag lot development shall be approved by the Planning Commission, upon satisfaction of the following conditions:

2A-7.2.1. The Planning Commission determines that the lot may not be developed as a standard lot and that the property cannot be subdivided with public streets and standard lots, either at the present or in the foreseeable future.

2A-7.2.2. An easement will be recorded across the staff portion of the flag lot, providing access for installation and maintenance of utility lines and services, emergency vehicle access, and access of City or other public personnel or vehicles as may be required to carry out the responsibilities of the City and other governmental entities. Public services, such as garbage collection, will be at the Dedicated Street only.

2A-7.2.3. The staff portion of a flag lot will front on a dedicated public street.

2A-7.2.4. No building or construction, except for driveways and/or fences, will be allowed on the staff portion of the flag lot.

2A-7.2.5. The lot will meet all size and setback requirements of the zone in which the lot is located.

2A-7.2.6. The flag lot will be used for a single-family dwelling only.

2A-7.2.7. No part of the staff portion of the flag lot will serve more than two flag lots. In the event two such flag lots are served by a single staff, an agreement executed by all holding an interest in the property shall be recorded, providing that each owner will contribute one-half the cost of maintenance of the access road on the staff lot, which obligation shall be secured by a lien on the lots.

2A-7.2.8. The staff portion of the lot will be owned in fee simple by the lot owner(s), or the lot owner(s) will own an irrevocable easement constituting the staff portion. If access is by means of an easement, the adjacent lot must maintain the entire frontage required by the ordinance for the zone in which it is located, in addition to the width required for the

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## 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.

flag lot access easement. Any easement on an adjoining lot shall contain all provisions identified in Subsection 2A-7.2 above.

2A-7.2.9. The flag lot access driveway will not be closer to an adjacent dwelling than ten (10) feet.

2A-7.2.10. The staff portion of the flag lot will be improved with a gravel driveway or better surface. The driving surface will be well maintained and readily passable by a standard passenger car and emergency vehicles.

2A-7.2.11. The proposal is compatible with the existing development, in terms of height, building materials and that the approval of the dwelling will not adversely affect the living environment of the surrounding area.

2A-7.2.12. No deleterious objects or structures will be constructed or maintained on the premises.

2A-7.2.13. The proposed landscaping and fencing will adequately protect the privacy of adjacent properties.

2A-7.2.14. Public safety issues, such as fire hydrants, have been adequately addressed.

2A-7.2.15. Proposed access to the building site is at least twenty (20) feet wide and less than one hundred and twenty (120) feet long.

2A-7.2.16. The proposed area of the building site is at least twenty thousand (20,000) square feet, exclusive of the access way.

2A-7.2.17. The setbacks from the property line will meet the requirements of the underlying zone.

2A-7.2.18. The setback from the existing occupied structures on neighboring properties to any structure on the proposed flag lot will be at least seventy (70) feet.

2A-7.2.19. A site plan that complies with Chapter 9 has been submitted for review to the Planning Commission.

2A-7.3. All construction on a flag lot shall be in accordance with the site plan as approved by the Planning Commission. An

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## 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.

approval of the site plan by the Planning Commission shall run with the owner and shall be valid only for a period of one (1) year from the date of approval. If the ownership of the parcel changes before the issuance of a building permit, or if said permit is not obtained and construction commenced within one (1) year from date of approval, said approval shall be null and void. If a building permit has been issued and construction begun within one (1) year from the date of approval, the approval of the flag lot shall vest and shall run with the land.

2A-7.4. The front side of the flag lot shall be deemed to be the side nearest the street upon which the staff portion fronts.

2A-7.5. The City shall have no maintenance responsibility for the roadway on the staff portion of the flag lot.

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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-1 Scope of Applicability

2B-1.1. This Chapter applies to all applications for new subdivisions where the intended use is one- or two-family residential dwellings, including traditional single-family homes, townhomes, and duplexes. Subdivision applications or petitions for other uses are governed by Chapter 2A of this Subdivision Ordinance. The requirements of this Chapter do not apply retroactively to subdivision applications that were approved by the City prior to the enactment or amendment of this Ordinance.

#### Section 2B-2 Interpretation and Conflict of Laws

2B-2.1. Where any provision in this Chapter 2B conflicts with other ordinances enacted by the City, the provisions in this Chapter shall prevail unless the City intended such conflicting ordinances not in this Chapter to amend this Chapter.

#### Section 2B-3 Subdivision Land Use Authority

2B-3.1. The Land Use Authority for **preliminary** applications under this Chapter is the Planning Commission. For purposes of subdivision applications,

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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.

the Planning Commission shall be ultimately responsible for the following, but may delegate any task to the City Engineer, City staff, or members of the Planning Commission:

2B-3.1.1. Rendering land use decisions related to preliminary applications under this Chapter, including approving or denying preliminary applications.

2B-3.1.2. Reviewing all preliminary applications under this Chapter in an impartial manner and according to the standards and deadlines described in this Chapter.

2B-3.1.3. Providing notice to entities and parties as required by this Chapter. This task is delegated to City staff by default.

2B-3.1.4. Holding public meetings for reviewing preliminary applications as required by this Chapter.

2B-3.1.5. Providing feedback to applicants on their preliminary applications in the manner required by this Chapter.

2B-3.1.6. Scheduling and holding a pre-application meeting with potential applicants as required by this Chapter. This task is delegated to City staff and the Development Committee by default.

2B-3.1.7. Keeping subdivision application forms (both preliminary and final) and related informational material up to date and publicly accessible and distributing such forms and materials to potential applicants. This task is delegated to City staff by default.

2B-3.1.8. Ensuring that documents are properly recorded with the County as required by this Chapter. This task is delegated to City staff by default.

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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-3.2. The Land Use Authority for **final** applications under this Chapter is the Subdivision Review Committee (SRC). The SRC shall comprise the Land Use Director, the City Engineer, the Public Works Director, and one member of the Planning Commission who is a non-voting member and acts only as a liaison between the Planning Commission and the SRC. The SRC shall meet on an as-needed basis and act by majority vote. For purposes of subdivision applications, the SRC shall be responsible for the following, but may delegate any task to City staff or members of the SRC:

2B-3.2.1. Rendering land use decisions related to final applications under this Chapter, including approving or denying final applications.

2B-3.2.2. Reviewing all final applications under this Chapter in an impartial manner and according to the standards and deadlines described in this Chapter.

2B-3.2.3. Providing feedback to applicants on their final applications in the manner required by this Chapter.

2B-3.2.4. Signing final application approvals as required by this Chapter.

2B-3.3. The Land Use Authorities are authorized to make any land use decision described by this Chapter without City Council approval. The City Council shall not approve or deny and shall not require the Land Use Authority to approve or deny an application under this Chapter.

#### **Section 2B-4 Subdivision Appeal Authority**

2B-4.1. The Appeal Authority for City decisions relating to this Chapter, except where otherwise noted, is the Administrative Hearing Officer.

#### **Section 2B-5 Pre-Application Meeting**

*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-5.1. A party intending to submit a subdivision application under this Chapter may request a pre-application meeting with members of the SRC or another representative of the City (depending on availability) for the purpose of reviewing any element of the party's proposed subdivision application (preliminary or final). The proposed application need not be complete for purposes of this meeting and may—if the party desires—be limited to a concept or sketch plan.

2B-5.1.1. If a party requests a pre-application meeting, City staff shall schedule the meeting within 15 business days after the request. The meeting shall be scheduled at the earliest convenient opportunity, and, at the option of the party requesting the meeting, shall occur within 20 business days after scheduling.

2B-5.1.2. An SRC member or other City representative shall conduct the meeting, provide feedback on materials as requested by the party, and shall provide or have available on the City website the following at the time of the meeting:

2B-5.1.2.1. Copies of applicable land use regulations;

2B-5.1.2.2. A complete list of standards required for the project; and

2B-5.1.2.3. Relevant application checklists.

#### Section 2B-6 Application Requirements

2B-6.1. The City shall not approve, nor shall a party record, any plat or other creating instrument for a new subdivision unless the party has properly applied under this Chapter and received both a preliminary approval and a final approval from the respective Land Use Authorities.

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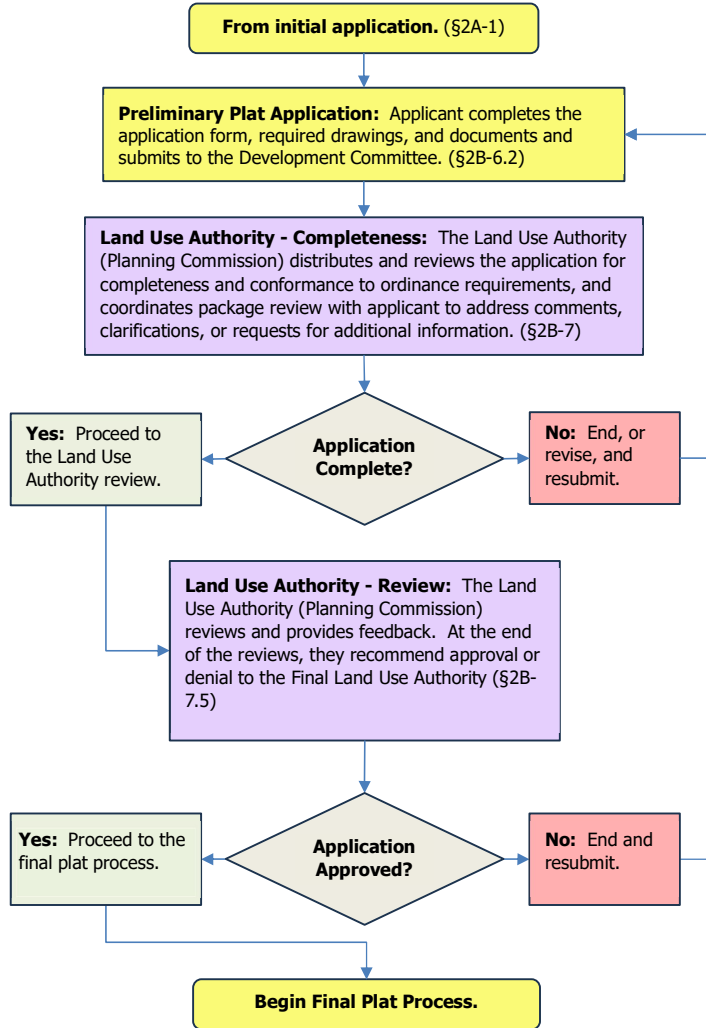
## Subdivision Ordinance

### 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 1 - Preliminary Plat Application Process (1-2 Family Residential)



Adopted December 10, 2024

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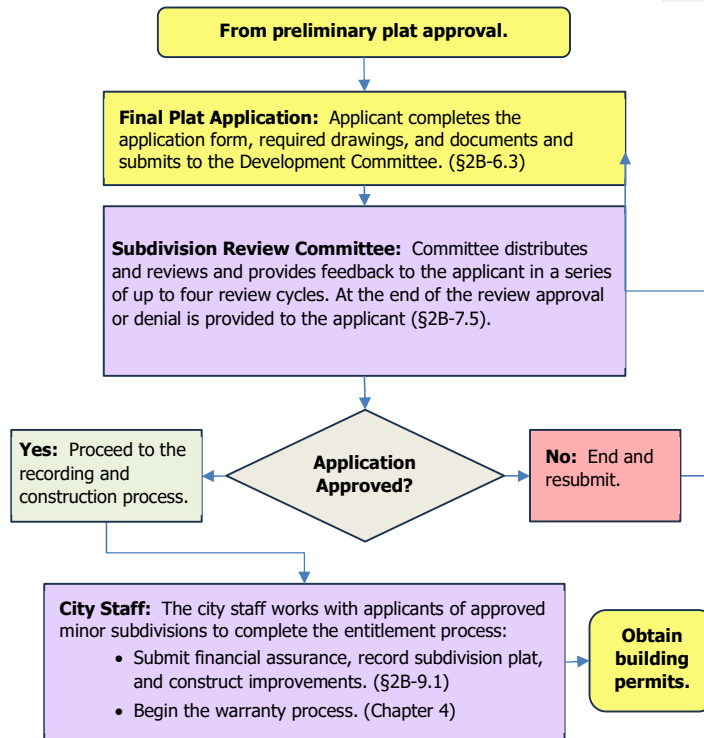
## Subdivision Ordinance

### 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.

Figure 2 - Final Plat Application Process (1-2 Family Residential)



2B-6.2. PRELIMINARY APPLICATION. To be considered complete, a **preliminary** subdivision application must include at least the following elements and a completed checklist showing that application includes all elements:

2B-6.2.1. Proof of land use (zoning) authorization, including a description of how the property will be used after it is subdivided and citations to the specific ordinance(s) that the applicant believes authorizes the intended use. If the intended use requires a rezoning, this must be secured before a subdivision application may be submitted. If the

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## Subdivision Ordinance

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#### Subdivision Process (1-2 Family Residential)

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

application proposes a flag lot, this must be separately approved under Chapter 2A, Section 7 of this Ordinance before a subdivision application may be submitted.

2B-6.2.2. A preliminary plat. The preliminary plat must be drawn to scale, in detail, and in accordance with generally accepted surveying standards and the acceptable filing standards of the County Recorder's Office. The preliminary plat must include:

2B-6.2.2.1. The proposed subdivision name, which must be distinct from any subdivision name on a plat recorded in the County Recorder's office.

2B-6.2.2.2. The boundaries, course, and dimensions of all proposed parcels.

2B-6.2.2.3. The lot or unit reference; block or building reference; street or site address; street name or coordinate address; acreage or square footage for all parcels, units, or lots; and length and width of the blocks and lots intended for sale.

2B-6.2.2.4. Every existing right-of-way and recorded easement located within the plat for underground, water, and utility facilities.

2B-6.2.2.5. Any known and unrecorded water conveyance facility located, entirely or partially, within the plat.

2B-6.2.2.6. The boundary lines of any special flood hazard zone.

2B-6.2.2.7. Whether any parcel is intended to be used as a street or for any other public use.

2B-6.2.2.8. Whether any parcel is reserved or proposed for dedication for a public

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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.

purpose.

2B-6.2.2.9. If applicable, the notice required by Utah Code §17-41-403(4).

2B-6.2.2.10. Topography at two-foot intervals indicating existing terrain conditions.

2B-6.2.2.11. A north arrow facing the top of the right margin.

2B-6.2.2.12. A minimum scale of 1" = 50'.

2B-6.2.2.13. The latest date on each sheet.

2B-6.2.2.14. Signature blocks for the owners of the land to be subdivided, the surveyor who prepared the plat, the City Engineer, the City Surveyor, the City Attorney, the Public Works Director, the Land Use Authority, and a Notary Public.

2B-6.2.3. Reports and studies, including:

2B-6.2.3.1. Soils investigation report prepared by a professional engineer proficient in geotechnical engineering, licensed in the State of Utah, unless specifically waived by the City Engineer.

2B-6.2.3.2. Drainage report prepared by a professional engineer licensed in the State of Utah, unless specifically waived by the City Engineer.

2B-6.2.3.3. Any other report required by the Kanab Land Use Code or reasonably required by the Planning Commission after initial review of the preliminary application.

2B-6.2.4. Certifications, including:

2B-6.2.4.1. An affidavit from the applicant certifying that the submitted information is

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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.

true and accurate.

2B-6.2.4.2. The signature of each owner of record of land described on the preliminary plat, signifying their consent to the preliminary subdivision application and their intent to dedicate portions of the preliminary plat to the public as described in the application.

2B-6.2.4.3 Certification that the survey who prepared the plat:

2B-6.2.4.3.1. Holds a license in accordance with Utah Code Title 58 Chapter 22; and

2B-6.2.4.3.2. Either has completed a survey of the property described on the plat in accordance with state requirements and has verified all measurements; or has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and

2B-6.2.4.3.3. Has placed monuments as represented on the plat.

2B-6.2.5. Copies: An electronic copy of all plans in PDF format, plus four 24" x 36" size copies and twelve 11" x 17" size copies of the preliminary plat and one printed copy of all other documents in the preliminary application.

2B-6.2.6. Fee: The preliminary plat fee as outlined in the Kanab City Land Use Ordinance.

2B-6.3. FINAL APPLICATION. To be considered complete, a **final** subdivision application must include the following and a completed checklist showing that application includes all elements:

2B-6.3.1. Approval of preliminary application. Planning Commission's approval of the applicant's preliminary application, given within the last 365 calendar days.

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### Chapter 2B

#### Subdivision Process (1-2 Family Residential)

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

2B-6.3.2. A final plat. The final plat should be the version of the preliminary plat approved by the Planning Commission during the preliminary application review process, plus any other additions and immaterial changes (e.g., formatting) necessary to comply with the recording requirements of the County Recorder's Office.

2B-6.3.3. An improvement plan for all public improvements proposed by the applicant or required by City ordinances. The improvement plan must contain:

2B-6.3.3.1. Engineer's estimate: An engineer's estimate of the cost of completing the required public improvements.

2B-6.3.3.2. Water and sewer design: Drawings showing the layout, profile, and detailed design for sewer line, water lines and storm drains. These drawings must address all sewer mains and manholes, water mains, valves and fire hydrants, and all culinary water lines and pressurized irrigation lines, ditches, canals, and other waterways, along with any required improvements to the same.

2B-6.3.3.3. Profile, cross section drawings: Plan profile and typical cross section drawings of all streets, bridges, culverts and other drainage structures and any additional requirements deemed necessary by the City Engineer.

2B-6.3.3.4. Grading plan: The applicant must submit a grading plan.

2B-6.3.3.5. A feasibility study that demonstrates the feasibility of the proposed water and sewage systems necessary to meet the requirements of this Chapter, together with letters of feasibility from the local Health

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#### 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.

Department and the Sanitary Sewer Authority.

2B-6.3.3.6. A traffic study that meets the requirements stated in the City's Transportation Master Plan, which is adopted and incorporated as part of this title by reference.

2B-6.3.3.7. A re-vegetation plan.

2B-6.3.3.8. Measures to protect ecology: The applicant must provide a report that describes the mitigating measures that will be taken with respect to the following:

2B-6.3.3.8.1. Control of erosion within the subdivision, and any measures taken as necessary due to impact by the development of the subdivision, to control erosion outside the boundaries of the subdivision;

2B-6.3.3.8.2. Reseeding of cuts and fills;

2B-6.3.3.8.3. Prevention of fire and control dust;

2B-6.3.3.8.4. Prevention of the accumulation of weeds and debris outside the boundaries of the subdivision due to impacts of the development of the subdivision; and

2B-6.3.3.8.5. Prevention of destruction of vegetation outside the boundaries of the subdivision due to impacts of the development of the subdivision.

2B-6.3.3.9. Miscellaneous:

2B-6.3.3.9.1. The location of all curb, gutter, sidewalk and other street improvements to be constructed as required by City ordinances;

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### Chapter 2B

#### Subdivision Process (1-2 Family Residential)

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

2B-6.3.3.9.2. All fences, barriers or landscaping as required by the City ordinances or the Planning Commission;

2B-6.3.3.9.3. All special improvements required by the Planning Commission as conditions of subdivision approval;

2B-6.3.3.9.4. Location of all street name signs as required by the City Engineer; and

2B-6.3.3.9.5. The location of any dedicated open space, and a draft of the open space agreement.

2B-6.3.4. A completion assurance for all public improvements required by the approved improvement plan, or a statement that such improvements will be completed before development occurs on the proposed subdivision and before the applicant records the plat. This completion assurance shall be provided according to Chapter 4 of this Ordinance.

2B-6.3.5. Certifications, including:

2B-6.3.5.1. A Title Report for the land to be subdivided, verifying property ownership.

2B-6.3.5.2. A Tax Clearance Certificate from the state indicating that all taxes, interests, and penalties owing on the land have been paid.

2B-6.3.5.3. An affidavit from the applicant certifying that the submitted information is true and accurate.

2B-6.3.5.4. The signature of each owner of record of land described on the plat, signifying their consent to the final subdivision application and their dedication and approval of the final plat.

2B-6.3.5.5. The surveyor's certification

### 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.

described in Utah Code Title 58 Chapter 22;

2B-6.3.6. Binding dedication documents, including:

2B-6.3.6.1. As applicable, formal, irrevocable offers for dedication to the public of streets, utilities, parks, easements, or other spaces

2B-6.3.6.2. If the plat is to be part of a community association (e.g., an HOA), signed and binding documents conveying to the association all common areas.

2B-6.3.7. Copies, including:

2B-6.3.7.1. A PDF document of the final plat and all other plans and supporting documents.

2B-6.3.7.2. A copy of the final plat in AutoCAD format. AutoCAD files are considered proprietary and protected.

2B-6.3.7.3. A copy of the final plat drawn on mylar for recording in the County Recorder's Office.

2B-6.3.7 Fee. The final plat fee as outlined in the Kanab City Land Use Ordinance.

2B-6.4 The Land Use Authorities may require, and the applicant shall provide, additional information beyond the requirements of this Section or those published by the City relating to an applicant's plans to ensure compliance with City ordinances and approved standards and specifications for construction of public improvements and to protect the health and safety of City residents.

2B-6.5 In its sole discretion, the Planning Commission may waive specific requirements on a case-by-case basis and accept an application as complete where not all the elements in this Section are provided. These exceptions shall be based on articulable facts.

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### Chapter 2B

#### Subdivision Process (1-2 Family Residential)

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

#### Section 2B-7 Review Process

2B-7.1. The Land Use Authorities shall review all subdivision applications in accordance with the requirements of this Section before approving or denying those applications.

2B-7.2. For both preliminary and final applications, the review process begins when an applicant submits a complete application.

2B-7.2.1. The Land Use Authorities shall not review an incomplete subdivision application, except to determine whether the application is complete.

2B-7.2.2. If the Land Use Authority determines that an application is incomplete, it shall notify the applicant of the incompleteness, highlighting any insufficiencies and explaining that the application will not be reviewed until it is complete.

2B-7.3. For both preliminary and final applications, after the applicant submits a complete application, the Land Use Authority shall review and provide feedback to the applicant in a series of "review cycles."

2B-7.3.1. A review cycle consists of the following phases:

2B-7.3.1.1. Phase #1: The applicant submits a complete application (or, if after the first cycle, submits a revised version of the complete application).

2B-7.3.1.2. Phase #2: The Land Use Authorities review the application in detail and assess whether the application conforms to local ordinances.

2B-7.3.1.3. Phase #3: The Land Use Authorities respond to the applicant, citing any missing requirements or areas of

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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.

noncompliance and providing a detailed list of necessary revisions to the applicant. For any required modification or addition to the application or request for more information, the Land Use Authorities shall be specific and include citations to ordinances, standards, or specifications that require the modification or addition and shall provide the applicant with an index of all requested modifications or additions.

2B-7.3.1.4. Phase #4: The applicant revises the application, addressing each comment or requirement the Land Use Authorities made. The applicant must submit both revised plans and a comprehensive written explanation in response to the City's review comments, identifying and explaining the applicant's revisions and reasons for declining to make revisions, if any.

2B-7.3.2. The City will review subdivision improvement plans only during the review of final applications.

2B-7.4. When reviewing final applications, the Land Use Authority shall complete Phases #2 and #3 within **40 business days** and shall not exceed **four review cycles**. If no further revisions are needed, the Land Use Authority may end the review process early and approve or deny the final application.

2B-7.4.1. This provision notwithstanding, for any subdivision application that affects property within an identified geological hazard area, the City is exempt from limits on the number of permitted review cycles and the City's deadlines for reviewing and responding (Phases #2 and #3). Geological hazard areas include areas at risk for rockfall, landslide, liquefaction, or otherwise as defined in state law.

2B-7.4.2. If the applicant makes a material change to a preliminary or final application not

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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.

requested by the City at any point in the review process, the Land Use Authority may restart the review process, but only with respect to the portion of the application that the material change substantively affects.

2B-7.4.3. For final applications, if an applicant takes longer than 40 business days to submit a revised application and respond to the City's requests for modifications and additions (Phases #1 and #4), the City shall have an additional 20 business days to review and respond to the revised application (Phases #2 and #3 of the next review cycle or issuing an approval decision).

2B-7.4.4. For both preliminary and final applications, if an applicant takes longer than 180 calendar days to submit a revised application and respond to the City's requests for modifications and additions (Phases #1 and #4), the application shall, at the option of the Land Use Authority, expire. If an application expires, the applicant must restart the subdivision application process.

2B-7.4.5. If the applicant has not submitted a final application within 12 months after the Land Use Authority notifies the applicant that it has approved the related preliminary application, the related preliminary approval shall expire. In this case, the applicant shall not submit a final application until the Land Use Authority has issued a new preliminary application approval.

2B-7.5. When a final application's review period ends, the Land Use Authority shall approve or deny the respective preliminary or final application within 20 business days.

2B-7.6. After the Land Use Authority provides comments in the last allotted review cycle for a final application, the City shall not require further modifications or corrections to the application unless those modifications or corrections are necessary to protect public health and safety or to enforce state or federal law or unless the review cycle reset due to the applicant making a

# KANAB

## Subdivision Ordinance

### Chapter 2B

#### Subdivision Process (1-2 Family Residential)

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

material change that the Land Use Authority did not request.

2B-7.6.1. With the exception of modifications or corrections that are needed to protect public health and safety, that are needed to enforce state or federal law, or that arise from the review cycle being reset, the City waives noncompliant subdivision-related requirements that the Land Use Authority does not identify during the review process.

2B-7.6.2. The applicant shall make reasonable changes, unless prohibited otherwise by a contract or deed, to the subdivision application to accommodate the water conveyance facility to the extent required by Utah Code §73-1-15.5.

2B-7.7. The Planning Commission shall hold one public hearing during the review period for a preliminary subdivision application.

2B-7.7.1. The purpose of this public hearing is to ask questions of the applicant and receive commentary on the technical aspects of the application from affected entities, interested parties, and the public.

2B-7.7.2. The Land Use Authority shall not hold a public hearing during the review period for a final application under this Chapter.

2B-7.8. Other Chapters of this Title notwithstanding, the Land Use Authorities shall approve or deny preliminary and final applications under this Chapter after reviewing the complete applications as described in this Section.

#### Section 2B-8 Approval

2B-8.1. The Land Use Authorities shall approve any complete preliminary and final applications made under this Chapter that comply with applicable City ordinances.

# KANAB

## Subdivision Ordinance

### Chapter 2B

#### Subdivision Process (1-2 Family Residential)

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

2B-8.2. The Land Use Authorities shall issue all approvals in writing, and members of the SRC (excluding the member of the Planning Commission) shall certify the approved final plat, either by signing the plat directly or by attaching a signed certification to the plat.

#### Section 2B-9 Post-Approval Actions

2B-9.1. The applicant shall record the approved final plat with the County Recorder's Office within 365 calendar days after the City approves the final application, provided that the applicant has completed any improvements or posted any completion assurances required by City ordinances or described in the approved improvement plan. The applicant shall not record the approved final plat until such improvements are completed or guaranteed in compliance with City ordinances and the approved improvement plan.

2B-9.1.1. An approved final plat not properly recorded within the timeline specified in this provision is void, unless the Planning Commission approves an extension.

#### Section 2B-10 Minor Subdivision (9-10 or fewer lots)

2B-10.1. An applicant may subdivide property into ~~less than 10~~ or fewer 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;

*Adopted December 10, 2024*

# KANAB

## Subdivision Ordinance

### Chapter 2B

#### Subdivision Process (1-2 Family Residential)

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

- 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

# KANAB

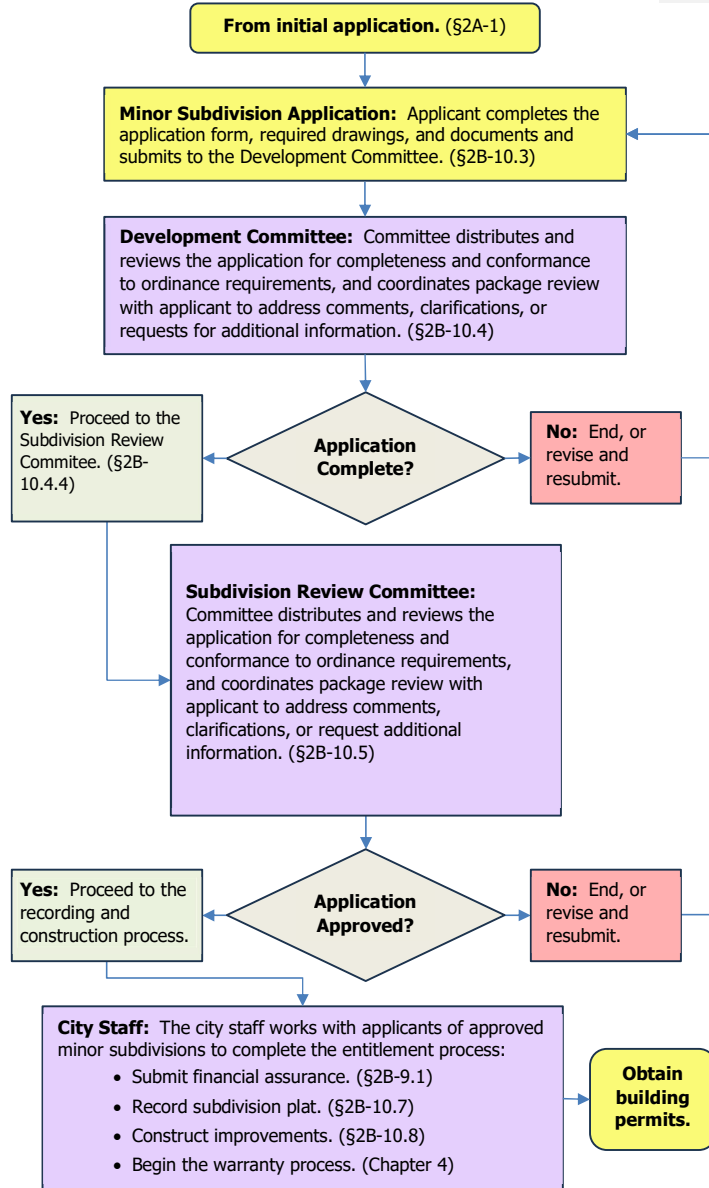
## Subdivision Ordinance

### Chapter 2B

### Subdivision Process (1-2 Family Residential)

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

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



Adopted December 10, 2024

# KANAB

## Subdivision Ordinance

### Chapter 2B

#### Subdivision Process (1-2 Family Residential)

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

#### ~~2B-10.2. Initial Application~~

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

#### 2B-10.23. 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~~ Land Use Department. The application shall be accompanied by the following ~~and items, together with a~~ completed checklist ~~showing the applicant included all elements demonstrating that all required elements have been included:~~

2B-10.23.1. The name of applicant or authorized agent and contact information.

2B-10.23.2. The subdivision name.

2B-10.23.3. The property address and parcel number.

~~2B-10.23.4. 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~~  
A minor subdivision plat drawing shall include:

2B-10.23.4.1. The proposed subdivision name;

2B-10.23.4.2. The name and address of the applicant, engineer, or surveyor ~~for the subdivision~~ and owners of the land to be subdivided;

2B-10.23.4.3. 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-10.23.4.4. A minimum scale of 1" = 50';

# KANAB

## Subdivision Ordinance

### Chapter 2B

#### Subdivision Process (1-2 Family Residential)

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

2B-10.23.4.5. Existing rights-of-way and easement grants of record for streets, underground utilities and other public purposes;

2B-10.23.4.6. A north arrow facing-oriented to the top of right margin;

2B-10.23.4.7. The latest revision date on each sheet;

2B-10.23.4.8. The acreage or square footage for all parcels or lots and the length and width of the blocks and lots intended for sale;

2B-10.23.4.9. A legend of symbols;

2B-10.23.4.10. All survey monuments;

2B-10.23.4.11. The street-indicating numbers and/or names and the lots numbered consecutively.

2B-10.23.4.12. 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-10.23.4.13. The streets, lots, and properties within two hundred feet (200') surrounding the subdivision shown in ghost lines; and

2B-10.23.4.14. The approval signature blocks for:

2B-10.23.4.14.1. Owner's dedication and acknowledgment;

2B-10.23.4.14.2. Surveyor's stamped certificate with the subdivision boundary legal description;

2B-10.23.4.14.3. City Surveyor's approval;

2B-10.23.4.14.4. City Engineer's approval;

**Commented [KC1]:** This has not recently been enforced by our surveyor or engineer. When I spoke with Civil Science they did not realize this was in our ordinance and they do prefer that on a plat the surrounding parcels are noted but grayed out so the new subdivision and the lots/parcel boundaries stands out.

# KANAB

## Subdivision Ordinance

### Chapter 2B

#### Subdivision Process (1-2 Family Residential)

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

2B-10.~~3~~.4.14.5. City Attorney's approval as to form;

2B-10.~~23~~.4.14.6. Director of Public Works' approval;

2B-10.~~23~~.4.14.7. ~~Planning Commission Acceptance~~ Land Use Administrator Approval

~~2B-10.3.4.14.8. City Council approval; and~~

2B-10.~~23~~.4.14.~~89~~. County Recorder's certificate.

2B-10.~~32~~.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~~ that service will be provided and available 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.~~23~~.6. Lot Addresses: A list of street addresses for each lot, numbered in accordance with the Kanab City address grid system.

2B-10.~~23~~.7. Title Report: A title report prepared within the previous 30 days.

2B-10.~~23~~.8. Any additional ~~items that may be information~~ requested ~~by the Development Committee~~ during the ~~initial application review~~ process.

2B-10.~~23~~.9. Fee: The minor subdivision plat fee as outlined in the Kanab City ~~Land Use Ordinance~~ Fee Schedule.

2B-10.~~23~~.10. Signature and Acknowledgement: By signing the Minor Subdivision application form, the applicant acknowledges:

# KANAB

## Subdivision Ordinance

### Chapter 2B

#### Subdivision Process (1-2 Family Residential)

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

2B-10.~~23~~.10.1. That the applicant or agent of the applicant has read the Subdivision Ordinance;

2B-10.~~23~~.10.2. That the applicant understands the provisions of the Subdivision Ordinance; and

2B-10.~~23~~.10.3. That the applicant will fully and completely comply with the provisions and requirements contained therein.

#### ~~2B-10.43. Development Committee Review~~ Subdivision Review Committee (SRC):

2B-10.~~34~~.1. The ~~Development Committee~~SRC shall review the application and accompanying documentation for compliance with this ordinance.

2B-10.~~34~~.2. Copies of the application and accompanying documentation may be furnished to the City Attorney, City ~~Engineer, Public Works Department~~Surveyor, or other interested parties, who will review the documentation and make recommendation back to the ~~Development Committee~~SRC.

2B-10.~~34~~.3. Additional information such as a soils investigation, drainage study, deed restrictions, or other information deemed necessary to fulfill the purpose of this ordinance as described may be requested from the applicant by the ~~Development Committee~~SRC during the review.

2B-10.~~34~~.4. Once all information requested has been furnished, evaluated, and addressed to the satisfaction of the ~~Development Committee~~SRC, ~~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~~vote on the application and approve, deny, or approve with conditions.;

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# KANAB

## Subdivision Ordinance

### Chapter 2B

#### Subdivision Process (1-2 Family Residential)

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

2B-10.74. **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.

2B-10.85. **Subdivision Improvement Requirements for Building Permits in Minor Subdivisions:**  
All plans for subdivision improvement requirements shall be submitted with the application and approved by the SRC.

##### 2B-10.5.1 Utilities

A plat shall not be recorded until the following utilities or infrastructure is provided, approved and accepted or a bond or other approved surety has been provided in accordance with Chapter 4 of this ordinance:

2B-10.5.1.1 Water, electrical, and adequate fire hydrant coverage are available for connection at each lot or parcel in the plat.

2B-10.5.1.2 Sewer, if within 300 feet of the public sewer system, is available for connection at each lot or parcel in the plat.

##### 2B-10.5.2 Stormwater

Post-development stormwater runoff rates and volumes shall not exceed pre-development conditions for the 10-year and 100-year storm events. If Stormwater facilities, if required to meet the predevelopment conditions and rates, shall be designed in accordance with the City Design Standards.

##### 2B-10.5.3 Streets

###### 2B-10.5.3.1 Public Streets

All public streets in the minor subdivision shall be installed, dedicated, approved, and accepted by

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Commented [KC2]: Would you like an exception for minor subdivisions with larger lots (larger than 1-acre, 5-acre, etc.)

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# KANAB

## Subdivision Ordinance

### Chapter 2B

#### Subdivision Process (1-2 Family Residential)

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

the city prior to the plat being recorded unless a bond or other approved surety has been provided in accordance with Chapter 4 of this ordinance.

2B-10.5.3.2 Private Streets and Lanes  
All private streets or private lanes shall be installed in accordance with City ordinances prior to the issuance of a building permit.

2B-10.5.4 Curb, Gutter and Sidewalk  
Where required (see Land Use Ordinance, Chapter 4-18) all lots shall install curb, gutter and sidewalk improvements along street frontages in accordance with City standards prior to the plat being recorded unless a bond or other approved surety has been provided in accordance with Chapter 4 of this ordinance.

2B-10.5.4.1 Limited Frontage Exception  
Curb, gutter and sidewalk improvements shall not be required prior to recording the plat if the lot is zoned R-1-20, RR-1 and RA.

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.

*Adopted December 10, 2024*

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# KANAB

## Subdivision Ordinance

### Chapter 2B

#### Subdivision Process (1-2 Family Residential)

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

~~2B-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.~~

#### 2B-11 Vacating or Amending a Subdivision Plat

2B-11.1 Please see §2A-4.1 for the requirements to vacate or amend a subdivision plat.

#### 2B-12 Boundary Adjustment

2B-12.1 Please see §2A-5 for the requirements for a boundary adjustment.



**Kanab City Planning Commission Staff Report**  
**File #PLAN26-032**

|                                  |  |
|----------------------------------|--|
| <b>Date:</b>                     | <b>May 1, 2026</b>   |
| <b>Meeting Date:</b>             | <b>May 5, 2026</b>   |
| <b>Agenda Item:</b>              | <b>Discuss and recommend to City Council a petition to vacate public utility easements</b> |
| <b>Subject Property Address:</b> | <b>250 E 300 S</b>   |
| <b>Applicant:</b>                | <b>A.I.E. Investments LLC</b>  |
| <b>Applicant Agent:</b>          | <b>Iron Rock Engineering</b>   |
| <b>Parcel #:</b>                 | <b>K-B-12-9</b>  |
| <b>Applicable Ordinances:</b>    | <b>Utah Code § 10-20-813</b>   |

**Summary:**

Iron rock Engineering is petitioning to partially vacate the public street easements near parcel K-B-12-9 located approximately on 250 East. The property owner has requested a boundary adjustment to align the property line with the existing sidewalk..

**Applicable Regulation(s):**

Vacating public roads and utility easements are addressed in Utah Code §10—20-813.

**Analysis**

Staff have determined:

- The application meets the requirements of the Utah Code;
- Good cause exists for the vacation;
- Neither the public interest nor any person will be materially injured by the proposed vacation.
- Full boundary adjustment has been reviewed by Planning Commission and City Council and was approved with the condition that a partial vacate of the easement is approved.

The owner of record contained within the plat is A.I.E Investments LLC. The easement being vacated sits behind the existing sidewalk and has historically been used as a parking area.

Public Hearing will be held with City Council during the scheduled meeting, May 12, 2026.

**Staff Recommendation:**

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

— A Western Classic —

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



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

**Conditions of Approval:**

Staff have no conditions of approval.

**Recommended Motion:**

I move to send a positive recommendation to City Council for the partial vacation of the public street easements identified on the proposed plat map for 250 E based on the findings and conditions outlined in the staff report #PLAN26-032.

**Alternate motion:**

I move to send a positive recommendation to City Council for the partial vacation of the public street easements identified on the proposed plat map for 250 E based on the findings and conditions outlined in the staff report #PLAN26-032, with the additional findings and conditions: .

I move to send a negative recommendation to City Council for the partial vacation of the public street easements identified on the proposed plat map for 250 E demonstrating the applicant has not met the standards outlined in the Utah State Code: .

– A Western Classic –

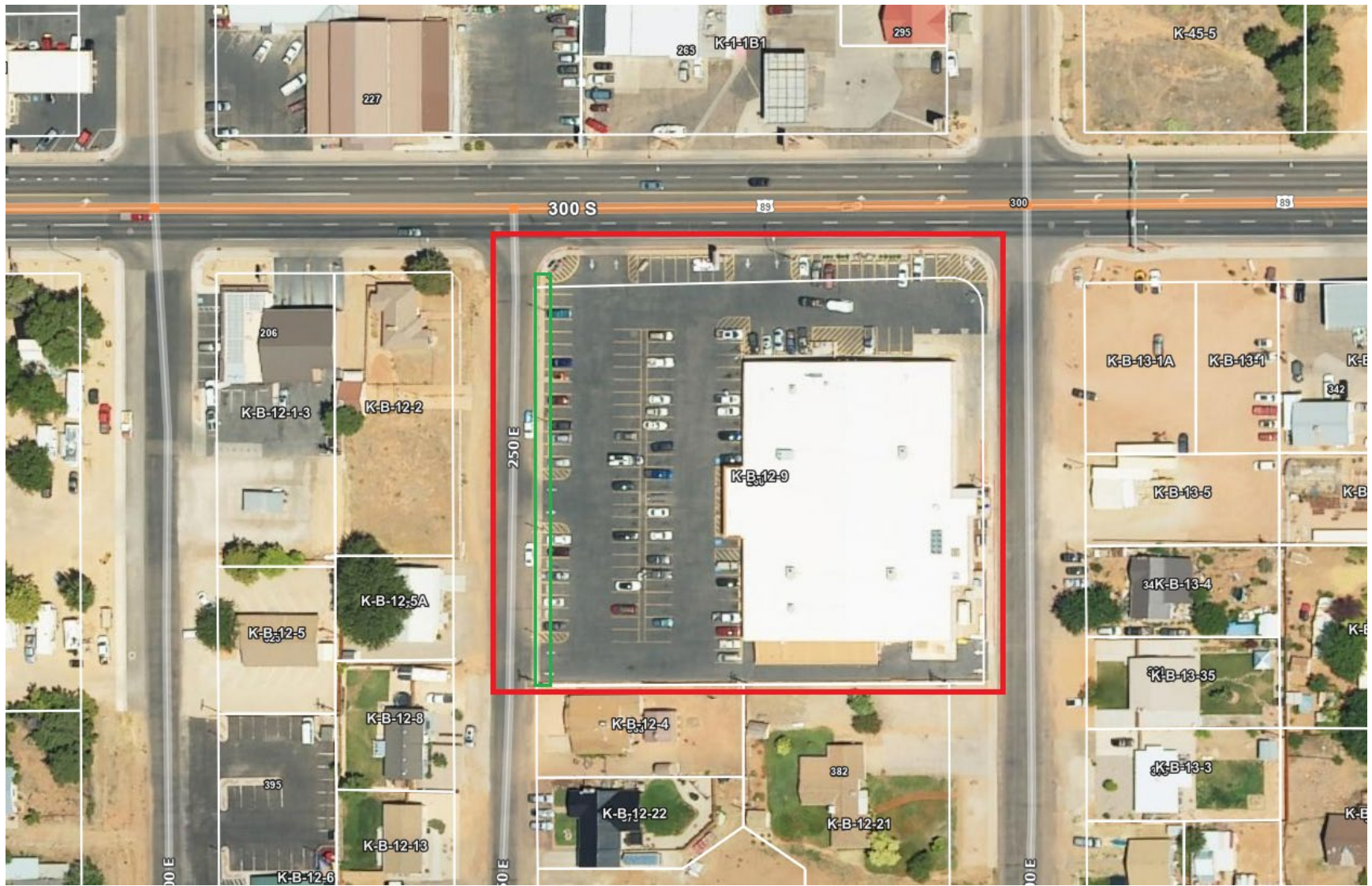
**Mayor**  
**T. Colten Johnson**  
**City Manager**  
**Kyler Ludwig**  
**Treasurer**  
**Danielle Ramsay**



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

# **Exhibit A: Subject Property**

— A Western Classic —



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



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

## **Exhibit B: Amended Plat**

**— A Western Classic —**



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



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

**Kanab City Planning Commission Staff Report**  
**File: PLANSR26-009**

|                                  |   |
|----------------------------------|---|
| <b>Date:</b>                     | May 4, 2026   |
| <b>Meeting Date:</b>             | May 5, 2026   |
| <b>Agenda Item:</b>              | Planning Commission review to approve or deny a Site Plan for parcel K-11-5 |
| <b>Subject Property Address:</b> | 197 S 100 E   |
| <b>Applicant:</b>                | Red Dirt Roots, LLC   |
| <b>Applicant Agent:</b>          | Mesa Design   |

**Exhibit A: Civil Set**

**Summary:**

Mesa Design, submitted an application for a Site Plan Review on behalf of property owner, Red Dirt Roots, LLC. The site plan review is for an existing building located at 197 S 100 E, previous occupancy was residential. The building will be converted into commercial space with an addition.

**Applicable Regulation(s):**

Site Plan Review for new existing commercial 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.

**Analysis:**

Staff have reviewed the request for the site plan review and determined:

- The application meets the requirements of Chapter 9 – Site Plan Review
- The requirements of Chapter 6 for the parking requirements are met with reductions. A total of 10 parking spaces were required prior to the reduction, using the bike rack, motorcycle and highway frontage reductions the parking spaces were reduced to 6 spaces.
- There are currently curb, gutter and sidewalk along the highway frontage of the property. The owner will be extending the sidewalk along 200 South.
- Landscaping is planned for both street frontages (Hwy 89 and 200 S)
- Chapter 20 outlines design standards for the C-1 zone and designates an extended area of the C-2 zone to also meet these standards. The submittals for the designs meet the requirements of Chapter 20.

– 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**

**Proposed Findings:**

1. Application for a Site Plan Review was submitted by Mesa Design.
2. Building is within the extended designated area for the design standards that apply to C-1 zones. Per elevations and submittals, the design of the building adheres to the standards.
3. The owner is responsible for securing the appropriate development permits for construction prior to any construction activity.

**Staff Recommendation:**

After reviewing the application, the site plan meets the requirements outlined in Chapter 9 and referenced chapters. Staff recommend approval.

**Conditions of Approval:**

Staff recommend this motion be subject to additional conditions, as follows:

- a. The owner is responsible for securing the appropriate building and/or grading permits prior to any construction activity or infrastructure for the development.
- b. The owner is responsible for any additional impact fees that may be assessed with the addition of the building.

**Recommended Motion:**

I move that we approve the site plan for parcel K-11-5 located at 197 S 100 E based on staff's analysis and findings listed in the report, SPR26-009.

**Alternate motion:**

I move that we deny the site plan for site plan for parcel K-11-5 located at 197 S 100 E (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: Civil / Construction Set**

**– A Western Classic –**

## PROJECT TEAM

OWNER: BECKY GLOVER  
 ARCHITECT: MESA DESIGN, LLC  
 406 EAST 300 SOUTH  
 SUITE 101  
 KANAB, UT 84741  
 435-644-3365 TELE  
 BOB@MESADESIGN.NET

CIVIL ENGINEER: XXXX  
 STRUCTURAL ENGINEER: XXXX  
 MEP ENGINEER: XXXX

## PROJECT DESCRIPTION

REMODEL AND ADDITION OF EXISTING  
 1200 SF B OCCUPANCY INTO OFFICES;

UTILITIES:  
 ALL EXISTING WATER, ELECTRIC, SEWER, FIBER OPTICS  
 UTILITY LINES AND CONNECTIONS TO REMAIN.

## PROJECT AREA

EXISTING BUILDING AREA: 1,200 SQ FT  
 DEMO EXISTING: -254 SQ FT  
 EXISTING NET: 946 SQ FT

NEW OFFICE ADDITION: 2,054 SQ FT  
 NEW TOTAL: 3,000 SQ FT

## PARCEL DATA

PARCEL: K-11-5  
 AREA: 0.17 AC  
 ZONING: C2

BUILDING SETBACKS:  
 FR: 0'  
 SIDE: 0'  
 REAR: 2'

## PROJECT DATA

OCCUPANCY GROUP: B  
 CONSTRUCTION TYPE: TYPE V-B

ALLOWABLE HEIGHT: 40', PROPOSED HEIGHT: 19'-6"  
 ALLOWABLE STORIES: 2, PROPOSED: 1 STORY  
 ALLOWABLE AREA: 9,000 SQ FT NON-SPRINKLERED  
 PROPOSED AREA: 3,000 SQ FT, NON-SPRINKLERED  
 OCCUPANT LOAD  
 TBL 10004.5  
 BUSINESS 150 SF/OCC  
 NORTH OFFICE 1500 SF / 150= 10 OCCUPANTS  
 SOUTH OFFICE 1500 SF / 150= 10 OCCUPANTS

EGRESS REQUIREMENTS:  
 NORTH OFFICE: 10 OCCUPANTS 1 EXIT REQUIRED  
 1 EXIT PROVIDED  
 SOUTH OFFICE: 10 OCCUPANTS 1 EXIT REQUIRED  
 2 EXITS PROVIDED

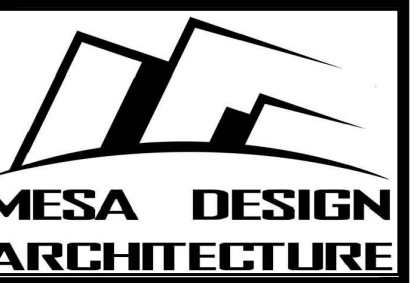
## PARKING

PARKING REQUIRED  
 3,000 / 300 SF=  
 10 STALLS REQUIRED

-1 STALL BICYCLE PARKING  
 -1 STALL MOTORCYCLE PARKING  
 -2 STALLS HWY 89 REDUCTION  
 6 STALLS REQUIRED

6 STALLS PROVIDED, INCLUDING:  
 ACCESSIBLE/VAN STALL 1 REQUIRED/25 STALLS  
 1 PROVIDED

# GLOVER REMODEL 197 S 100 EAST KANAB, UTAH 84741



SUITE 101  
 406 E 300 S  
 KANAB, UTAH 84741  
 435-899-9737 TELE  
 CONTACT@MESADESIGN.NET



SOUTHWEST VIEW

NORTHWEST VIEW



## SHEET INDEX

### ARCHITECTURAL

|      |                                    | SUBMITTAL: | SITE PLAN | SUBMITTAL |
|------|------------------------------------|------------|-----------|-----------|
| A0.1 | COVER SHEET, PROJECT DATA          | ●          |           |           |
| A0.2 | GENERAL NOTES                      |            |           |           |
| EX1  | EXISTING SITE PLAN                 | ●          |           |           |
| EX2  | EXISTING FLOOR AND ROOF PLANS      | ●          |           |           |
| EX3  | EXISTING EXTERIOR ELEVATIONS       | ●          |           |           |
| EX4  | DEMOLITION PLAN                    |            |           |           |
| A1.1 | SITE PLAN                          | ●          |           |           |
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| A2.3 | ROOF PLAN                          | ●          |           |           |
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| A2.5 |                                    |            |           |           |
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| A4.1 | BUILDING SECTIONS                  | ●          |           |           |
| A5.1 | DETAILS                            |            |           |           |
| A5.2 | DETAILS                            |            |           |           |
| A6.1 | INTERIOR ELEVATIONS                |            |           |           |
| A7.1 | DOOR AND FINISH SCHEDULES          |            |           |           |
| M1.0 | MECHANICAL PLAN                    |            |           |           |
| E0.1 | ELECTRICAL COVER SHEET             |            |           |           |
| E0.2 | ELECTRICAL SPECIFICATIONS          |            |           |           |
| E0.3 | ELECTRICAL PANEL SCHEDULE          |            |           |           |
| E1.0 | ELECTRICAL LIGHTING PLAN           |            |           |           |
| E1.1 | ELECTRICAL POWER PLAN              |            |           |           |
| P0.1 | PLUMBING COVER SHEET               |            |           |           |
| P0.2 | PLUMBING SPECIFICATIONS            |            |           |           |
| P1.0 | PLUMBING DRAIN PLAN                |            |           |           |
| P1.1 | PLUMBING PIPING PLAN               |            |           |           |
| P2.0 | PLUMBING SCHEDULE AND DETAIL SHEET |            |           |           |

ALL DRAWINGS AND WRITTEN MATERIAL  
 APPEARING HEREIN CONSTITUTE ORIGINAL  
 AND UNPUBLISHED WORK OF ARCHITECT  
 ROBERT KACZORNA, AND ARE PROPERTY  
 OF ROBERT KACZORNA AND MAY NOT BE  
 COPIED OR USED AS THE BASIS FOR ANY  
 NEW PLAN.

THE GENERAL CONTRACTOR IS TO  
 REVIEW PLANS AND VERIFY JOB CONDITIONS  
 AND REPORT ANY DISCREPANCIES  
 TO ARCHITECT PRIOR TO START OF WORK.

GLOVER OFFICE  
 BUILDING REMODEL  
 197 S 100 E  
 KANAB, UT 84741

SITE PLAN REVIEW

COVER SHEET

REVISIONS

DATE: 03/20/2026

**A0.1**

## SIGNAGE

WALL SIGN:  
 NORTH ELEVATION 468 SQ FT  
 93 SQ FT ALLOWED  
 X 20% = XX SQ FT PROPOSED

WEST ELEVATION 1,194 SQ FT  
 238 SQ FT ALLOWED  
 X 20% = XX SQ FT PROPOSED

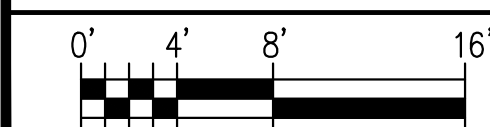
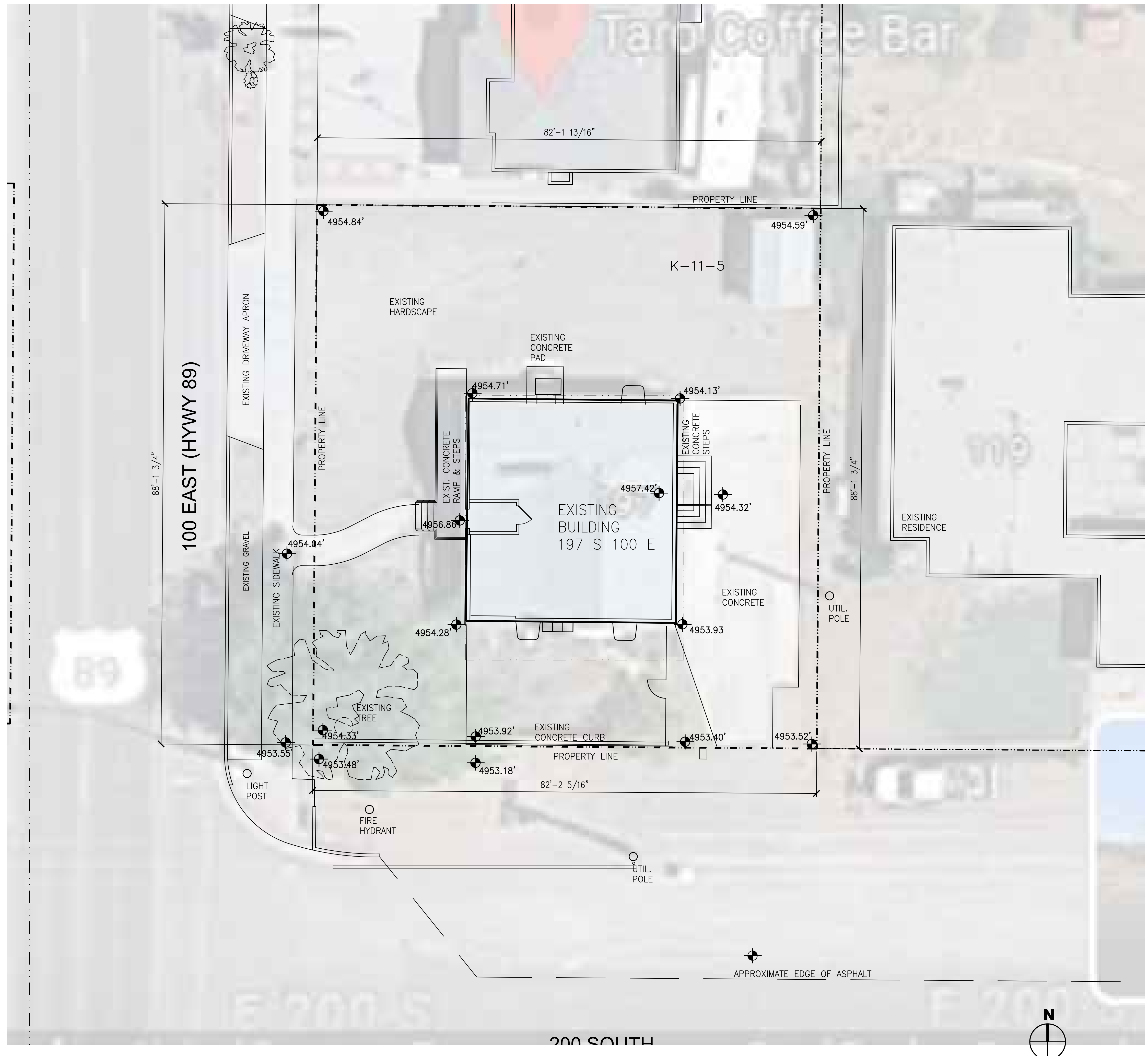
SOUTH ELEVATION 897 SQ FT  
 179 SQ FT ALLOWED  
 X 20% = XX SQ FT PROPOSED

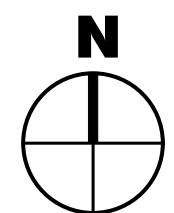
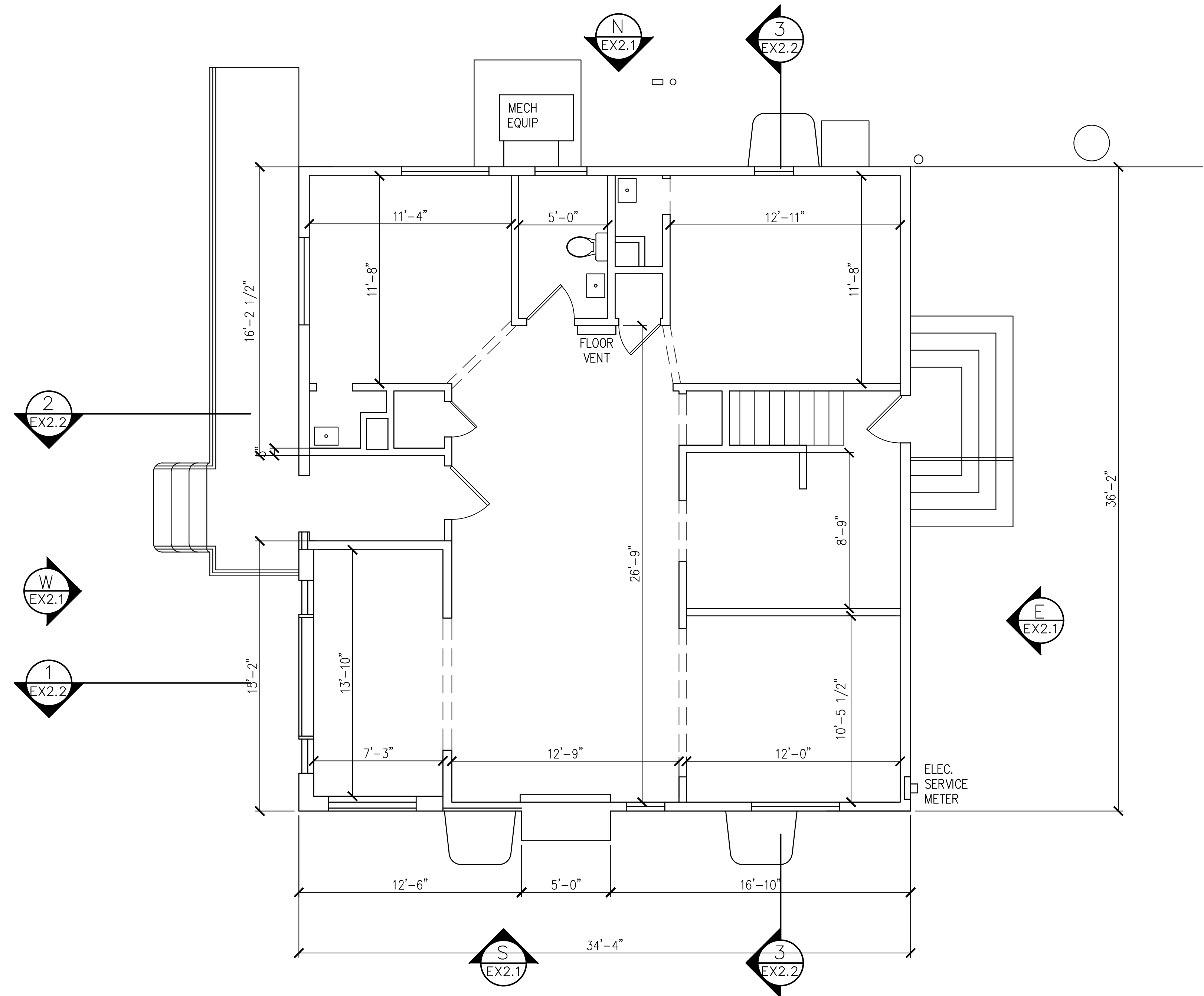
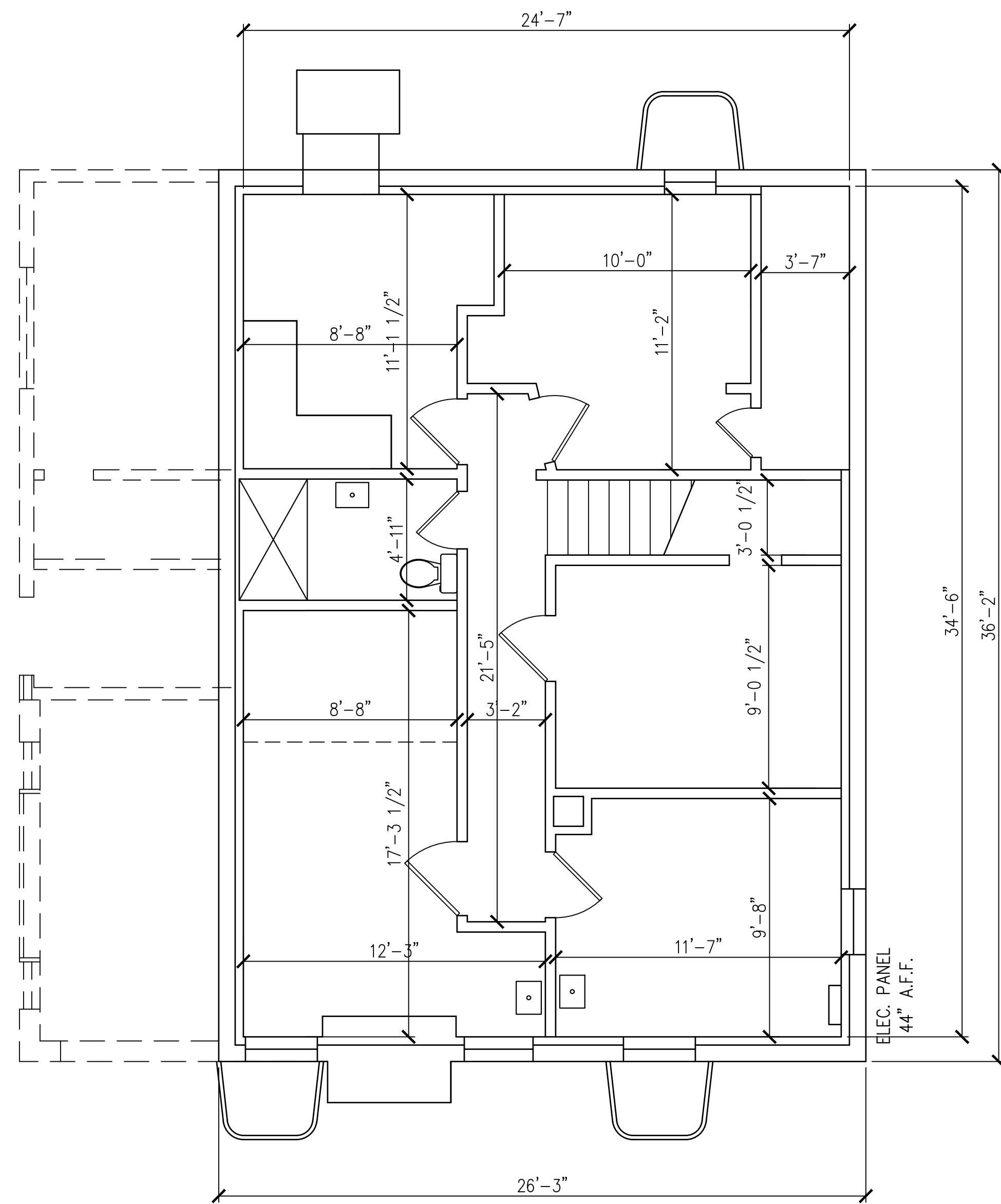
## PROJECT NOTES:

- CONTRACTOR SHALL COORDINATE DIRECTLY WITH OWNER ITEMS THAT ARE OWNER FURNISHED, CONTRACTOR INSTALLED AND/OR OWNER FURNISHED, OWNER INSTALLED
- ALL PRODUCTS, MATERIALS, APPLIANCES, FIXTURES AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. TYPICAL
- CONSTRUCTION DRAWINGS ARE COMPRISED OF ALL ARCHITECTURAL AND STRUCTURAL SHEETS. CONTRACTOR SHALL REVIEW EACH SHEET AND COORDINATE ALL ARCHITECTURAL AND STRUCTURAL NOTES, DETAILS AND REQUIREMENTS, CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY CHANGES, MODIFICATIONS, SUBSTITUTIONS OR ADDITIONS TO THE PROJECT, BY OWNER, OR CONTRACTOR, OR ANY OTHER PARTIES.
- ALL SITE WORK, CIVIL, SIDEWALK, CURB AND GUTTER INSTALLATIONS SHALL COMPLY WITH "STANDARD SPECIFICATIONS FOR DESIGN & CONSTRUCTION FOR KANAB CITY"

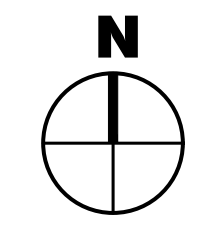
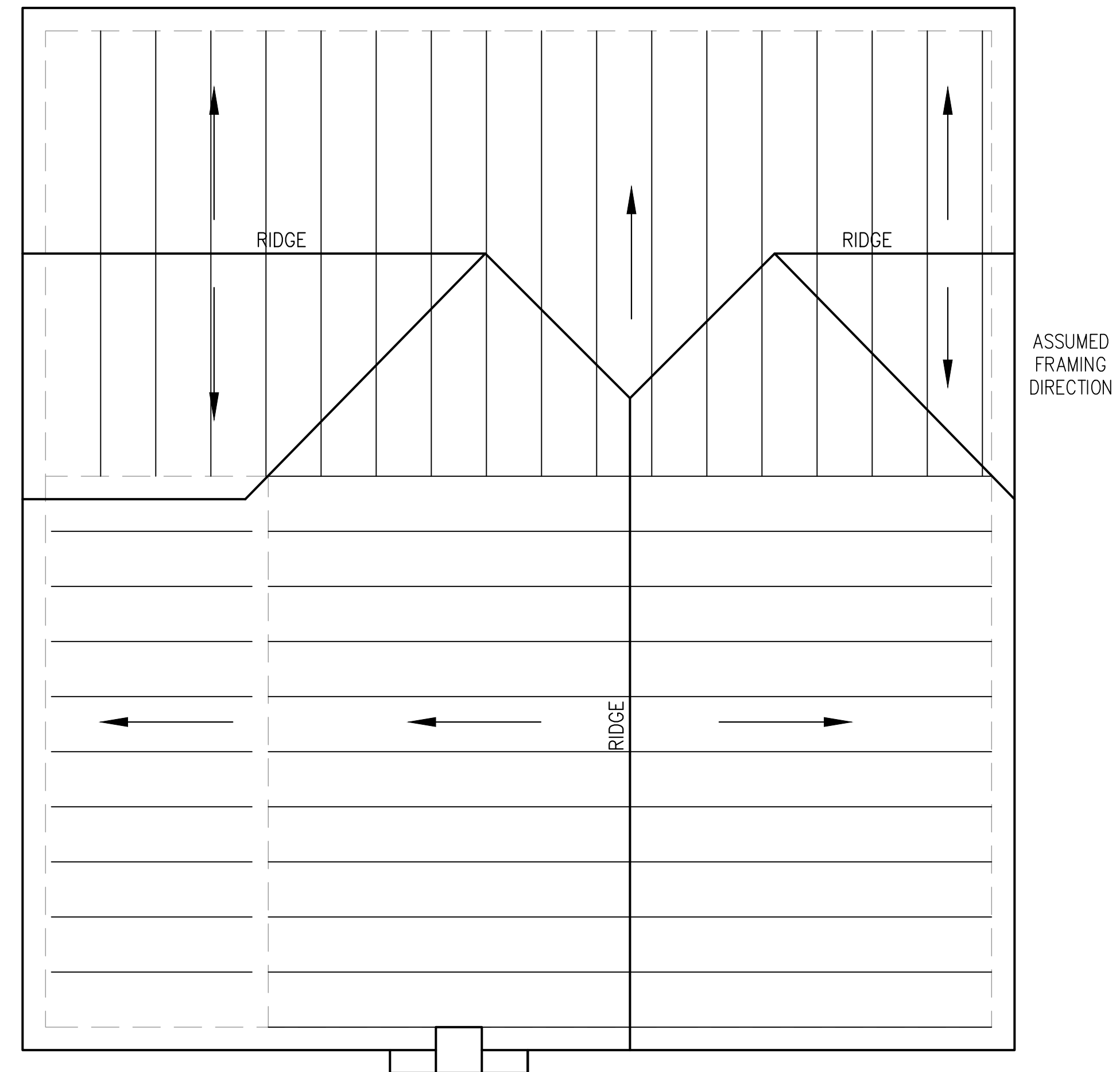
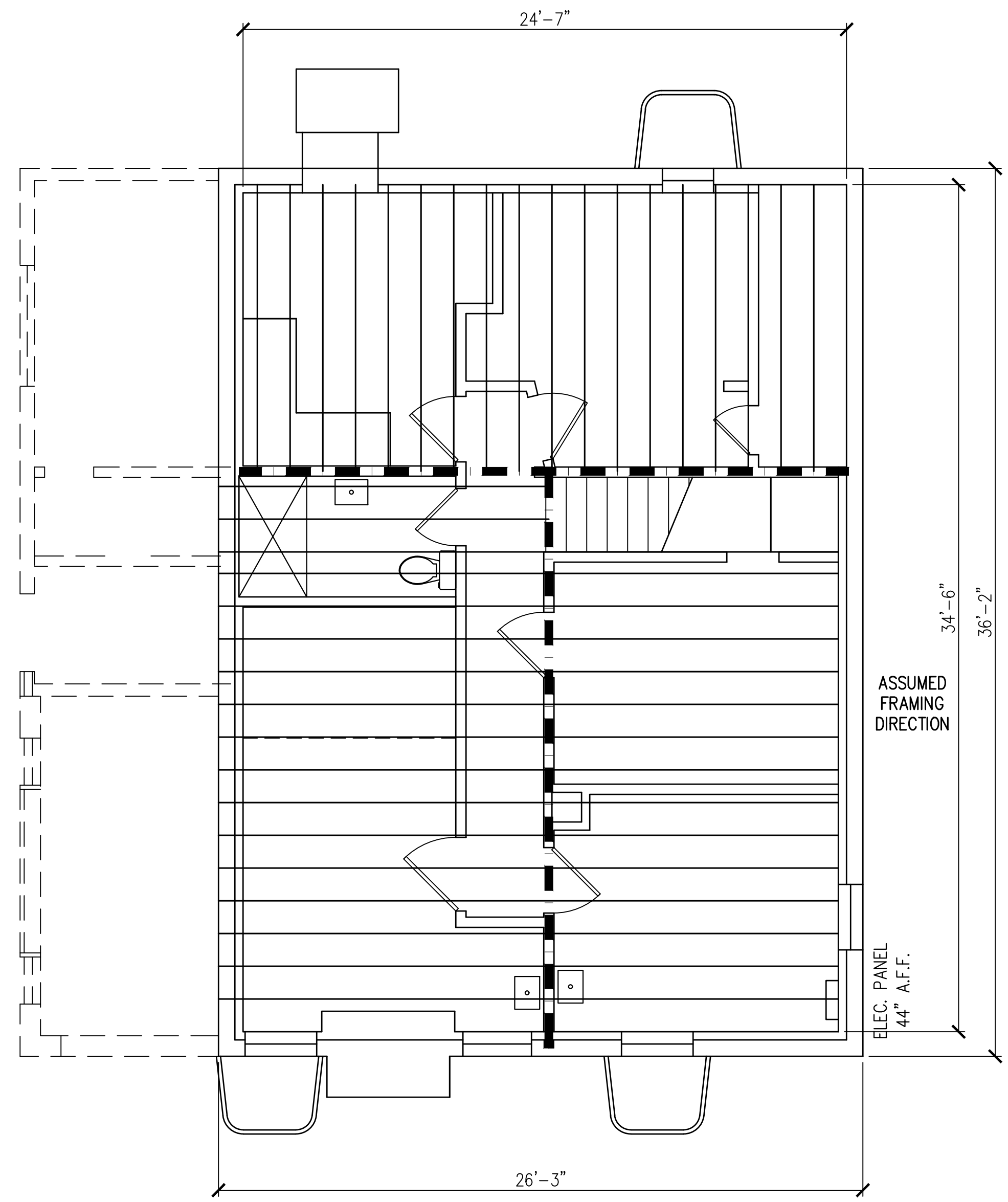
## CODE COMPLIANCE

ALL WORK SHALL COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING CODES, AMENDMENTS AND REGULATIONS, INCLUDING:  
 2017 ICC A117.1-2017 ACCESSIBILITY  
 2021 INTERNATIONAL BUILDING CODE (IBC)  
 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)  
 2021 INTERNATIONAL MECHANICAL CODE (IMC)  
 2021 INTERNATIONAL PLUMBING CODE (IPC)  
 2021 INTERNATIONAL FUEL GAS CODE (IFGC)  
 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
 2015 INTERNATIONAL ENERGY CONSERVATION CODE-RESIDENTIAL PROVISIONS OF CHAPTER 11, ENERGY EFFICIENCY  
 2020 NATIONAL ELECTRICAL CODE (NEC)  
 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE  
 2021 INTERNATIONAL EXISTING BUILDING CODE  
 2006 UTAH WILDLAND URBAN INTERFACE CODE (UWUI)



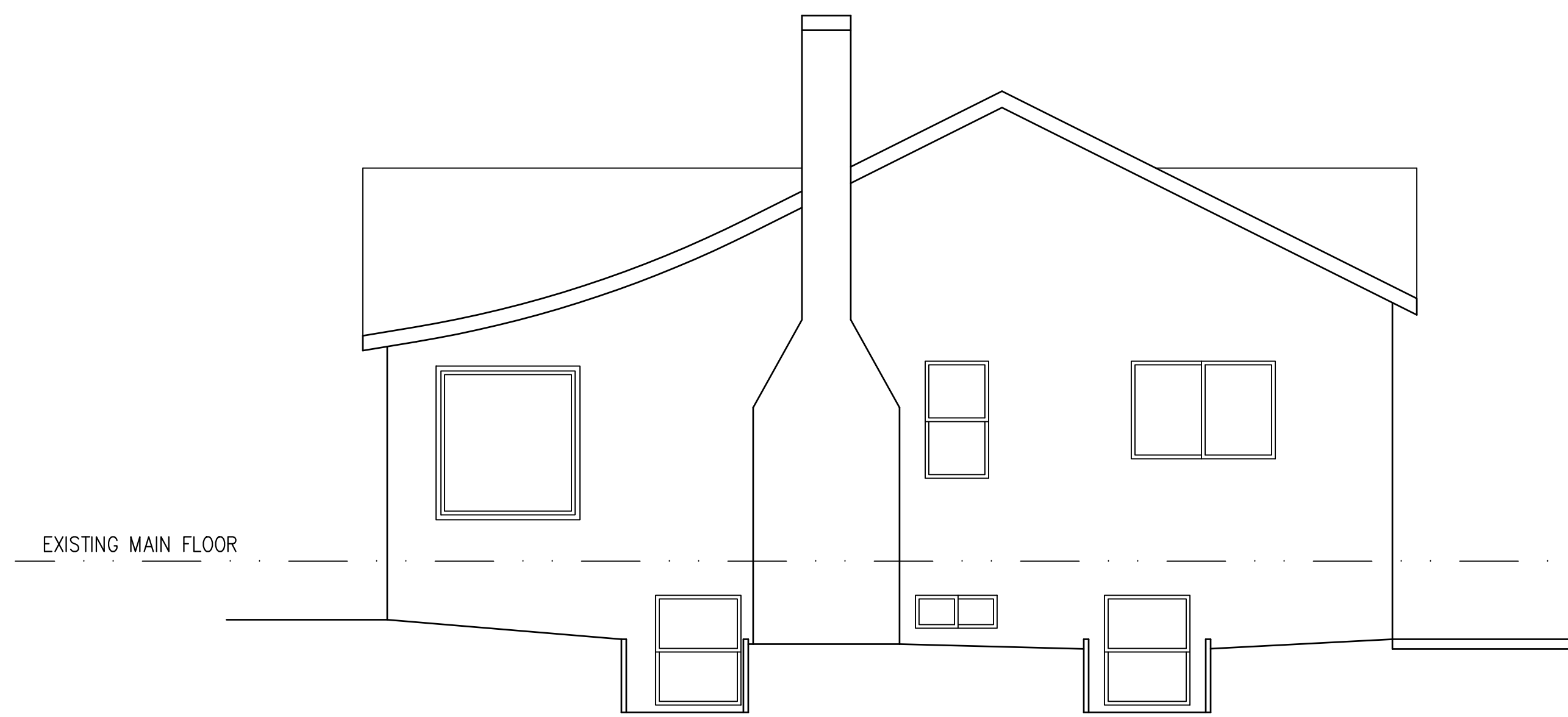


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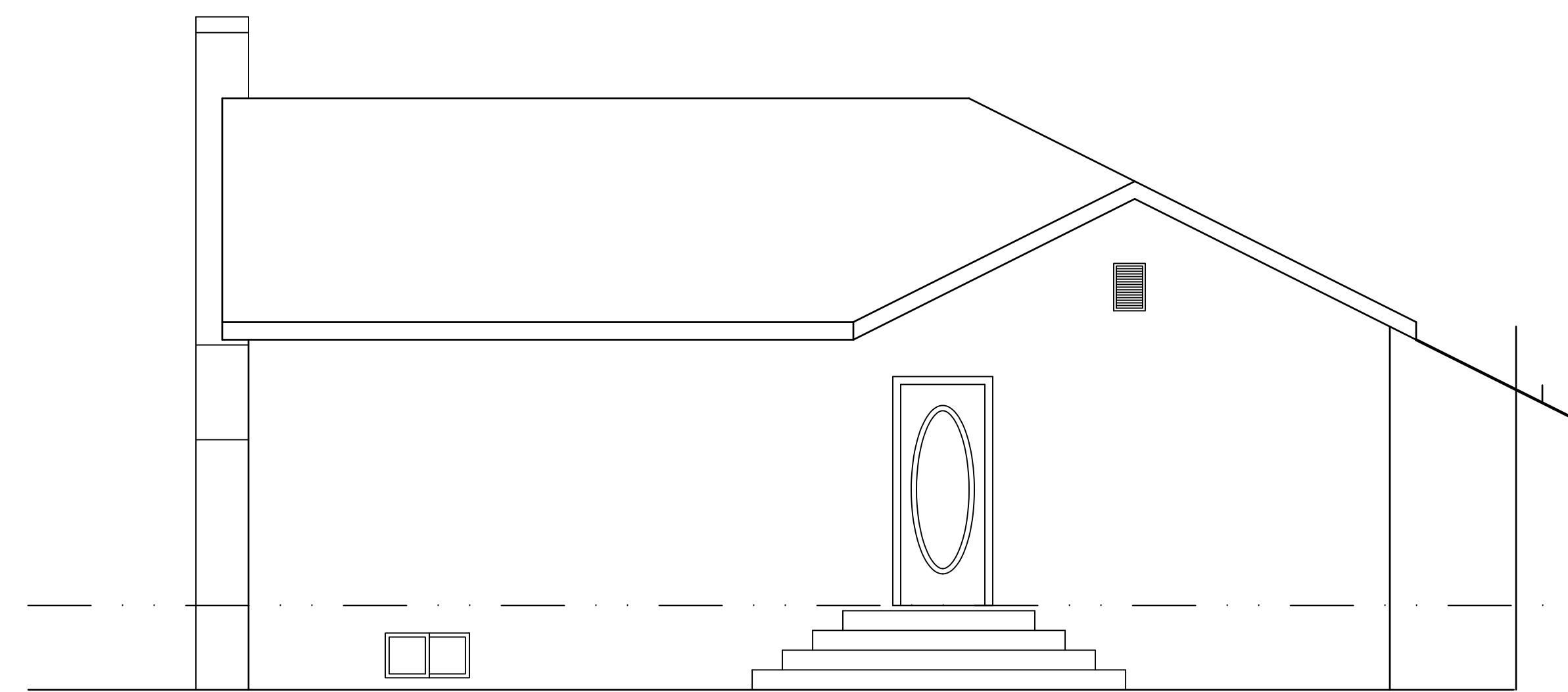
EXISTING BASEMENT FRAMING PLAN SCALE: 1/4" = 1'-0" **B**

EXISTING ROOF PLAN SCALE: 1/4" = 1'-0" **R**



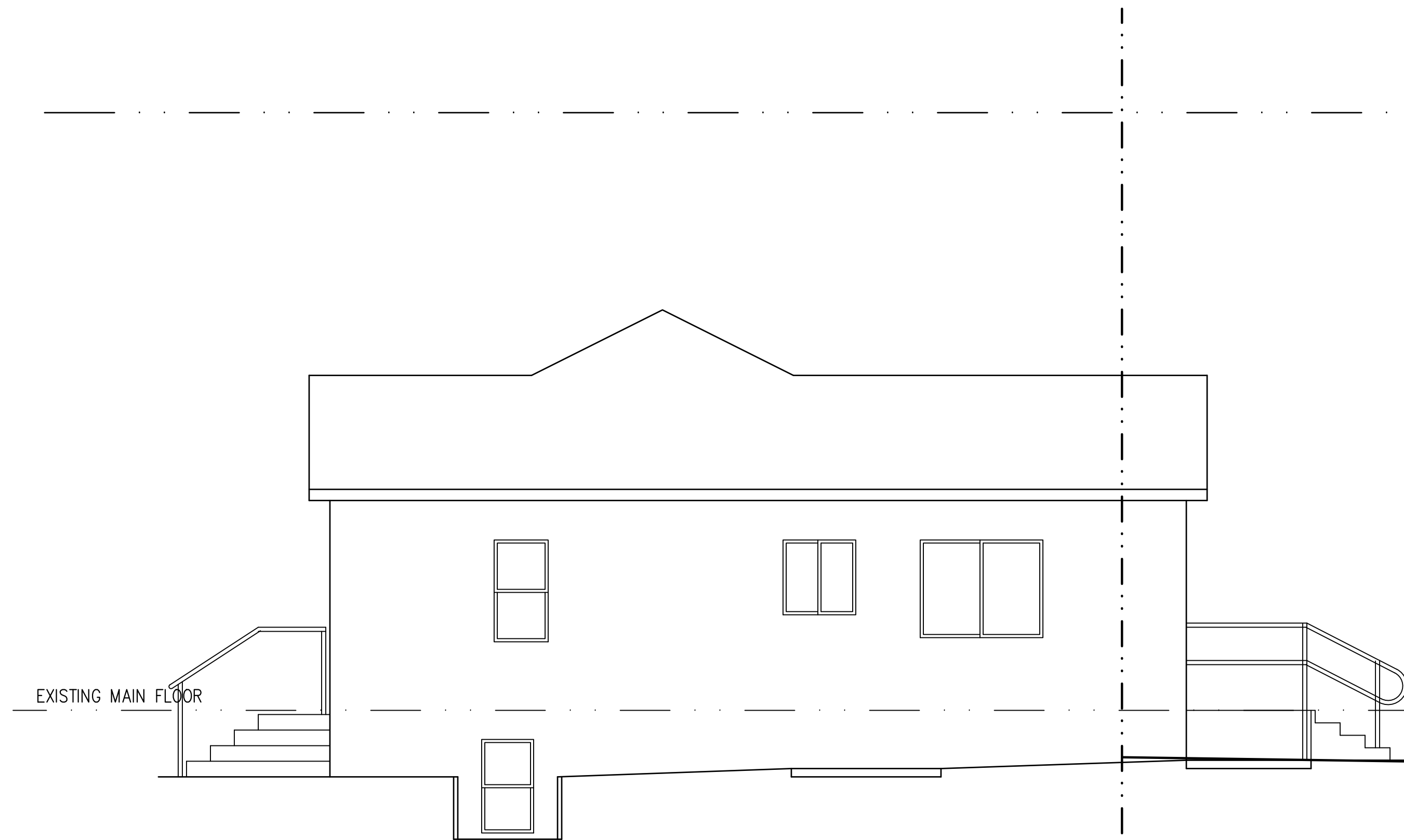
EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0" S



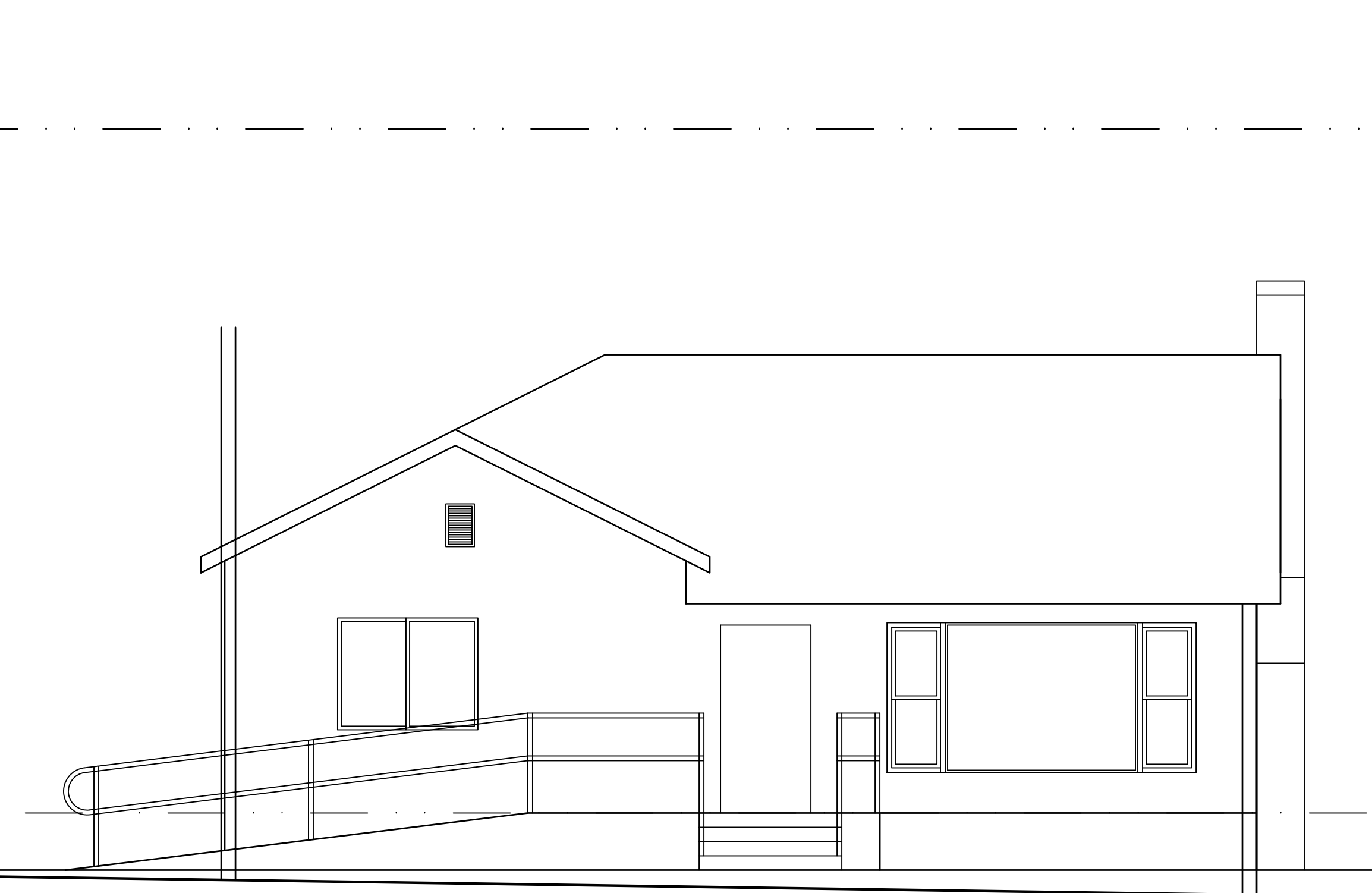
EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0" E



EXISTING NORTH ELEVATION

SCALE: 1/4"=1'-0" N



EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0" W

EXISTING MAIN FLOOR

EXISTING MAIN FLOOR

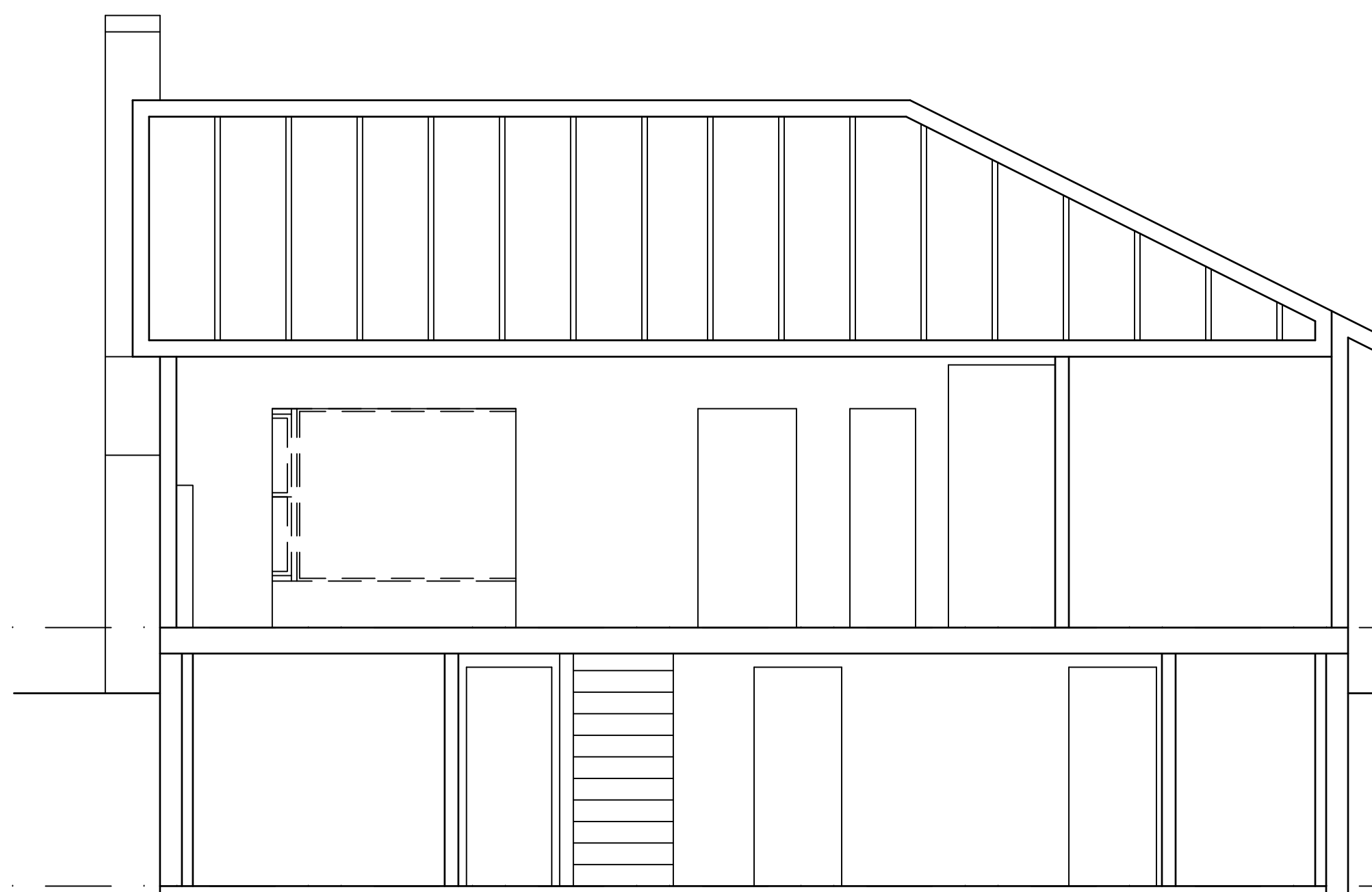


EXISTING MAIN FLOOR

EXISTING CROSS SECTION

SCALE: 1/4"=1'-0"

2

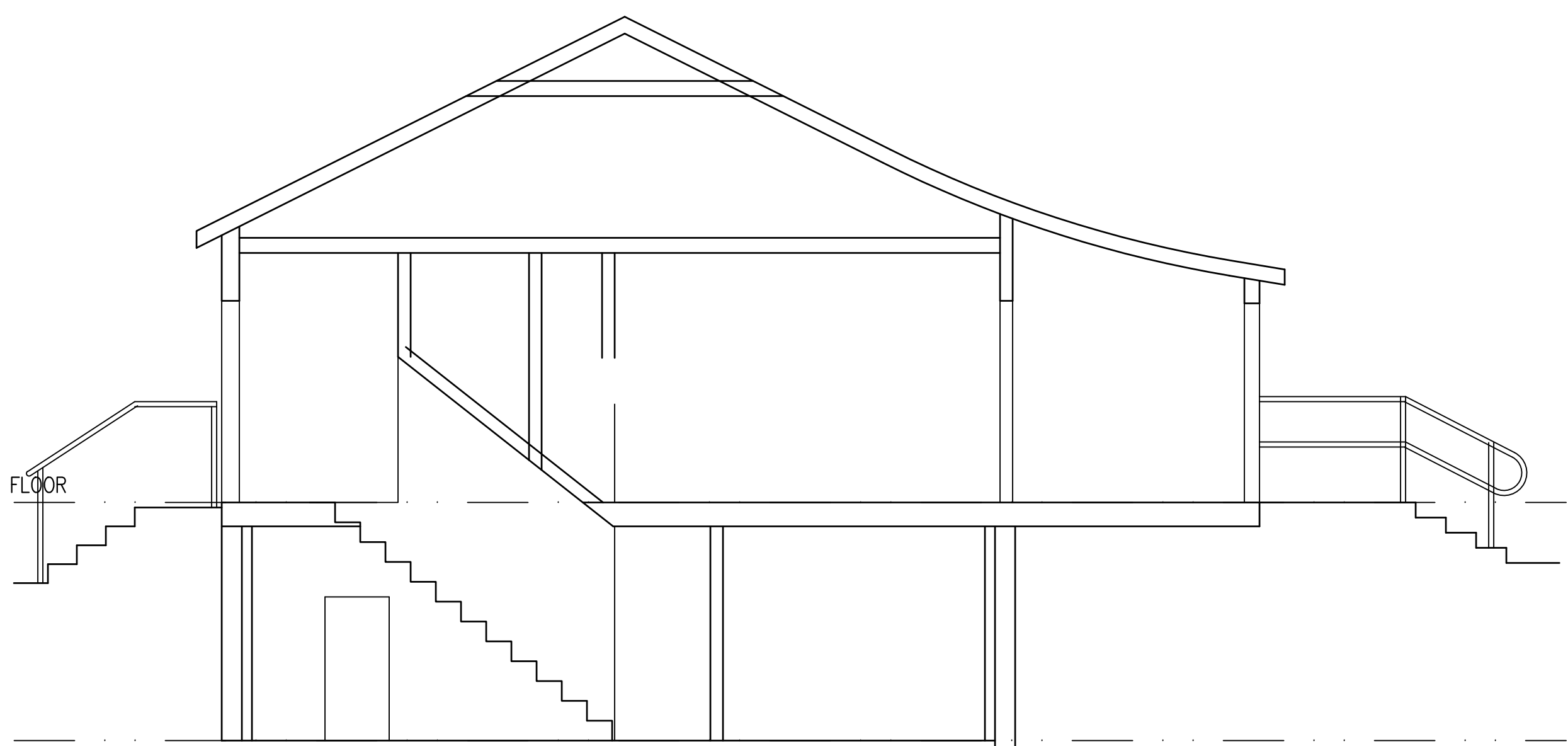


EXISTING MAIN FLOOR

EXISTING CROSS SECTION

SCALE: 1/4"=1'-0"

3

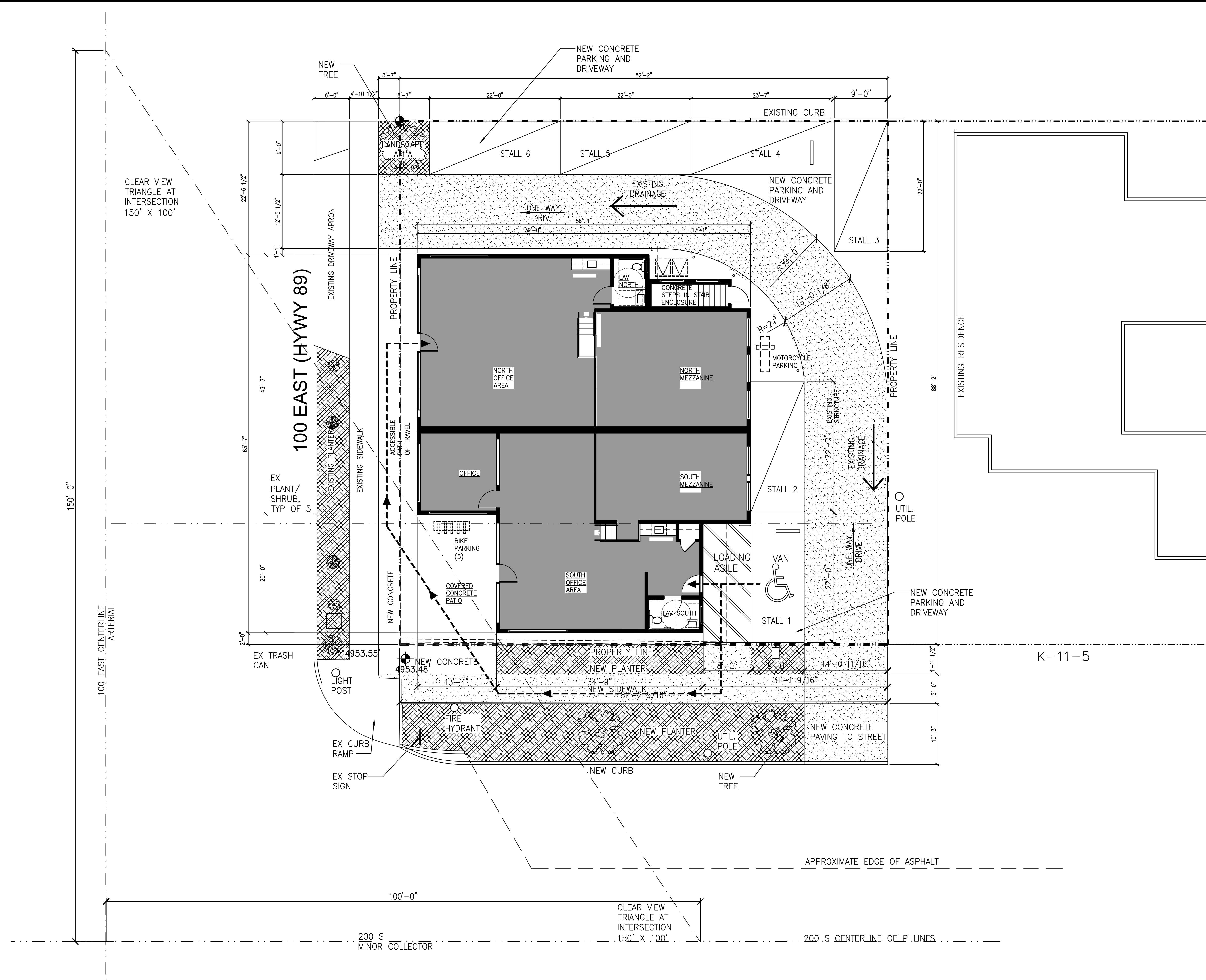


EXISTING MAIN FLOOR

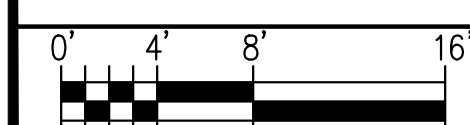
EXISTING CROSS SECTION

SCALE: 1/4"=1'-0"

1



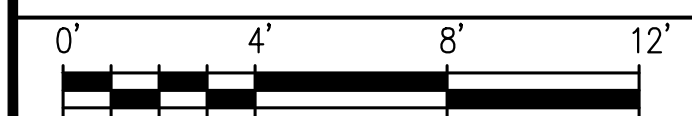
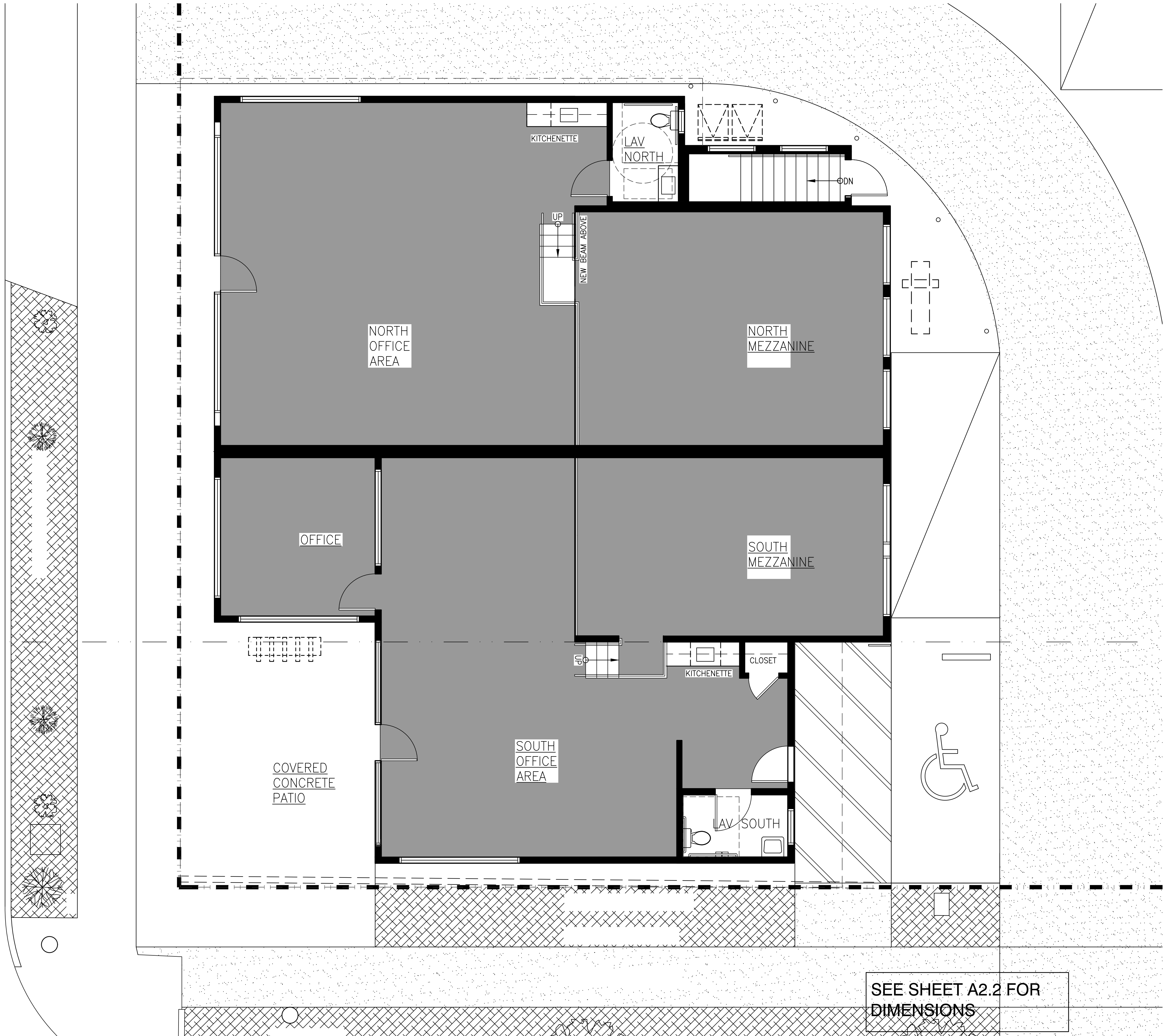
NOTE: ALL SITE WORK, CIVIL, SIDEWALK, CURB AND GUTTER INSTALLATIONS SHALL COMPLY WITH "STANDARD SPECIFICATIONS FOR DESIGN & CONSTRUCTION FOR KANAB CITY"



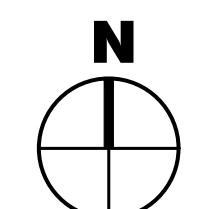
SITE PLAN

SCALE: 1/8"=1'-0"

E

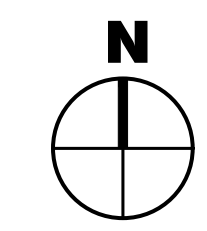
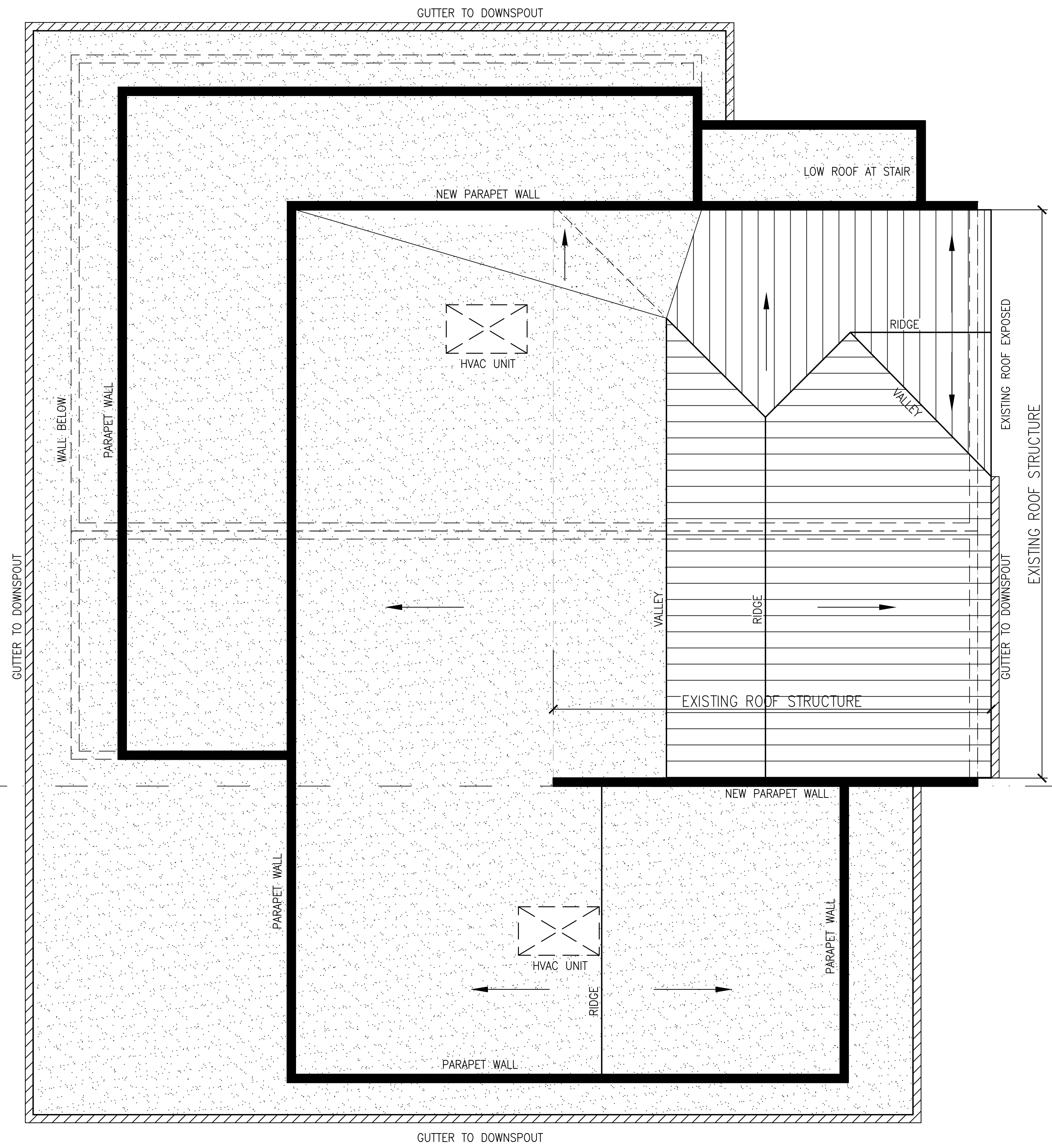


SEE SHEET A2.2 FOR DIMENSIONS



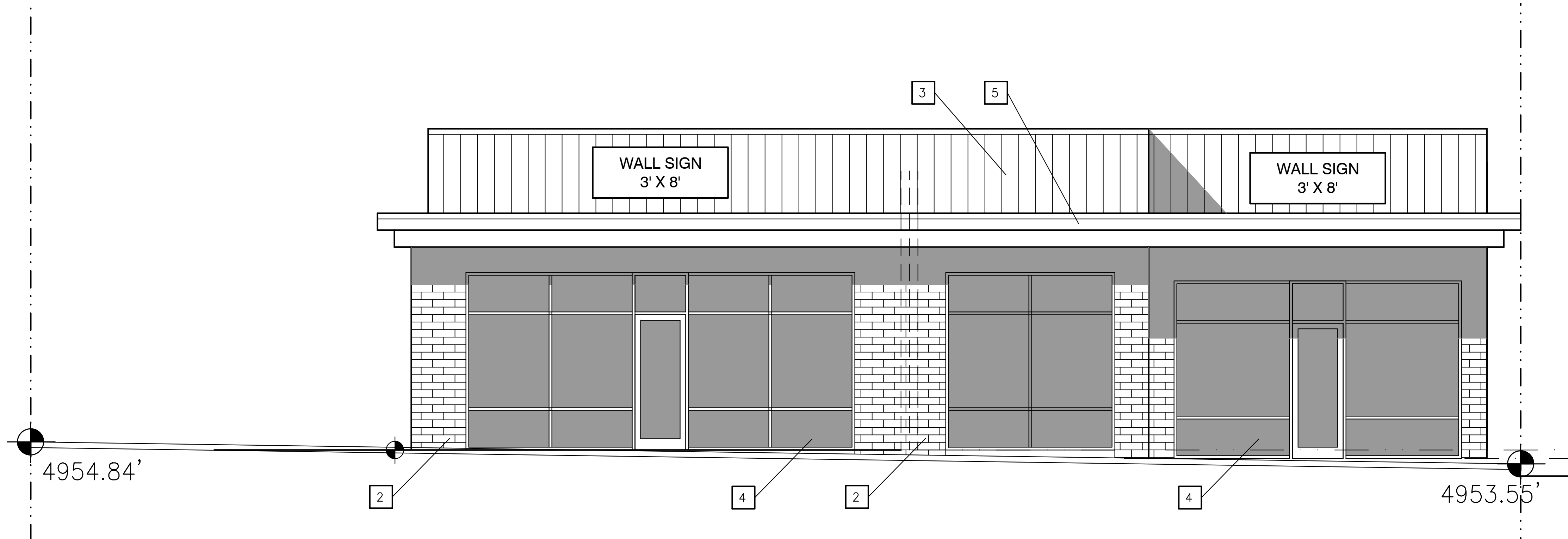


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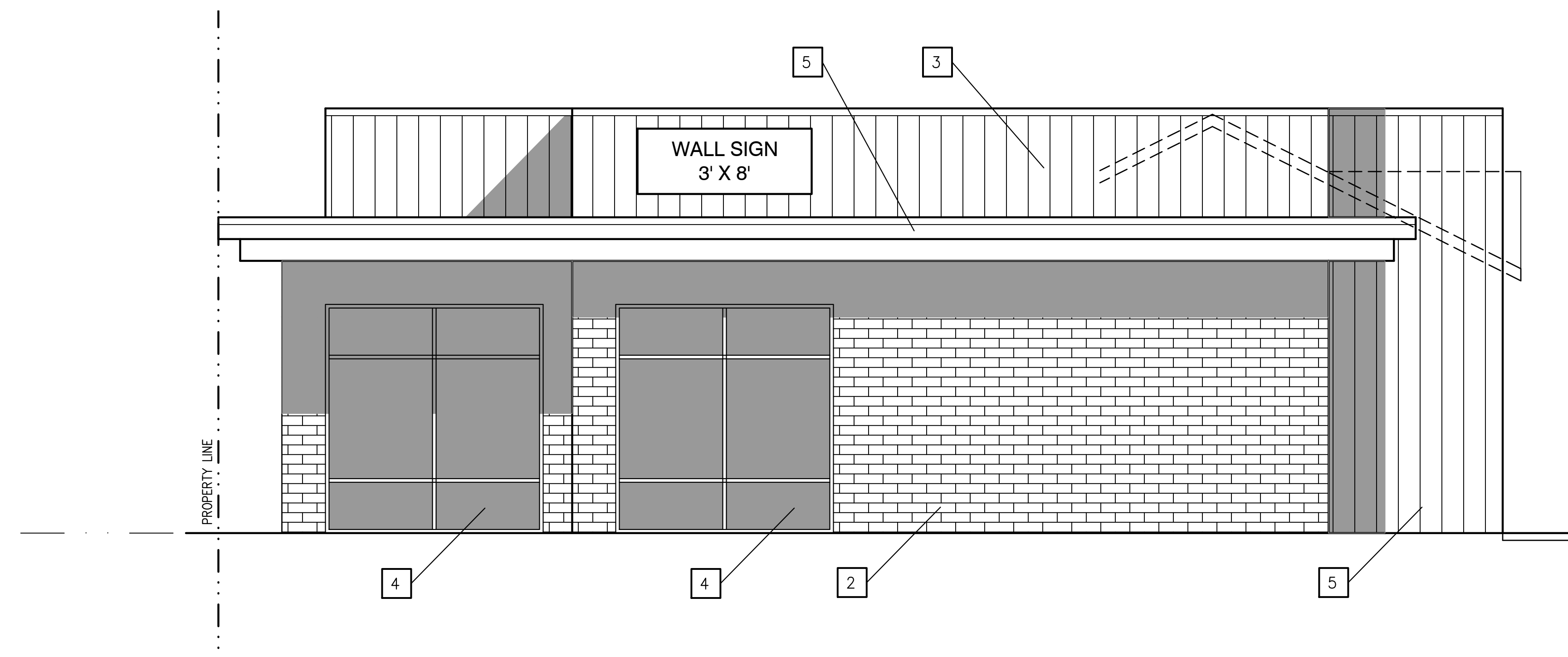
ELEVATION KEYNOTES

- 1 PROVIDE SEMI-SYNTHETIC STUCCO SYSTEM. SYNTHETIC FINISH COAT OVER CEMENT BASED BASE COAT OVER LATH OVER 1" POLYSTYRENE FOAM BOARD OVER BUILDING WRAP.
- 2 BRICK VENEER: ORLEANS BLEND MODULAR SIZE; RAGLAND, RED. MFR: ALLEY CASSETTY
- 3 VERTICAL METAL SIDING STYLE: WAVE 8.0 COLOR: DARK BRONZE MFR: WESTERN STATES METAL ROOFING
- 4 ALUMINUM STOREFRONT FRAMING WITH INSULATED GLAZING. FRAME COLOR: DARK BRONZE
- 5 ALUMINUM FACIA/SOFFIT TRIM, 22GA COLOR: DARK BRONZE
- 6 STANDING SEAM METAL ROOFING. MFR: ASC STYLE: SKYLINE 16" WIDE RIB: 1" HIGH GA: 26GA COLOR: CLASSIC BROWN
- 7 RAIN LEADER, FROM GUTTER ABOVE. CONNECT TO UNDERGROWD DRAIN LINE AND SLOPE TO DAYLIGHT. COLOR TO MATCH GUTTER.



WEST ELEVATION

SCALE: 1/4" = 1'-0" (W)



SOUTH ELEVATION

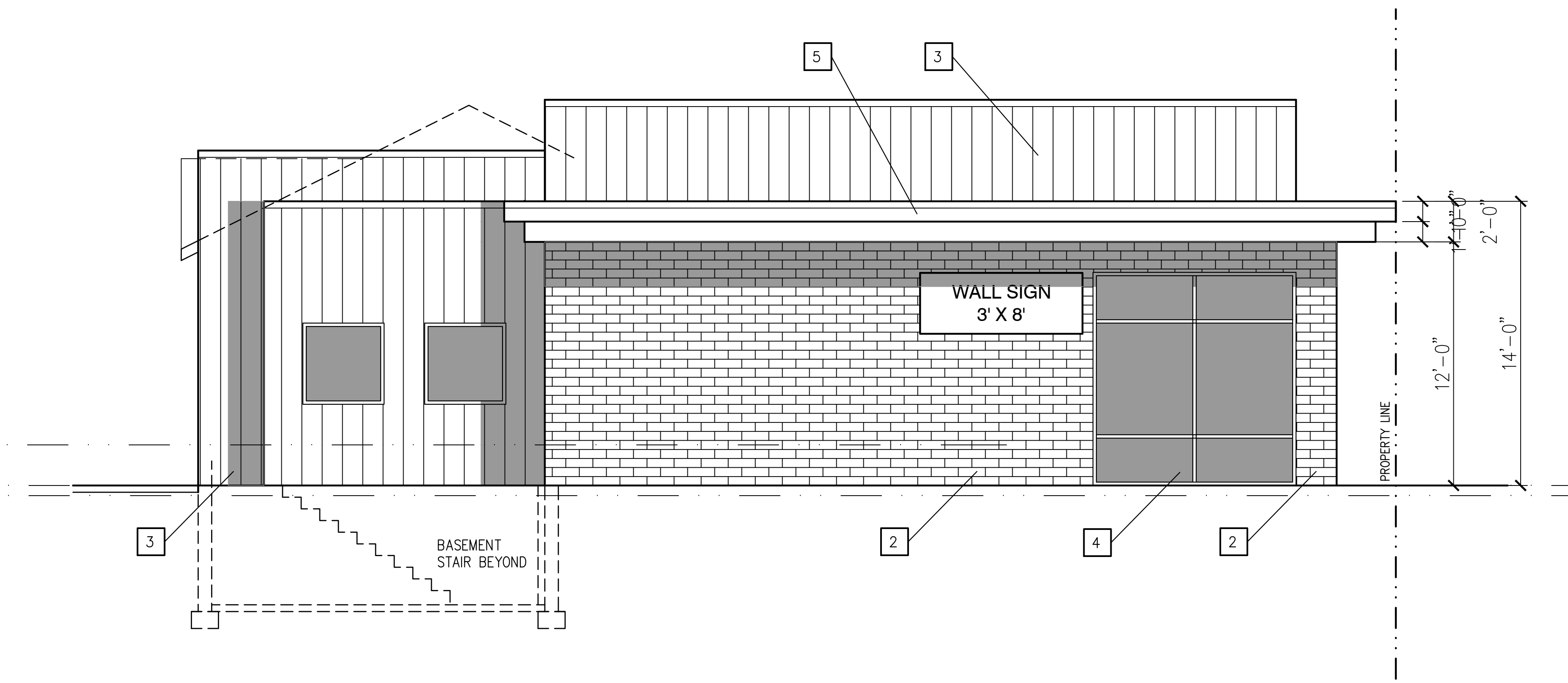
SCALE: 1/4" = 1'-0" (S)

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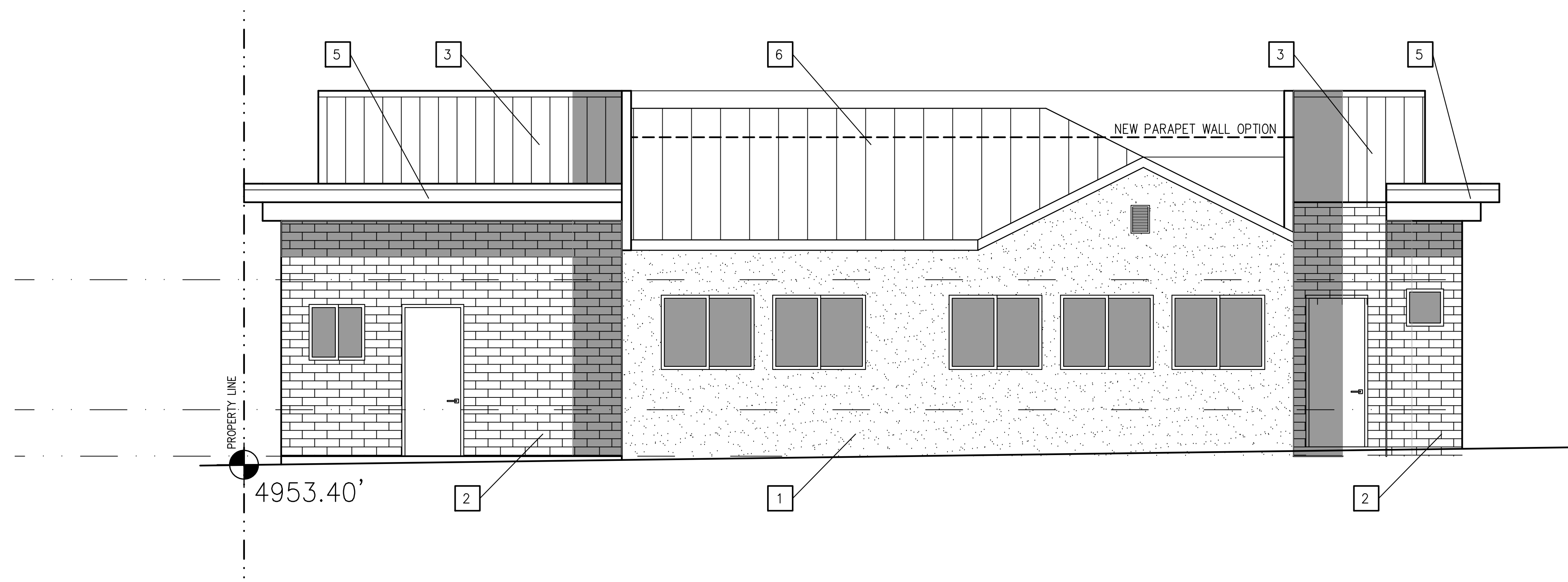
**ELEVATION KEYNOTES**

- 1 PROVIDE SEMI-SYNTHETIC STUCCO SYSTEM. SYNTHETIC FINISH COAT OVER CEMENT BASED BASE COAT OVER LATH OVER 1" POLYSTYRENE FOAM BOARD OVER BUILDING WRAP.
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- 7 RAIN LEADER, FROM GUTTER ABOVE. CONNECT TO UNDERGROWD DRAIN LINE AND SLOPE TO DAYLIGHT. COLOR TO MATCH GUTTER.



**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

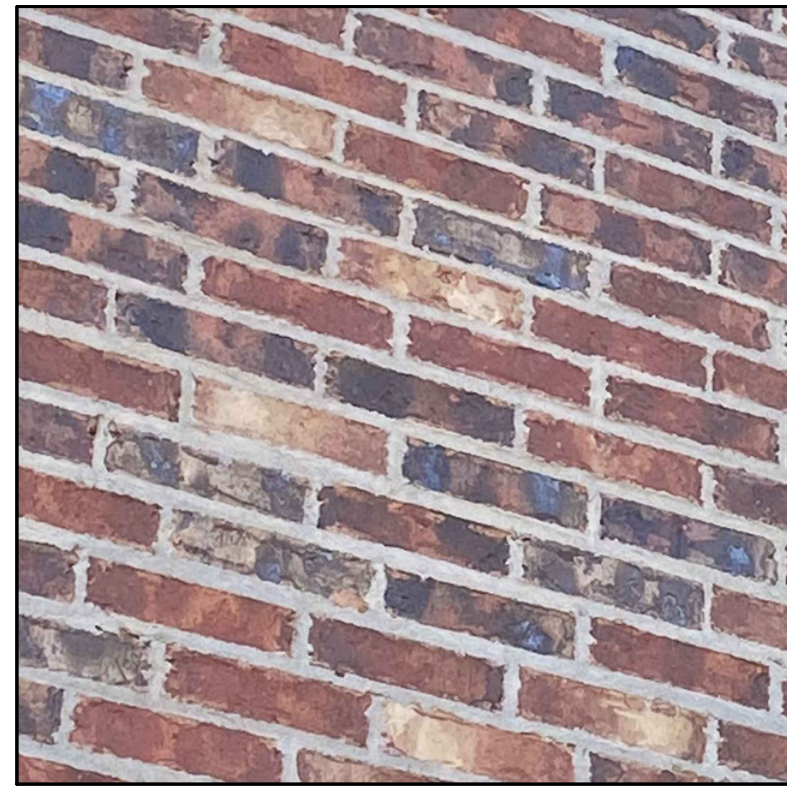


**EAST ELEVATION**

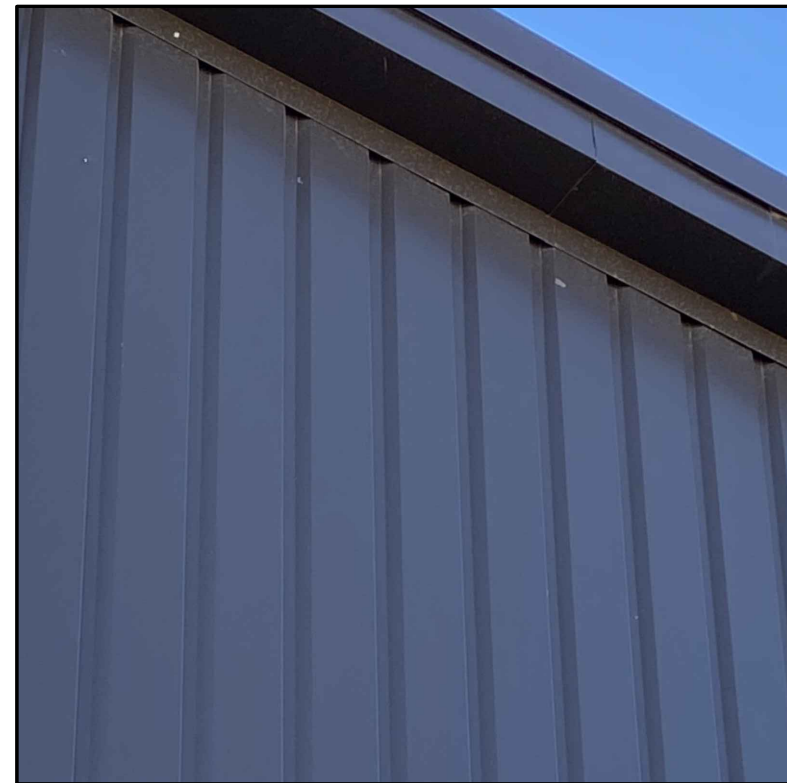
SCALE: 1/4" = 1'-0"



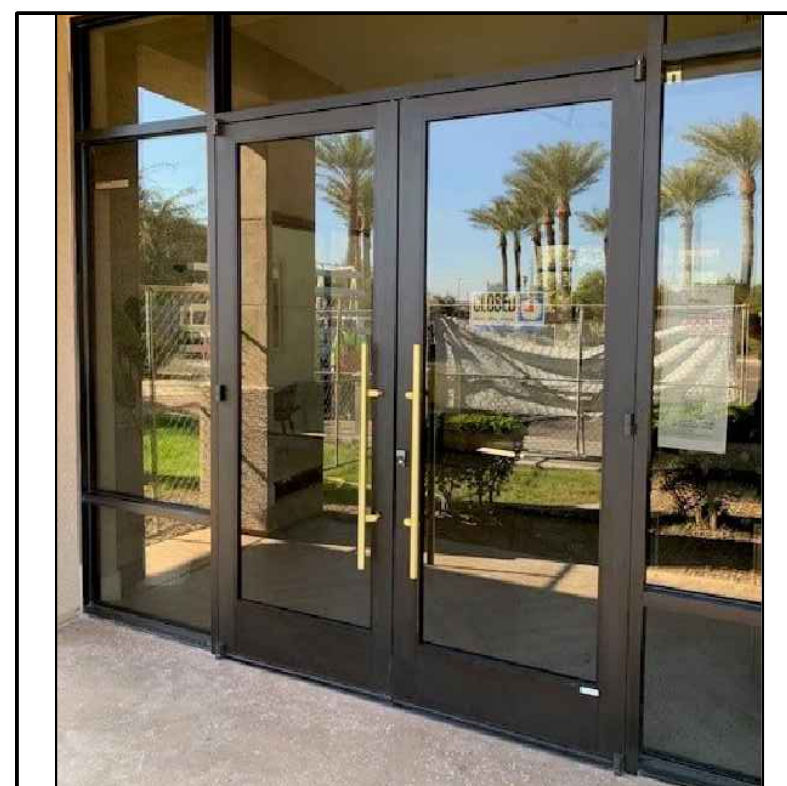
# MATERIAL LEGEND



2 BRICK VENEER



3 VERTICAL METAL SIDING



4 ALUMINUM STOREFRONT ENTRY



4 ALUMINUM STOREFRONT FRAME



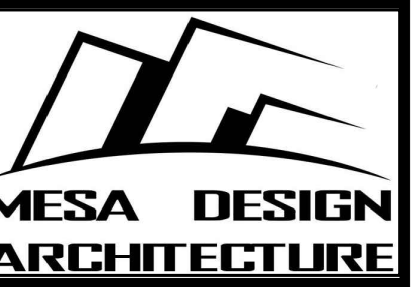
5 FACIA/DOOR/WINDOWS:  
DARK BRONZE

## ELEVATION KEYNOTES

- 1 PROVIDE SEMI-SYNTHETIC STUCCO SYSTEM. SYNTHETIC FINISH COAT OVER CEMENT BASE COAT OVER LATH OVER 1" POLYSTYRENE FOAM BOARD OVER BUILDING WRAP.
- 2 BRICK VENEER: ORLEANS BLEND MODULAR SIZE; RAGLAND, RED, MFR: ALLEY CASSETTY
- 3 VERTICAL METAL SIDING  
STYLE: WAVE 8.0  
COLOR: DARK BRONZE  
MFR: WESTERN STATES METAL ROOFING
- 4 ALUMINUM STOREFRONT FRAMING WITH INSULATED GLAZING.  
FRAME COLOR: DARK BRONZE
- 5 ALUMINUM FACIA/SOFFTIT TRIM, 22GA  
COLOR: DARK BRONZE
- 6 STANDING SEAM METAL ROOFING.  
MFR: ASC  
STYLE: SKYLINE 16" WIDE  
RIB: 1" HIGH  
GA: 26GA  
COLOR: CLASSIC BROWN
- 7 RAIN LEADER, FROM GUTTER ABOVE. CONNECT TO UNDERGROWD DRAIN LINE AND SLOPE TO DAYLIGHT. COLOR TO MATCH GUTTER.



SOUTHWEST VIEW



SUITE 101  
406 E 300 S  
KANAB, UTAH 84741  
435-899-9737 TELE  
CONTACT@MESADESIGN.NET

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF ARCHITECT ROBERT KACZORNA, AND ARE PROPERTY OF ROBERT KACZORNA AND MAY NOT BE COPIED OR USED AS THE BASIS FOR ANY NEW PLAN.

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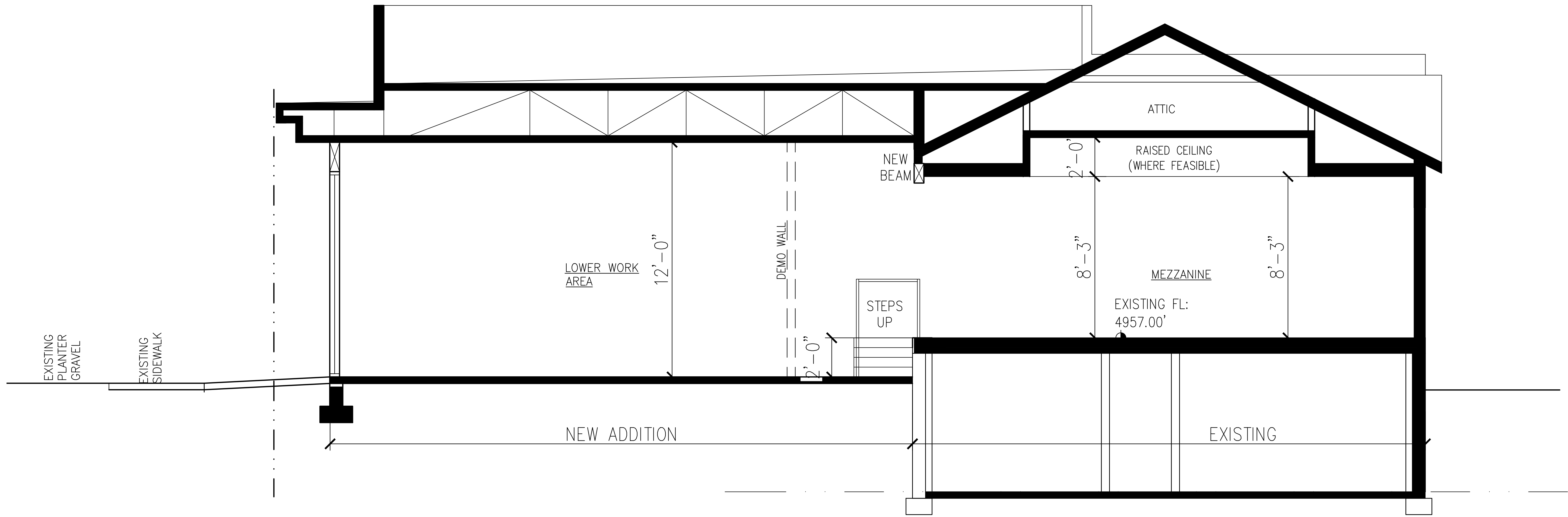
GLOVER OFFICE  
BUILDING REMODEL  
197 S 100 E  
KANAB, UT 84741  
SITE PLAN REVIEW

EXTERIOR ELEVATIONS

REVISIONS

DATE: 03/20/2026

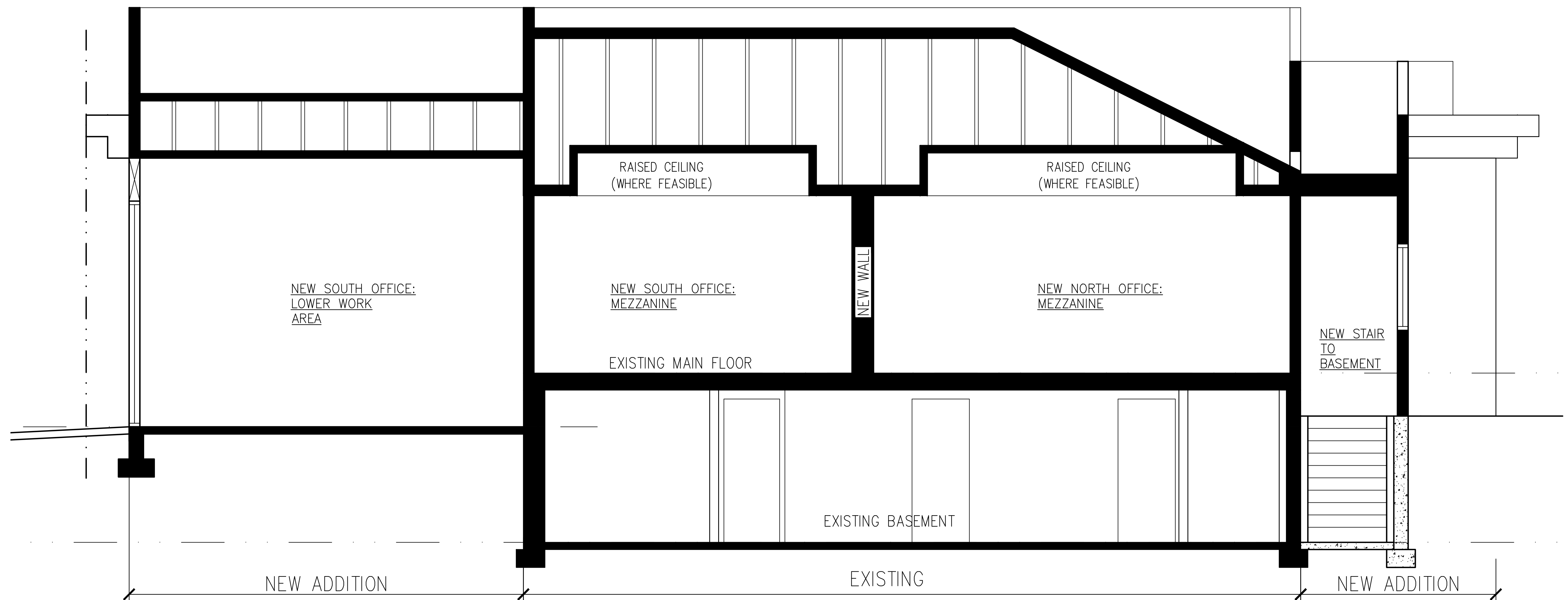
**A3.3**



**BUILDING SECTION**

SCALE: 1/4" = 1'-0"

2



**BUILDING SECTION**

SCALE: 3/8" = 1'-0"

1

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



**City Council**  
**Arlon Chamberlain**  
**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**

Iron Rock Engineer has requested an extension on behalf of the property owner of Ventana Resort Village Phase 5. The final plat was approved in April 2025 by the Subdivision review Committee. Per the Kanab City Subdivision ordinance, a final plat shall be approved and recorded within 365 days. The ordinance allows for an extension, if one is not approved by Planning Commission the final plat becomes null and void. The request is to allow additional time to put a bond or surety in place for the infrastructure.

Attached is the final plat that was approved by the SRC.

**– A Western Classic –**



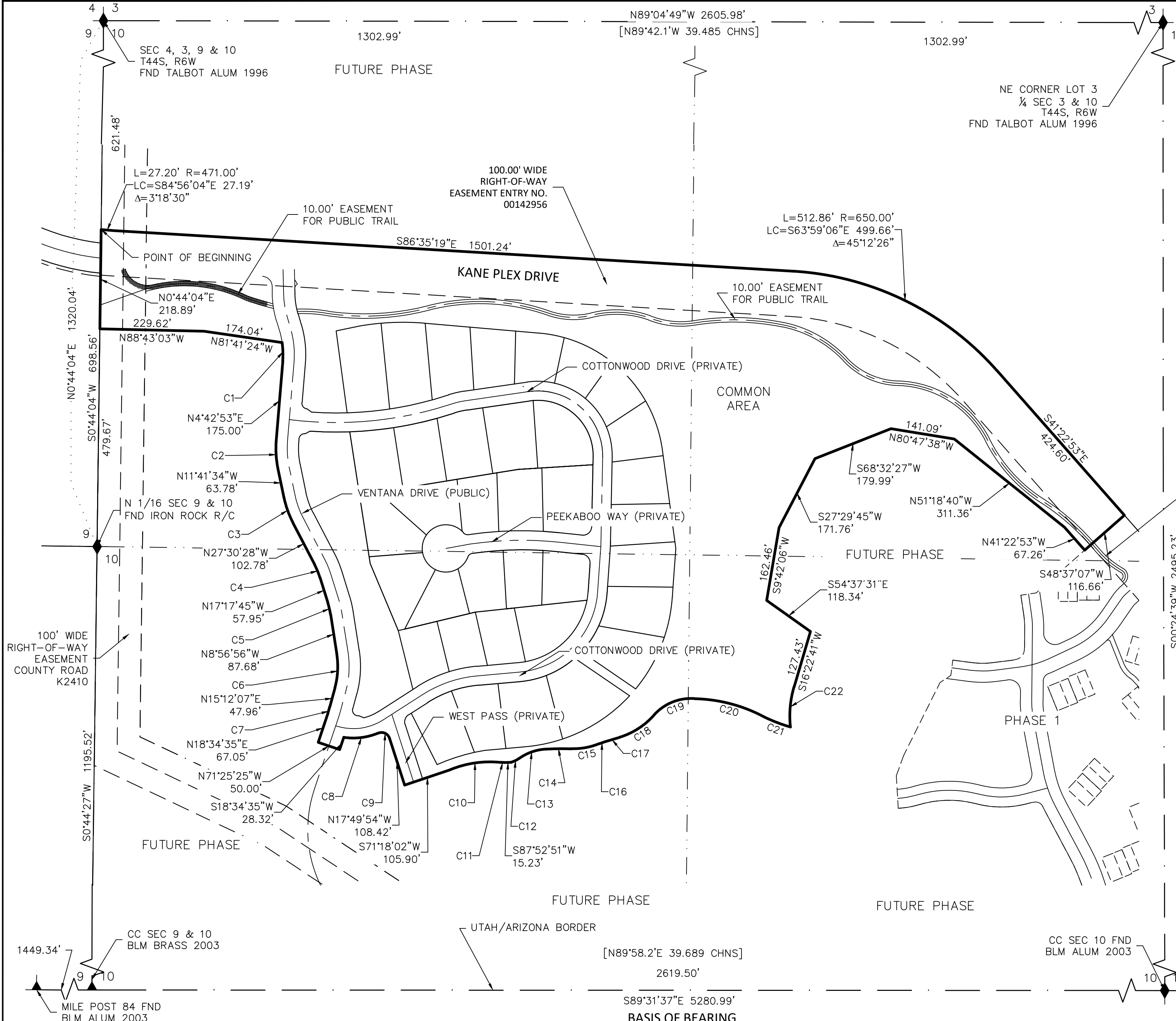
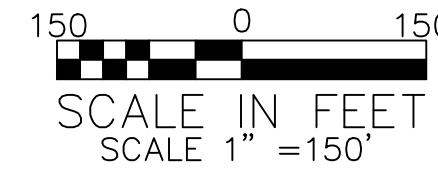
Building on Solid Foundations

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

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

# VENTANA RESORT VILLAGE PHASE 5 SUBDIVISION

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



| Curve # | Length  | Radius   | Delta       | Chord D        | Chord L |
|---------|---------|----------|-------------|----------------|---------|
| C1      | 41.15'  | 180.00'  | 13'05\"53\" | N1' 50' 04\"W  | 41.06'  |
| C2      | 63.00'  | 220.00'  | 16'24\"27\" | N3' 29' 21\"W  | 62.79'  |
| C3      | 60.72'  | 220.00'  | 15'48\"53\" | N19' 36' 01\"W | 60.53'  |
| C4      | 32.08'  | 180.00'  | 10'12\"43\" | N22' 24' 06\"W | 32.04'  |
| C5      | 26.22'  | 180.00'  | 8'20\"49\"  | N13' 07' 20\"W | 26.20'  |
| C6      | 75.87'  | 180.00'  | 24'09\"03\" | N3' 07' 36\"E  | 75.31'  |
| C7      | 10.60'  | 180.00'  | 3'22\"28\"  | N16' 53' 21\"E | 10.60'  |
| C8      | 77.81'  | 142.70'  | 31'14\"31\" | S82' 57' 00\"W | 76.85'  |
| C9      | 30.62'  | 18.50'   | 94'50\"22\" | N65' 15' 05\"W | 27.24'  |
| C10     | 113.89' | 229.72'  | 28'24\"21\" | S81' 46' 18\"W | 112.73' |
| C11     | 8.32'   | 58.00'   | 8'13\"17\"  | N88' 08' 10\"W | 8.32'   |
| C12     | 19.38'  | 60.00'   | 18'30\"36\" | S63' 47' 24\"W | 19.30'  |
| C13     | 61.85'  | 111.35'  | 31'49\"42\" | S70' 26' 57\"W | 61.06'  |
| C14     | 57.27'  | 617.00'  | 5'19\"06\"  | S89' 15' 53\"W | 57.25'  |
| C15     | 63.45'  | 148.00'  | 24'33\"46\" | S79' 38' 33\"W | 62.96'  |
| C16     | 11.67'  | 149.00'  | 4'29\"13\"  | S70' 44' 00\"W | 11.67'  |
| C17     | 34.99'  | 1439.17' | 1'23\"35\"  | S73' 00' 31\"W | 34.99'  |
| C18     | 93.09'  | 174.67'  | 30'32\"03\" | S56' 54' 35\"W | 91.99'  |
| C19     | 98.09'  | 109.80'  | 51'11\"07\" | S68' 26' 51\"W | 94.86'  |
| C20     | 161.74' | 341.00'  | 27'10\"36\" | N75' 10' 38\"W | 160.23' |
| C21     | 60.46'  | 362.74'  | 9'32\"57\"  | N69' 16' 30\"W | 60.39'  |
| C22     | 89.17'  | 226.79'  | 22'31\"43\" | S5' 06' 49\"W  | 88.60'  |

### SURVEYOR'S CERTIFICATE

I, Thomas W. Avant, a Professional Land Surveyor, License No. 5561917, hold this license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and have completed this survey of the Property described hereon in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this Plat. I certify that by authority of the heron owners, I have made a survey of the tract of land as shown on this Plat and have subdivided the same tract into 36 lots as well as Public Utility and Ingress & Egress Easements, as shown, which are herein after known as

"VENTANA RESORT VILLAGE PHASE 5"

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

Thomas W. Avant, PLS # 5561917 Date: \_\_\_\_\_

### NARRATIVE

The purpose of this survey was to subdivide 36 lots from a portion of Parcel K-13-UTAH-ANNEX by retracing and marking on the ground the lines as shown on this Plat at the request of the client. All corners are set and found as shown. The basis of bearing for this survey is the Utah State Plane coordinate system South Zone, as measured between Mile post 84 & 85 with a basis of S89°31'37\"E and a distance of 5280.99 feet, as shown on this Plat.

SUBDIVISION NAME: VENTANA RESORT VILLAGE PHASE 5 SUBDIVISION  
PROPERTY OWNERS: \_\_\_\_\_

STATE OF UTAH - SITLA  
675 E 500 S STE 500  
SALT LAKE CITY, UT 84102-2812

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

### UNDERLYING ZONE FOR MASTER PLAN VENTANA RESORT VILLAGE

- R-1-S
- SEE DEVELOPMENT AGREEMENT FOR ADDITIONAL INFORMATION

ZONE: PD  
NUMBER OF UNITS PHASE 5: 36

### Legal Description:

#### Ventana Resort Village - Phase 5 Subdivision

Commencing at the Northwest Corner of Section 10, Township 44 South, Range 6 West, Salt Lake Base and Meridian; thence, along the West Section Line, South 00° 44' 04\" West 621.48 feet, to the Northerly right-of-way of Kane Plex Drive and the POINT OF BEGINNING, and running; thence, along said right-of-way and a non-tangent curve to the left, 27.20 feet, having a radius of 471.00 feet, a central angle of 03° 18' 30\" and whose long chord bears South 84° 56' 04\" East 1501.24 feet, to the beginning of a curve; thence, along the curve to the right, 512.86 feet, having a radius of 650.00 feet, a central angle of 45° 12' 26\" and whose long chord bears South 63° 59' 06\" East 499.66 feet; thence South 41° 22' 53\" East 424.60 feet; thence, departing said right-of-way, South 48° 37' 07\" West 116.66 feet; thence North 41° 22' 53\" West 67.26 feet; thence North 51° 18' 40\" West 311.36 feet; thence South 68° 32' 27\" West 179.99 feet; thence South 27° 29' 45\" West 171.76 feet; thence South 09° 42' 06\" West 162.46 feet; thence South 54° 37' 31\" East 118.34 feet; thence South 16° 22' 41\" West 127.43 feet, to the beginning of a curve; thence, along the curve to the left, 89.17 feet, having a radius of 226.79 feet, a central angle of 22° 31' 43\" and whose long chord bears South 05° 06' 49\" West 88.60 feet; thence, along the curve to the right, 60.46 feet, having a radius of 362.74 feet, a central angle of 09° 32' 57\" and whose long chord bears North 69° 16' 30\" West 60.39 feet, to a non-tangent curve; thence, along the curve to the left, 161.74 feet, having a radius of 341.00 feet, a central angle of 27° 10' 36\" and whose long chord bears North 75° 10' 38\" West 160.23 feet, to a non-tangent curve; thence, along the curve to the left, 98.09 feet, having a radius of 109.80 feet, a central angle of 51° 11' 07\" and whose long chord bears South 68° 26' 51\" West 94.86 feet, to a non-tangent curve; thence, along the curve to the right, 93.09 feet, having a radius of 174.67 feet, a central angle of 30° 32' 03\" and whose long chord bears South 56° 54' 35\" West 91.99 feet, to a non-tangent curve; thence, along the curve to the right, 34.99 feet, having a radius of 1439.17 feet, a central angle of 01° 23' 35\" and whose long chord bears South 73° 00' 31\" West 34.99 feet; thence, along the curve to the left, 11.67 feet, having a radius of 149.00 feet, a central angle of 04° 29' 13\" and whose long chord bears South 70° 44' 00\" West 11.67 feet, to a non-tangent curve; thence, along the curve to the right, 63.45 feet, having a radius of 148.00 feet, a central angle of 24° 33' 46\" and whose long chord bears South 79° 38' 33\" West 62.96 feet, to a reverse curve; thence, along the curve to the left, 57.27 feet, having a radius of 617.00 feet, a central angle of 05° 19' 06\" and whose long chord bears South 89° 15' 53\" West 57.25 feet, to a non-tangent curve; thence, along the curve to the left, 61.85 feet, having a radius of 111.35 feet, a central angle of 31° 49' 42\" and whose long chord bears South 70° 26' 57\" West 61.06 feet, to a reverse curve; thence, along the curve to the right, 19.38 feet, having a radius of 60.00 feet, a central angle of 18° 30' 36\" and whose long chord bears South 63° 47' 24\" West 19.30 feet; thence South 87° 52' 51\" West 15.23 feet, to the beginning of a non-tangent curve; thence, along the curve to the right, 8.32 feet, having a radius of 58.00 feet, a central angle of 08° 13' 17\" and whose long chord bears North 88° 08' 10\" West 8.32 feet, to a reverse curve; thence, along the curve to the left, 113.89 feet, having a radius of 229.72 feet, a central angle of 28° 24' 21\" and whose long chord bears South 81° 46' 18\" West 112.73 feet; thence South 71° 18' 02\" West 105.90 feet; thence North 17° 49' 54\" West 108.42 feet, to the beginning of a curve; thence, along the curve to the left, 30.62 feet, having a radius of 18.50 feet, a central angle of 94° 50' 22\" and whose long chord bears North 65° 15' 05\" West 27.24 feet, to a reverse curve; thence, along the curve to the right, 77.81 feet, having a radius of 142.70 feet, a central angle of 31° 14' 31\" and whose long chord bears South 82° 57' 00\" West 76.85 feet; thence North 18° 34' 35\" West 28.32 feet; thence North 17° 25' 25\" West 50.00 feet; thence North 18° 34' 35\" West 67.05 feet, to the beginning of a curve; thence, along the curve to the left, 10.60 feet, having a radius of 180.00 feet, a central angle of 03° 22' 28\" and whose long chord bears North 16° 53' 21\" East 10.60 feet, to the beginning of a curve; thence, along the curve to the left, 75.87 feet, having a radius of 180.00 feet, a central angle of 24° 09' 03\" and whose long chord bears North 03° 07' 36\" East 75.31 feet; thence North 08° 56' 56\" West 87.81 feet, to the beginning of a curve; thence, along the curve to the left, 26.22 feet, having a radius of 180.00 feet, a central angle of 08° 20' 49\" and whose long chord bears North 13° 07' 20\" West 26.20 feet; thence North 17° 17' 45\" West 57.95 feet, to the beginning of a curve; thence, along the curve to the left, 32.08 feet, having a radius of 180.00 feet, a central angle of 10° 12' 43\" and whose long chord bears North 22° 24' 06\" West 32.04 feet; thence North 27° 30' 28\" West 102.78 feet, to the beginning of a curve; thence, along the curve to the right, 60.72 feet, having a radius of 220.00 feet, a central angle of 15° 48' 53\" and whose long chord bears North 19° 36' 01\" West 60.53 feet; thence North 11° 41' 34\" West 63.78 feet, to the beginning of a curve; thence, along the curve to the right, 63.00 feet, having a radius of 220.00 feet, a central angle of 16° 24' 27\" and whose long chord bears North 03° 29' 21\" West 62.79 feet; thence North 04° 42' 53\" East 175.00 feet, to the beginning of a curve; thence, along the curve to the left, 41.15 feet, having a radius of 180.00 feet, a central angle of 13° 05' 53\" and whose long chord bears North 01° 50' 04\" East 41.06 feet; thence North 81° 41' 24\" West 174.04 feet; thence North 88° 43' 03\" West 229.62 feet, to said section line; thence, along said line, North 00° 44' 04\" East 218.89 feet, to the POINT OF BEGINNING; containing 32.66 acres (more or less).

### LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SURVEY BOUNDARY
- EASEMENT
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- SECTION LINE
- STREET CL
- FENCE
- RECORD BEARING AND DISTANCE
- SET 5/8\" x 3/8\" REBAR WITH PLASTIC CAP MARKED IR ENG. PLS 5561917
- FOUND MONUMENT AS NOTED
- FOUND SECTION MONUMENT AS NOTED
- CALCULATED SECTION MONUMENT AS NOTED

### CITY ATTORNEY CERTIFICATE

I, \_\_\_\_\_ Attorney for Kanab City, do hereby certify that I have examined the above Plat and said plat meets the requirements of Kanab City and is hereby recommended for approval this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

### CITY PUBLIC WORKS DIRECTOR CERTIFICATE

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

### CITY SURVEYOR CERTIFICATE

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

### APPROVAL of the PLANNING COMMISSION

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the \_\_\_\_\_ of the Planning Commission of Kanab City, Utah, having reviewed the above Plat and having found that it complies with the requirements of the Kanab City's planning and zoning ordinances, and by authorization of said commission hereby recommend approval of said plat for acceptance by Kanab City, Utah.

### APPROVAL AND ACCEPTANCE by the Kanab City Council

We, the Kanab City Council have reviewed the heron Plat and by authorization of said Kanab City Council recorded in the minutes of its meeting of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, hereby accept the said plat with all commitments and all obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder.

### CERTIFICATE OF RECORDING

I, \_\_\_\_\_ Recorder of Kane County, do hereby certify that above Plat was filed for recording in my office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

### OWNER'S DEDICATION

Know all men by these presents that the undersigned State of Utah SITLA, are the owners of the above described tract of land, and hereby cause the same to be subdivided into 36 lots to be hereafter known as VENTANA RESORT VILLAGE PHASE 5, a Major Subdivision, the undersigned owners also hereby re-convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat. The same to be used for the installation maintenance and operation of utility lines and facilities.

IN WITNESS WHEREOF, I have set my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF UTAH, SITLA  
675 E 500 S STE 500  
SALT LAKE CITY, UT 84102-2812

### ACKNOWLEDGMENT

STATE OF UTAH, ) s.s.  
COUNTY OF )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, OF STATE OF UTAH, SITLA, who is personally known to me (or satisfactorily proved to me), and who being by my duly sworn aid say that they executed this Plat.  
Notary Public Full Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
A Notary Public Commissioned in Utah  
Notary Public (signature)  
No Stamp required (Utah Code 46-1-16(6))

### CITY ENGINEER CERTIFICATE

I, \_\_\_\_\_ Engineer for Kanab City, do hereby certify that I have examined the above Plat and said plat meets the requirements of Kanab City and is hereby recommended for approval this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

### REFERENCED DOCUMENTS

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

|              |             |
|--------------|-------------|
| DATE:        | 02/04/2025  |
| DESCRIPTION: | CITY REVIEW |
| REVIEW#      | 1st         |
|              | 2nd         |
|              | 3rd         |

FOR REVIEW

DRAWN BY: CM

SCALE: 1\"=150'

SHEET:

1 OF 3

# VENTANA RESORT VILLAGE PHASE 5 SUBDIVISION

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



Building on Solid Foundations

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

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

### LEGEND

- SET 5/8" x 36" REBAR WITH PLASTIC CAP MARKED IR ENG. PLS 5561917
- ⊙ FOUND MONUMENT AS NOTED
- ◆ FOUND SECTION MONUMENT AS NOTED
- ⊙ SET CENTERLINE MONUMENT

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SURVEY BOUNDARY
- EASEMENT
- STREET CL
- FENCE
- [ ] RECORD BEARING AND DISTANCE

SCALE IN FEET  
SCALE 1" = 50'

| Curve # | Length  | Radius  | Delta      | Chord D       | Chord L |
|---------|---------|---------|------------|---------------|---------|
| C24     | 58.22'  | 220.00' | 15°09'42"  | S9° 01' 11"E  | 58.05'  |
| C25     | 28.43'  | 180.00' | 9°02'54"   | N12° 04' 35"W | 28.40'  |
| C26     | 85.56'  | 230.00' | 21°18'55"  | N5° 56' 35"W  | 85.07'  |
| C27     | 19.64'  | 12.50'  | 90°02'34"  | S40° 18' 24"E | 17.68'  |
| C28     | 78.60'  | 788.89' | 5°42'31"   | S88° 54' 32"E | 78.57'  |
| C29     | 94.16'  | 788.89' | 6°50'20"   | N84° 49' 03"E | 94.11'  |
| C30     | 49.93'  | 561.39' | 5°05'47"   | S82° 28' 56"W | 49.92'  |
| C31     | 97.26'  | 561.39' | 9°55'37"   | S89° 59' 38"W | 97.14'  |
| C32     | 95.81'  | 788.89' | 6°57'30"   | N77° 55' 08"E | 95.75'  |
| C33     | 30.65'  | 788.89' | 21°3'33"   | N73° 19' 36"E | 30.65'  |
| C34     | 36.85'  | 221.00' | 9°33'17"   | S76° 59' 28"W | 36.81'  |
| C35     | 60.79'  | 164.01' | 21°14'15"  | N87° 36' 45"W | 60.44'  |
| C36     | 55.75'  | 300.00' | 10°38'51"  | N79° 43' 09"W | 55.67'  |
| C37     | 117.99' | 300.00' | 22°32'04"  | N63° 07' 41"W | 117.23' |
| C38     | 76.22'  | 164.01' | 26°37'45"  | N63° 40' 45"W | 75.54'  |
| C39     | 78.53'  | 164.01' | 27°26'09"  | N36° 38' 48"W | 77.79'  |
| C40     | 114.99' | 300.00' | 21°57'41"  | N40° 52' 49"W | 114.29' |
| C41     | 116.02' | 300.00' | 22°09'27"  | N18° 49' 14"W | 115.30' |
| C42     | 68.90'  | 164.01' | 24°04'13"  | N10° 53' 37"W | 68.39'  |
| C43     | 10.80'  | 368.60' | 1°40'45"   | S1° 22' 40"W  | 10.80'  |
| C44     | 15.84'  | 368.60' | 2°27'45"   | S3° 26' 55"W  | 15.84'  |
| C45     | 75.39'  | 211.00' | 20°28'20"  | S14° 17' 41"W | 74.99'  |
| C46     | 89.64'  | 355.35' | 14°27'10"  | N11° 18' 31"E | 89.40'  |
| C47     | 130.62' | 355.35' | 21°03'37"  | N29° 03' 54"E | 129.88' |
| C48     | 68.78'  | 211.00' | 18°40'39"  | S33° 52' 11"W | 68.48'  |
| C49     | 20.43'  | 211.00' | 5°32'50"   | S45° 58' 55"W | 20.42'  |
| C50     | 73.59'  | 211.00' | 19°59'00"  | S58° 44' 50"W | 73.22'  |
| C51     | 177.68' | 355.34' | 28°38'59"  | N57° 10' 07"E | 175.84' |
| C52     | 90.08'  | 355.35' | 14°31'29"  | N78° 45' 18"E | 89.84'  |
| C53     | 59.65'  | 211.00' | 16°11'47"  | S76° 50' 14"W | 59.45'  |
| C54     | 61.03'  | 248.00' | 14°06'03"  | S77° 53' 06"W | 60.88'  |
| C55     | 58.55'  | 248.00' | 13°31'37"  | S64° 04' 16"W | 58.41'  |
| C56     | 22.87'  | 431.57' | 3°02'11"   | S79° 02' 41"W | 22.87'  |
| C57     | 86.58'  | 431.57' | 11°29'41"  | S71° 46' 45"W | 86.44'  |
| C58     | 24.26'  | 18.50'  | 75°08'20"  | S19° 44' 17"W | 22.56'  |
| C59     | 51.60'  | 195.00' | 15°09'42"  | S9° 01' 11"E  | 51.45'  |
| C60     | 24.61'  | 12.50'  | 112°47'48" | S41° 11' 47"E | 20.82'  |
| C61     | 34.10'  | 100.70' | 19°23'56"  | N67° 00' 25"E | 33.93'  |
| C62     | 77.86'  | 290.00' | 15°22'57"  | S64° 59' 56"W | 77.62'  |
| C63     | 61.98'  | 290.00' | 12°14'43"  | S78° 48' 46"W | 61.86'  |
| C64     | 15.66'  | 169.00' | 5°18'27"   | S82° 16' 54"W | 15.65'  |
| C65     | 203.87' | 169.00' | 69°07'02"  | S45° 04' 09"W | 191.73' |
| C66     | 19.03'  | 169.00' | 6°27'07"   | S7° 17' 04"W  | 19.02'  |
| C67     | 29.19'  | 19.00'  | 88°02'18"  | N39° 57' 38"W | 26.41'  |
| C68     | 31.63'  | 746.35' | 2°25'40"   | N85° 11' 37"W | 31.62'  |

| Curve # | Length  | Radius  | Delta      | Chord D       | Chord L |
|---------|---------|---------|------------|---------------|---------|
| C69     | 88.14'  | 746.35' | 6°45'59"   | N89° 47' 27"W | 88.09'  |
| C70     | 67.73'  | 746.35' | 9°02'54"   | N12° 04' 35"W | 67.71'  |
| C71     | 13.69'  | 13.00'  | 60°20'54"  | S51° 27' 08"W | 13.07'  |
| C72     | 34.18'  | 52.00'  | 37°39'29"  | N40° 06' 26"E | 33.57'  |
| C73     | 52.12'  | 52.00'  | 57°25'23"  | N87° 38' 52"E | 49.96'  |
| C74     | 48.80'  | 52.00'  | 53°46'01"  | S36° 45' 26"E | 47.03'  |
| C75     | 40.44'  | 52.00'  | 44°33'29"  | S12° 24' 19"W | 39.43'  |
| C76     | 89.75'  | 52.00'  | 98°53'42"  | S84° 07' 55"W | 79.02'  |
| C77     | 269.45' | 52.00'  | 296°53'12" | S10° 16' 43"E | 54.43'  |
| C78     | 12.86'  | 13.00'  | 56°42'01"  | S70° 11' 07"E | 12.35'  |
| C79     | 66.56'  | 788.35' | 4°50'16"   | S83° 53' 01"W | 66.54'  |
| C80     | 98.39'  | 788.35' | 7°09'02"   | S89° 52' 39"W | 98.32'  |
| C81     | 35.33'  | 788.35' | 2°34'03"   | N85° 15' 49"W | 35.32'  |
| C82     | 31.46'  | 19.00'  | 94°52'44"  | N48° 34' 51"E | 27.99'  |
| C83     | 204.38' | 122.01' | 95°58'45"  | S46° 50' 53"E | 181.31' |
| C84     | 7.23'   | 122.01' | 3°23'37"   | N83° 27' 56"E | 7.23'   |
| C85     | 29.85'  | 179.00' | 9°33'17"   | N76° 59' 28"E | 29.82'  |
| C86     | 32.83'  | 830.89' | 21°5'50"   | N73° 20' 45"E | 32.83'  |
| C87     | 98.02'  | 830.89' | 6°45'32"   | N77° 51' 26"E | 97.96'  |
| C88     | 97.22'  | 830.89' | 6°42'14"   | N84° 35' 19"E | 97.16'  |
| C89     | 87.67'  | 830.89' | 6°02'44"   | S89° 02' 11"E | 87.63'  |
| C90     | 19.63'  | 12.50'  | 89°57'40"  | S49° 41' 43"W | 17.67'  |
| C91     | 76.26'  | 205.00' | 21°18'55"  | S5° 56' 35"E  | 75.83'  |
| C92     | 46.92'  | 170.00' | 15°48'53"  | S19° 36' 01"E | 46.77'  |
| C93     | 40.99'  | 230.00' | 10°12'43"  | S22° 24' 06"E | 40.94'  |
| C94     | 33.51'  | 230.00' | 8°20'49"   | S13° 07' 20"E | 33.48'  |
| C95     | 96.95'  | 230.00' | 24°09'03"  | S3° 07' 36"W  | 96.23'  |
| C96     | 194.94' | 767.35' | 14°33'20"  | S88° 44' 33"W | 194.42' |
| C97     | 12.91'  | 347.60' | 2°07'39"   | S3° 38' 04"W  | 12.91'  |
| C98     | 12.55'  | 347.60' | 2°04'09"   | S1° 32' 11"W  | 12.55'  |
| C99     | 109.11' | 121.70' | 51°21'59"  | N82° 59' 26"E | 105.49' |
| C100    | 12.07'  | 205.00' | 3°22'28"   | S16° 53' 21"W | 12.07'  |
| C101    | 86.41'  | 205.00' | 24°09'03"  | S3° 07' 36"W  | 85.77'  |
| C102    | 29.86'  | 205.00' | 8°20'49"   | S13° 07' 20"E | 29.84'  |
| C103    | 36.54'  | 205.00' | 10°12'43"  | S22° 24' 06"E | 36.49'  |
| C104    | 129.71' | 269.00' | 27°37'40"  | S71° 07' 17"W | 128.46' |
| C105    | 268.20' | 190.00' | 80°52'36"  | S44° 29' 49"W | 246.48' |
| C106    | 53.82'  | 195.00' | 15°48'53"  | S19° 36' 01"E | 53.65'  |
| C107    | 55.84'  | 195.00' | 16°24'27"  | S3° 29' 21"E  | 55.65'  |
| C108    | 248.03' | 143.01' | 99°22'22"  | S48° 32' 42"E | 218.09' |
| C109    | 33.35'  | 200.00' | 9°33'17"   | N76° 59' 28"E | 33.31'  |
| C110    | 354.99' | 809.89' | 25°06'50"  | N84° 46' 15"E | 352.16' |
| C111    | 44.99'  | 170.00' | 15°09'42"  | N9° 01' 11"W  | 44.85'  |
| C112    | 48.68'  | 170.00' | 16°24'27"  | S3° 29' 21"E  | 48.52'  |

DATE: 02/04/2025

DESCRIPTION:  
CITY REVIEW  
CITY REVIEW  
CITY REVIEW  
CITY REVIEW

INITIAL SUBMITTAL  
REV# DATE  
1ST 02/27/2025  
2ND 03/20/2025  
3RD 04/03/2025

DRAWN BY: CM

SCALE: 1"=50'

SHEET:

2 OF 3

FOR REVIEW

# VENTANA RESORT VILLAGE PHASE 5 SUBDIVISION

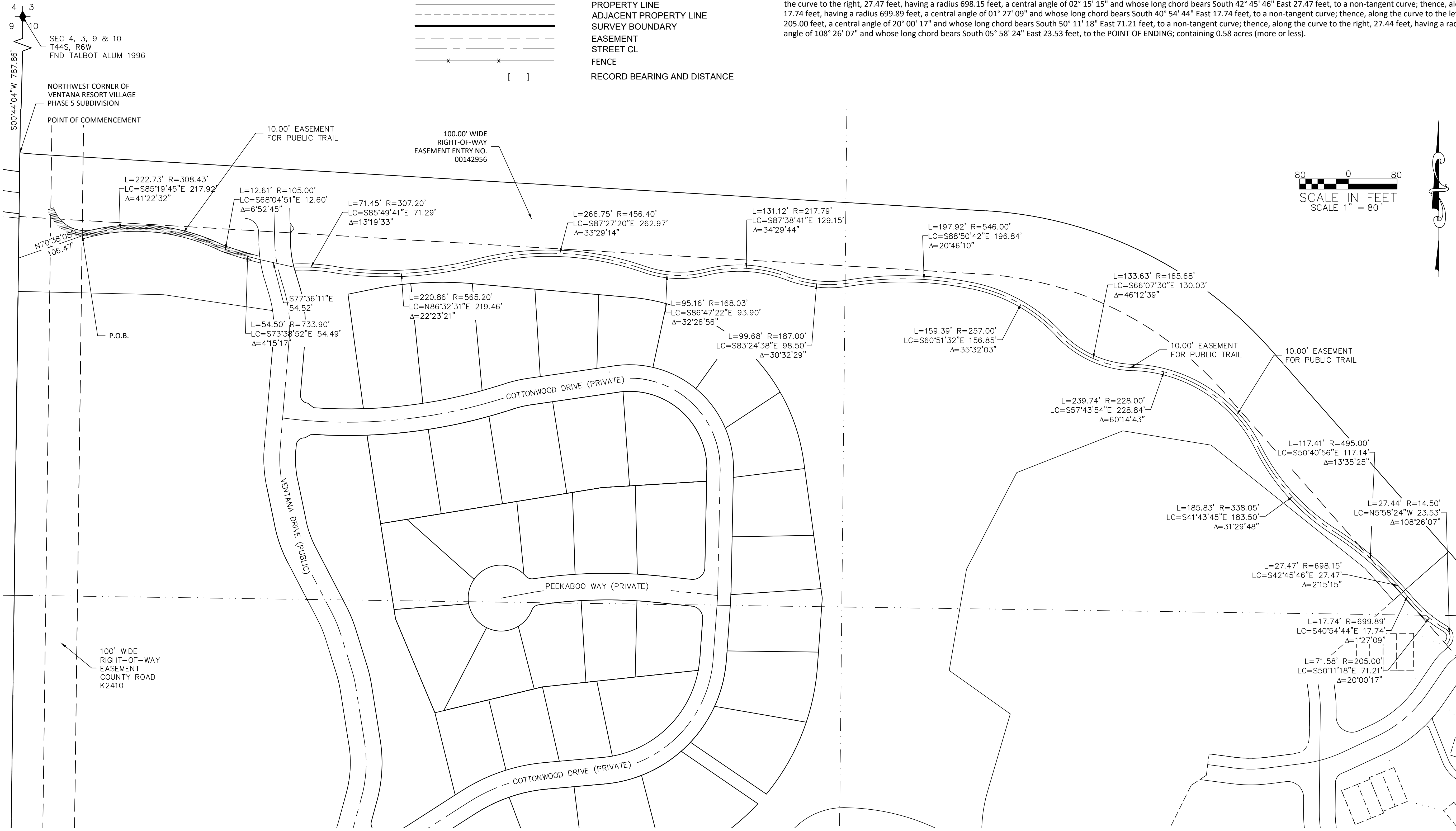
CITY OF KANAB, KANE COUNTY, UTAH  
LOCATED IN LOTS 3, 4, 5, AND 6  
SECTION 10, TOWNSHIP 44 SOUTH, RANGE 6 WEST,  
SALT LAKE BASE AND MERIDIAN

Legal Description:  
A 10.00 feet wide trail easement, with 5.00 feet being on both sides of the following described centerline:

Commencing at the Northwest Corner of Section 10, Township 44 South, Range 6 West, Salt Lake Base and Meridian; thence, along the West Section Line, South 00° 44' 04" West 787.86 feet; thence, North 70° 38' 08" East 106.47 feet to the POINT OF BEGINNING, and running; thence, along the curve to the right, 222.73 feet, having a radius 308.43 feet, a central angle of 41° 22' 32" and whose long chord bears South 85° 19' 45" East 217.92 feet, to a reverse curve; thence, along the curve to the left, 12.61 feet, having a radius 105.00 feet, a central angle of 06° 52' 45" and whose long chord bears South 68° 04' 51" East 12.60 feet, to a compound curve; thence, along the curve to the left, 54.50 feet, having a radius of 733.90 feet, a central angle of 04° 15' 17" and whose long chord bears South 73° 38' 52" East 54.49 feet; thence South 77° 36' 11" East 54.52 feet, to the beginning of a non-tangential curve; thence, along the curve to the right, 71.45 feet, having a radius 307.20 feet, a central angle of 13° 19' 33" and whose long chord bears South 85° 49' 41" East 71.29 feet, to a reverse curve; thence, along the curve to the left, 220.86 feet, having a radius 565.20 feet, a central angle of 22° 23' 21" and whose long chord bears North 86° 32' 31" East 219.46 feet, to a non-tangent curve; thence, along the curve to the right, 266.75 feet, having a radius 456.40 feet, a central angle of 33° 29' 14" and whose long chord bears South 87° 27' 20" East 262.97 feet, to a non-tangent curve; thence, along the curve to the left, 95.16 feet, having a radius 168.03 feet, a central angle of 32° 26' 56" and whose long chord bears South 86° 47' 22" East 93.90 feet, to a non-tangent curve; thence, along the curve to the right, 131.12 feet, having a radius 217.79 feet, a central angle of 34° 29' 44" and whose long chord bears South 87° 38' 41" East 129.15 feet, to a non-tangent curve; thence, along the curve to the left, 197.92 feet, having a radius 546.00 feet, a central angle of 30° 32' 29" and whose long chord bears South 83° 24' 38" East 98.50 feet, to a non-tangent curve; thence, along the curve to the right, 159.39 feet, having a radius 228.00 feet, a central angle of 20° 46' 10" and whose long chord bears South 88° 50' 42" East 156.85 feet, to a non-tangent curve; thence, along the curve to the left, 133.63 feet, having a radius 165.68 feet, a central angle of 46° 12' 39" and whose long chord bears South 66° 07' 30" East 130.03 feet, to a non-tangent curve; thence, along the curve to the right, 239.74 feet, having a radius 228.00 feet, a central angle of 60° 14' 43" and whose long chord bears South 57° 43' 54" East 228.84 feet, to a non-tangent curve; thence, along the curve to the left, 185.83 feet, having a radius 338.05 feet, a central angle of 31° 29' 48" and whose long chord bears South 41° 43' 45" East 183.50 feet, to a non-tangent curve; thence, along the curve to the right, 117.41 feet, having a radius 495.00 feet, a central angle of 13° 35' 25" and whose long chord bears South 50° 40' 56" East 117.14 feet, to a non-tangent curve; thence, along the curve to the right, 27.47 feet, having a radius 698.15 feet, a central angle of 02° 15' 15" and whose long chord bears South 42° 45' 46" East 27.47 feet, to a non-tangent curve; thence, along the curve to the right, 17.74 feet, having a radius 699.89 feet, a central angle of 01° 27' 09" and whose long chord bears South 40° 54' 44" East 17.74 feet, to a non-tangent curve; thence, along the curve to the left, 71.58 feet, having a radius 205.00 feet, a central angle of 20° 00' 17" and whose long chord bears South 50° 11' 18" East 71.21 feet, to a non-tangent curve; thence, along the curve to the right, 27.44 feet, having a radius of 14.50 feet, a central angle of 108° 26' 07" and whose long chord bears South 05° 58' 24" East 23.53 feet, to the POINT OF ENDING; containing 0.58 acres (more or less).

### LEGEND

- — SET 5/8" x 36" REBAR WITH PLASTIC CAP MARKED IR ENG. PLS 5561917
- ⊙ — FOUND MONUMENT AS NOTED
- ◆ — FOUND SECTION MONUMENT AS NOTED
- — PROPERTY LINE
- - - - ADJACENT PROPERTY LINE
- - - - SURVEY BOUNDARY
- - - - EASEMENT
- - - - STREET CL
- - - - FENCE
- [ ] — RECORD BEARING AND DISTANCE



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CITY REVIEW  
FINAL PLAT  
STATE OF UTAH, SITLA  
KANAB, UTAH 84741

| INITIAL SUBMITTAL | DATE       | DESCRIPTION |
|-------------------|------------|-------------|
| REV#              | DATE       | CITY REVIEW |
| 1ST               | 2/27/2025  | CITY REVIEW |
| 2ND               | 3/20/2025  | CITY REVIEW |
| 3RD               | 04/03/2025 | CITY REVIEW |

FOR REVIEW

DRAWN BY: CM  
SCALE: 1"=80'  
SHEET:

3 OF 3