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

August 4, 2026

NOTICE is hereby given that the Kanab Planning Commission will hold its regular Commission Meeting on the 4th day of July 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 July 7, 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. Continued Item - Discuss and recommend to City Council a text amendment for Subdivision Ordinance Chapter 2A and 2B adopting amendments to the Minor Subdivision sections.

2. Continued Item - Discuss and recommend to City Council a text amendment for land Use Ordinance Chapter 17 Single Family Residential Zones for proposed amendments related to minimum street frontage requirement in R-1-20.

3. **PUBLIC HEARING** - Discuss and recommend to City Council a zone change application on Parcel K-C-2-1 from R-1-8 [Single Family, 8,000 sq.ft. minimum] to C-2 [Commercial] Parcel is located approximately at 318 N 100 E.

4. **PUBLIC HEARING** - Discuss and recommend to City Council a zone change application on Parcel K-376-2 from C-2 [Commercial] to R-1-15 [Rural Residential 15,000 sq.ft. minimum]. Parcel is located approximately at 1045 S HWY 89A (behind K-Town/Straws)

Administrative Decision Items:

5. Discuss, approve or deny a Site Plan for new construction on a hotel, restaurant, and administrative buildings located in the Ventana Resort Village, phase 2.
6. Discuss approve or deny a site plan for a change in occupancy and remodel for a Legacy Gym located at 265 E 300 S.
7. Discuss and recommend to City Council a final plat for phase 1 of the Hidden Canyon Subdivision.

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Work Meeting:

Staff Report:

Utah Land Use Institute Fall Conference will be held in Sandy on October 22-23

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.

KANAB CITY PLANNING COMMISSION

26 North 100 East

Kanab, UT 84741

July 7, 2026 @1830

Agenda Items:

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

In Attendance: Planning Commission Members: Chair Ben Aiken, Russ Whitaker, Andy Hill, Mark Gilberg; City Council Liaison: Arlan Chamberlain; Building & Land Use Official: Janae Chatterley; City Attorney: Kent Burggraaf;

Not In Attendance: Planning Commission Members: Kerry Glover, Marlee Swain, Dennis Shakespear, Terry Edwards;

2. **Approval of meeting minutes from June 11, 2026**

Member Whitaker made a motion to approve the minutes.
Member Gilbert seconded the motion.
Member Aiken – YES
Member Whitaker – YES
Member Hill – YES
Member Gilbert - YES
Member Shakespear – Absent
Member Swain – Absent
Member Edwards – Absent
Member Glover – Absent

3. Public Comment Period – Members of the public are invited to address the Planning

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

Chair Aiken opened for public comment:

No public comment made.

Chair Aiken closed public comment period.

Legislative Decision:

1. Continued Item - Discuss and recommend to City Council a text amendment for Subdivision Ordinance Chapter 2A and 2B adopting amendments to the Minor Subdivision sections.

Member Whitaker made a motion to forward Legislative Decision 1 to the next planning commission meeting.

Member Gilbert seconded the motion.

Member Aiken – YES
Member Whitaker – YES
Member Hill – YES
Member Gilbert - YES
Member Shakespear – Absent
Member Swain – Absent
Member Edwards – Absent
Member Glover – Absent

2. PUBLIC HEARING - Discuss and recommend to City Council a zone change application on Parcel K-19-12A-Annex from C-2 [Commercial] to RR-1[Rural Residential 1-acre minimum]. Parcel is located approximately at 50 East 830 S (west of the Ace Hardware construction site).

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Chair Ben Aiken opened the discussion on Legislative Decision 2.

Chair Aiken opened for public comment.

Tyler Heely asked if individuals requesting a zone change normally bring a future plan for the parcel.

Ms. Chatterley specified that it is only individuals requesting a zone change to RM that are required to provide a plan.

Mr. Heely and Ms. Chatterley discussed sewer vs. septic requirements.

Chair Aiken closed the public comment period.

Ms. Chatterley summarized the plans for the parcel, including location, possible future plans, and the request for zone change. Ms. Chatterley noted that the zone change doesn't exactly match the city general plan.

Ms. Chatterley discussed with members of the commission regarding the required egress, as well as the future planned road that would pass nearby the parcel.

Member Whitaker made a motion to send a positive recommendation to City Council to assign zone RR-1 to Parcel K-19-12A-Annex based on the findings and conditions outlined in Staff Report ZONE 26-007.

Member Gilbert seconded the motion.

Member Whitaker made a motion to approve the minutes.

Member Gilbert seconded the motion.

Member Aiken – YES

Member Whitaker – YES

Member Hill – YES

Member Gilbert - YES

Member Shakespear – Absent

Member Swain – Absent

Member Edwards – Absent

Member Glover – Absent

3. PUBLIC HEARING - Discuss and recommend to City Council a text amendment for land

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Use Ordinance Chapter 15 Establishment of Zoning District, Chapter 17 Single Family Residential Zones, Chapter 19 Manufactured homes – KCR Zone, Chapter 4 – Supplemental Regulations, Section 4-10 Area of Accessory Buildings; discussing proposed amendments related to size of lots, street frontage, minimum size for homes; clarifying design requirements, allowing for septic, reduction of street frontage, lot size and setbacks for two-family dwellings; and size and setbacks for guest houses.

Ms. Chatterley begun by summarizing changes to residential single-family lots. It was suggested by Ms. Chatterley, with input from Kyler Ludwig the city manager and Mr. Burggraaf, that it may be more efficient and less likely to cause unintended consequences if a new zone would be created, instead of altering the current standing R-1-8 zone.

Tyler Heely and Chris Heely discussed with the commission regarding the smaller lot, smaller frontage amendment requests, reporting that the goal is to achieve more affordable housing within Kanab. They noted that they have spoken with locals regarding their concerns with lots and housing prices.

Ms. Chatterley explained that one of the reasons that the KCR-720 zone is set at 720sqft is to allow residents to be able to replace their single wide trailers with new single wide trailers, and the requirement of larger square footage in the other zones is to prevent single wide mobile homes from being installed on lots.

The commission discussed septic lot size limits and feasibility studies, as well as water and sewage utilities.

Ms. Chatterley discussed with the commission regarding landscaping, setbacks, and design standards.

Ms. Chatterley discussed with the commission current regulations and requested amendments for ADUs.

The Heely's discussed with the commission regarding long term vs short term rentals.

Ms. Chatterley noted she had met with Member Glover regarding the proposed amendments. She forwarded his opinion that this topic should be addressed in more than one meeting.

Member Whitaker noted the only amendment he was comfortable with is increasing the allowed size of ADUs.

Chair Aiken closed the public hearing.

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Member Whitaker made a motion to accept Tyler Heely's proposal to change zone R-1-20 frontage from 120 feet, down to 100 feet.

Member Gilberg seconded the motion.

Member Aiken – YES
Member Whitaker – YES
Member Hill – NO
Member Gilbert - NO
Member Shakespear – Absent
Member Swain – Absent
Member Edwards – Absent
Member Glover – Absent
Motion failed

Member Whitaker made a motion to forward Legislative Item 3 to the next planning commission meeting.

Member Gilberg seconded the motion.

Member Aiken – YES
Member Whitaker – YES
Member Hill – YES
Member Gilbert - YES
Member Shakespear – Absent
Member Swain – Absent
Member Edwards – Absent
Member Glover – Absent

Administrative Decision Items:

No administrative decision items.

Work Meeting:

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No work meeting.

Staff Report:

No staff report.

Commission Member Report:

No commission member report.

Council Member Liaison Report:

Zone change recommendation for Parcel K-17-30-Annex from RA to R-1-20 was approved.

Member Whitaker made a motion to adjourn.

Member Gilbert seconded the motion.

Member Aiken – YES
Member Whitaker – YES
Member Hill – YES
Member Gilbert - YES
Member Shakespear – Absent
Member Swain – Absent
Member Edwards – Absent
Member Glover – Absent

DRAFT

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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.

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:

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Exhibit A: Proposed Amendment with Red Lines

Chapter 2A

Subdivision Process

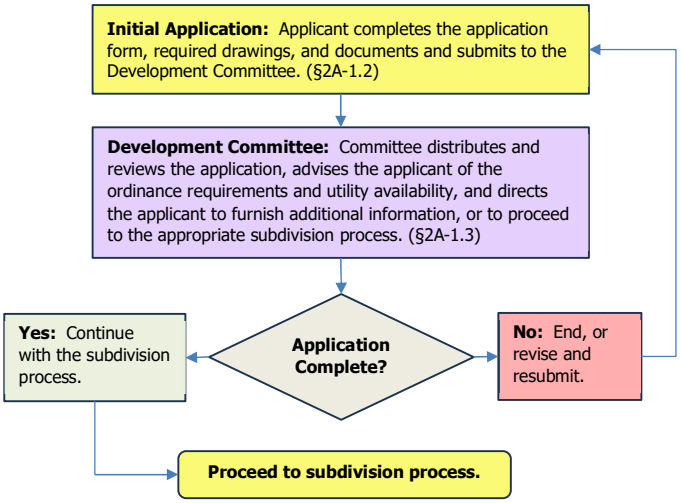
This Subdivision Ordinance defines and outlines the requirements for land division within Kanab City, including all subdivisions (except for 1-2 family residential), condominium plats, plat amendments, plat vacations, and lot-line adjustments.

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



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

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 (5~~9~~ or Fewer Lots) for Commercial, Manufacturing or Residential Multi-Family zoned lots or parcels.

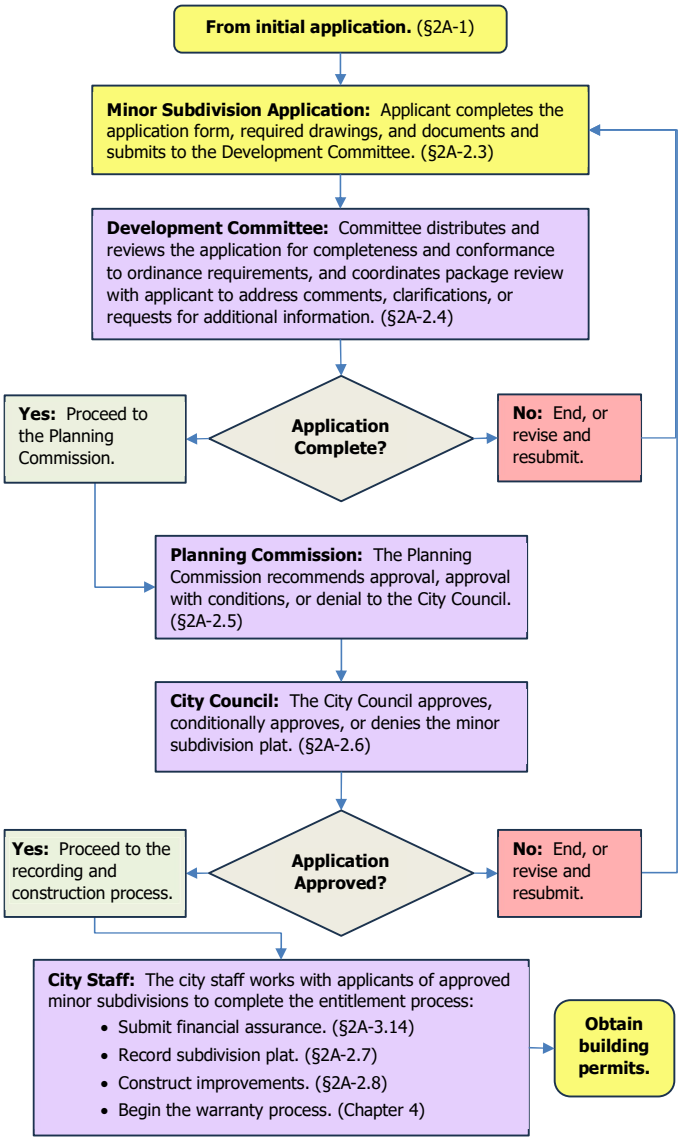
2A-2.1. An applicant may subdivide property into five (5) or fewer ~~less than 10~~ lots as a minor subdivision, provided that all proposed lots or parcels front a dedicated public street or private street, comply with the applicable zone standards, and are approved through the process as outlined herein.

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



Chapter 2A

Subdivision Process

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

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

2A-2.2~~3~~. **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-2.2~~3~~.1. The name of applicant or authorized agent and contact information.

2A-2.2~~3~~.2. The subdivision name.

2A-2.2~~3~~.3. The property address and parcel number.

2A-2.2~~3~~.4. ~~Minor Subdivision Plat Drawing: Four (4) 24" x 36" size copies and twelve (12) 11" x 17" size copies of a Minor Subdivision Plat drawing. The plat~~A minor subdivision plat drawing that shall include:

2A-2.2~~3~~.4.1. The proposed subdivision name;

2A-2.2~~3~~.4.2. The name and address of the applicant, engineer, or surveyor ~~for the subdivision~~ and owners of the land to be subdivided;

2A-2.2~~3~~.4.3. The boundary dimensions and legal description of the subdivision and each lot therein, with accuracy within 0.010' and with the point of beginning clearly labeled;

2A-2.2~~3~~.4.4. A minimum scale of 1" = 50';

2A-2.2~~3~~.4.5. Existing rights-of-way and easement grants of record for streets, underground utilities and other public purposes;

2A-22~~.~~3.4.6. A north arrow ~~facing~~ oriented to the top of

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

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.

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.

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~~3~~.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-2.2~~3~~.6. Lot Addresses:
A list of street addresses for each lot, numbered in accordance with the Kanab City address grid system.

2A-2.2~~3~~.7. Title Report:
A title report prepared within the previous 30 days.

2A-2.2~~3~~.8. Any additional ~~items that may be~~information requested ~~by the Development Committee~~ during the ~~initial application~~review process.

2A-2.2~~3~~.9. Fee:
The minor subdivision plat fee as outlined in the Kanab City ~~Land Use Ordinance~~Fee Schedule.

2A-2.2~~3~~.10. Signature and Acknowledgement: By signing the Minor Subdivision application form, the applicant acknowledges:

2A-2.2~~3~~.10.1. That the applicant or agent of the applicant has read the Subdivision Ordinance;

2A-2.2~~3~~.10.2. That the applicant understands the provisions of the Subdivision Ordinance; and

2A-2.2~~3~~.10.3. That the applicant will fully and completely comply with the provisions and requirements contained therein.

2A-2.3~~4~~. ~~Development Committee~~Land Use Department Review:

2A-2.3~~4~~.1. The ~~Development Committee~~Land Use Department shall review the application and accompanying documentation for compliance with this 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 Committee~~Land 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 Committee~~Land 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 Committee~~Land 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

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-2.78.2. ~~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)~~

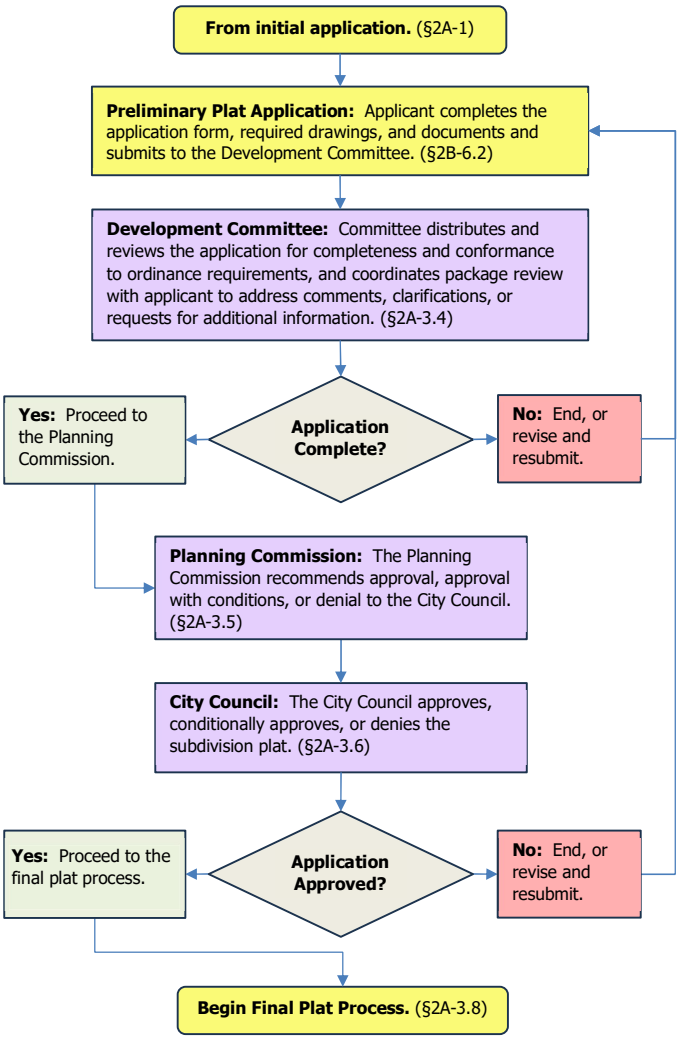
2A-3.1. An applicant may subdivide property through the preliminary plat and final plat process as outlined herein, provided that all proposed lots or parcels comply with the applicable zone standards and that all subdivision design standards and infrastructure requirements are or will be met.

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



Chapter 2A

Subdivision Process

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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.

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.

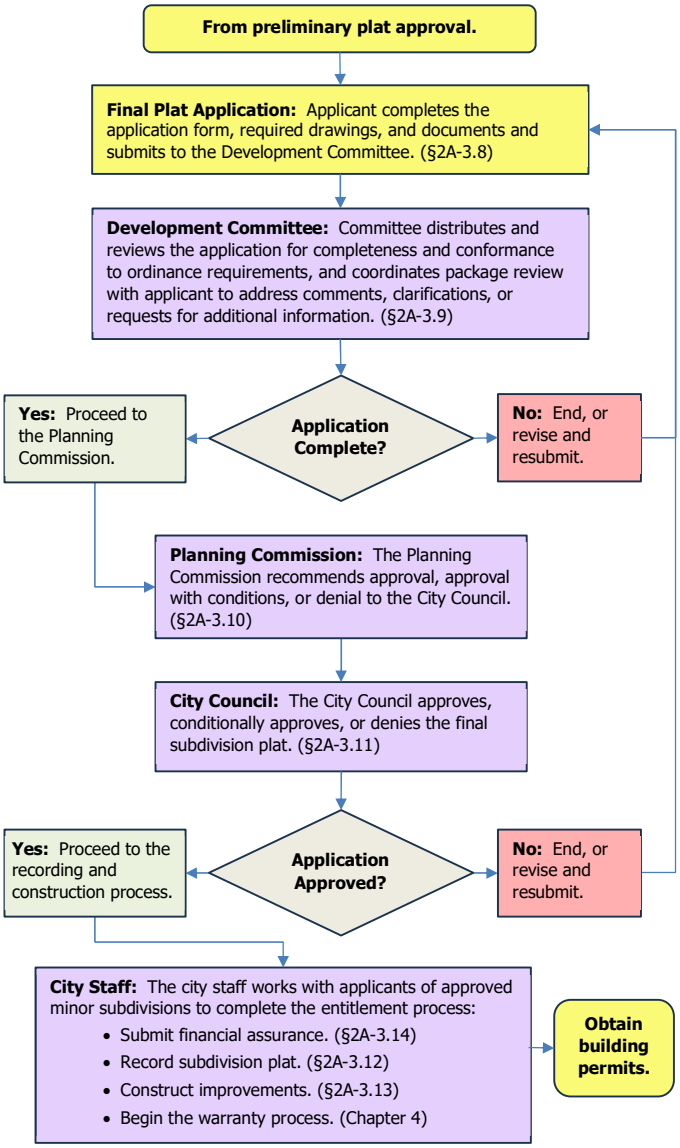
2A-3.8. **Final Plat:** Upon City Council approval of the preliminary plat, the applicant shall prepare and submit an application form for a final plat to the Kanab City Development Committee. The application shall include all elements of Kanab City Ordinance 2B-6.3.

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



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

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.

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

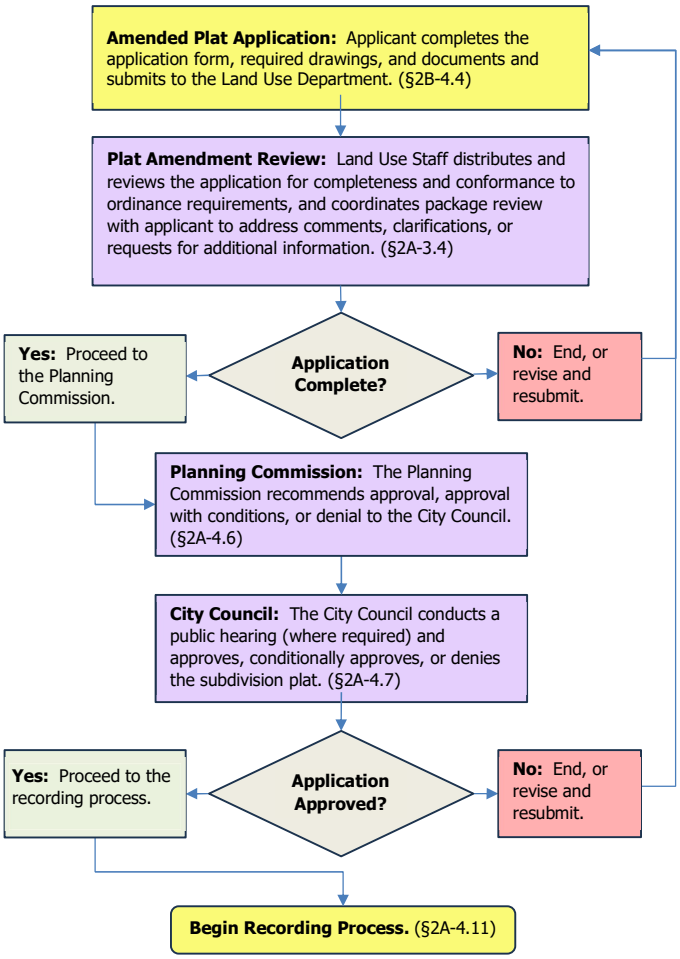
2A-4.1. The City Council, by ordinance, requires a petition to consider any proposed vacation, alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any street or lot contained in a subdivision.

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

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:

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

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;

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

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

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:

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

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

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.

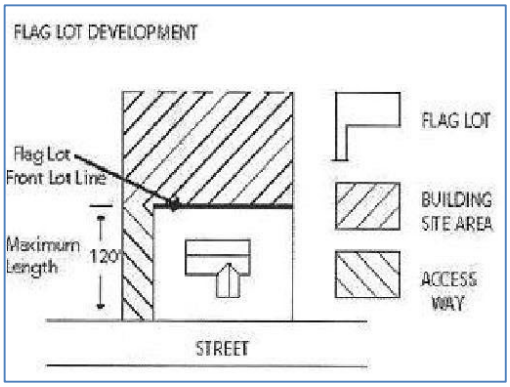
subdivision with conditions, to ensure that the subdivision is in accordance with the purpose of this Ordinance.

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.

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. 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

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

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.

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,

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.

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

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

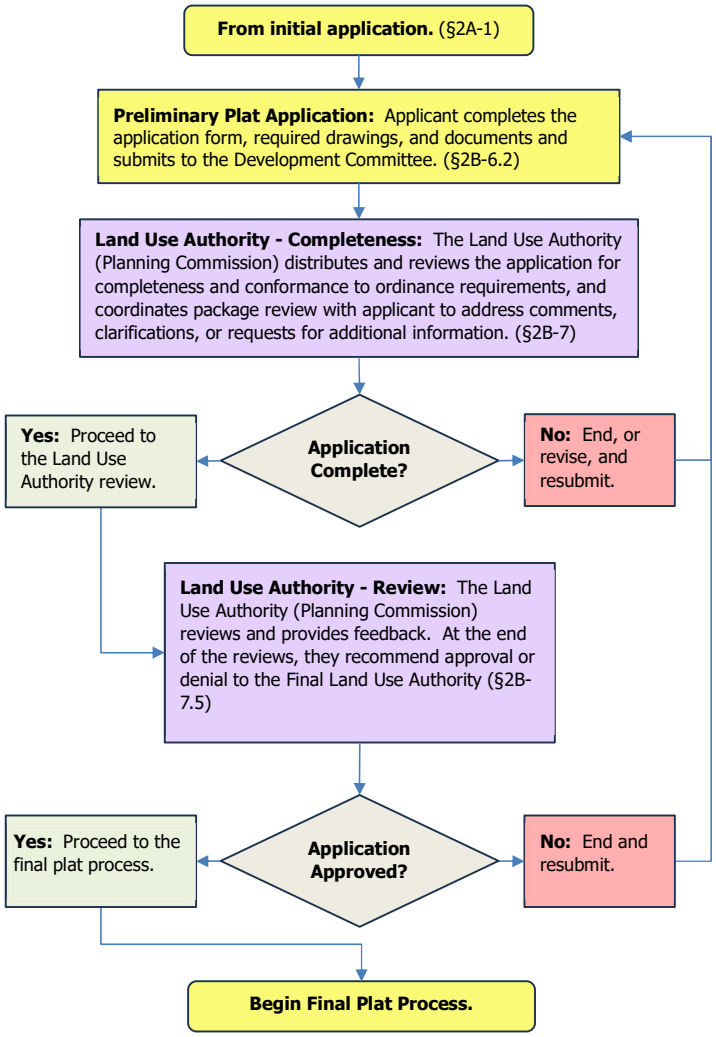
2B-6.1. The City shall not approve, nor shall a party record, any plat or other creating instrument for a new subdivision unless the party has properly applied under this Chapter and received both a preliminary approval and a final approval from the respective Land Use Authorities.

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)

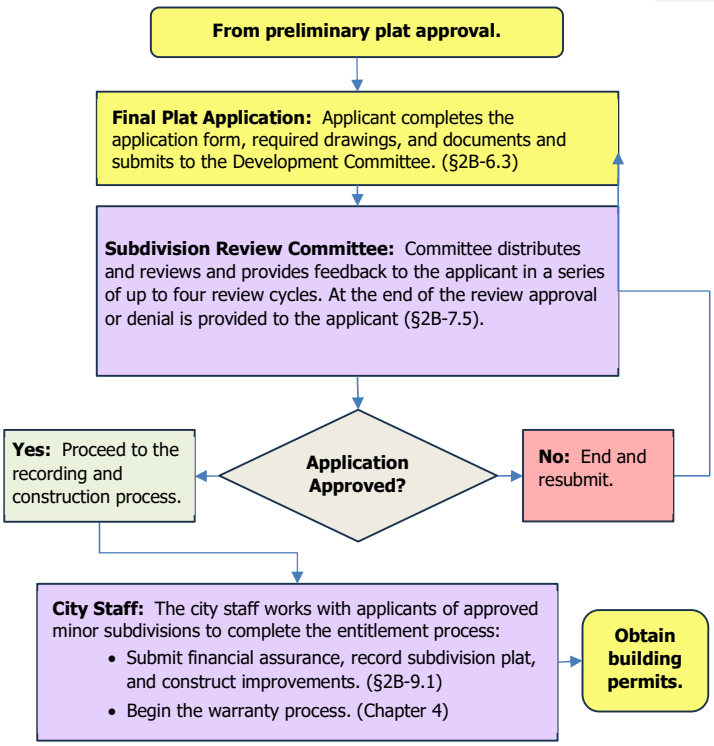


Chapter 2B

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

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.

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

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

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.

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

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.

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;

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 Clearence 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.

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

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

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

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.

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;

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

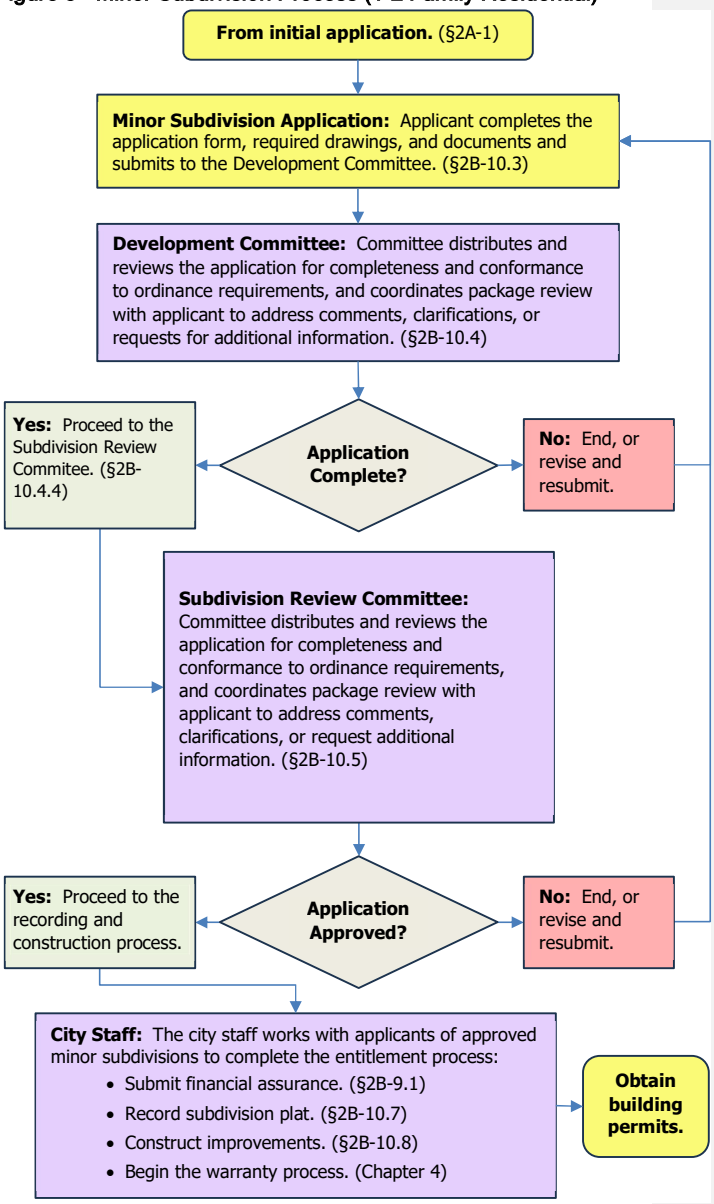
iv. The proposed private lane will meet the requirements for Fire Apparatus Access Roads as indicated in the International Fire Code adopted under Title 15A of the Utah State Code

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)



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-10.2~~3~~. **Minor Subdivision Application**

~~Following completion of the initial application process, an~~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 a~~items, together with a completed checklist ~~showing the applicant included all elements~~demonstrating that all required elements have been included:

2B-10.2~~3~~.1. The name of applicant or authorized agent and contact information.

2B-10.2~~3~~.2. The subdivision name.

2B-10.2~~3~~.3. The property address and parcel number.

2B-10.2~~3~~.4. ~~Minor Subdivision Plat Drawing: Four (4) 24" x 36" size copies and twelve (12) 11" x 17" size copies of a Minor Subdivision Plat drawing. The plat~~A minor subdivision plat drawing that shall include:

2B-10.2~~3~~.4.1. The proposed subdivision name;

2B-10.2~~3~~.4.2. The name and address of the applicant, engineer, or surveyor ~~for the subdivision~~ and owners of the land to be subdivided;

2B-10.2~~3~~.4.3. The boundary dimensions and legal description of the subdivision and each lot therein, with accuracy within 0.010' and with the point of beginning clearly labeled;

2B-10.2~~3~~.4.4. A minimum scale of 1" = 50';

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~~3~~.4.5. Existing rights-of-way and easement grants of record for streets, underground utilities and other public purposes;

2B-10.2~~3~~.4.6. A north arrow ~~facing~~ oriented to the top of right margin;

2B-10.2~~3~~.4.7. The latest revision date on each sheet;

2B-10.2~~3~~.4.8. The acreage or square footage for all parcels or lots and the length and width of the blocks and lots intended for sale;

2B-10.2~~3~~.4.9. A legend of symbols;

2B-10.2~~3~~.4.10. All survey monuments;

2B-10.2~~3~~.4.11. The street-indicating numbers and/or names and the lots numbered consecutively.

2B-10.2~~3~~.4.12. The location, width, centerline bearings and curve data (including delta angle, radius, length, tangent and the long cord on curves) and other dimensions of all existing proposed or platted streets and easements;

2B-10.2~~3~~.4.13. The streets, lots, and properties within two hundred feet (200') surrounding the subdivision shown in ghost lines; and

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.

2B-10.2~~3~~.4.14. The approval signature blocks for:

2B-10.2~~3~~.4.14.1. Owner's dedication and acknowledgment;

2B-10.2~~3~~.4.14.2. Surveyor's stamped certificate with the subdivision boundary legal description;

2B-10.2~~3~~.4.14.3. City Surveyor's approval;

2B-10.2~~3~~.4.14.4. City Engineer's approval;

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-10.2~~3~~.4.14.6. Director of Public Works' approval;

2B-10.2~~3~~.4.14.7. ~~Planning Commission Acceptance~~Land Use Administrator Approval

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

2B-10.2~~3~~.4.14.8~~9~~. County Recorder's certificate.

2B-10.~~3~~2.5. 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-10.2~~3~~.6. Lot Addresses:
A list of street addresses for each lot, numbered in accordance with the Kanab City address grid system.

2B-10.2~~3~~.7. Title Report:
A title report prepared within the previous 30 days.

2B-10.2~~3~~.8. Any additional ~~items that may be~~information requested ~~by the Development Committee~~ during the ~~initial application~~review process.

2B-10.2~~3~~.9. Fee:
The minor subdivision plat fee as outlined in the Kanab City ~~Land Use Ordinance~~Fee Schedule.

2B-10.2~~3~~.10. Signature and Acknowledgement: By signing the Minor Subdivision application form, the applicant acknowledges:

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~~3~~.10.1. That the applicant or agent of the applicant has read the Subdivision Ordinance;

2B-10.2~~3~~.10.2. That the applicant understands the provisions of the Subdivision Ordinance; and

2B-10.2~~3~~.10.3. That the applicant will fully and completely comply with the provisions and requirements contained therein.

2B-10.4~~2~~3. ~~Development Committee Review~~Subdivision Review Committee (SRC)**:**

2B-10.3~~4~~.1. The ~~Development Committee~~SRC shall review the application and accompanying documentation for compliance with this ordinance.

2B-10.3~~4~~.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-10.3~~4~~.3. Additional information such as a soils investigation, drainage study, deed restrictions, or other information deemed necessary to fulfill the purpose of this ordinance as described may be requested from the applicant by the ~~Development Committee~~SRC during the review.

2B-10.3~~4~~.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:** T~~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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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.~~7~~4. **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.~~8~~5. 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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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.~~

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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-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.

Mayor
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City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay

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Boyd Corry
Peter Banks
Steve Shrope

Kanab Planning Commission Staff Report

File Number PLANTEXT26-007

Date:	**July 6, 2026**
Meeting Date:	**July 7, 2026**
Agenda Item:	**Discuss and recommend a text amendment to City Council for Land Use Ordinances,** Chapter 15 Establishment of Zoning District, Chapter 17 Single Family Residential Zones, Chapter 19 Manufactured homes – KCR Zone, Chapter 4 – Supplemental Regulations, Section 4-10 Area of Accessory Buildings

Attachments:

- **Exhibit A: Proposed Amendment(s) with Red Lines**
- **Exhibit B: Applicant Text Amendment Suggestions**

Summary:

Applicant, Tyler Heely has requested amendments to the Land Use Ordinances:
Chapter 15 Establishment of Zoning District,
Chapter 17 Single Family Residential Zones,
Chapter 19 Manufactured homes – KCR Zone,
Chapter 4 – Supplemental Regulations, Section 4-10 Area of Accessory Buildings.

The proposed amendments include changes to minimum size of lots and reduction to street frontage for R-1-8, minimum size for homes in R-1-8, reduction in street frontage in R-1-20; clarifying design requirements, allowing for septic, reduction of street frontage, lot size and setbacks for two-family dwellings; and increasing the size and reduction of setbacks for guest houses.

Staff Recommendation

Staff is recommending that this is discussed in three different subjects/areas. Breaking the discussion into the proposed amendments for residential, the proposed amendments for two-family dwellings; and the proposed amendments for guest houses.

Each of the different areas will reference which land use chapters will be effected by the proposed amendments.

Mayor
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PC Meeting July 7th, 2026

Discussion with Planning Commission and the applicant, Tyler Heely & Chris Heely regarding their proposed changes. Most of the changes the present planning commission members were not in favor of. There was some interest in possibly increasing the minimum size of the ADU from 50% to 75% and there was some interest in reducing the street frontage size in R-1-20 from 120 feet to 100 feet.

Applicant Tyler Heely requested to pull all the proposed amendments except for the street frontage requirement for R-1-20. He stated he would do a separate application for the other items but did need to continue with the R-1-20 street frontage.

Planning Commission made a motion for a positive recommendation to change the street frontage requirement from 120 feet to 100 feet, the vote was tied two (2) Yes, two (2) Nay. Another motion was made to continue the item to the next meeting when more PC members could be present.

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 PLANTEXT26-007.

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 PLANTEXT26-007 with the following amendments:

I move to send a negative recommendation to City Council.

I move to continue the discussion to the following meeting

Mayor
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City Council
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Boyd Corry
Peter Banks
Steve Shrope

Exhibit A: Proposed Amendment with Red Lines

Kanab

Land Use Ordinance

Chapter 17 – Residential Zones

Section 17-1 Purpose

Section 17-2 Permitted and Conditional Uses

Section 17-3 Height Regulations

Section 17-4 Minimum Area, Width and Yard Requirements

Section 17-5 Modifying Regulations

Section 17-6 Reserved

Section 17-7 Supplementary Regulations

Section 17-8 Design Standards for A Two-Family Dwelling

Section 17-1 Purpose

Residential Zones (R-20, R-15, R-10, R-8): To provide and protect areas for low-density, one and two-family neighborhoods, while permitting the limited establishment of public and quasi-public uses which serve the requirements of families.

Section 17-2 Permitted and Conditional Uses

LAND USE CHART RESIDENTIAL	ZONES			
	R-20	R-15	R-10	R-8
Bed and breakfast	C	C	C	C
Cemetery	C	C	C	C
Child day care or nursery	C	C	C	C
Church	C	C	C	C
Golf course	C	C	C	C
Guest house	P	P	P	P
Home occupation – light[3]	P	P	P	P
Home occupation – heavy[4]	C	C	C	C
Horticulture and gardening[1]	P	P	P	P
Household pets	P	P	P	P
Park or playground	C	C	C	C
Public buildings	C	C	C	C
Public utilities, essential services	C	C	C	C
School	C	C	C	C
Shed / garage[2]	P	P	P	P
Single family dwelling unit	P	P	P	P

Adopted January 22, 2008; Revised July 16, 2024

Two family dwellings	P	P	P	P

[1] For personal use

[2] Refer to Section 17-5-2

[3] Home Occupation, light does not include dangerous or objectionable objects. See definitions in Section 1-6 and additional regulations in Section 4-28.

[4] Home Occupation, heavy potentially includes dangerous or objectionable objects. See definitions in Section 1-6 and additional regulations in Section 4-28.

Section 17-3 Height Regulations

No building may exceed two and one-half (2½) stories or thirty-five (35) feet in height. No dwelling shall be less than one (1) story in height.

Section 17-4 Minimum Area, Width and Yard Requirements

			Yard Setbacks in Feet		
District	Area	Width	Front	Side	Rear
R-20	20,000 sq ft	~~120~~100	25	10	10
R-15	15,000 sq ft	100	25	10	10
R-10	10,000 sq ft	80	25	10	10
R-8	8,000 sq ft	60	25	8	10

Section 17-5 Modifying Regulations

A. Side yards - On corner lots the side yard setback shall be the same as the front yard setback.

B. Accessory Buildings - See Chapter 4, Section 4-10

Section 17-6 Reserved

Section 17-7 Supplementary Regulations

Supplementary regulations are provided in Chapter 4 of this Ordinance.

Section 17-8 Design Standards for A Two-Family Dwelling

A two-family dwelling is one building with two residential units under a single continuous roof line. It may be constructed in the Residential Zones subject to compliance with the following standards. These standards are encouraged to promote a residential design which provides architectural interest for a two-family dwelling to blend harmoniously in R zones.

1. Units located side by side are encouraged to be offset by at least 5 feet difference in their front setback, unless the units share an elevated common front porch with roof overhang, or similar design scheme to provide a front entry with greater architectural interest than plain, uncovered front entries on adjacent units. In addition to the primary exterior wall material, accent materials included such as stone, brick, or metal is encouraged to provide architectural character to the dwelling.
2. A two-family dwelling is encouraged to have an appearance similar to a large single-family home with varying roof lines, and building articulations with such things as decks, balconies, or other exterior features which provide design interest.
3. Except for the driveway area and walkways, the front yard setback area shall be landscaped. At the time of occupancy or within six months of occupancy, the front yard area shall be fully landscaped.
4. The minimum lot size for a two-family dwelling is 10,000 sq ft, and the minimum street frontage is 80 feet
5. Land coverage of all buildings shall not exceed 50% of the lot or parcel acreage.
6. Each two-family dwelling shall have four (4) off-street parking spaces (2 per unit). Driveways to the garage and areas used for off-street parking shall be hard-surfaced with either concrete or asphalt.
7. Each unit in a two-family dwelling shall be independently connected to the city's culinary water and sewer system.
8. Prior to issuance of a building permit, all provisions for two-family dwellings shall be met through site plans submitted with the building permit application and the plan review building permit process.

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Kanab City Planning Commission Staff Report
File # ZONE26-010

Date:	**August 3, 2026**
Meeting Date:	**August 4, 2026**
Agenda Item:	**Discuss and recommend a zone change to City Council from R-1-8 [Single Family] to C2 [Commercial] for parcel K-C-2-1**
Subject Property Address:	**318 N 100 E**
Property Owner:	**South Central Utah Telephone Association INC**
Applicant Agent:	
General Plan Designation:	**Medium Density Residential/ High Density**
Parcel #:	**K-C-2-1**

Attachments:
Exhibit A: Subject/Vicinity Property
Exhibit B: Written Responses from Community

Summary:
South Central Broadband has submitted an application for a zone change at the request of the Kanab City Land Use Administrator for parcel K-C-2-1. The Land Use Administrator has received an inquiry and complaint from an adjacent property owner about the commercial use of a residentially zoned property, fencing, and installation of an "industrial generator and LPG tank" without a permit.
The property has a legal non-conforming use; the city allowed for the BLM to build and use the property as a commercial office building and an accessory storage building back in 2000. The property was then sold to South Central Utah Telephone Association, INC in 2013. It has continued to be used as a commercial office building.
The request to change the zone is to make the use compliant with the zone.

Site Description:
The subject property is approximately 2.80-acres. The parcel has is vacant. Surrounding zoning designations and the density designations are as follows:

North	South	East	West
R-1-8 Medium Density Residential / High Density	R-1-8 Medium Density Residential / High Density	R-1-8 Medium Density Residential / High Density	R-1-8 Medium Density Residential / High Density

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

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

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

Public Comment:

The Public Hearing will be held on August 3, 2026. Public notices have been posted on the City and State websites.

Response to public notices have been received and are included in Exhibit B.

Findings:

1. The application was initiated by the property owner at the request of the Kanab City Land Use Administrator.
2. The property is zoned as R-1-8 and approximately 2.80-acres.
3. The City Council is the decision-making authority for a zoning application. The Council may adopt or reject the request as it deems appropriate or may assign a different zoning designation.

4. The property to the west of this property is owned by Kanab City and incorporates a public park and public library. To the west of the city property is the Kane County Hospital that is zoned C-3.
5. Assigning a C-2 zone is not consistent with the Kanab City Future Land Use Map that shows the area designated as MDR/HDR. The property has a legal non-conforming use as a commercial office building. C2 zone is not consistent with the surrounding area that is currently zoned R-1-8.

Suggested Motion(s):

I move that we send a positive recommendation to City Council to assign zone RR-1 to Parcel K-19-12A-Annex based on the findings and conditions outlined in Staff Report ZONE 26-007.

I move that we send a positive recommendation to City Council to assign zone to Parcel K-19-12A-Annex based on the findings and conditions outlined in Staff Report ZONE 26-007 and the following .

I move that we send a negative recommendation to City Council.

Mayor
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City Manager
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Peter Banks

Exhibit A: Subject Property

K-10-3B-ANNEX
K-10-3C-ANNEX
K-10-KC-ANNEX
K-10-1-ANNEX
K-10-6-ANNEX
Sports Park
Senior Center Way
Main St
Kane County Hospital
K-C-4-1
K-C-4-5
K-C-4-5B
K-C-4-7
K-C-4-4
K-C-4-3
K-C-4-2
K-C-3-1
K-C-3-2
K-C-2-1
450 N
405 N
360 N
330
300 N
K-76-222
K-76-221
K-76-218
K-219-217A
K-219-1A
K-76-211
K-76-212
K-76-213
K-76-214
K-76-215
K-68-28
K-76-210
K-76-209
K-76-208
K-76-207
K-76-206
K-68-27
K-68-24
K-76-201
K-76-202
K-76-203
K-76-205
K-68-26
K-68-25
V-9
V-10
V-7-8
V-4
V-6
V-5-A
V-5
V-3
V-2
V-1
U-A-1
U-A-2
U-A-3
U-A-4
U-C-9
K-33-10
K-33-10A
K-33-12
K-33-13
K-33-9
K-33-11
K-34-9A
K-34-9
K-34-10
K-34-14
K-34-8
K-34-11
K-69-1
K-69-2
K-69-9
K-35-12
K-35-6B
K-69-3
K-69-8
K-35-8
K-36-5A

Kanab
Planning Approval

Application Accepted Date: 07/08/2026

Type of Improvement: Zone Change

Description:

Tenant / Project Name: SC Broadband Business Office

Bldg. Address: 318 N 100 East, Kanab Ut

City: Kanab State: UT Zip: 84741

Subdivision: Phase:

Block: No. of Lots: Parcel ID #: K-C-2-1

Zone: C-2

Property Owner: South Central Utah Telephone Association Inc

Permit Contact: Kaylee Wadsworth P:(435) 263-0745

Email: kayleew@scbroadband.com

CONTACT INFORMATION

APPLICATION DETAILS

Valuation	$	0.00

PERMIT FEES

Application Fee (Planning & Zoning)	$	250.00
Sub Total:	**$**	**250.00**
Permit Total:	**$**	**250.00**
Amount Paid:	**$**	**0.00**
Remaining Due:	**$**	**250.00**

APPROVALS	DATE	INFO

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PLANZONE26-010

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Kaylee Wadsworth

Signature of Applicant/company/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

DRAFT

K-C-2-1

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Corrected QCD PAGE 1 / 5
VERJEAN CARUSO, KANE COUNTY RECORDER
FEE $ 19.00 BY SO CENTRAL COMM

QUITCLAIM DEED

STATE OF UTAH)(

COUNTY OF KANE)(

KNOW ALL BY THESE PRESENTS:

This Corrected Quitclaim Deed is made to correct an error found on the previously recorded Quitclaim Deed filed with the Kane County Clerk, Utah, as Document No. 00158113, filed on June 5, 2013. Said Quitclaim Deed erroneously identified a LESS AND EXCEPT in the mineral reservation covenants on Page 2, Section III. This error has been corrected to remove said LESS AND EXCEPT portion.

Except as corrected by this instrument, all of the other original terms and conditions remain in full force and effect.

THIS CORRECTED QUITCLAIM DEED is made this 13 day of June, 2013, by and between the **United States of America** (herein sometimes referred to as the "Government"), acting by and through the Administrator of General Services Administration (hereinafter referred to as "Grantor"), under and pursuant to authority of 40 U.S.C. § 541, et. seq., as amended, and rules, orders, and regulations issued pursuant thereto, and **South Central Utah Telephone Association, Inc., a Utah domestic corporation,** 45 North 100 West, Escalante, UT 84726 (hereinafter referred to as "Grantee"). The terms used to designate any of the parties herein shall include their respective representatives, successors and assigns of said parties.

I. Quitclaim of the Fee Estate

Grantor, for and in consideration of: (i) the sum of Six Hundred Seventeen Thousand Five Hundred Dollars ($617,500.00), duly paid by the Grantee, the receipt of which is hereby acknowledged, and (ii) the specific agreements hereinafter made by Grantee, for itself, and its successors and assigns, to abide by and take subject to all reservations, restrictions, covenants, exceptions, notifications, conditions and agreements hereinafter set forth in this Quitclaim Deed, does hereby grant, convey, remise, release and forever quitclaim to the Grantee, its successors and assigns, pursuant to the reservations, restrictions, covenants, exceptions, notifications, conditions and agreements hereinafter set forth, fee simple, in and to, that certain real property known as the Former BLM Kanab Field Office, Kane County, Utah (hereinafter referred to as the "Property"), and described in detail as follows:

Legal Description

Lots 2 and 3 in Block 2, Plat "C", Kanab Townsite Survey, comprised in Section 21, Township 43 South, Range 6 West, S.L.M.

The above described tract of land containing 2.80 acres of land, more or less, and hereinafter referred to as the Property.

TO HAVE AND TO HOLD the Property, together with all improvements, hereditaments, appurtenances, therein and all reversions, remainders, issues, profits and other rights belonging or related thereto, and subject all reservations, restrictions, covenants, exceptions, notifications, conditions, and agreements herein set forth in this Quitclaim Deed, either in law or in equity, for the use, benefit, and behalf of the Grantee, its successors and assigns forever.

II. SPECIAL AND GENERAL EXCEPTIONS AFFECTING THE PROPERTY

This Quitclaim Deed covering the Property is expressly made subject to the following matters to the extent and only to the extent the same are valid and subsisting and affect the Property:

A. All existing licenses, permits, servitudes and right-of-way including, but not limited to State highway department driveway permits, easements and rights-of-way for public streets, roads and highways, public utilities, electric power lines,

19

electric transmission facilities, railroads, pipelines, ditches, conduits and canals on, over and across said land, whether or not of record.

B. All existing interest(s) reserved to or outstanding in third parties in and to water rights, ditch and reservoir rights, as well as oil, gas, and/or minerals, whether or not of record.

C. All other existing interests reserved by any grantor(s) in chain of title unto said grantor(s), their respective successors and assigns, which affect any portion of the Property interest(s) hereinabove described, whether or not of record.

D. Any survey discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions, or any overlapping of improvements which may affect the subject Property.

E. Existing ordinances or resolutions, special purpose district rules and regulations, including soil conservation district rules and regulations and water conservancy district rules and regulations, filed of public record and affecting all or any portion of the subject Property.

III. RESERVATIONS/COVENANTS COVERING THE PARCELS

This Quitclaim Deed covering the Property is expressly made subject to the following reservations in favor of Grantor, and its assigns.

SAVE AND EXCEPT and there is hereby reserved unto Grantor, and its assigns, all rights and interests which have been previously reserved to the United States in any Patent(s) which cover(s) the Property.

SAVE AND EXCEPT, and there is hereby excepted and reserved unto the UNITED STATES OF AMERICA, and its assigns, all right, title and interest in and to all oil, gas, hydrocarbons, and other minerals that may be produced in and under the Property; including, but not limited to the following attributes in connection with its right to take, develop and produce such, oil, gas, hydrocarbons, and minerals: (1) the right in ingress and egress to the Property, (2) the right to lease, (3) the right to receive bonus payments, (4) the right to receive delay rentals, and (5) the right to receive royalty payments.

IV. CERCLA NOTICES, COVENANTS AND RESERVATIONS

This Quitclaim Deed is expressly made subject to the following CERCLA information and specific reservations, covenants and agreements in favor of Grantor, and its assigns.

A. Notice of Hazardous Substance Activity. Pursuant to 40 CFR §373.2 and Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA)(42 U.S.C. §9620(h)(3)(A)(i)), and based upon a complete search of agency files, the United States of America gives notice that no hazardous substances have been released, or disposed of, or stored for one year or more on the Property.

B. CERCLA Covenant. Grantor warrants that all remedial action necessary to protect human health and the environment has been taken before the date of this Quitclaim deed. Grantor warrants that it shall take any additional response action found to be necessary after the date of this Quitclaim deed regarding hazardous substances located on the Property on the date of this quitclaim.

1. This covenant shall not apply:

a. in any case in which Grantee, its successor(s) or assign(s), or any successor in interest to the Property or part thereof is a Potentially Responsible Party (PRP) with respect to the Property immediately prior to the date of this Quitclaim Deed; **OR**

b. to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the Grantee, its successor(s) or assign(s), or any party in possession after the date of this Quitclaim Deed that either:

(1) results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this Quitclaim Deed; **OR**

(2) causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which were known and identified to the applicable regulatory authority as of the date of this Quitclaim Deed; **OR**

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VERJEAN CARUSO, KANE COUNTY RECORDER
FEE $ 19.00 BY SO CENTRAL COMM

(3) in the case of a hazardous substance(s) previously unknown by Grantor and Grantee as of the date of this conveyance but which is hereafter discovered by Grantee, its successor(s) or assign(s), or any party in possession and where after such discovery, Grantee, its successor(s) or assign(s), or any party in possession thereafter causes or exacerbates a release or threatened release of such hazardous substance(s).

2. In the event Grantee, its heir(s), successor(s) or assign(s), seeks to have Grantor conduct or pay for any additional response action, and, as a condition precedent to Grantor incurring any additional cleanup obligation or related expenses, the Grantee, its heir(s), successor(s) or assign(s), shall provide Grantor at least 45 days written notice of such a claim and provide credible evidence that: (a) the associated contamination existed prior to the date of this Quitclaim Deed; and (b) the need to conduct any additional response action or part thereof was not the result of any act or failure to act by the Grantee, its heir(s), successor(s) or assign(s), or any party in possession.

C. **Access.** Grantor reserves a right of access to all portions of the Property for environmental investigation, remediation or other corrective action. This reservation includes the right of access to and use of available utilities at reasonable cost to Grantor. These rights shall be exercisable in any case in which a remedial action, response action or corrective action is found to be necessary after the date of this conveyance, or in which access is necessary to carry out a remedial action, response action, or corrective action on adjoining property. Pursuant to this reservation, the United States of America, and its respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, borings, data and records compilation and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary, including but not limited to the installation and operation of monitoring wells, pumping wells, and treatment facilities. Any such entry, including such activities, responses or remedial actions, shall be coordinated with record title owner and shall be performed in a manner that minimizes interruption with activities of authorized occupants.

D. **Non-Disturbance Clause**. Grantee covenants and agrees for itself, its heirs, successors and assigns and every successor in interest to the Property, or part thereof, that a party occupying any of the Property shall not interfere, hinder or prevent Grantor, the United States Government, and its officers, agents, employees, contractors and subcontractors, in conducting any required remedial investigations, response actions or oversight activities on the Property or adjoining property.

V. OTHER ENVIRONMENTAL NOTICES, COVENANTS AND RESERVATIONS

A. NOTICE OF THE PRESENCE OF ASBESTOS - WARNING!

1. The Grantee is warned that the property contains asbestos-containing materials. Unprotected or unregulated exposures to asbestos in product manufacturing, shipyard, and building construction workplaces have been associated with asbestos-related diseases. Both the Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency (EPA) regulate asbestos because of the potential hazards associated with exposure to airborne asbestos fibers. Both OSHA and EPA have determined that such exposure increases the risk of asbestos-related diseases, which include certain cancers and which can result in disability or death.

2. Grantee is invited, urged and cautioned to inspect the property as to its asbestos content and condition and any hazardous or environmental conditions relating thereto. The disposal agency will assist Grantee in obtaining any authorization(s) which may be required in order to carry out any such inspection(s). Grantee shall be deemed to have relied solely on their own judgment in assessing the overall condition of all or any portion of the property including, without limitation, any asbestos hazards or concerns.

3. No warranties either express or implied are given with regard to the condition of the property including, without limitation, whether the property does or does not contain asbestos or is or is not safe for a particular purpose.

4. The description of the property set forth in the Conveyance Document and any other information provided therein with respect to said property is based on the best information available to the disposal agency and is believed to be correct, but any error or omission, including but not limited to the omission of any information available to the agency having custody over the property and/or any other Federal agency, shall not constitute grounds for any claim by the Grantee against the Government.

5. The Government assumes no liability for damages for personal injury, illness, disability or death, to the Grantee, or to the Grantee's successors, assigns, employees, invitees, or any other person subject to Grantee's control or direction, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the property which is the subject of this conveyance, whether the Grantee, its successors or assigns has or have properly warned or failed properly to warn the individual(s) injured.

ENTRY NO. 00158245
06/17/2013 02:46:07 PM B: 0423 P: 0354
Corrected QCD PAGE 3 / 5
VERJEAN CARUSO, KANE COUNTY RECORDER
FEE $ 19.00 BY SO CENTRAL COMM

6. The Grantee further agrees that in its use and occupancy of the property it will comply with all Federal, state, and local laws relating to asbestos.

B. Notice of Lead–Based Paint for Non-Residential Real Property Constructed Prior to 1978

Every purchaser of any interest in real property on which a building was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to converting the property to a residential dwelling.

C. NOTICE OF 100-YEAR FLOODPLAIN

Portions of the Property are located in a 100 Year Floodplain. Grantee, for itself and its successors and assigns, agrees and covenants that any development located within any portion of the above described Property will be subject to the applicable 100 Year Floodplain regulations and other applicable Federal, state and local statutes, and ordinances relating to flood hazard.

VI. MISCELLANEOUS NOTICES, TERMS, CONDITIONS, AGREEMENTS, AND COVENANTS

Except as otherwise provided by 42 U.S.C. 9620(h)(3), Grantee covenants for itself, its heirs, assigns and every successor in interest to the Property herein described or any part thereof that it shall abide by each of the following covenants, each of which will be covenants running with the land. In addition, the United States of America shall be deemed a beneficiary of each of the following covenants without regard to whether it remains the owner of any land or interest therein in the locality of the Property hereby conveyed and shall have a right to enforce each of the covenants herein in any court of competent jurisdiction; provided, however, the United States of America shall have no affirmative duty to any successor in title to this conveyance to enforce any of the following covenants herein agreed.

A. Grantee has inspected the described and conveyed Property and has satisfied itself that the property is free of any hazardous substances or petroleum products or their derivatives, calcium hypochlorite, batteries and insecticides, and Grantee, for itself and its heirs, successors and assigns, covenants and agrees to indemnify, protect, defend, save and hold harmless the United States of America, and its employees, officers, representatives, attorneys and agents, from and against any and all debts, duties, obligations, liabilities, suits, claims, demands, causes of action, damages, losses, cost and expenses (including without limitation, attorneys' fees and expenses and court costs) in any way relating to, connected with, and/or arising out of the discovery of any hazardous substance(s) or petroleum product(s) or their derivatives, calcium hypochlorite, batteries and insecticides which may have contaminated the hereinabove and conveyed Property after the date of the delivery of this conveyance, including but not limited to, any environmental response action, corrective action, or removal, monitoring, investigation, sampling, or testing in connection therewith.

B. NOTICE OF NAVIGABLE AIRSPACE Based upon coordination between the General Services Administration and the Federal Aviation Administration (the "FAA") as recommended in House Report Number 95-1053 entitled "FAA Determination of 'No Hazard' for Structures Near Airports," it has been determined that a public airport is located within six nautical miles of the Property. To the extent required by law, the Grantee, its successors and assigns must comply with Title 14, Code of Federal Regulations, Part 77, "Objects Affecting Navigable Airspace," of the Federal Aviation Act of 1958, as amended. This restriction shall run with the Property.

C. DOCUMENT BOX

At such time as the building is demolished, if any document box is found, which should be located behind the cornerstone, it shall remain the property of the Government and shall be delivered, unopened to the National Archives and Records Service, Washington, DC.

D. As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property **"AS IS"** with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties.

ENTRY NO. 00158245
06/17/2013 02:46:07 PM B: 0423 P: 0355
Corrected QCD PAGE 4 / 5
VERJEAN CARUSO, KANE COUNTY RECORDER
FEE $ 19.00 BY SO CENTRAL COMM

IN WITNESS WHEREOF, the **United States of America** has caused these presents to be executed this 13 day of June, 2013.

UNITED STATES OF AMERICA
Acting by and through the
Administrator of General Services

By: _____
MELVIN E. FREEMAN
Director
Real Property Utilization & Disposal Division
Greater Southwest Region
General Services Administration

THE STATE OF TEXAS)(

COUNTY OF TARRANT)(

BEFORE ME, a Notary Public in and for the State of Texas, on this day personally appeared MELVIN E. FREEMAN, known to me to be the person whose name is subscribed to the foregoing quitclaim deed, and known to me to be the Director, Real Property Utilization & Disposal Division, Greater Southwest Region, General Services Administration, Fort Worth, Texas, and acknowledged to me that the same was the act and deed of the United States of America and of the Administrator of General Services and that he executed the same as the voluntary act of the United States of America and of the Administrator of General Services for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE at Fort Worth, Texas, this 13 day of June, 2013.

_____
Notary Public State of Texas

Notary's Name:_____
My Commission Expires:_____

JONATHON M. HUNTER
Notary Public, State of Texas
My Commission Expires
November 21, 2014

ENTRY NO. 00158245
06/17/2013 02:46:07 PM B: 0423 P: 0356
Corrected QCD PAGE 5 / 5
VERJEAN CARUSO, KANE COUNTY RECORDER
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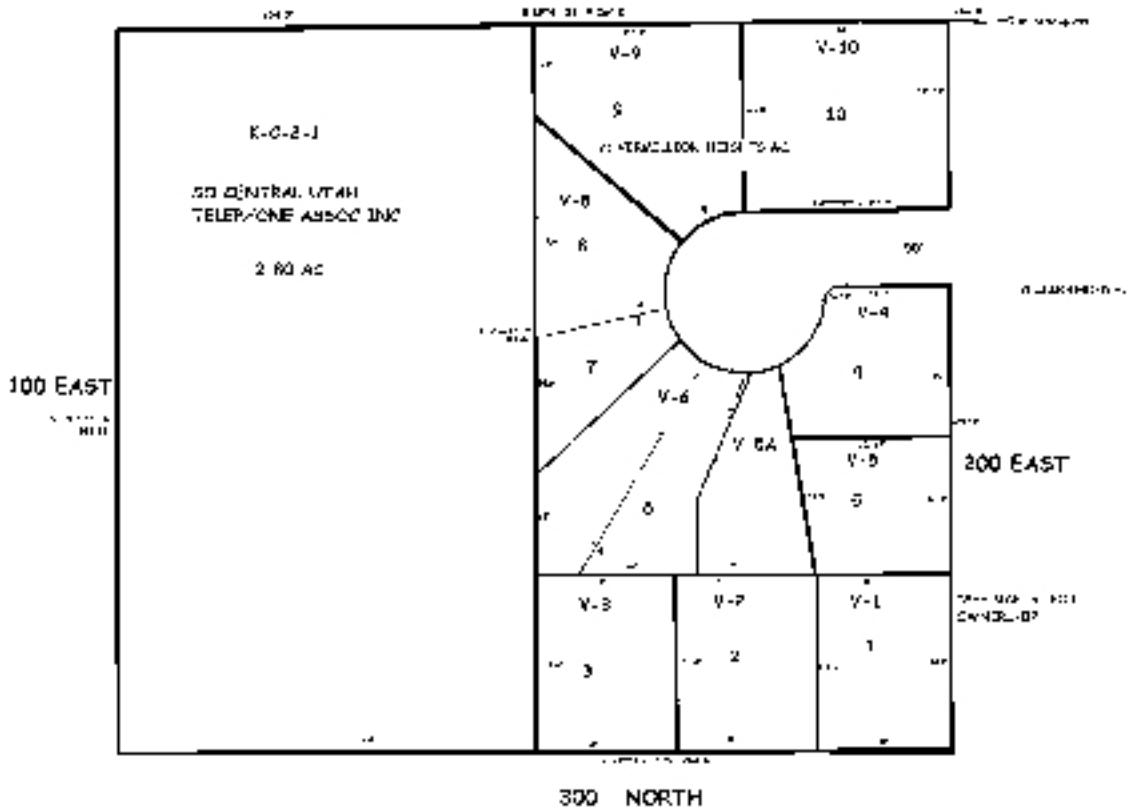
BLOCK 2 PLAT "C"



SCALE: 1" = 50'

Why is the intended zone change necessary at this particular location to provide a service to the community?:

The requested zone change is necessary to become conforming with the City of Kanab's land Use and Zoning ordinances. The property located at 318 N 100 E has been continuously operated as a professional office.

Explain how the intended zone change will not be detrimental to the health, general welfare or safety of persons working or residing in the vicinity, or injurious to property or improvements in the vi:

The proposed zone change will not be detrimental to the health, general welfare, or safety of persons working or residing in the vicinity, nor will it be injurious to property or improvements in the area. The property at 318 N 100 E is currently and has historically been operated as a professional office, meaning no change in the nature, intensity, or character of use is proposed. The rezoning is to become conforming with Kanab City's land Use and Zoning ordinances.There will be no increase in traffic, noise, or activity as a result of this zone change. The existing use is compatible with surrounding properties and consistent with the professional character of the area. Granting this zone change will have no adverse impact on neighboring land uses, property values, or the surrounding community.

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City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay

City Council
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Peter Banks

Exhibit B:
Written Responses from Community

July 21, 2026

To: Kanab City Planning Commission & Land Use Coordinator
26 North 100 East
Kanab, UT 84741

Subject: Public Comment Regarding Proposed Zone Change for Parcel K-C-2-1 (R-1-8 to C-1)

Dear Planning Commissioners:

I am writing as the property owner of **154 East 405 North**, which is located in immediate proximity to the proposed zone change for Parcel K-C-2-1.

While I respect the rights of local property owners, I have serious concerns about transitioning this specific parcel from R-1-8 (Single Family Residential) to C-1 (Commercial). Our neighborhood on 405 North is historically a quiet, low-density residential pocket. Introducing a commercial zone here brings significant risks to the surrounding homes, including:

Traffic Safety:
Increased daily commercial traffic and delivery vehicles on local residential streets not designed for heavy commercial volume.

Neighborhood Peace:
Elevated noise levels, disruptions to privacy, and nighttime light pollution from parking lot fixtures or storefronts.

Precedent:
Weakening the stability of our single-family residential boundaries by letting commercial uses creep directly into quiet blocks.

If the Planning Commission moves forward with a positive recommendation for this change, I request that the city legally require the following heavy mitigations to protect the neighboring homeowners:

1. **Strict Screening**: Mandatory installation of an 8-foot masonry or sight-obscuring privacy fence along all residential property lines.
2. **Light Buffering:** Strict enforcement of "Dark Sky" complaint, downward-shielded lighting with zero lateral light spill onto adjacent homes.
3. **Restricted Hours:** Limiting business operating hours and commercial delivery windows to daytime hours only (e.g., 7:00 AM to 8:00 PM) to maintain neighborhood quiet.

Please include this letter in the official agenda packet for the commissioner's review ahead of the public hearing.
Thank you for your dedication to protecting Kanab's residential neighborhoods.

Sincerely, Richard & Cheryse Nielsen

Richard and Cheryse Nielsen
4948 Rebecca Dr.
Pocatello, Idaho 83202
208-404-2354

Property: 154 E. 405 N.
Kanab, Utah

PETITION TO DENY C-2 ZONE CHANGE APPLICATION PLANZONE26-010

To: The Kanab City Planning Commission & City Council

Location: 318 N 100 East, Kanab, UT 84741 (Parcel ID: K-C-2-1)

Applicant: South Central Utah Telephone Association, Inc.

We, the undersigned residents and property owners of Kanab, Utah, formally petition the Kanab City Planning Commission and City Council to DENY Application PLANZONE26-010 (Rezone from R-1-8 Residential to C-2 General Commercial).
We oppose this C-2 commercial rezone for the following critical reasons:

- C-2 Zoning Attaches to the Land, Not the Owner: A C-2 zone change permanently strips residential protections from this parcel. If South Central sells this property or alters its business model in the future, intensive commercial operations (such as gas stations, drive-thrus, or commercial repair hubs) could occupy our residential block "by right" without further neighborhood input.
- Preserving Single-Family Neighborhood Integrity: The Kanab City General Plan explicitly commands the city to preserve existing single-family residential neighborhoods (Section 6.2). Furthermore, 67% of Kanab residents officially surveyed explicitly opposed commercial uses creeping into residential streets (Appendix A).
- Denying this C-2 zone change does not shut down South Central, disrupt community utilities, or force them to relocate. It simply prevents permanent commercial expansion onto residential land.

#	Name	Signature	Kanab Street Address	Date	Phone
1	MARK FULLERTON	M. Fullerton	175 E. 360 N KANAB	7/23	
2 3	Amy & Kenny Redd	Redd Redd	170 E 360 N Kanab	7/23	
4	[illegible]	[illegible]	113 E 405 N	7/23	435-899-8903
5	Blaine Fisher	[illegible]	113 E 405 N	7/23	435 817 6191
6	Cynthia Sherwood	Cynthia	131 E 405 N	7/23	4356890893
7	Barbara Williamson	Barbara Williamson	398 N. 100 East	7/23	435-689-0200
8	Ernest Elsbrook	E.W.	163 E 405 N	7-23	644 8037
9	Kelli Yates	Kelli	417 N 200 E	7/23	208-351-4099
10	Kimberlee Lopez	K Lopez	311 N 200 E	7/24	4358999490
11	Pam Robinson	[illegible]	311 N 200 E	7/24	435 899 1474
12	[illegible]	[illegible]	180 E. 360 N.	7/25	435-899-9377

PETITION TO DENY C-2 ZONE CHANGE APPLICATION PLANZONE26-010

To: The Kanab City Planning Commission & City Council

Location: 318 N 100 East, Kanab, UT 84741 (Parcel ID: K-C-2-1)

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- Preserving Single-Family Neighborhood Integrity: The Kanab City General Plan explicitly commands the city to preserve existing single-family residential neighborhoods (Section 6.2). Furthermore, 67% of Kanab residents officially surveyed explicitly opposed commercial uses creeping into residential streets (Appendix A).

- Denying this C-2 zone change does not shut down South Central, disrupt community utilities, or force them to relocate. It simply prevents permanent commercial expansion onto residential land.

#	Name	Signature	Kanab Street Address	Date	Phone
13	CLINT BRINKERHOFF	[illegible]	180 E 360 N	7/25/26	435 899 9630
14	Darren DeSilva	[illegible]	161 E 300 N	7/25/26	949-912-9151
15	Aaron Clark	[illegible]	265 N. 150 E.	7/25/26	435-499-0058
16	Rhonda Roberts	Rhonda Roberts	247 N 150 E	7/27/26	435 689-2158
17	JARON ICENOGLE	[illegible]	294 N. 100 W	7/27	530 452 2695
18	Holly Ramsay	Holly Ramsay	75 W 300 N	7/28	435 632 0509
19	[illegible]	Royce Gillespie	129 E 450 N	7/28	435-689-0602
20	Frank Dacu	Frank Dacu	161 E 450 N	7/28	435 689 0528
21	Sandra Banks	Sandra Banks	395 N 200 North	7/28	435 616-3048
22	Fred Banks	[illegible]	395 N 200 E	7/28	435-616-3048

PETITION TO DENY C-2 ZONE CHANGE APPLICATION PLANZONE26-010

To: The Kanab City Planning Commission & City Council

Location: 318 N 100 East, Kanab, UT 84741 (Parcel ID: K-C-2-1)

Applicant: South Central Utah Telephone Association, Inc.

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- Denying this C-2 zone change does not shut down South Central, disrupt community utilities, or force them to relocate. It simply prevents permanent commercial expansion onto residential land.

#	Name	Signature	Kanab Street Address	Date	Phone
23	Greg Reed	Greg Reed	387 N. 200 E.	7/28/2026	435-689-0460
24	Nick Stebbins		486 N 100 E	7/29/2026	435-899-0809
25	Travis Terry		510 N. 100 E	7/29/26	899-5050
26	Sterling Glover		566 N 100 E	7/29	4358990282
27	Allen Sherwood				
28	Amy Gallaway		521 S 475 E	7/29	
29	Josh Warburton		602 N 200 E	7/29	435-632-1555
30	Daniel Thompson		151 E 575 N	7/29	435 899 1162
31	Robert Senecal		181 E 300 N	7/30	435-899-1445
32	Karen Keet		47 N 300 W	7/30	435-689-1414

PETITION TO DENY C-2 ZONE CHANGE APPLICATION PLANZONE26-010

To: The Kanab City Planning Commission & City Council

Location: 318 N 100 East, Kanab, UT 84741 (Parcel ID: K-C-2-1)

Applicant: South Central Utah Telephone Association, Inc.

We, the undersigned residents and property owners of Kanab, Utah, formally petition the Kanab City Planning Commission and City Council to DENY Application PLANZONE26-010 (Rezone from R-1-8 Residential to C-2 General Commercial).
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- Denying this C-2 zone change does not shut down South Central, disrupt community utilities, or force them to relocate. It simply prevents permanent commercial expansion onto residential land.

#	Name	Signature	Kanab Street Address	Date	Phone
33	Chris Beare	[illegible]	509 N EL Valle Dr	30 JUL 26	650-810-5546
34	Don V. Taylor	Don V. Taylor	226 N 150W		435-899-0330

Mayor
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City Manager
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Danielle Ramsay

City Council
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Kanab City Planning Commission Staff Report
File # ZONE26-009

Date:	**August 3, 2026**
Meeting Date:	**Aug 4, 2026**
Agenda Item:	**Discuss and recommend a zone change to City Council from C2 [Commercial] to R-1-15 [Single Family, 15,000 sq.ft. minimum] for parcel K-376-2**
Subject Property Address:	**1045 S HWY 89A**
Property Owner:	**Cortni Glover**
Applicant Agent:	**Iron Rock Engineering**
General Plan Designation:	**Medium Density Residential/ General Commercial/ Agriculture**
Parcel #:	**K-376-2**

Attachments:
Exhibit A: Subject/Vicinity Property

Summary:
Applicant agent, Iron Rock Engineering has submitted an application for a zone change on behalf of the property owner Cortni Glover for parcel K-376-2. The request is to rezone from C2 (Commercial) to R-1-15 (Single Family, 15,000 sq.ft. minimum). The owner is requesting zone change to split the lot through a plat amendment.

Site Description:
The subject property is approximately 1.16-acres. The parcel has an existing home. Surrounding zoning designations and the density designations are as follows:

North	South	East	West
C-2 Medium Density Residential / General Commercial / Agriculture	C-2 Medium Density Residential / General Commercial / Agriculture	C-2 Medium Density Residential / General Commercial / Agriculture	C-2 Medium Density Residential / General Commercial / Agriculture

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UTAH

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

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

Public Comment:

The Public Hearing will be held on August 4, 2026. Public notices have been posted on the City and State websites.
E-mail, mail or phone public comments have not been received at the city offices.

Findings:

1. The application was initiated by the representative.
2. The property is zoned as C2 and approximately 1.16-acres.
3. The City Council is the decision-making authority for a zoning application. The Council may adopt or reject the request as it deems appropriate or may assign a different zoning designation.
4. Assigning an R-1-15 zone is not consistent with the Kanab City Future Land Use Map that shows the area designated as MDR/GC/AG. RR-1 zone is not consistent with the surrounding area that is currently zoned C2. R-1-15 is considered low density per the General Plan. Historically this lot has been used as residential as well as the property to the east.

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Kyler Ludwig
Treasurer
Danielle Ramsay

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Peter Banks

Suggested Motion(s):

I move that we send a positive recommendation to City Council to assign zone R-1-15 to Parcel K-376-2 based on the findings and conditions outlined in Staff Report ZONE 26-009.

I move that we send a positive recommendation to City Council to assign zone to Parcel K-376-2 based on the findings and conditions outlined in Staff Report ZONE 26-009 and the following .

I move that we send a negative recommendation to City Council.

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

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Exhibit A: Subject Property

K-312-2
K-205-12
K-205-10
K-205-9
K-205-8
K-205-7
K-205-6
K-205-5
K-205-4
K-205-3
K-205-2
K-205-1
Sedona Valley Rd
K-205-41
K-205-43
K-205-45
K-205-47
K-205-50
K-205-52
34-14
34-12
34-10
34-8
34-6
34-4
34-2
34-11-B
34-11-A
34-9
34-7
34-5
34-3
34-1
K-30-1-ANNEX
K-17-21-ANNEX
K-320-2
K-17-27-ANNEX
1055
K-17-25-ANNEX
K-17-28B-ANNEX
379
K-17-30-ANNEX
1085
K-346-1100S
K-17-28A-ANNEX
K-17-29-ANNEX
1100 S
K-25-1-ANNEX
K-25-2-ANNEX

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Kanab City Planning Commission Staff Report
File: PLANSPR26-013

Date:	**August 3, 2026**
Meeting Date:	**August 4, 2026**
Agenda Item:	**Planning Commission review to approve or deny a Site Plan for parcel K-13-1-Utah-Annex**
Subject Property Address:	**650 E Kane Plex Dr**
Applicant:	**SITLA / Mountain West Development**
Applicant Agent:	**Iron Rock Engineering**

Exhibit A: Aerial View of Property
Exhibit B: Civil Set
Exhibit C: Landscaping Plans

Summary:
Iron Rock Engineering, applicant agent, submitted an application for a Site Plan Review for a hotel, restaurant and administrative buildings in Phase 2 of the development. The hotel will be 120 rooms, restaurant will have 184 seats, the admin buildings will be 7056 sq.ft..

Applicable Regulation(s):
Site Plan Review for 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:

- Chapter 6 for the parking requirements have been met 186 parking spaces are being provided between the hotel and restaurant. The admin buildings are for employees and do not require parking stalls.
- Landscaping plans have been submitted and meet the requirements outlined in Chapter 9.

Proposed Findings:

1. Application for a Site Plan Review was submitted by Iron Rock.
2. A Development Agreement has been signed and recorded for this Planned Development Overlay allowing parking to be accessed from street through the exhibits.

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 with the following conditions:

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.

Recommended Motion:
I move that we approve the site plan for a hotel, restaurant and administrative buildings in Phase 2 of the development located at 650 E Kane Plex Dr. based on staff's analysis, findings, recommendation and the condition(s) listed in the report, SPR26-014.

Alternate motion:
I move that we deny the site plan for site plan for a hotel, restaurant and administrative buildings in Phase 2 of the development located at 650 E Kane Plex Dr. (i.e., demonstrating the applicant has not met the standards outlined in the Kanab City ordinances): .

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:
Aerial View

– A Western Classic –

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

Reservoir Rd
mile
1
Kanab Municipal
Airport
Kanab Creek
Hopi Dr
Trout Dr
Lost Springs Gap
89A

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:
Civil / Construction Set

– A Western Classic –

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VENTANA PHASE II

CONSTRUCTION DOCUMENTS

KANAB, UTAH

100 0 100
SCALE IN FEET
SCALE 1" = 100'

PROJECT INFORMATION:

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

DESIGN SPECIFICATIONS: KANAB CITY ZONING ORDINANCE

ACREAGE:

TOTAL GROSS ACREAGE: 17.46 ACRES
SQUARE FOOTAGE OF STREET RIGHT OF WAYS: 6.27 ACRES
LANDSCAPE AREA: 5.51 ACRES
BUILDING AREA: 5.68 ACRES

PARKING COUNT:

HOTEL (120 ROOMS) 1 STALL PER ROOM
REQUIRED PARKING: 120
PROVIDED PARKING: 125
SPA (10925 FT^2) 1 STALL PER 300FT^2
REQUIRED PARKING: 36
PROVIDED PARKING: 36
RESTAURANT (184 SEATS) 1 STALL PER 3.5 SEATS
REQUIRED PARKING: 53
PROVIDED PARKING: 53
OFFICE/BACK OF HOUSE BUILDING (7056 FT^2) 1 STALL PER 300FT^2
REQUIRED PARKING: 24
PROVIDED PARKING: 60
1 & 2 BED OBTAINABLE HOUSING UNITS: 30
REQUIRED PARKING: 60
STUDIO OBTAINABLE HOUSING UNITS: 30
REQUIRED PARKING: 30
BICYCLE PARKING FOR OBTAINABLE HOUSING: 18
BICYCLE 10% PARKING REDUCTION: 9
MOTORCYCLE PARKING FOR OBTAINABLE HOUSING: 8
MOTORCYCLE 10% PARKING REDUCTION: 8
TOTAL REQUIRED OBTAINABLE PARKING MINUS REDUCTION: 73
TOTAL OBTAINABLE HOUSING PROVIDED PARKING: 73
TOTAL OVERALL SITE PARKING: 347
TOTAL REQUIRED ADA PARKING: 8
TOTAL PROVIDED ADA PARKING: 10
TOTAL REQUIRED VAN ADA PARKING: 5
TOTAL PROVIDED VAN ADA PARKING: 5
ALL PARKING STALLS ARE 9'X20' MINIMUM
ALL ADA PARKING STALLS ARE 9'X20' MINIMUM
ALL ADA ACCESS ISLES ARE 9'X20' MINIMUM

SHEET INDEX:

COVER SHEET	C001
SPECIFICATION SHEETS	C002-C004
SITE PLAN	C200
GRADING PLAN	C300
PLAN AND PROFILE SHEETS	C301-C318
UTILITY PLAN	C400
HOTEL GRADING PLAN	C401-C402
DETAIL SHEETS	C500-C507
EROSION CONTROL PLAN	C600-C601

VICINITY MAP

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1-800-662-4111

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

VENTANA PHASE 2

TITLE SHEET

700 E. KANE PLEX DR.
KANAB, UT 84741

INITIAL SUBMITTAL: 3/6/2025

REV#:	DATE:	DESCRIPTION:
A	01/24/2025	RFI #1 SEWER/STORM DRAIN CONFLICT RESOLUTION
A	01/27/2025	RFI #2 STORM DRAIN CONNECTIONS
A	02/11/2025	RFI #43 STORM DRAIN/GRADING CHANGES
A	02/13/2025	RFI #03 WATER/SPRINKLER SERVICE LINE RELOCATION

PROFESSIONAL ENGINEER
Richard Bartlett
No. 13153484
RICHARD L. BARTLETT
03/30/2025
STATE OF UTAH

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DRAWN BY: RLB
SCALE: 1"=100'
SHEET: C001

80 0 80
SCALE IN FEET
SCALE 1" = 80 '

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

1. PROPOSED MAJOR LOCAL ROAD. PER DETAIL 1 SHEET C500
2. PROPOSED MINOR LOCAL ROAD. PER DETAIL 2 SHEET C500
3. PROPOSED ADA RAMP. PER DETAIL 4-7 SHEET C500
4. PROPOSED CONCRETE CROSS GUTTER. PER DETAIL 1 SHEET C501
5. PROPOSED HOTEL
6. PROPOSED SPA
7. PROPOSED RESTAURANT
8. PROPOSED POOL & AMENITIES
9. PROPOSED STOP/STREET SIGN. PER DETAIL 8 SHEET C502
10. PROPOSED BACK-OF-HOUSE BUILDING
11. PROPOSED OBTAINABLE HOUSING APARTMENTS
12. PROPOSED DUMPSTER ENCLOSURE. PER DETAIL 2 SHEET C503
14. HUD FHA ACCESSIBLE ROUT REPRESENTED WITH DIRECTIONAL ARROWS

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435-644-2031
www.ironrockeng.com

VENTANA PHASE 2

SITE PLAN

700 E. KANE PLEX DR.
KANAB, UT 84741

INITIAL SUBMITTAL: 3/6/2025

REV#:	DATE:	DESCRIPTION:
A	01/24/2025	RFI #1 SEWER/STORM DRAIN CONFLICT RESOLUTION
A	01/27/2025	RFI #2 STORM DRAIN CONNECTIONS
A	02/11/2025	RFI #43 STORM DRAIN/GRADING CHANGES
A	02/13/2025	RFI #03 WATER/SPRINKLER SERVICE LINE RELOCATION

REGISTERED PROFESSIONAL ENGINEER
Richard Bartlett
No. 13153487
RICHARD L. BARTLETT
03/30/2026
STATE OF UTAH

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DRAWN BY: RLB
SCALE: 1"=80'
SHEET:
C200

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

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

Exhibit C:
Landscaping Plan

– A Western Classic –

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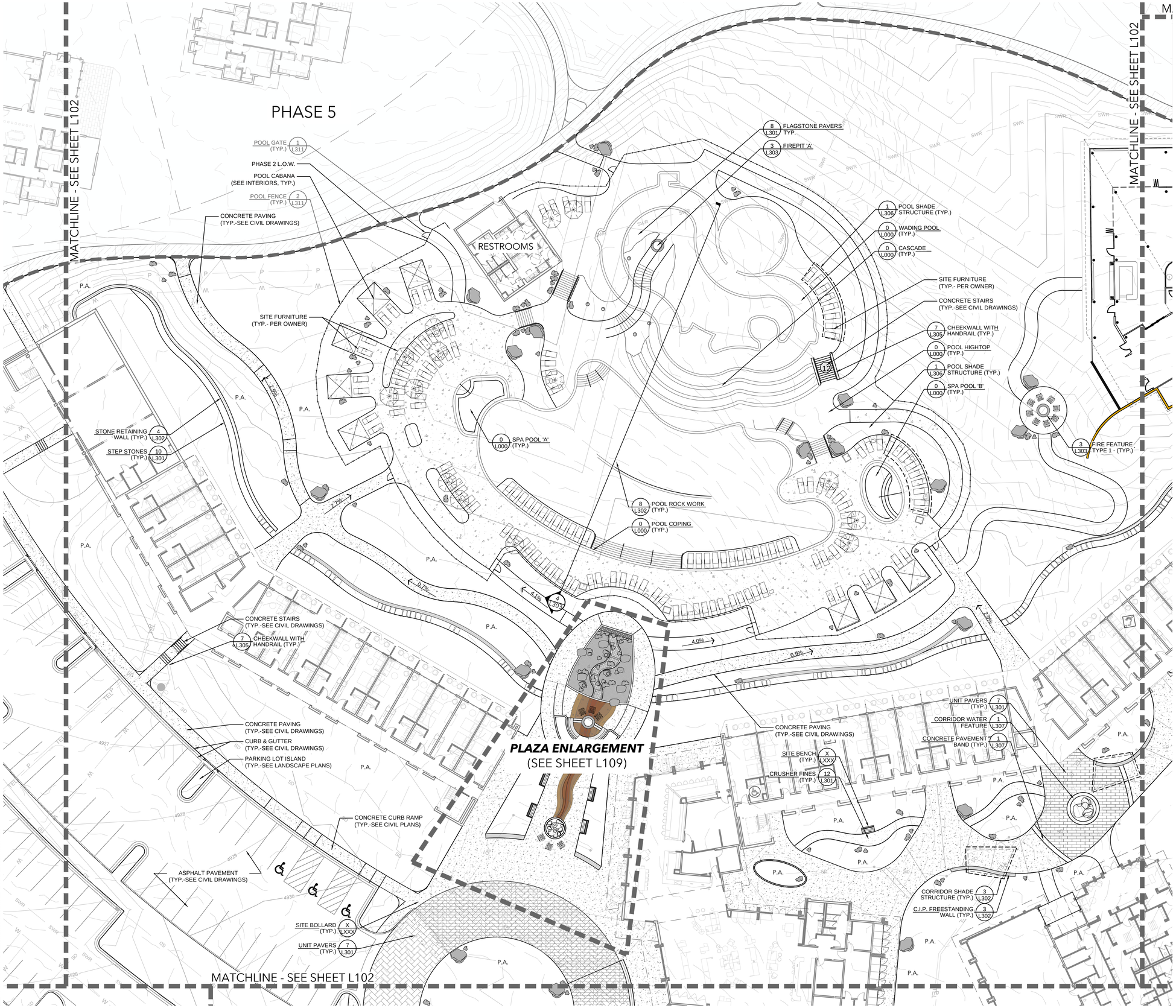

LAYOUT & GRADING LEGEND

- CRUSHER FINES (SEE DETAIL 12/L301)
- CONCRETE PAVING (SEE DETAIL 5/L301)
- C.I.P. WALL (SEE DETAIL 2 & 3/L302)
- LIMIT OF WORK
- PROPERTY BOUNDARY
- STEEL EDGER
- LOT LINES
- EASEMENT LINE
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- MATCHLINE (SEE KEY MAP)

LANDSCAPE BOULDERS (SEE MATERIALS SCHEDULE)

- A — BOULDER SIZE A (1.5'-2')
- B — BOULDER SIZE B (2'-3')
- C — BOULDER SIZE C (4'-5')
- D — BOULDER SIZE D (6'-8')
- FIRE BOULDER (2'-3')

NOTE: SEE LANDSCAPE GENERAL NOTES SHEET FOR A LIST OF ABBREVIATIONS

BY OTHERS - N.I.C.

- FIRE HYDRANT
- AREA INLET
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PARKING LOT LIGHTS
- PLACEHOLDER

KEYMAP

NORTH 1 = 20' 0' 20' 40' 60'

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VENTANA RESORT - PHASE 2

85% CONSTRUCTION DOCUMENTS

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700 E. KANE PLEX DRIVE, KANAB, UT 84741

NOT FOR CONSTRUCTION

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ISSUE DATE:	12/02/2024
REVISIONS:	

SHEET TITLE:

SITE ENLARGEMENT PLAN

SHEET NUMBER:

L102

Drawing: U:\2023000.40_Ventana_LA\05 CAD\Sheets\Phase 2 - 50% CD Set\L101-L108_SITE ENLARGEMENT PLANS.dwg
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MATCHLINE - SEE SHEET L102

7
L301
UNIT PAVERS
(TYP.)

ASPHALT PAVEMENT
(TYP.-SEE CIVIL DRAWINGS)

PARKING LOT ISLAND
(TYP.-SEE LANDSCAPE PLANS)

PHASE 2 L.O.W.

PHASE 3

CONCRETE CURB RAMP
(TYP.-SEE CIVIL PLANS)

CURB INLET
(TYP.-SEE CIVIL DRAWINGS)

CURB & GUTTER
(TYP.-SEE CIVIL DRAWINGS)

CONCRETE PAVING
(TYP.-SEE CIVIL DRAWINGS)

ASPHALT PAVEMENT
(TYP.-SEE CIVIL DRAWINGS)

MATCHLINE - SEE SHEET L106

MATCHLINE - SEE SHEET L106

LAYOUT & GRADING LEGEND

- CRUSHER FINES (SEE DETAIL 12/L301)
- CONCRETE PAVING (SEE DETAIL 5/L301)
- C.I.P. WALL (SEE DETAIL 2 & 3/L302)
- LIMIT OF WORK
- PROPERTY BOUNDARY
- STEEL EDGER
- LOT LINES
- EASEMENT LINE
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- MATCHLINE (SEE KEY MAP)

LANDSCAPE BOULDERS
(SEE MATERIALS SCHEDULE)

- A — BOULDER SIZE A (1.5'-2')
- B — BOULDER SIZE B (2'-3')
- C — BOULDER SIZE C (4'-5')
- D — BOULDER SIZE D (6'-8')
- FIRE BOULDER (2'-3')

NOTE: SEE LANDSCAPE GENERAL NOTES SHEET FOR A LIST OF ABBREVIATIONS

BY OTHERS - N.I.C.

- FIRE HYDRANT
- AREA INLET
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PARKING LOT LIGHTS
- PLACEHOLDER

KEYMAP

NORTH

0' 20' 40' 60'
1 = 20'

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SHEET TITLE:

SITE ENLARGEMENT PLAN

SHEET NUMBER:

L106

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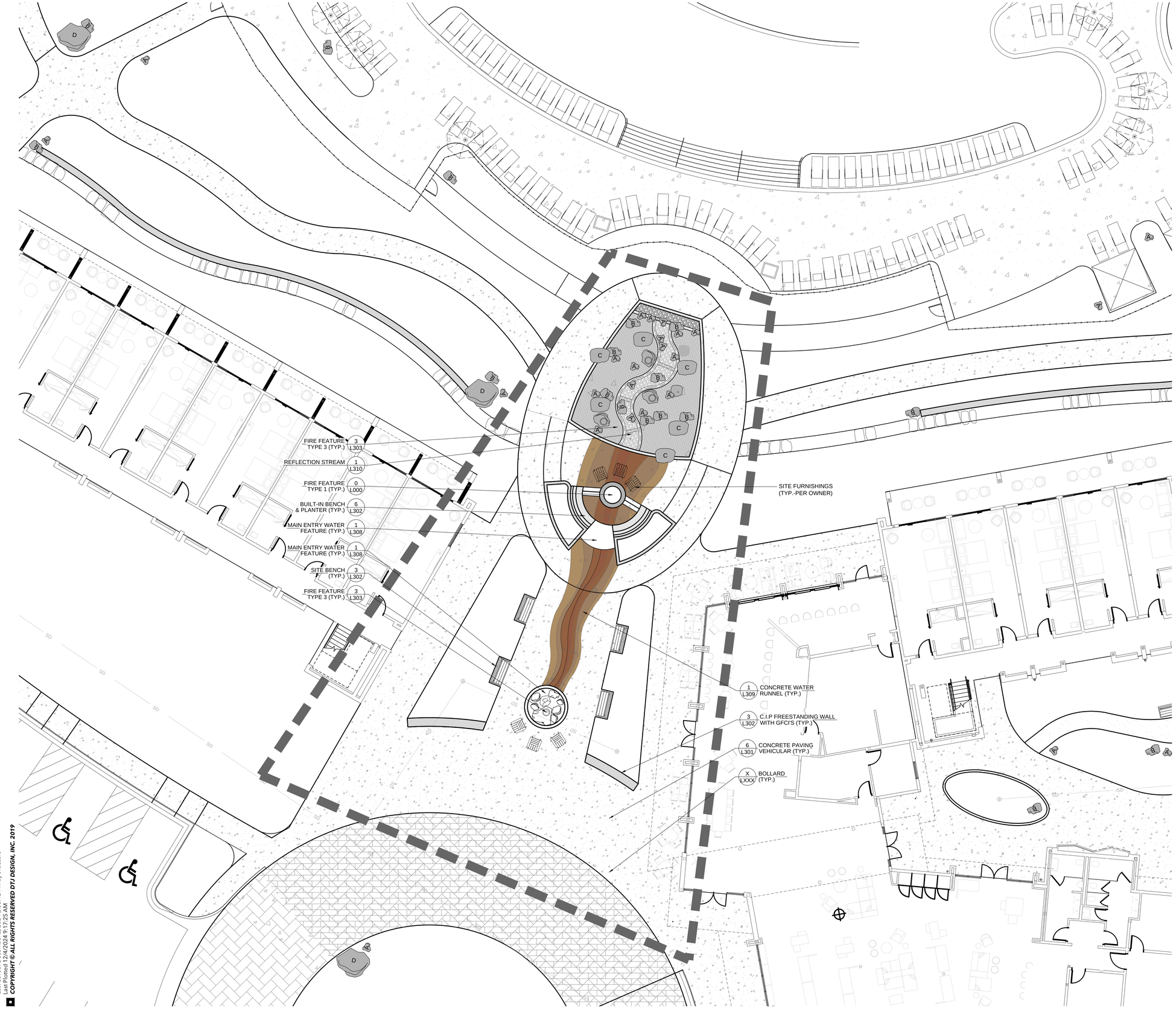

LAYOUT & GRADING LEGEND

- CRUSHER FINES (SEE DETAIL 12/L301)
- CONCRETE PAVING (SEE DETAIL 5/L301)
- C.I.P. WALL (SEE DETAIL 2 & 3/L302)
- LIMIT OF WORK
- PROPERTY BOUNDARY
- STEEL EDGER
- LOT LINES
- EASEMENT LINE
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- MATCHLINE (SEE KEY MAP)
- LANDSCAPE BOULDERS (SEE MATERIALS SCHEDULE)
  - A 6'-8' DIA.
  - B 4'-5' DIA.
  - C 2'-3' DIA.

NOTE: SEE LANDSCAPE GENERAL NOTES SHEET FOR A LIST OF ABBREVIATIONS

BY OTHERS - N.I.C.

- FIRE HYDRANT
- AREA INLET
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PARKING LOT LIGHTS
- PLACEHOLDER

KEYMAP

NORTH

0' 10' 20' 30'
1 = 10'

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SHEET TITLE:

ENTRY PLAZA ENLARGEMENT

SHEET NUMBER:

L109

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LAYOUT & GRADING LEGEND

- CRUSHER FINES (SEE DETAIL 12/L301)
- CONCRETE PAVING (SEE DETAIL 5/L301)
- C.I.P. WALL (SEE DETAIL 2 & 3/L302)
- LIMIT OF WORK
- PROPERTY BOUNDARY
- STEEL EDGER
- LOT LINES
- EASEMENT LINE
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- MATCHLINE (SEE KEY MAP)
- LANDSCAPE BOULDERS (SEE MATERIALS SCHEDULE)
  - A 6'-8' DIA.
  - B 4'-5' DIA.
  - C 2'-3' DIA.

NOTE: SEE LANDSCAPE GENERAL NOTES SHEET FOR A LIST OF ABBREVIATIONS

BY OTHERS - N.I.C.

- FIRE HYDRANT
- AREA INLET
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PARKING LOT LIGHTS
- PLACEHOLDER

KEYMAP

NORTH

0' 10' 20' 30'
1 = 10'

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REVISIONS:	

SHEET TITLE:

POOL ENLAGREMENT PLAN

SHEET NUMBER:

L110

Drawing: U:\2023000.40_Ventana_LA\05 CAD\Sheets\Phase 2 - 50% CD Set\L110 - Pool Enlargement.dwg
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LAYOUT & GRADING LEGEND

- CRUSHER FINES (SEE DETAIL 12/L301)
- CONCRETE PAVING (SEE DETAIL 5/L301)
- C.I.P. WALL (SEE DETAIL 2 & 3/L302)
- LIMIT OF WORK
- PROPERTY BOUNDARY
- STEEL EDGER
- LOT LINES
- EASEMENT LINE
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- MATCHLINE (SEE KEY MAP)
- LANDSCAPE BOULDERS (SEE MATERIALS SCHEDULE)
  - A 6'-8' DIA.
  - B 4'-5' DIA.
  - C 2'-3' DIA.

NOTE: SEE LANDSCAPE GENERAL NOTES SHEET FOR A LIST OF ABBREVIATIONS

BY OTHERS - N.I.C.

- FIRE HYDRANT
- AREA INLET
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PARKING LOT LIGHTS
- PLACEHOLDER

KEYMAP

NORTH

0' 20' 40' 60'
1 = 20'

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85% CONSTRUCTION DOCUMENTS

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700 E. KANE PLEX DRIVE, KANAB, UT 84741

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ISSUE DATE:	12/02/2024
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SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

L201

Drawing: U:\2023000.40_Ventana_LA\05 CAD\Sheets\Phase 2 - 50% CD Set\L201-L20x - grading plans.dwg
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MATCHLINE - SEE SHEET L103

PHASE 4

PHASE 1

PHASE 2 L.O.W.

MATCHLINE - SEE SHEET L103

MATCHLINE - SEE SHEET L103

LAYOUT & GRADING LEGEND

	CRUSHER FINES (SEE DETAIL 12/L301)
	CONCRETE PAVING (SEE DETAIL 5/L301)
	C.I.P. WALL (SEE DETAIL 2 & 3/L302)
	LIMIT OF WORK
	PROPERTY BOUNDARY
	STEEL EDGER
	LOT LINES
	EASEMENT LINE
	PROPOSED 1' CONTOUR
5280	PROPOSED 5' CONTOUR
	MATCHLINE (SEE KEY MAP)
A B C	LANDSCAPE BOULDERS (SEE MATERIALS SCHEDULE)
A	6'-8' DIA.
B	4'-5' DIA.
C	2'-3' DIA.

NOTE: SEE LANDSCAPE GENERAL NOTES SHEET FOR A LIST OF ABBREVIATIONS

BY OTHERS - N.I.C.

	FIRE HYDRANT
	AREA INLET
	EXISTING 1' CONTOUR
5280	EXISTING 5' CONTOUR
	PARKING LOT LIGHTS
	PLACEHOLDER

KEYMAP

NORTH

0' 20' 40' 60'
1 = 20'

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VENTANA RESORT - PHASE 2

85% CONSTRUCTION DOCUMENTS

ACUMEN & MOUNTAIN WEST DEVELOPMENT
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NOT FOR CONSTRUCTION

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CHECKED BY:	ET
PROJECT NO.:	2023000.40
ISSUE DATE:	12/02/2024
REVISIONS:	

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

L202

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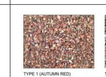
HARDSCAPE MATERIALS SCHEDULE

ELEMENT	DESCRIPTION	SUPPLIER + PRODUCT/ MATERIAL	COLOR/ FINISH	NOTES	REFERENCE IMAGE
COLOR CONCRETE TYPE C1	SITE WALKWAYS & CONCRETE STAIRS	SIKA CORPORATION SikaColor-100 P	LANON STONE, U26 MEDIUM BROOM	REFER TO SPEC SECTION 321316	U26 Lanon Stone
COLOR CONCRETE TYPE C2	*965210.K	SIKA CORPORATION SikaColor-100 P	SMOKE, U20 LIGHT BROOM	REFER TO SPEC SECTION 321316	U20 Smoke
COLOR CONCRETE TYPE C3	####	SIKA CORPORATION SikaColor-100 P	SONORAN TAN, U10 MEDIUM BROOM	REFER TO SPEC SECTION 321316	U10 Sonoran Tan
STONE PAVING S1	FLAGSTONE POOL DECK	TBD	NATURAL MIX SANDSTONE SANDBLASTED	FACE SIZE: VARIES, 2" THINKNESS, IRREGULAR PATTERN	
STONE MULCH S2	CRUSHED STONE PLANT BEDS AND AGGREGATE PAVING	TBD	AUTUMN RED & CALICO	SIZE: VARIES, PLANT BEDS TO RECEIVE TYPE 2 CALICO, AGGREGATE PAVING TO BE AUTUMN RED. CLIENT TO APPROVE FINAL COLOR SELECTIONS.	 TYPE 1 (AUTUMN RED) TYPE 2 (CALICO)
UNIT PAVING TYPE A	AMENITY AREAS	HANOVER ARCHITECTURAL PRODUCTS PREST BRICK	60% CHOCOLATE/ TAN BLEND, 40% CHESTNUT NATURAL FINISH	FACE SIZE: TRADITIONAL 4"x8", 2 $\frac{1}{4}$" THICKNESS, 45 DEGREE HERRINGBONE PATTERN	Chocolate/Tan Blend Chestnut
LANDSCAPE BOULDERS	BOULDERS	LOCALLY SOURCED	MATCH NATURAL TERRAIN, SANDSTONE	SIZE: 6'-8' dia., 4'-5' dia., 2'-3' dia.	

WALL MATERIALS SCHEDULE

ELEMENT	DESCRIPTION	SUPPLIER + PRODUCT/ MATERIAL	COLOR/ FINISH	NOTES	REFERENCE IMAGES
CONCRETE WALL CW1	STANDARD CIP INTEGRAL COLORED CONCRETE WALL	TBD	SONORAN TAN		U10 Sonoran Tan
CONCRETE WALL CW2	CIP INTEGRAL COLORED CONCRETE WALL WITH TIE HOLES	TBD	LANON STONE		U26 Lanon Stone
STONE WALL SW1	STONE VENEER WALL	TBD	TO MATCH ARCHITECTURE	REVIEW ARCHITECTURAL DRAWINGS. STONE VENEER WALL AT POOL TO MATCH.	
STUCCO WALL	CONCRETE WALL	TBD	TBD STUCCO FINISH, SMOOTH TROWEL FINISH		
'RAMMED EARTH' WALL		TBD	TBD	6"-18" MAXIMUM VARIABLE THICKNESS, FIVE DIFFERENT COLORED MIXES MINIMUM	

1
L300
MATERIALS SCHEDULE

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VENTANA RESORT - PHASE 2
85% CONSTRUCTION DOCUMENTS

ACUMEN & MOUNTAIN WEST DEVELOPMENT
700 E. KANE PLEX DRIVE, KANAB, UT 84741

NOT FOR CONSTRUCTION

DRAWN BY: KI
CHECKED BY: ET
PROJECT NO.: 2023000.40
ISSUE DATE: 12/02/2024
REVISIONS:

SHEET TITLE:
MATERIALS SCHEDULE

SHEET NUMBER:
L300

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Last Saved: December 3, 2024 5:00:10 PM by Jvaccaro
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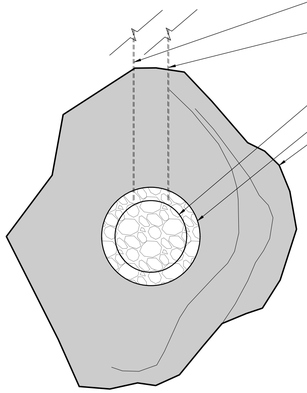
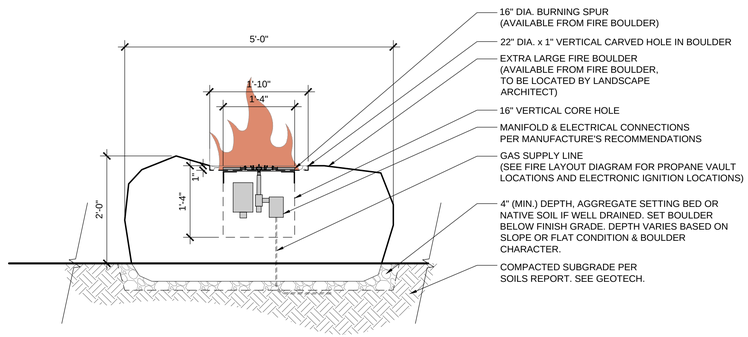


PLAN



SECTION

1 L303 FIRE FEATURE - TYPE 3

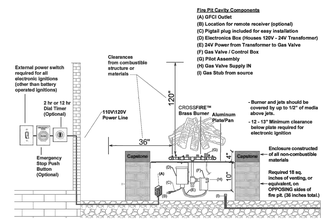
1/2" = 1'-0" SECTION

NOTES:

1. CONTRACTOR TO COORDINATE NATURAL GAS SUPPLY (3/4") WITH CIVIL UTILITY PLANS, AND ELECTRICAL CONNECTION WITH SITE ELECTRICAL PLANS.
2. CONTRACTOR TO INSTALL FIRE FEATURE PER MANUFACTURER'S RECOMMENDATIONS.
3. CONTRACTOR TO SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL, INCLUDING ALL NECESSARY EQUIPMENT FOR A FULL FUNCTIONAL FIRE SYSTEM.
4. CONTRACTOR TO SUBMIT FIRE MEDIA PHYSICAL SAMPLE FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT.
5. TIMER, EMERGENCY SHUTOFF SWITCH, POWER SWITCH, AND VENT LOCATIONS TO BE VERIFIED IN FIELD WITH OWNER AND OWNER'S REPRESENTATIVE (ALSO SEE SHEET L105).

REFERENCE IMAGE

MANUFACTURER: FIRE BOULDER
MODEL: 1507CXL XL FIREBOULDER
COLOR: TENNESSEE FIELDSTONE
WEBSITE: fire-boulder.com
PHONE: 317-863-2923



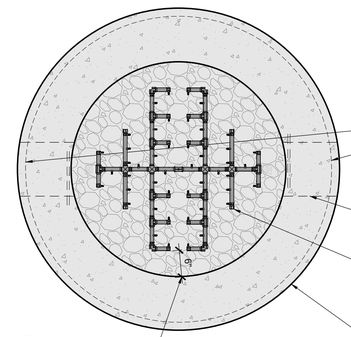
SHOWN FOR REFERENCE ONLY- SEE PLAN, SECTION/ELEVATION AND NOTES (THIS DETAIL) FOR CUSTOM FIRE FEATURE SPECIFICS

TYPICAL FIRE FEATURE EQUIPMENT

ROLLED LAVA ROCK (2") FIRE MEDIA

EMERGENCY SHUTOFF & TIMER NOTES:

1. CONTRACTOR TO PROVIDE TWO (2) POSTS FOR MOUNTING EMERGENCY SHUTOFF AND 2-HOUR TIMER IN ADJACENT LANDSCAPE PLANTING AREA (SEE SHEET L105). POSTS TO BE GARD-N-POST, 37" HEIGHT, WHITE COLOR (GP37W), AVAILABLE FROM ARLINGTON (OR APPROVED EQUAL). CONTRACTOR TO INSTALL PER MAN'F RECOMMENDATIONS.
2. EMERGENCY SHUTOFF SWITCH (EMERSTOP), AVAILABLE FROM WARMING TRENDS (OR APPROVED EQUAL), RECESSED INTO POST. CONTRACTOR TO INSTALL PER MANUFACTURER'S RECOMMENDATIONS (ALSO SEE NOTE 5).
3. 2-HOUR DIAL TIMER (DT2HRNB) AVAILABLE FROM WARMING TRENDS (OR APPROVED EQUAL), RECESSED INTO POST, CONTRACTOR TO INSTALL PER MANUFACTURER'S RECOMMENDATIONS (ALSO SEE NOTE 5).



PLAN

6" CLEARANCE FROM EDGE OF BURNER TO FACE OF CONCRETE WALL

NOTES:

1. CONTRACTOR TO COORDINATE NATURAL GAS SUPPLY (3/4") WITH CIVIL UTILITY PLANS, AND ELECTRICAL CONNECTION WITH SITE ELECTRICAL PLANS.
2. CONTRACTOR TO INSTALL FIRE FEATURE PER MANUFACTURER'S RECOMMENDATIONS.
3. CONTRACTOR TO SUBMIT SHOP DRAWING FOR REVIEW AND APPROVAL, INCLUDING ALL NECESSARY EQUIPMENT FOR A FULL FUNCTIONAL FIRE SYSTEM.
4. CONTRACTOR TO SUBMIT FIRE MEDIA PHYSICAL SAMPLE FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT.
5. TIMER, EMERGENCY SHUTOFF SWITCH, POWER SWITCH, AND VENT LOCATIONS TO BE VERIFIED IN FIELD WITH OWNER AND OWNER'S REPRESENTATIVE (ALSO SEE SHEET L105).

FIRE PIT VENT OPENING, 4" x 12" WITH MESH BARRIER RECESSED 3" FROM WALL FACE, TO BE PROVIDED ON OPPOSING SIDES, CONTRACTOR TO COORDINATE WITH MANUFACTURER FOR REQ'D VENT AREA, INSTALL PER MAN'FS RECOMMENDATIONS, (ALSO SEE NOTES 3 & 5)

FIRE MEDIA, 2" ROLLED, +/- 3-1/2" DEPTH, AVAILABLE FROM WARMING TRENDS (OR APPROVED EQUAL) (ALSO SEE NOTE 4)

350K BTU ROUND ELECTRONIC CROSSFIRE BURNER (M52900051), AVAILABLE FROM WARNING TRENDS (OR APPROVED EQUAL) CONTRACTOR TO INSTALL PER MANUFACTURER'S RECOMMENDATIONS

CAST-IN-PLACE CONCRETE WALL, SANDBLAST SMOOTH FINISH, 1-3/4" BATTER ON OUTER VERTICAL FACE, 1" RADIUS AT TOP OF WALL EDGES (REINFORCEMENT AND FOOTING PER STRUCTURAL)

FIRE PIT VENT OPENING, 4" x 12" WITH MESH BARRIER RECESSED 3" FROM WALL FACE, TO BE PROVIDED ON OPPOSING SIDES, CONTRACTOR TO COORDINATE WITH MANUFACTURER FOR REQ'D VENT AREA, INSTALL PER MAN'FS RECOMMENDATIONS, (ALSO SEE NOTES 3 & 5)

ADJACENT SURFACE (SEE PLANS)

FREE DRAINING GRAVEL, 12" DEPTH

3/4" GAS SUPPLY LINE (SEE CIVIL PLANS)

ELECTRICAL CONNECTION AND WEATHERPROOF GFI MOUNTED INSIDE OF WALL (ALSO SEE SITE ELECTRICAL PLAN)

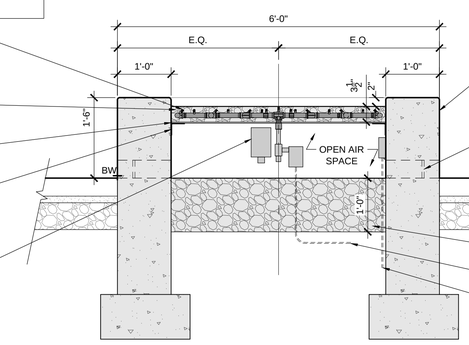
350K BTU ROUND ELECTRONIC CROSSFIRE BURNER (M52900051), AVAILABLE FROM WARNING TRENDS (OR APPROVED EQUAL), CONTRACTOR TO INSTALL PER MANUFACTURER'S RECOMMENDATIONS

FIRE MEDIA, 2" ROLLED LAVA ROCK, +/- 3-1/2" DEPTH, AVAILABLE FROM WARMING TRENDS (OR APPROVED EQUAL) (ALSO SEE NOTE 4)

60" DIA. ALUMINUM PLATE (ALPL60C), AVAILABLE FROM WARMING TRENDS (OR APPROVED EQUAL)

FLEXIBLE METAL SUPPORT COLLAR (FK2), AVAILABLE FROM WARMING TRENDS, ATTACHED TO WALL (EVENLY SPACED), CONTRACTOR TO INSTALL PER MANUFACTURER'S RECOMMENDATIONS (ALSO SEE NOTE 3)

3/4" MANIFOLD, PLATINUM 24 VOLT ELECTRONIC IGNITION SYSTEM (103605), AVAILABLE FROM WARMING TRENDS (OR APPROVED EQUAL), CONTRACTOR TO INSTALL PER MANUFACTURER'S RECOMMENDATIONS (ALSO SEE NOTE 3)



SECTION/ELEVATION

1 L303 FIRE FEATURE - TYPE 1

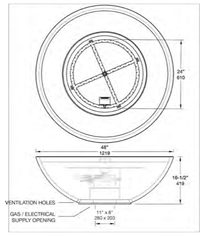
1/2" = 1'-0" SECTION

MANUFACTURER: PALOFORM
MODEL: MISO 48" dia.
COLOR: TBD
WEBSITE: www.paloform.com
PHONE: 1-888-823-8883

DIMENSIONS & SPECIFICATIONS

MISO 48 FIREBOWL Electronic Ignition | Installation & Owner's Manual 4

	NATURAL GAS	PROPANE
Burner Model #	CIR-E-24	CIR-E-24P
Max Heat Input	140,000 BTU/h	140,000 BTU/h
Inlet Pressure - Min.	4.0" W.C.	11.0" W.C.
Inlet Pressure - Max.	10.5" W.C.	13.0" W.C.
Orifice Size	J	27
Burner Ports	114	114
Port Size	1/8"	1/8"
Electrical	120V 15A Outdoor Receptacle - Dedicated Circuit with Wall Switch. Burner connects via an AC adapter. Must be installed and grounded in accordance with local codes.	



2 L303 FIRE FEATURE - TYPE 2

N.T.S. IMAGE

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VENTANA RESORT - PHASE 2

85% CONSTRUCTION DOCUMENTS

ACUMEN & MOUNTAIN WEST DEVELOPMENT
700 E. KAINE PLEX DRIVE, KANAB, UT 84741

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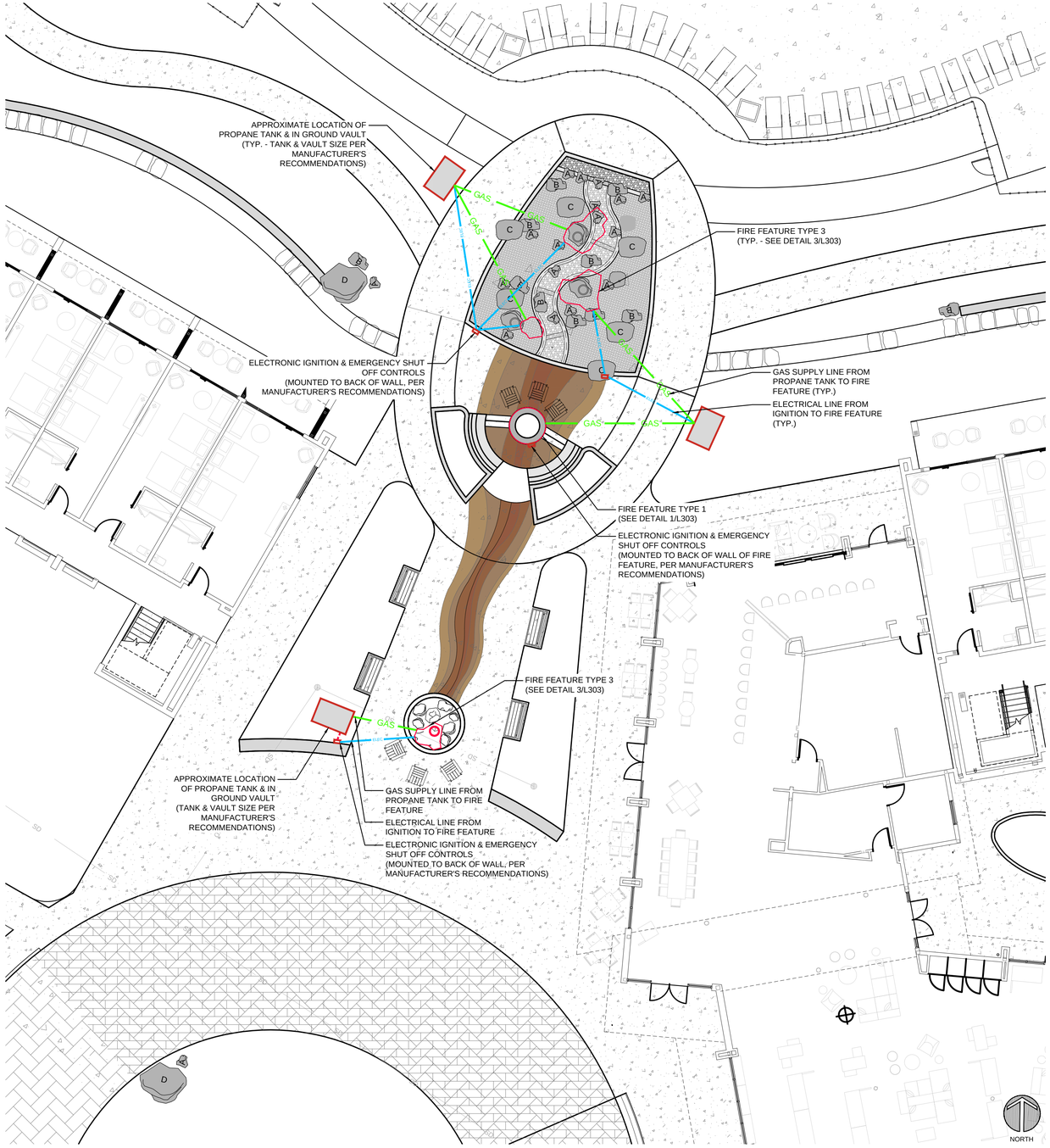
CHECKED BY:	ET
PROJECT NO.:	2023000.40
ISSUE DATE:	12/02/2024
REVISIONS:	

SHEET TITLE:

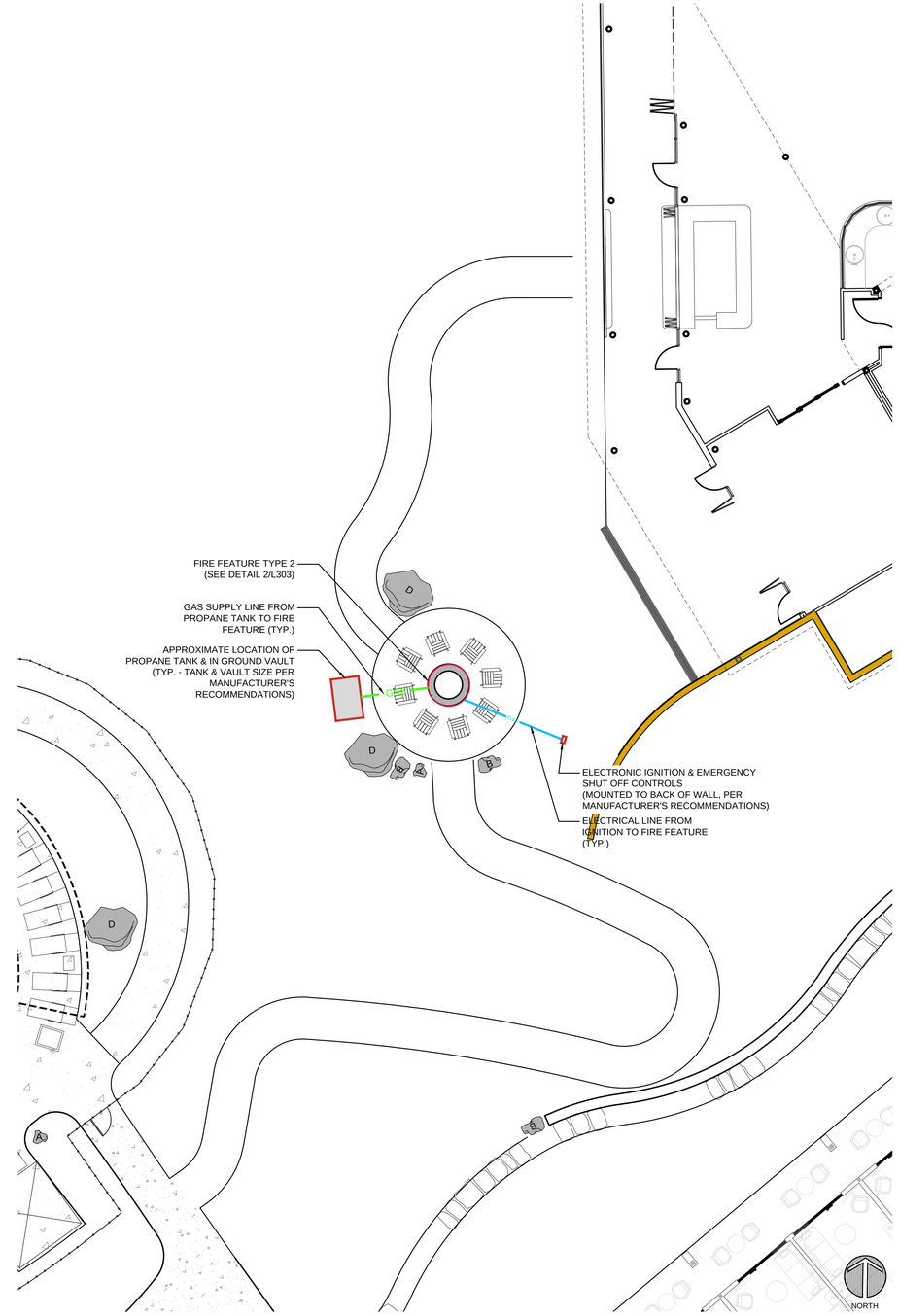
FIRE FEATURE DETAILS

SHEET NUMBER:

L303



2 L304 FIRE LAYOUT DIAGRAM - ENTRY AREA
1"=10'
PLAN



1 L304 FIRE LAYOUT DIAGRAM - RESTAURANT AREA
1"=10'
PLAN

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ISSUE DATE:	12/02/2024
REVISIONS:	

SHEET TITLE:

FIRE FEATURE LAYOUT DIAGRAM

SHEET NUMBER:

L304

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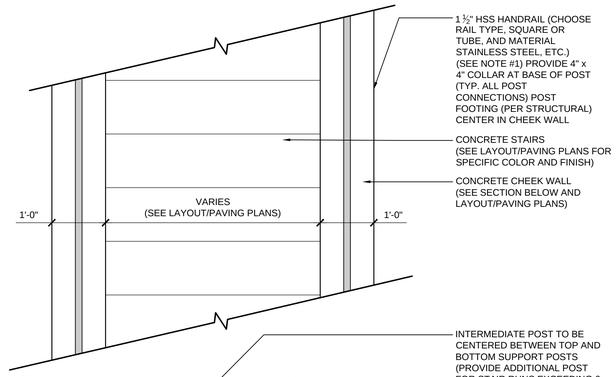
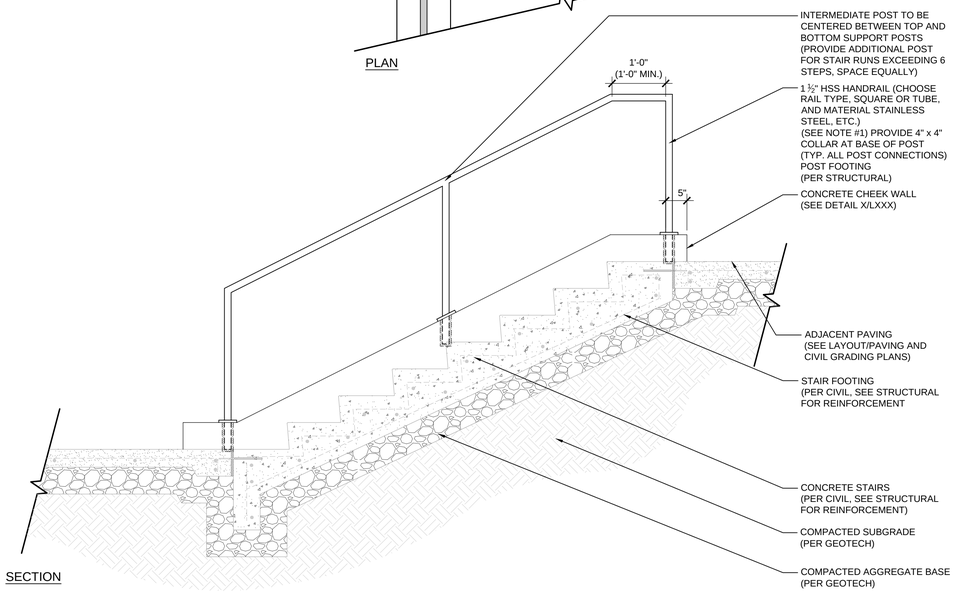
NOTES:
1. CUT, DRILL, AND PUNCH METALS CLEANLY AND ACCURATELY.
2. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES.
3. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. PROVIDE SHOP DRAWINGS FOR ALL RAILING FOR APPROVAL PRIOR TO FINAL INSTALLATION.
5. ENSURE COMPLIANCE WITH ADA REGULATIONS.
6. SEE STRUCTURAL FOR REINFORCEMENT.
7. PROVIDE SHOP DRAWING OF ALL RAILINGS FOR APPROVAL PRIOR TO FABRICATION TO ALL RAILING NOTES.
8. NO EXPOSED METAL FINISH. ALL FACTORY PIECES TO BE POWDERCOATED. ALL OTHER METAL FASTENERS TO RECEIVE (2) COATS COLOR TO MATCH EXTERIOR PAINT.
9. RISER HEIGHTS PER CIVIL ENGINEER. SEE CIVIL DRAWINGS.
10. HANDRAILS TO BE ON BOTH SIDES OF CONCRETE STEPS.
11. SEE CIVIL GRADING PLANS FOR ELEVATION AND NUMBER OF RISERS.
12. CONTRACTOR TO PROVIDE ENGINEERED, STAMPED STRUCTURAL DRAWINGS TO OWNER'S REP FOR APPROVAL.



PLAN



SECTION

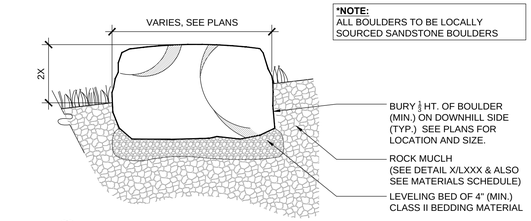
8 / L305 CHEEK WALL WITH HANDRAIL
3/4"=1'-0" — SECTION

NOTES:
1. SELECTION, LOCATION, AND ARRANGEMENT OF BOULDERS SHALL BE STAKED IN FIELD AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT.
2. BOULDER ORIENTATION AND POSITION TO BE APPROVED BY OWNERS REP. PRIOR TO FINAL APPROVAL AND ADJACENT IMPROVEMENTS.
3. ALL BOULDERS NEED TO AESTHETICALLY SATISFY THE TEXTURE, COLOR, AND GENERAL SHAPE FOR THE BOULDER CHARACTER IMAGES PROVIDED IN MATERIALS SCHEDULE.
4. ALL BOULDERS TO BE RINSED AND CLEAN PRIOR TO INSTALLATION.
5. SELECTION OF BOULDERS SHALL BE FIELD APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT.

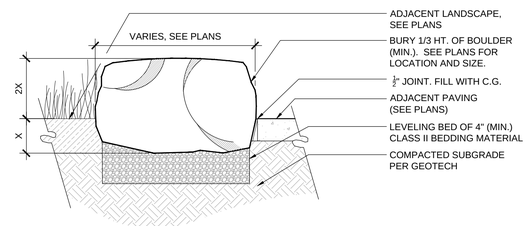
RANDOM BOULDER SIZING SCHEDULE

SYMBOL	TYPE	CLASSIFICATION	DIMENSION
A	A	SMALL	18-24" WIDTH / DEPTH / HEIGHT
B	B	MEDIUM	24-36" WIDTH / DEPTH / HEIGHT
C	C	LARGE	48-60" WIDTH / DEPTH / HEIGHT
D	D	EXTRA LARGE	72-96" WIDTH / DEPTH / HEIGHT

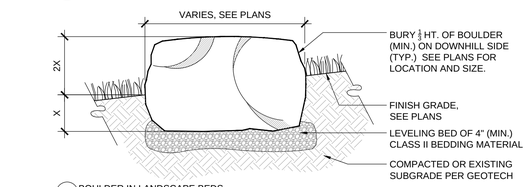
***NOTE:**
ALL BOULDERS TO BE LOCALLY SOURCED SANDSTONE BOULDERS



C BOULDER IN ROCK MULCH AREA



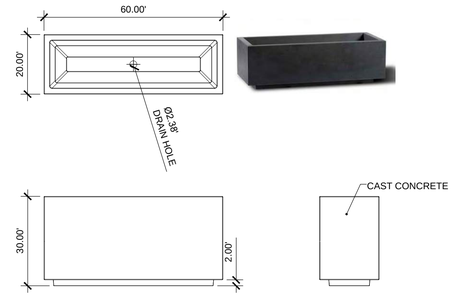
B BOULDER ADJACENT TO PAVING



A BOULDER IN LANDSCAPE BEDS

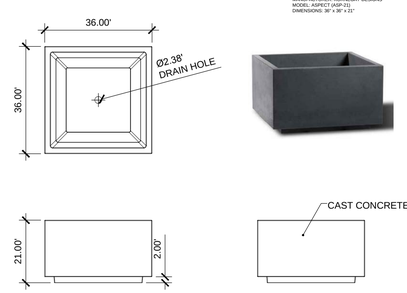
5 / L305 BOULDER
1/2" = 1'-0" — SECTION

NOTES:
MANUFACTURER: KORNEGAY DESIGNS
MODEL: ASPECT (ASP-TT)
DIMENSIONS: 60" x 20" x 30"



3 / L305 PLANTER - TYPE B
1/2"=1'-0" — VARIOUS

NOTES:
MANUFACTURER: KORNEGAY DESIGNS
MODEL: ASPECT (ASP-21)
DIMENSIONS: 36" x 36" x 21"



2 / L305 PLANTER - TYPE A
1/2" = 1'-0" — VARIOUS

NOTES:
MANUFACTURER: FORMS+SURFACES
MODEL: TRIO BENCH, 6' BACKED
FINISH: WOOD AND ALUMINUM
MOUNT: SURFACE MOUNT TO PAVING

7 / L305 SITE BENCH
N.T.S. — IMAGE

NOTES:
MANUFACTURER: LANDSCAPE FORMS
MODEL: AMERICANA - SINGLE LOUNGE CHAIR
COLOR: TERRA

6 / L305 ADIRONDACK CHAIR
N.T.S. — IMAGE

NOTES:
MANUFACTURER: FORMS+SURFACES
MODEL: TRIO BIKE RACK
FINISH: ALUMINUM WITH POWERCOAT FINISH
MOUNT: SURFACE MOUNT TO PAVING

4 / L305 BIKE RACK
N.T.S. — CUTSHEET

PRODUCT NOTES
MANUFACTURER: DEEP STEAM DESIGN
MODEL: WATERPROOF POOL TOWEL CABINETS AND RETURN CART
MATERIAL: CUMARU WOOD

1 / L305 TOWEL STATION
N.T.S. — IMAGE

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SITE DETAILS

SHEET NUMBER:
L305

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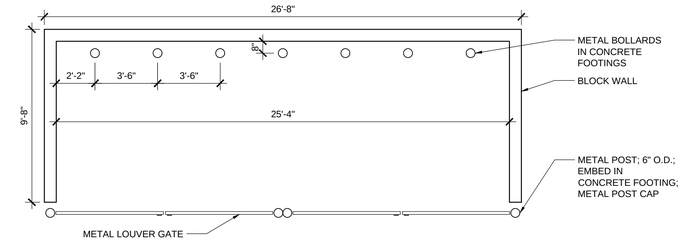
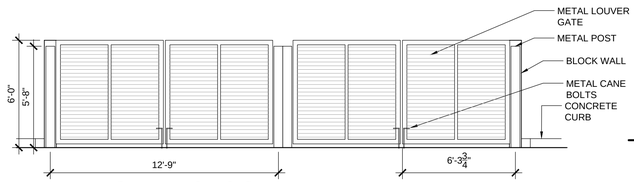
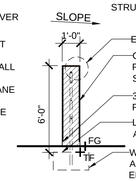
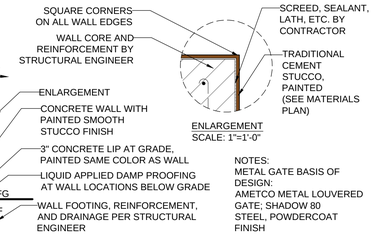


NOTES:
1. ELEVATION SHOW FOR GRAPHIC PURPOSES ONLY, CONTRACTOR TO USE PLAN FOR ACCURATE WALL L
2. CONTRACTOR TO PROVIDE A 4'x6' MOCK-UP OF STUCCO WALL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO SITE INSTALLATION.
3. CONTRACTOR TO PROVIDE ENGINEERED, STAMPED STRUCTURAL DRAWINGS TO OWNER'S REP FOR APPROVAL.
4. ALL WALL POURS SHALL BE SMOOTH WITH SMOOTH TRANSITIONS. FORMWORK WITHOUT A CONTINUOUS AESTHETIC WILL NOT BE ACCEPTED
5. CONTRACTOR TO VERIFY FINISH GRADE ELEVATIONS PRIOR TO CONSTRUCTION.
6. ELECTRICAL ENCLOSURE DIMENSIONS, OFFSET, SPECS, ETC. TO BE VERIFIED BY OTHERS.
7. SEE MATERIALS SCHEDULE FOR STUCCO PAINT SELECTION AND FINISH INFORMATION







ENLARGEMENT
SCALE: 1"=1'-0"

NOTES:
METAL GATE BASIS OF DESIGN:
AMETCO METAL LOUVERED GATE; SHADOW 80 STEEL, POWDERCOAT FINISH

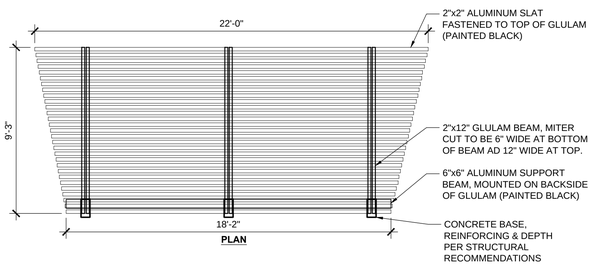
3 L306 TRASH ENCLOSURE
1/4"=1'-0"

SECTION

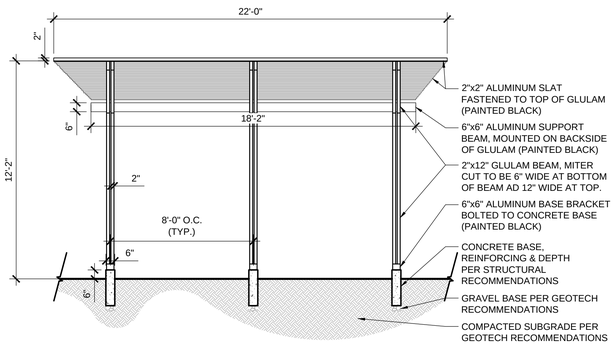
NOTES:

CHARACTER IMAGE

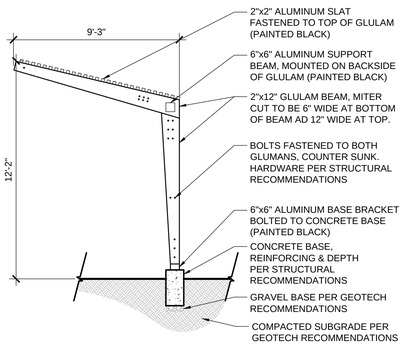
REFERENCE IMAGE



PLAN



FRONT ELEVATION

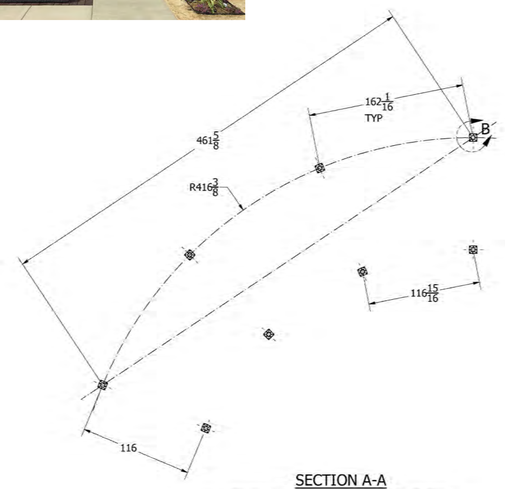


SIDE ELEVATION

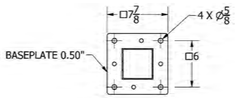
2 L306 CORRIDOR SHADE STRUCTURE
1/4"=1'-0"

PLAN/SECTION

NOTES:
1. CONTRACTOR TO SUBMITSHOP DRAWINGS WITH STRUCTURAL DESIGN FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO INSTALL PER MANUFACTURER'S RECOMMENDATIONS & SPECIFICATIONS
3. CONTRACTOR TO PROVIDE (2) GFI OUTLETS PER STRUCTURE, IN REAR SUPPORT POST AT NEAR BASE OF POST.



SECTION A-A
FOOTING, COVERS ARE OMITTED FOR CLARITY
SCALE: 1 / 64



DETAIL B
SCALE : 1 / 8

Layout		MATERIAL: Aluminum 6061	sturdesign
		WEIGHT ESTIMATE: N/A	
SIZE: B	SHEET: 2 OF 2	SCALE: 1 / 64	PROJECT: (1698) Kanab, Utah
REV: 1	PRODUCT CODE: 1698(1)-CP-S-IR300-UVA24-CV		PRODUCT: Custom Sena Pergola

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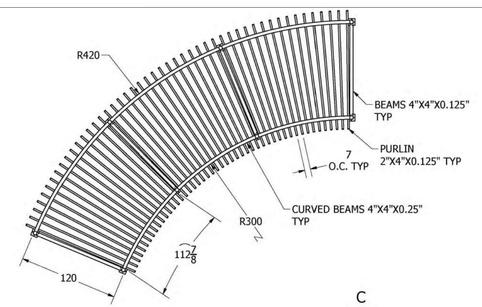

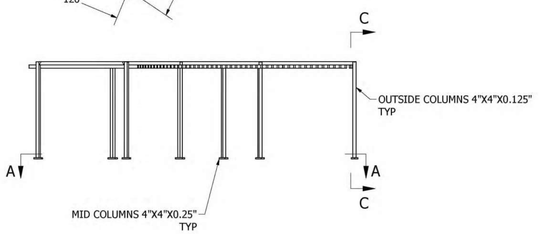

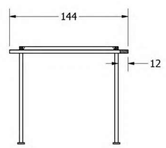

SECTION C-C
SCALE: 1 / 75

NOTES:
1. SITE SPECIFIC ENGINEERING BEYOND THE ANCHOR FASTENERS IS BY OTHERS.
2. UNLESS OTHERWISE SPECIFIED, MATERIAL OF STRUCTURAL COMPONENTS IS ALUMINUM ALLOY 6061-T6.

DESIGNED: AT		TOLERANCE: FRACTIONS ± 1/8" ANGLES ± 0.5°	sturdesign www.sturdesign.com
APPROVED: MIKE SANKEY		UNITS: INCHES	
DATE: 2024-09-03		(UNLESS OTHERWISE SPECIFIED)	
Layout		MATERIAL: Aluminum 6061	
		WEIGHT ESTIMATE: N/A	
SIZE: B	SHEET: 1 OF 2	SCALE: 1 / 75	PROJECT: (1698) Kanab, Utah
REV: 1	PRODUCT CODE: 1698(1)-CP-S-IR300-UVA24-CV		PRODUCT: Custom Sena Pergola

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1 L306 POOL SHADE STRUCTURE
N.T.S.

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VENTANA RESORT - PHASE 2
85% CONSTRUCTION DOCUMENTS

ACUMEN & MOUNTAIN WEST DEVELOPMENT
700 E. KANE PLEX DRIVE, KANAB, UT 84741

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DRAWN BY:	KI
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PROJECT NO.:	2023000.40
ISSUE DATE:	12/02/2024
REVISIONS:	

SHEET TITLE:
SITE STRUCTURE DETAILS

SHEET NUMBER:
L306

Drawing: U:\2023000.40_Ventana_LA\05 CAD\Sheets\Phase 2 - 50% CD Set\L30X-L30X - SITE DETAILS.dwg
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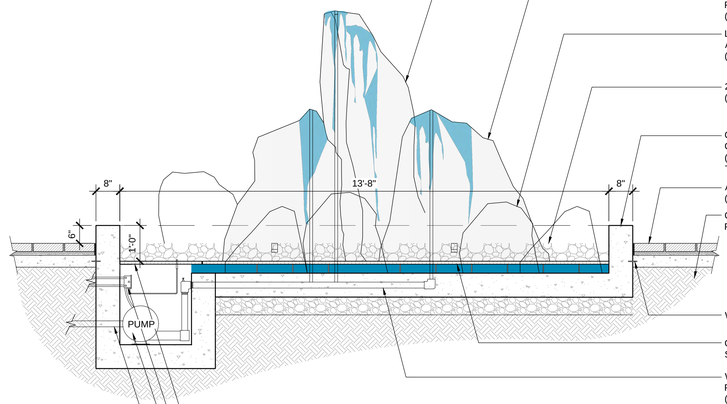


SIZE C, LANDSCAPE BOULDER, CORE DRILLED, PROVIDE 1" DIA. WATER SUPPLY PIPE (SEE BOULDER SIZING CHART - DETAIL 5/L305)

SIZE C, LANDSCAPE BOULDER, CORE DRILLED, PROVIDE 1" DIA. WATER SUPPLY PIPE (SEE BOULDER SIZING CHART - DETAIL 5/L305)

LANDSCAPE BOULDERS, STACKED TOGETHER AROUND BASE OF PRIMARY BOULDERS (SEE BOULDER SIZING CHART - DETAIL 5/L305)

2"-6" RIVER ROCK WITHIN WATER BASINS (SEE MATERIALS SCHEDULE)

CALCITE CONCRETE OR SIMILAR WATERPROOF CONCRETE WITH WARRANTY (SMOOTH TROWLED FINISH, COLOR TO BE SONORAN TAN - SEE MATERIALS SCHEDULE)

ADJACENT UNIT PAVERS (SEE PLANS & ALSO DETAIL 7/L301)

COMPACTED SUBGRADE PER GEOTECH

WATER TIGHT JOINT

GALVANIZED STEEL GRATE, TO REST ON STEEL SUPPORT PINS ON TOP OF CONCRETE BASIN

WATER LINES FROM PUMP TO BOULDER FEATURES. PROVIDE ADJUSTABLE VALVE AT EACH (PER OTHERS)

REMOVABLE METAL GRATE TO REST ON STEEL ANGLES. ATTACH STEEL ANGLES TO CONCRETE BASIN

J-BOX (TYP. - PER OTHERS)

WATER PUMP (PROVIDE (2) SEPERATE DISCHARGE LINES WITH ADJUSTABLE FLOW VALVES, (1) PER DISCHARGE LINE, TO FOUNTAIN. PER OTHERS)

WATER SUPPLY TIED TO DOMESTIC WATER SUPPLY (PER OTHERS)

SECTION

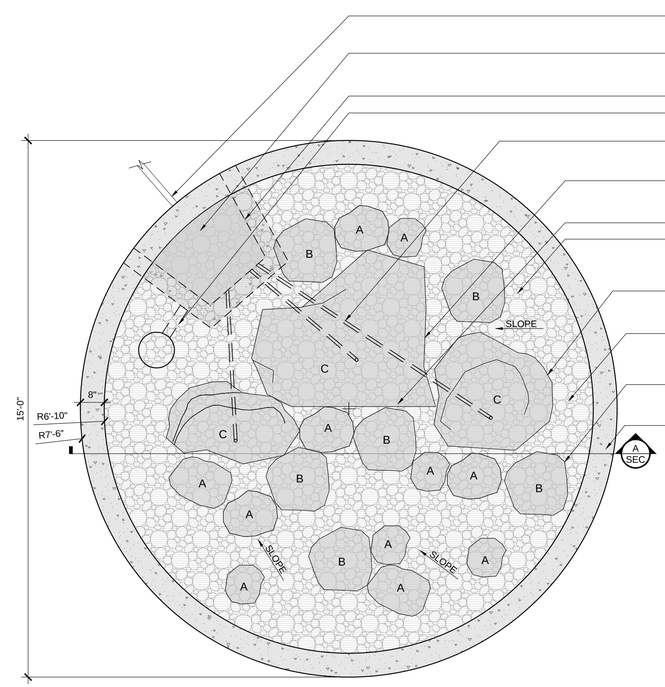
WATER FEATURE NOTES:

1. FABRICATOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY THE OWNER & LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
2. FABRICATOR TO PROVIDE SAMPLE OF EACH COLOR AND FINISH SPECIFIED AND MATERIALS BEING PROPOSED AND CONNECTIONS TO OWNER / OWNER'S REP. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
3. CONTRACTOR TO PROVIDE ALL MECHANICAL ENGINEERING.
4. CONTRACTOR TO PROVIDE ALL REQUIRED PERMITS.
5. SEE MATERIALS SCHEDULE FOR ALL PRODUCTS. CONTRACTOR TO PROVIDE APPROVED EQUAL IF UNAVAILABLE.
6. VAULT SIZE & LOCATION TO BE DETERMINED BY CONTRACTOR.
7. STRUCTURAL ENGINEER TO SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR ANY STRUCTURAL RELATED ELEMENTS.

LANDSCAPE BOULDER NOTES:

1. SELECTION, LOCATION, AND ARRANGEMENT OF BOULDERS SHALL BE LOCATED IN FIELD AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT.
2. BOULDER ORIENTATION AND POSITION TO BE APPROVED BY LANDSCAPE ARCHITECT. PRIOR TO FINAL APPROVAL AND ADJACENT IMPROVEMENTS.
3. ALL BOULDERS NEED TO AESTHETICALLY SATISFY THE TEXTURE, COLOR, AND GENERAL SHAPE FOR BOULDER SPECIFICATIONS LISTED IN THE MATERIALS SCHEDULE.

REFERENCE IMAGE



WATER SUPPLY TIED TO DOMESTIC WATER SUPPLY (PER OTHERS)

METAL GRATE TO REST ON STEEL ANGLES. ATTACH STEEL ANGLES TO CONCRETE BASIN. (PER STRUCTURAL)

CONCRETE WATER PUMP BASIN

RETURN PIPE FROM DRAIN TO PUMP (PER OTHERS)

WATER LINES FROM PUMP TO BOULDER FEATURES. PROVIDE ADJUSTABLE VALVE AT EACH (PER OTHERS)

SIZE C, LANDSCAPE BOULDER, CORE DRILLED, PROVIDE 1" DIA. WATER SUPPLY PIPE (SEE BOULDER SIZING CHART - DETAIL 5/L305)

WATER CATCH DRAIN BASIN

GALVANIZED STEEL GRATE BELOW, TO REST ON STEEL SUPPORT PINS ON TOP OF CONCRETE BASIN

SIZE C, LANDSCAPE BOULDER, CORE DRILLED, PROVIDE 1" DIA. WATER SUPPLY PIPE (SEE BOULDER SIZING CHART - DETAIL 5/L305)

2"-6" RIVER ROCK WITHIN WATER BASINS (SEE MATERIALS SCHEDULE)

LANDSCAPE BOULDER, (SEE BOULDER SIZING CHART - DETAIL 5/L305)

CALCITE CONCRETE OR SIMILAR WATERPROOF CONCRETE WITH WARRANTY (SMOOTH TROWLED FINISH, COLOR TO BE SONORAN TAN - SEE MATERIALS SCHEDULE)

PLAN

1 / L307 CORRIDOR WATER FEATURE

1/2"=1'-0"

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SHEET TITLE:

WATER FEATURE DETAILS

SHEET NUMBER:

L307

Drawing: U:\2023000.40_Ventana_LA\05 CAD\Sheets\Phase 2 - 50% CD Set\L30X-L30X - WATER FEATURE DETAILS.dwg
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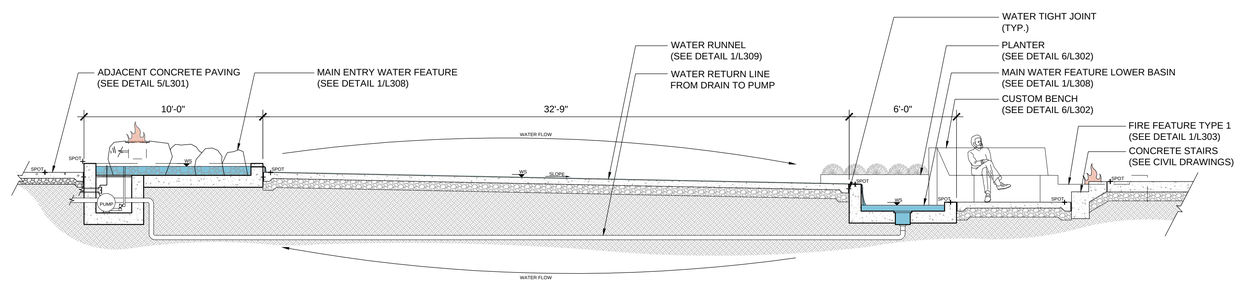
WATER FEATURE NOTES:

1. FABRICATOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY THE OWNER & LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
2. FABRICATOR TO PROVIDE SAMPLE OF EACH COLOR AND FINISH SPECIFIED AND MATERIALS BEING PROPOSED AND CONNECTIONS TO OWNER / OWNER'S REP. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
3. CONTRACTOR TO PROVIDE ALL MECHANICAL ENGINEERING.
4. CONTRACTOR TO PROVIDE ALL REQUIRED PERMITS.
5. SEE MATERIALS SCHEDULE FOR ALL PRODUCTS. CONTRACTOR TO PROVIDE APPROVED EQUAL IF UNAVAILABLE.
6. VAULT SIZE & LOCATION TO BE DETERMINED BY CONTRACTOR.
7. STRUCTURAL ENGINEER TO SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR ANY STRUCTURAL RELATED ELEMENTS.

LANDSCAPE BOULDER NOTES:

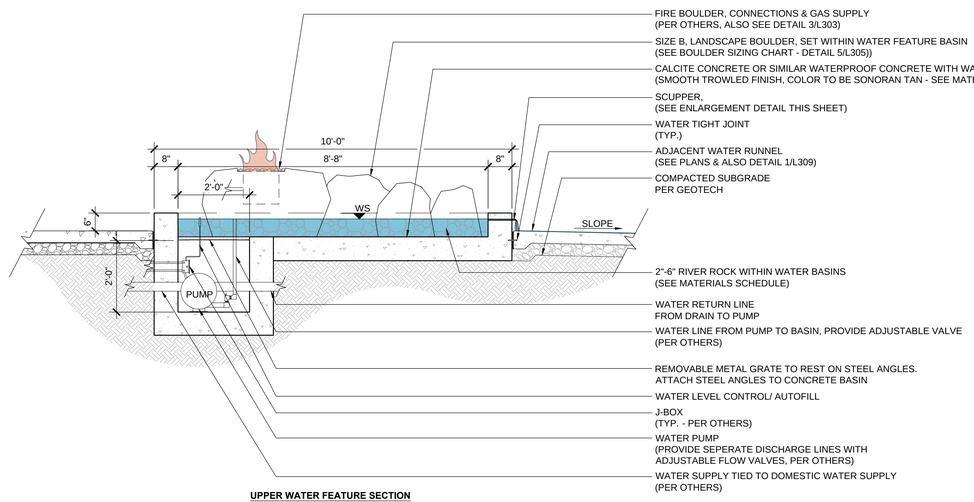
1. SELECTION, LOCATION, AND ARRANGEMENT OF BOULDERS SHALL BE LOCATED IN FIELD AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT.
2. BOULDER ORIENTATION AND POSITION TO BE APPROVED BY LANDSCAPE ARCHITECT. PRIOR TO FINAL APPROVAL AND ADJACENT IMPROVEMENTS.
3. ALL BOULDERS NEED TO AESTHETICALLY SATISFY THE TEXTURE, COLOR, AND GENERAL SHAPE FOR BOULDER SPECIFICATIONS LISTED IN THE MATERIALS SCHEDULE.



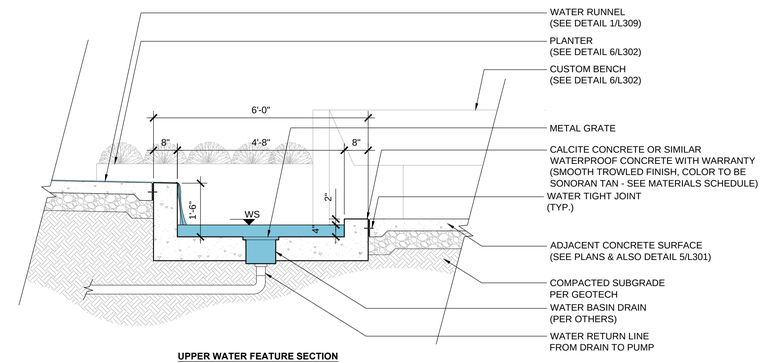
2 / L308 ENTRY WATER FEATURE SECTION

1/2"=1'-0"

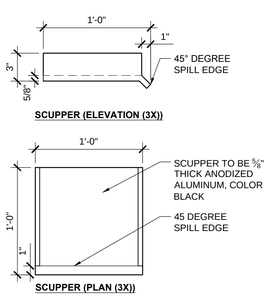
SECTION



UPPER WATER FEATURE SECTION

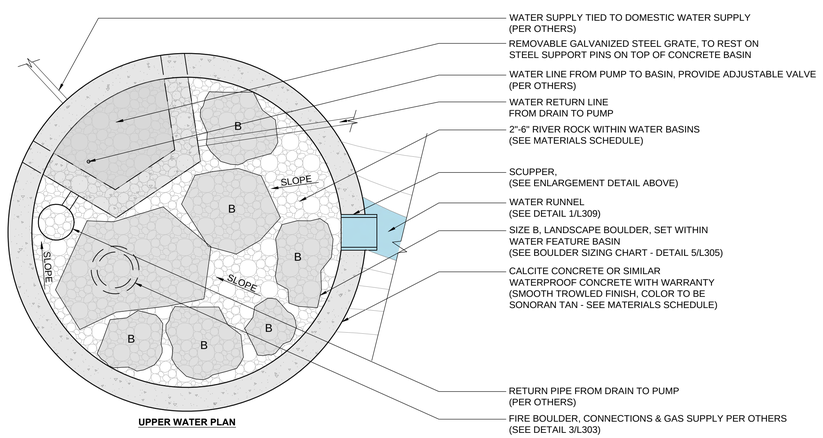


UPPER WATER FEATURE SECTION

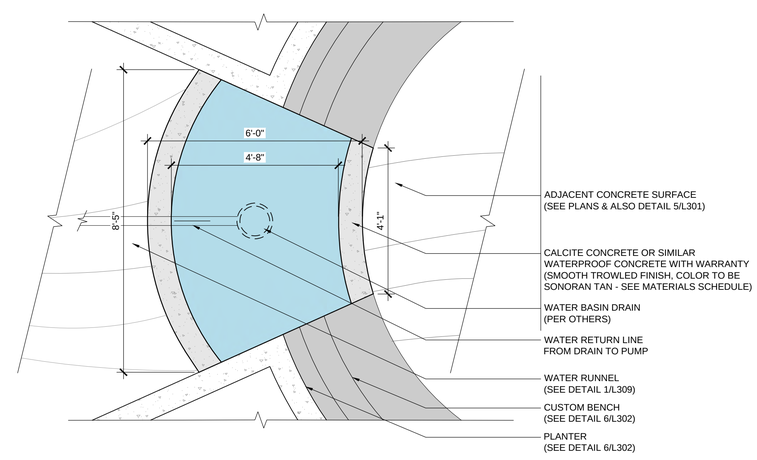


SCUPPER (ELEVATION (3X))

SCUPPER (PLAN (3X))



UPPER WATER PLAN



LOWER WATER PLAN

1 / L308 MAIN ENTRY WATER FEATURE: UPPER + LOWER BAINS

1/2"=1'-0"

SECTION/PLAN

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ACUMEN & MOUNTAIN WEST DEVELOPMENT
700 E. KANE PLEX DRIVE, KANAB, UT 84741

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PROJECT NO.:	2023000.40
ISSUE DATE:	12/02/2024
REVISIONS:	

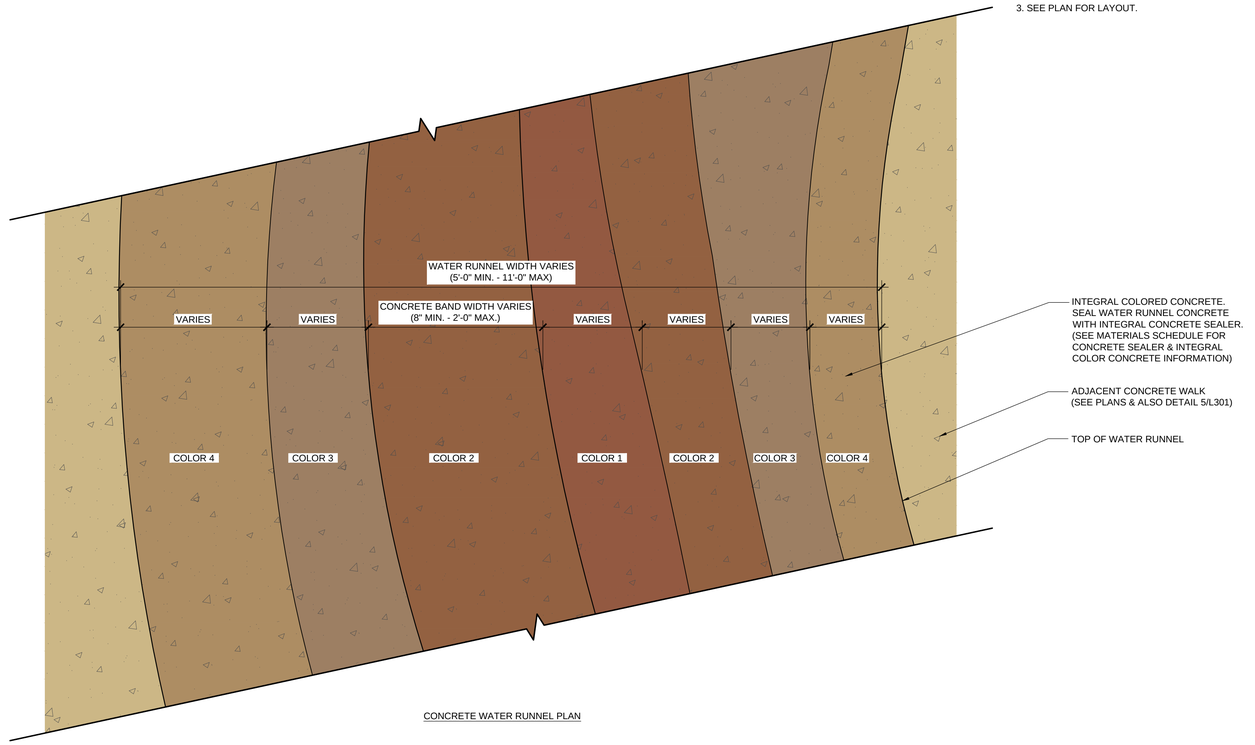
SHEET TITLE:

WATER FEATURE DETAILS

SHEET NUMBER:

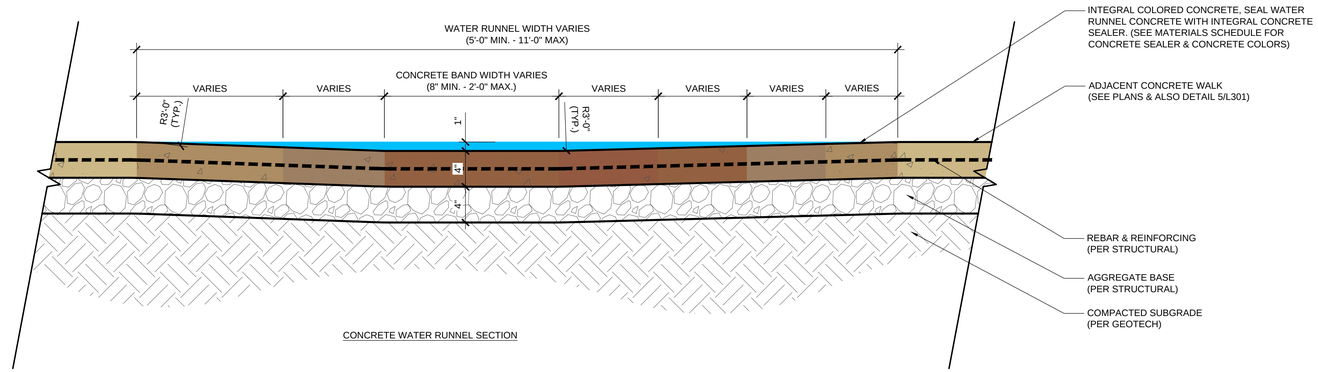
L308

NOTES:
1. WATER TIGHT STREAM CHANNEL BASIN, CALTITE CONCRETE OR APPROVED EQUAL.
2. WATER RUNNEL CONCRETE TO SEALED WITH INTEGRAL CONCRETE SEALER. SEE MATERIALS SCHEDULE FOR CONCRETE SEALER SPECIFICATIONS.
3. SEE PLAN FOR LAYOUT.



CONCRETE WATER RUNNEL PLAN

WATER RUNNEL COLORS



CONCRETE WATER RUNNEL SECTION

1 / L307 WATER RUNNEL
1-1/2"=1'-0"

SECTION/PLAN

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SHEET TITLE:
WATER FEATURE DETAILS

SHEET NUMBER:
L309

Drawing: U:\2023000.40_Ventana_LA\05 CAD\Sheets\Phase 2 - 50% CD Set\L30X-L30X - WATER FEATURE DETAILS.dwg
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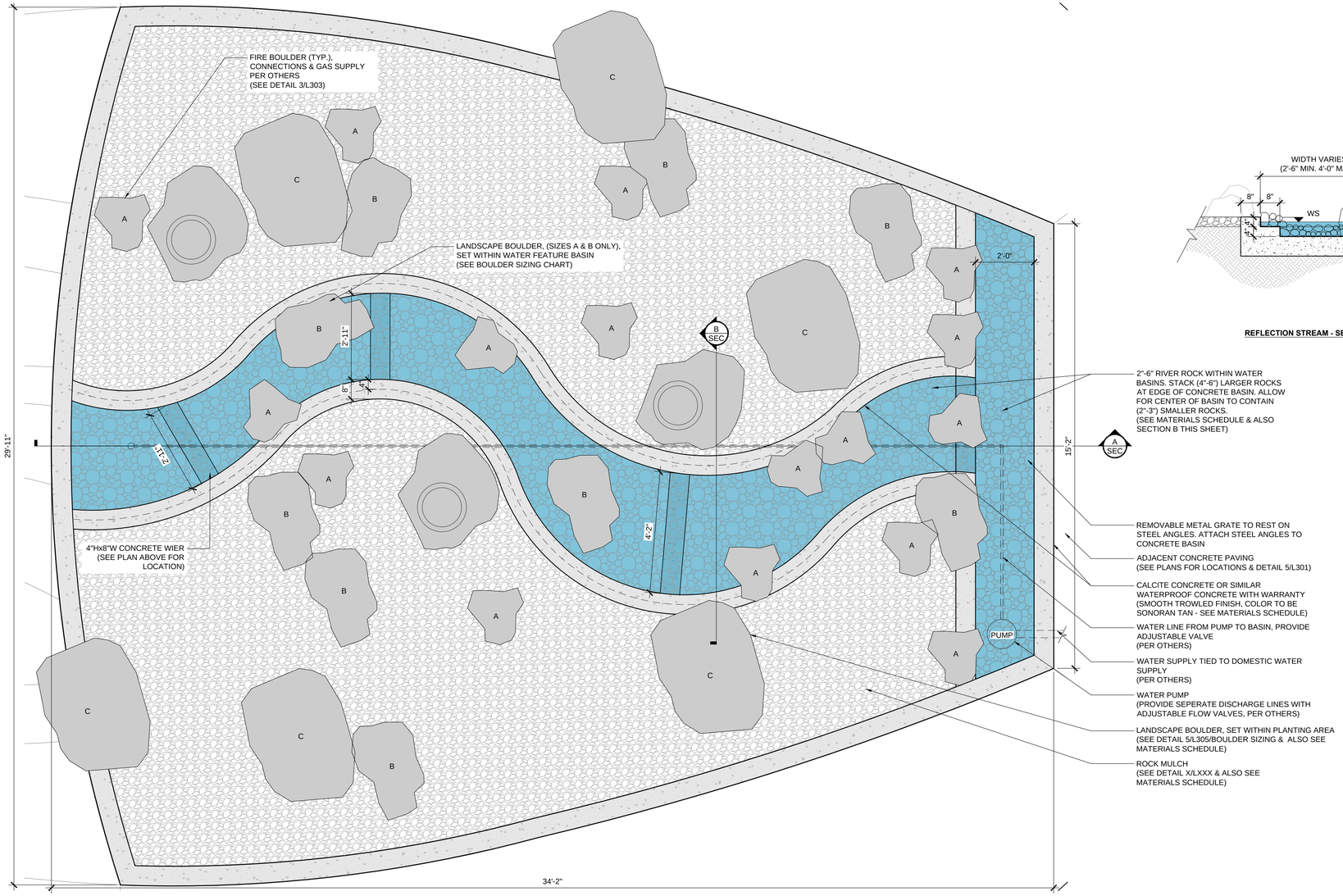
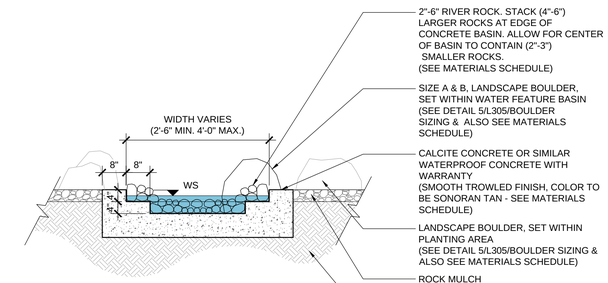


REFLECTION STREAM PLAN



REFLECTION STREAM - SECTION B

2"-6" RIVER ROCK WITHIN WATER BASINS. STACK (4"-6") LARGER ROCKS AT EDGE OF CONCRETE BASIN. ALLOW FOR CENTER OF BASIN TO CONTAIN (2"-3") SMALLER ROCKS. (SEE MATERIALS SCHEDULE & ALSO SECTION B THIS SHEET)

REMOVABLE METAL GRATE TO REST ON STEEL ANGLES. ATTACH STEEL ANGLES TO CONCRETE BASIN

ADJACENT CONCRETE PAVING (SEE PLANS FOR LOCATIONS & DETAIL 5/L301)

CALCITE CONCRETE OR SIMILAR WATERPROOF CONCRETE WITH WARRANTY (SMOOTH TROWLED FINISH, COLOR TO BE SONORAN TAN - SEE MATERIALS SCHEDULE)

WATER LINE FROM PUMP TO BASIN, PROVIDE ADJUSTABLE VALVE (PER OTHERS)

WATER SUPPLY TIED TO DOMESTIC WATER SUPPLY (PER OTHERS)

WATER PUMP (PROVIDE SEPERATE DISCHARGE LINES WITH ADJUSTABLE FLOW VALVES, PER OTHERS)

LANDSCAPE BOULDER, SET WITHIN PLANTING AREA (SEE DETAIL 5/L305/BOULDER SIZING & ALSO SEE MATERIALS SCHEDULE)

ROCK MULCH (SEE DETAIL X/LXXX & ALSO SEE MATERIALS SCHEDULE)

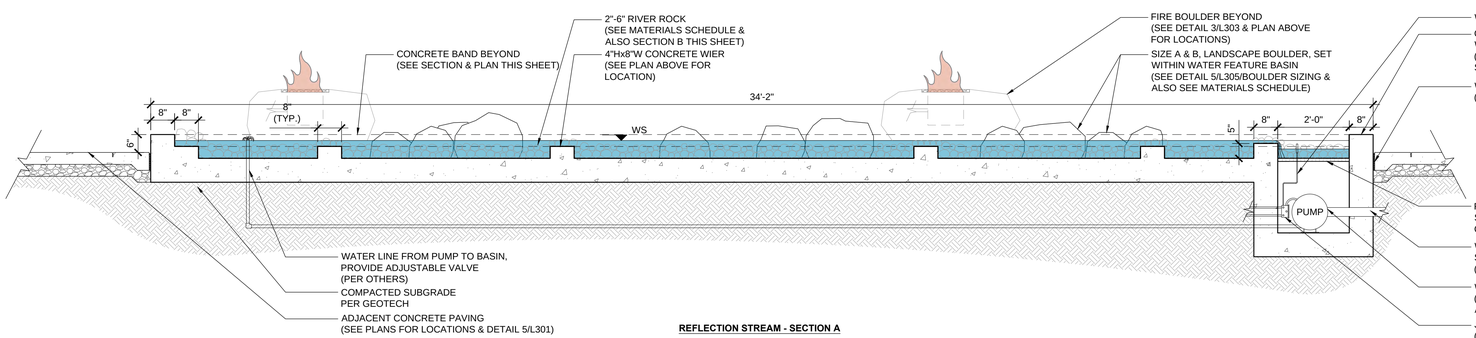
***NOTE:**
ALL BOULDERS TO BE LOCALLY SOURCED SANDSTONE BOULDERS

WATER FEATURE NOTES:

1. FABRICATOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY THE OWNER & LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
2. FABRICATOR TO PROVIDE SAMPLE OF EACH COLOR AND FINISH SPECIFIED AND MATERIALS BEING PROPOSED AND CONNECTIONS TO OWNER / OWNER'S REP. FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
3. CONTRACTOR TO PROVIDE ALL MECHANICAL ENGINEERING.
4. CONTRACTOR TO PROVIDE ALL REQUIRED PERMITS.
5. SEE MATERIALS SCHEDULE FOR ALL PRODUCTS. CONTRACTOR TO PROVIDE APPROVED EQUAL IF UNAVAILABLE.
6. VAULT SIZE & LOCATION TO BE DETERMINED BY CONTRACTOR.
7. STRUCTURAL ENGINEER TO SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR ANY STRUCTURAL RELATED ELEMENTS.

LANDSCAPE BOULDER NOTES:

1. SELECTION, LOCATION, AND ARRANGEMENT OF BOULDERS SHALL BE LOCATED IN FIELD AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT.
2. BOULDER ORIENTATION AND POSITION TO BE APPROVED BY LANDSCAPE ARCHITECT. PRIOR TO FINAL APPROVAL AND ADJACENT IMPROVEMENTS.
3. ALL BOULDERS NEED TO AESTHETICALLY SATISFY THE TEXTURE, COLOR, AND GENERAL SHAPE FOR BOULDER SPECIFICATIONS LISTED IN THE MATERIALS SCHEDULE.



REFLECTION STREAM - SECTION A

1 L308 RELFECTION STREAM
1/2"=1'-0"

SECTION/PLAN

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VENTANA RESORT - PHASE 2

85% CONSTRUCTION DOCUMENTS

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DRAWN BY:	KI
CHECKED BY:	ET
PROJECT NO.:	2023000.40
ISSUE DATE:	12/02/2024
REVISIONS:	

SHEET TITLE:

WATER FEATURE DETAILS

SHEET NUMBER:

L310

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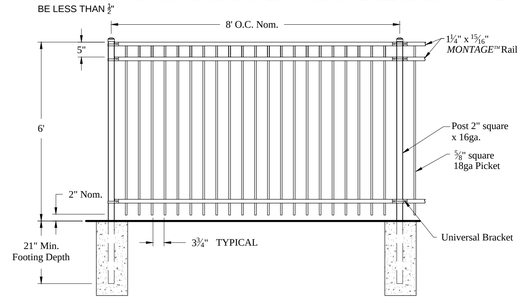
NOTE: CHARACTER IMAGE IS FOR DESIGN REFERENCE ONLY.

3 L311 POOL ROCK WORK
1"=1'-0" SECTION

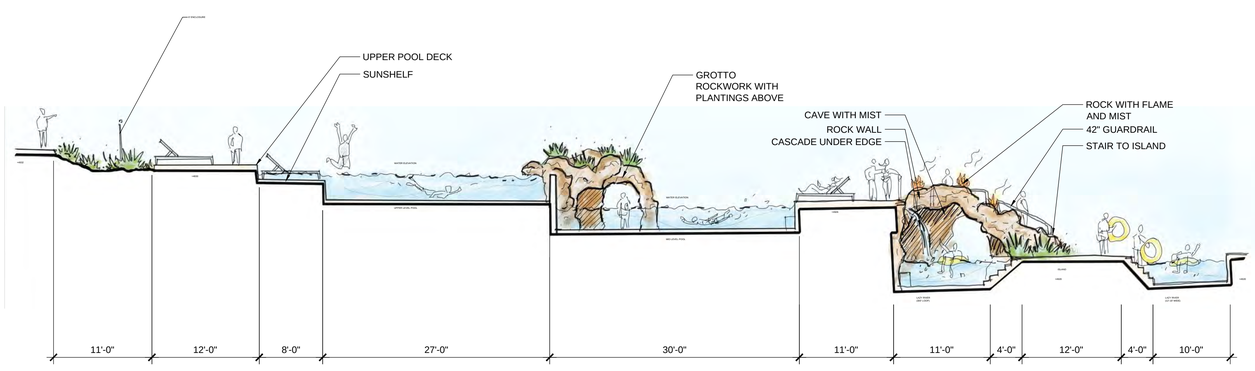
NOTES:
MONTAGE PLUS SERIES BY AMERISTAR STEEL
MAJESTIC STYLE, AS SHOWN

1. PEDESTRIAN ACCESS GATES SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE
2. THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AT LEAST 3" BELOW THE TOP OF THE GATE AND
3. ANY OPENINGS IN THE GATE OR BARRIER LOCATED WITHIN 18" OF THE RELEASE MECHANISM SHALL BE LESS THAN ½"

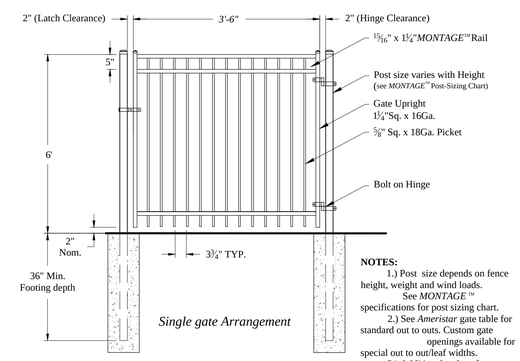


NOTES:
1.) Post size depends on fence height and wind loads. See *MONTAGE™* specifications for post sizing chart.
2.) FENCE AND GATE TO BE BROWN PAINTED FINISH.

2 L311 POOL FENCE
1/2"=1'-0" SECTION



1 L311 POOL SECTION
1/8"=1'-0" SECTION



NOTES:
1.) Post size depends on fence height, weight and wind loads. See *MONTAGE ™* specifications for post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.

1 L311 POOL GATE
1/2"=1'-0" SECTION

Drawing: U:\2023000.40_Ventana_LA\05 CAD\Sheets\Phase 2 - 50% CD Set\L30X.L30X_WATER FEATURE DETAILS.dwg
Last Saved: December 3, 2024 2:38:40 PM by Jvaccaro
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VENTANA RESORT - PHASE 2
85% CONSTRUCTION DOCUMENTS

ACUMEN & MOUNTAIN WEST DEVELOPMENT
700 E. KANE PLEX DRIVE, KANAB, UT 84741

NOT FOR CONSTRUCTION

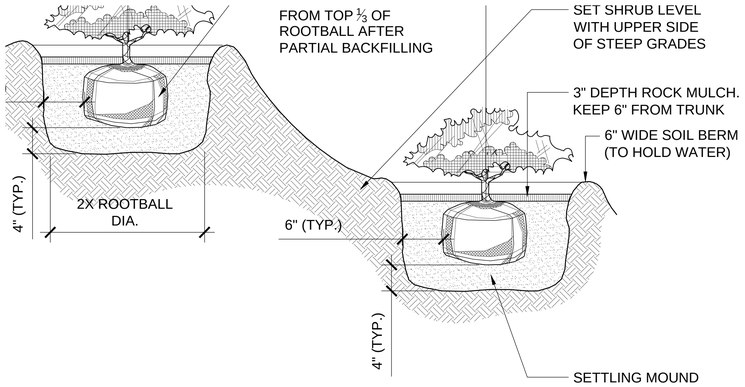
DRAWN BY:	KI
CHECKED BY:	ET
PROJECT NO.:	2023000.40
ISSUE DATE:	12/02/2024
REVISIONS:	

SHEET TITLE:

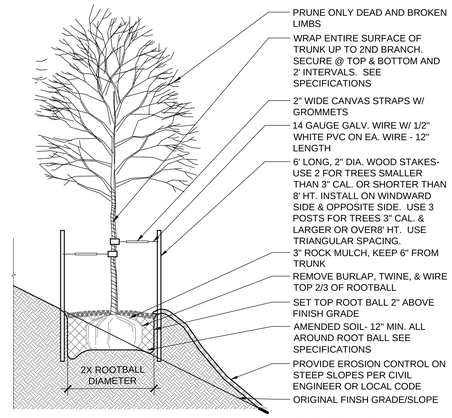
POOL DETAILS

SHEET NUMBER:

L311

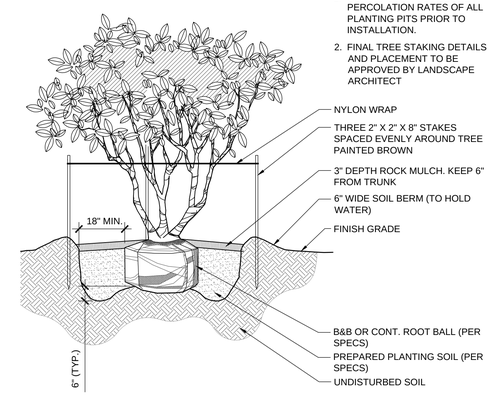


9 L502 SHRUB PLANTING ON SLOPE
3/4"=1'-0" SECTION



6 L502 TREE PLANTING ON SLOPE - 2
3/4"=1'-0" SECTION

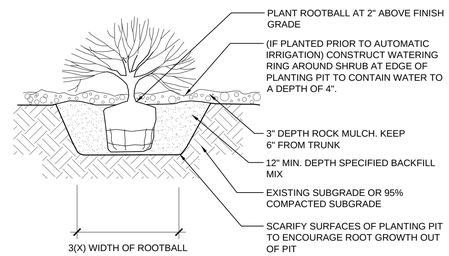
NOTES:
1. CONTRACTOR TO ASSURE PERCOLATION RATES OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT



3 L502 MULTI-STEM TREE
1/2"=1'-0" SECTION

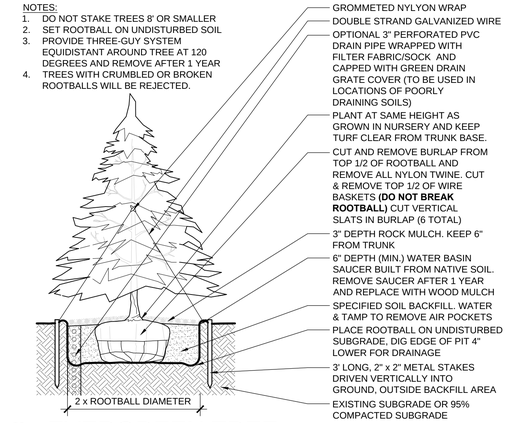
MULCHING CONDITIONS:
1. PROVIDE SPECIFIED MULCH IN THE FOLLOWING BEDS:
   A. PERENNIALS
   B. ORNAMENTAL GRASSES
   C. TREE RINGS
   D. SHRUB BEDS
   E. GROUNDCOVERS
2. HARD COMPACT SOIL AT SHOVEL CUT EDGE
3. SPECIFIED MULCH LAYER 3" IN PERENNIALS/GROUNDCOVER AREA

NOTES:
1. PRUNE ONLY TO REMOVE DAMAGED OR DEAD WOOD.
2. SHRUB PLANTING - REFER TO SHRUB BED LAYOUT FOR PLACEMENT OF SHRUBS.
3. REMOVE ALL CONTAINERS, BURLAP WIRE OR OTHER MATERIAL SUPPORTING ROOTBALL.



5 L502 SHRUB PLANTING IN MULCH BED
1"=1'-0" SECTION

NOTES:
1. DO NOT STAKE TREES 8' OR SMALLER
2. SET ROOTBALL ON UNDISTURBED SOIL
3. PROVIDE THREE-GUY SYSTEM EQUIDISTANT AROUND TREE AT 120 DEGREES AND REMOVE AFTER 1 YEAR
4. TREES WITH CRUMBLED OR BROKEN ROOTBALLS WILL BE REJECTED.

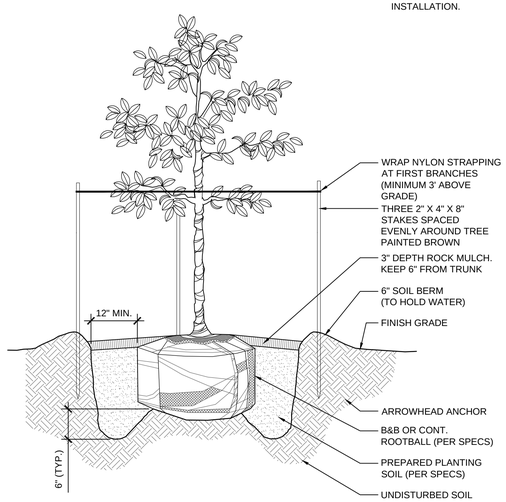


2 L502 EVERGREEN TREE
3/4"-1'-0" SECTION

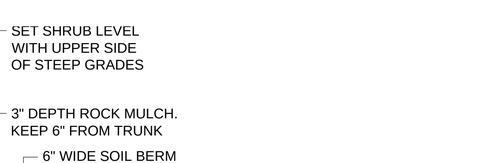
STAKING PLAN

NOTES:
1. ARBOR TIE STAKING COMPONENTS PER MANUFACTURER.
2. BY ARBOR GUY OR APPROVED EQUAL.

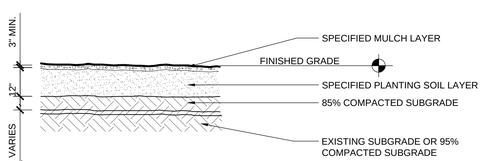
NOTE:
1. CONTRACTOR TO ASSURE PERCOLATION RATES OF ALL PLANTING PITS PRIOR TO INSTALLATION.



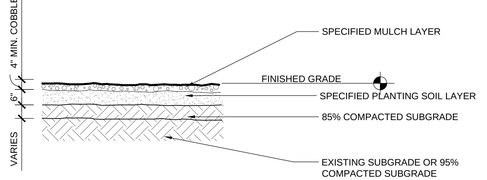
8 L502 TREE PLANTING (15-45 GAL.)
1/2"=1'-0" SECTION



A TURF SODDED AREAS



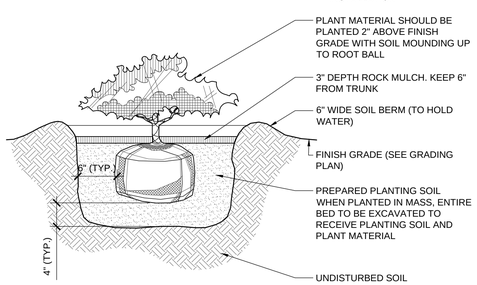
B ORNAMENTAL GRASSES/PERENNIAL/ANNUAL BED AREA



C SHRUB BED AREAS

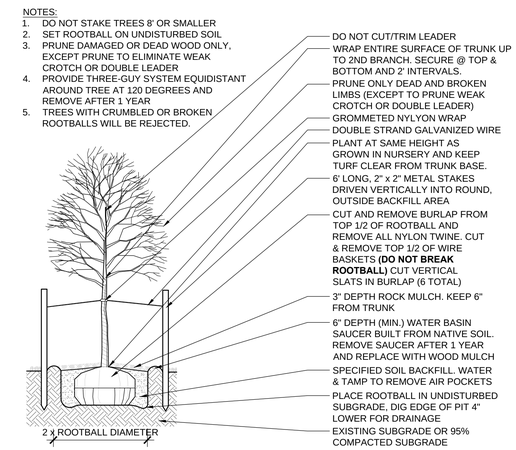
7 L502 PLANTING AREAS
1"=1'-0" SECTION

NOTES:
1. CONTRACTOR TO ASSURE PERCOLATION RATES OF ALL PLANTING PITS PRIOR TO INSTALLATION.



4 L502 SHRUB & GROUNDCOVER PLANTING
3/4"=1'-0" SECTION

NOTES:
1. DO NOT STAKE TREES 8' OR SMALLER
2. SET ROOTBALL ON UNDISTURBED SOIL
3. PRUNE ONLY DEAD AND BROKEN LIMBS (EXCEPT TO PRUNE WEAK CROTCH OR DOUBLE LEADER)
4. PROVIDE THREE-GUY SYSTEM EQUIDISTANT AROUND TREE AT 120 DEGREES AND REMOVE AFTER 1 YEAR
5. TREES WITH CRUMBLED OR BROKEN ROOTBALLS WILL BE REJECTED.



1 L502 DECIDUOUS SHADE TREE
3/4"-1'-0" SECTION

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85% CONSTRUCTION DOCUMENTS

ACUMEN & MOUNTAIN WEST DEVELOPMENT
700 E. KANE PLEX DRIVE, KANAB, UT 84741

NOT FOR CONSTRUCTION

DRAWN BY:	KI
CHECKED BY:	ET
PROJECT NO.:	2023000.40
ISSUE DATE:	12/02/2024
REVISIONS:	

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
L502

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Last Plotted 12/3/2024 4:26:41 PM
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Kanab City Planning Commission Staff Report
File: PLANSPR26-016

Date:	**August 1, 2026**
Meeting Date:	**August 4, 2026**
Agenda Item:	**Planning Commission review to approve or deny a Site Plan for parcel K-1-1B1**
Subject Property Address:	**265 East 300 S**
Applicant:	**Lance and McKenzie Little**
Applicant Agent:	

Exhibit A: Aerial View of Property
Exhibit B: Civil Set
Exhibit C: Landscaping Plans

Summary:
Lance and McKenzie Little submitted an application for a Site Plan Review for a change in use at an existing building located at 265 E 300 S. The building has been used as a gas station and mechanical shop. The plan is to remodel the building into a fitness gym.

Applicable Regulation(s):
Site Plan Review for 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 requirements of Chapter 6 do not list a requirement for a fitness gym in the table under 6-4, per the table when a similar use is not listed the parking requirements are determined by Conditional Use Permit, Planned Development, or by the Planning Commission. The building is approximately 4,700 sq.ft., it will be used as a fitness gym with classes, gym area and a health/convenience shop (580 sq.ft.). The gas pumps will remain and will continue to be operational. Per the site plan they are proposing 18 parking spaces. This number may be slightly decreased to meet the comments from the City Engineer.
  The Engineer's review did provide comment/correction on a few of the parking spaces access and egress as well as compliance with ADA. These corrections are still pending.

- Landscaping is existing and there are not any significant changes or more than a 50% changed of the landscape areas. New or changes to the landscape requirement would not apply.

Proposed Findings:

1. Application for a Site Plan Review was submitted by Lance and McKenzie Little.
2. 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 needs further review from Planning Commission specifically with assigning the required parking spaces for the new use of the building. Staff recommend approval with the following conditions:

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

a. The required number of parking is sufficient after planning commissions determination
b. The corrections requested by the engineer for the parking access/egress and ADA compliance has been satisfied.
c. The owner is responsible for securing the appropriate building and/or grading permits prior to any construction activity or infrastructure for the development.

Recommended Motion:
I move that we approve the site plan for parcel K-1-1B1 located at 265 E 300 S, assigning XX number of parking spaces for the business use based on staff's analysis, findings, recommendation and the condition(s) listed in the report, SPR26-016.

Alternate motion:
I move that we deny the site plan for site plan for parcel K-1-1B1 located at 265 E 300 S (i.e., demonstrating the applicant has not met the standards outlined in the Kanab City ordinances):
.

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Peter Banks

Exhibit A:
Aerial View

– A Western Classic –

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

K-2-13
K-2-1B
K-2-1A
K-2-2
K-2-1
K-2-1
200 E
K-1-7
K-1-5
K-1-13
K-292-2
K-292-1
K-1-1B1
300 E
K-45-7
K-45-4
K-45-6
K-45-5
300 S
K-B-11-9
K-B-11-3
K-B-12-2
K-B-12-5
K-B-12-8
250 E
K-B-12-9
K-B-12-4
K-B-12-22
K-B-12-21
K-B-13-1
K-B-13-6
K-B-13-5
K-B-13-7A
K-B-13-4
K-B-13-7
K-B-13-35
K-B-13-3
K-B-13-38
350 E

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Exhibit B:
Civil / Construction Set

– A Western Classic –

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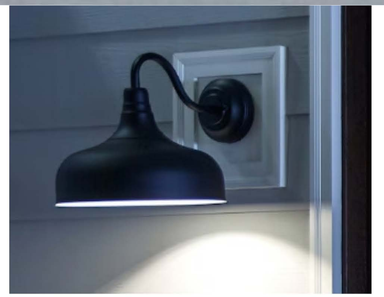
LEGACY FITNESS EXTERIOR LIGHTING



18 PARKING SPACES

ALL PARKING SPACES ARE 9'X20'

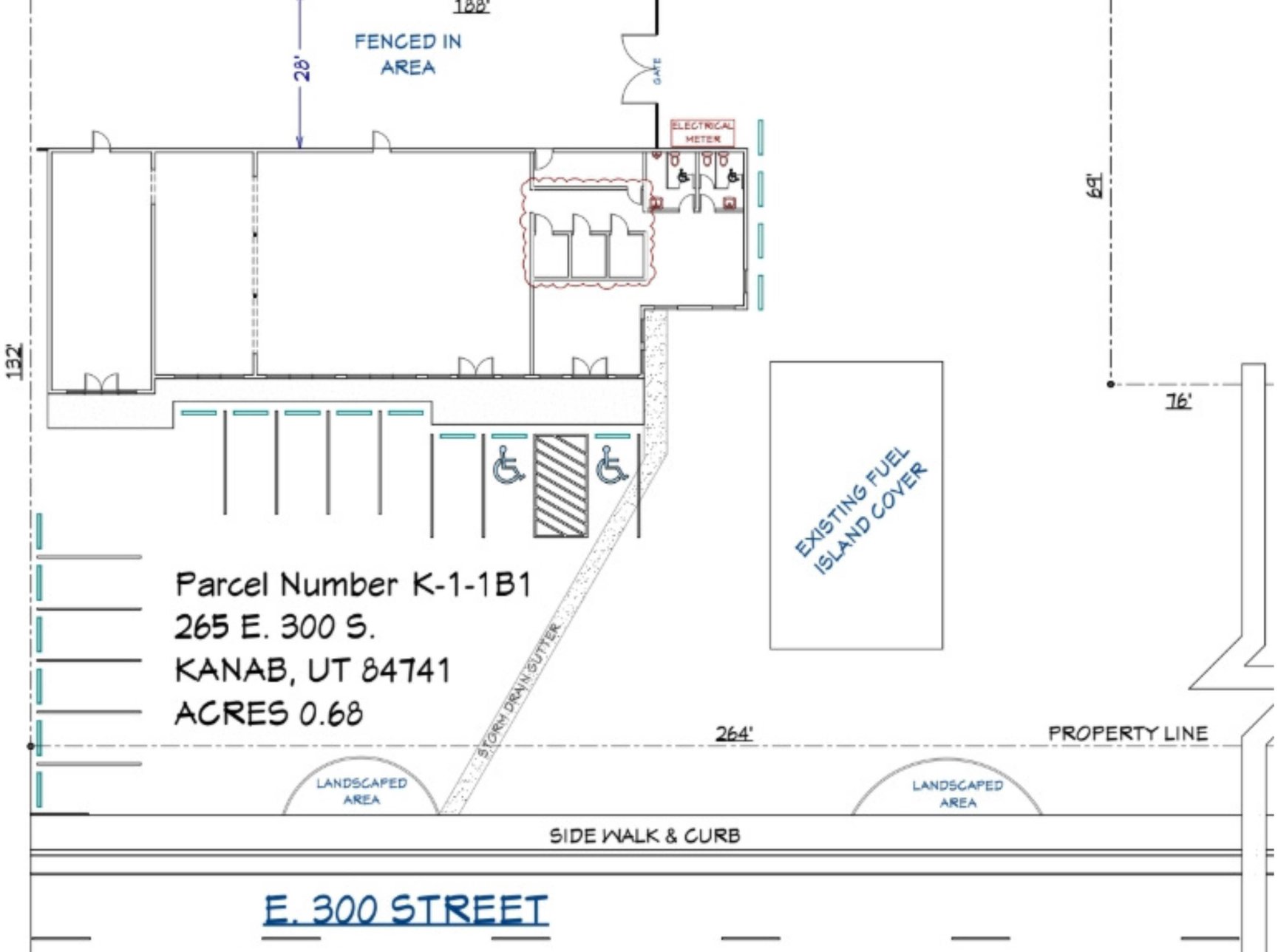


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Exhibit C:
Landscaping Plan

– A Western Classic –

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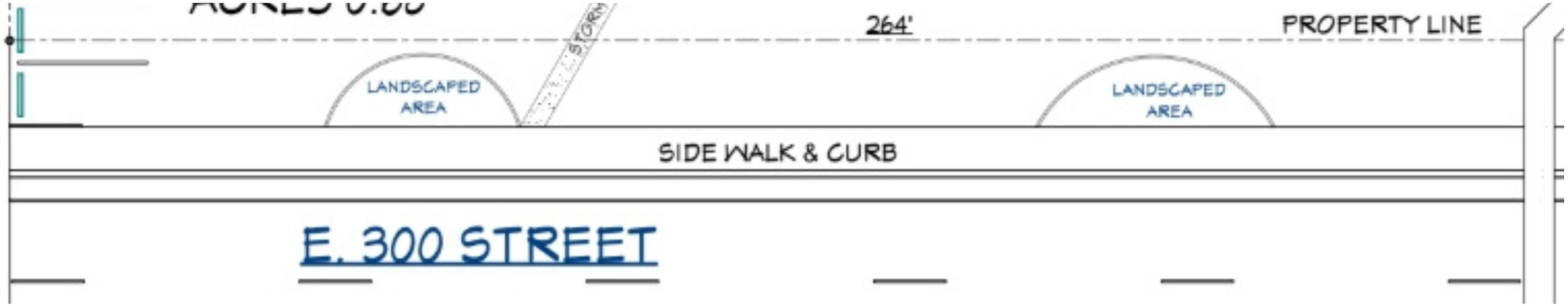
LANDSCAPING PLAN



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Kanab City Planning Commission Staff Report
File #PLAN25-055

Date:	**August 1, 2026**
Meeting Date:	**August 4, 2026**
Agenda Item:	**Discuss and recommend to City Council a Final Plat, Phase 1 [Hidden Canyon Subdividion – A Planned Development Overlay]**
Subject Property Address:	**1600 East Highway 89**
Applicant:	**Brown Consulting**
Applicant Agent:	**Jim Guthrie**
Zoning Designation:	**R-1-8 PD**
Parcel #:	**K-15-1-ANNEX and K-14-15-Annex**
Applicable Ordinances:	**Subdivision Ordinance, Chapter 2A**

Attachments:
Exhibit A: Vicinity Map
Exhibit B: Final Plat

Summary:
Jim Guthrie, property owner, and their representative, Brown Consulting have applied for a Final Plat, for Phase 1 of the Hidden Canyon Subdivision. Final Plats with commercial use are regulated through the Kanab City Subdivision Ordinances, Chapter 2A. Phase 1 of Hidden Canyon Subdivision consists of self-storage units. Phase 1 will have commercial use per the preliminary and final site plans that were previously approved.

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

Analysis
The submitted documents are still under review with the Public Works Director. The Land Use Director, Engineer, Surveyor and Fire have completed a review and has found the submission satisfactory with the condition that the Public Work's Directors comments are satisfied.

Findings of Fact:

- Public Work's Director found that on the subdivision improvement plans there was one lift station that did not meet Kanab City Designs Standards. After discussion with Jim and Brown Consulting they are aware this lift station will need to meet the design standards and are in the process of updating the subdivision improvement plans. This subdivision has more than one lift station and all the others met the design standards.

Conditions of Approval:

1. Receive approval from the necessary staff for the plat, subdivision improvement plans and other required documents prior to recording the plat with the county clerk.

Staff Recommendation:

Staff feels that the last change is a minor correction as all other lift stations meet the design standards. Staff recommends a positive recommendation to City Council.

Suggested Motions:

- I make a motion to send a positive recommendation to City Council for the final plat on Phase 1 of the Hidden Canyon Subdivision based on the findings and conditions of approval as outlined in the staff report for file #PLAN25-055.
- I make a motion to continue the discussion at the next meeting.
- I make a motion to send a positive recommendation to City Council for the final plat on
- Phase 1 of the Hidden Canyon Subdivision based on the findings and conditions of approval as outlined in the staff report for file #PLAN25-055, with the additional findings and conditions:
- I make a motion to send a negative recommendation to City Council for the final plat on Phase 1 of the Hidden Canyon Subdivision demonstrating the applicant has not met the standards outlined in the Kanab City ordinances):

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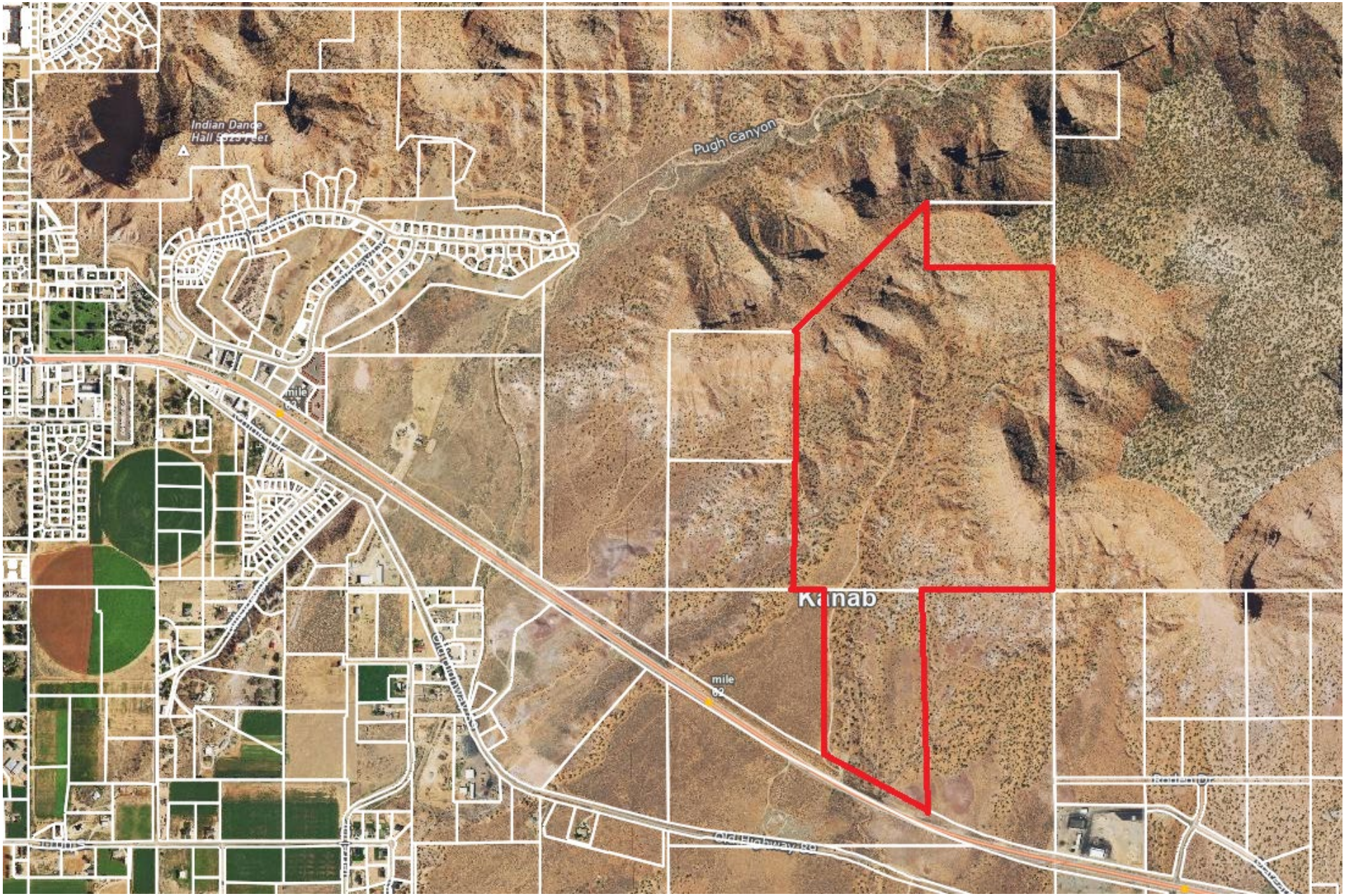
Exhibit A: Vicinity Map


Indian Dance
Hall Casino
Pugh Canyon
mile
62
Kanab
mile
62

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City Council
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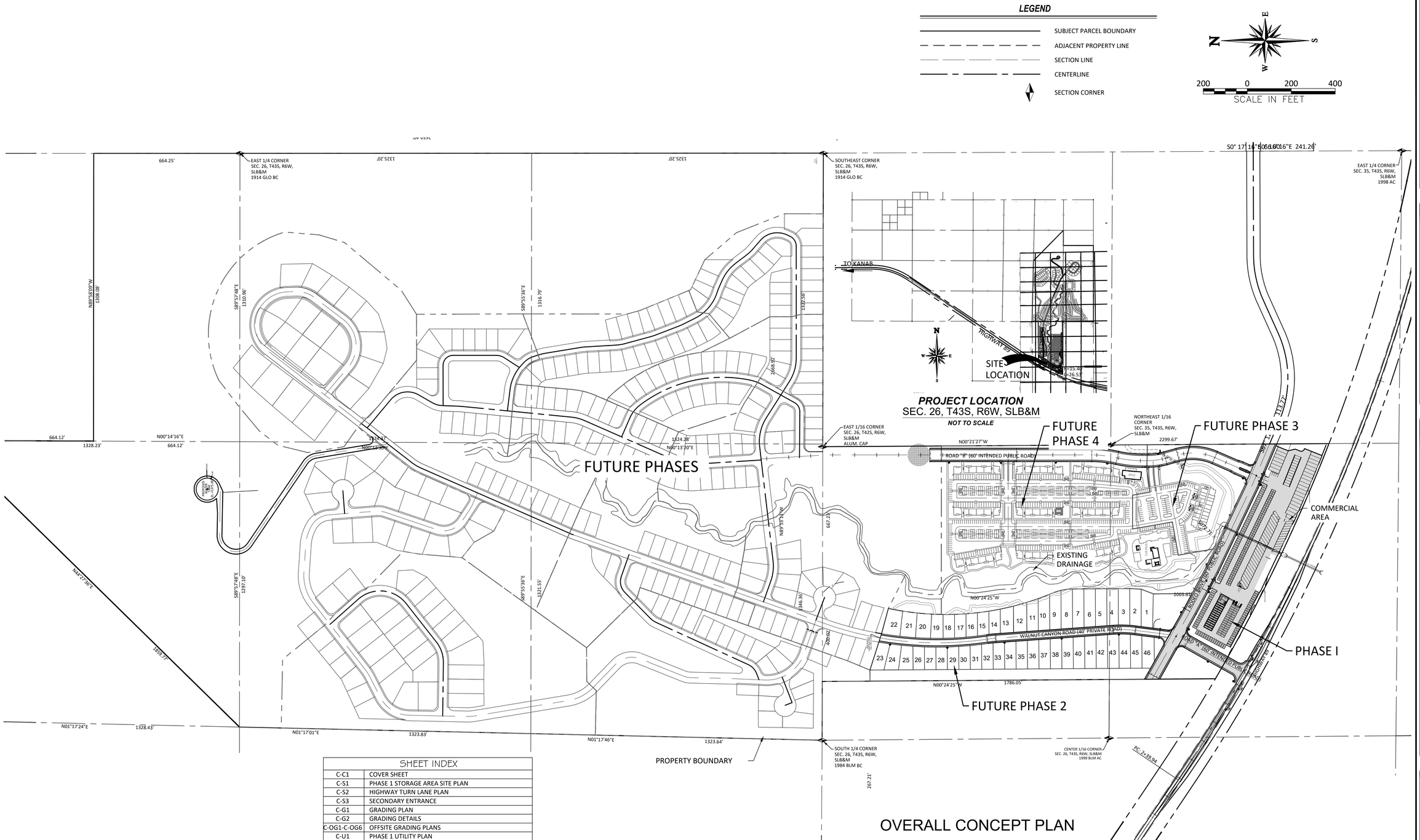
Exhibit B: Final Plat



SHEET INDEX

C-C1	COVER SHEET
C-S1	PHASE 1 STORAGE AREA SITE PLAN
C-S2	HIGHWAY TURN LANE PLAN
C-S3	SECONDARY ENTRANCE
C-G1	GRADING PLAN
C-G2	GRADING DETAILS
C-OG1-C-OG6	OFFSITE GRADING PLANS
C-U1	PHASE 1 UTILITY PLAN
C-U2	DUMP STATION DETAILS
C-OU1-OU10	OFFSITE UTILITY PLANS
C-PP1	WALNUT CANYON DRIVE PHASE 1
C-PP2	RODEO DRIVE PHASE 1 STORAGE AREA
C-D1-C-D2	UTILITY DETAIL SHEETS
S0.00-S5.03	McNEIL ENGINEERING 1 MILLION GALLON WATER TANK

OVERALL CONCEPT PLAN

811 Know what's below. Call before you dig.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF KANAB STANDARDS.

CONTACT INFORMATION

OWNER: JIM GUTHRIE

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

ENGINEER INFORMATION

BROWN CONSULTING ENGINEERS
736 SOUTH 900 EAST SUITE B-105
ST. GEORGE, UT 84790
PHONE (435)628-4700

CONSTRUCTION SET
HIDDEN CANYON SUBDIVISION PHASE 1

LOCATED IN THE SECTIONS 26 AND 35, T 43 S, R 6 W, SLB&M
KANAB, UTAH

REVISIONS			
NO.	DESCRIPTION	DATE	BY

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

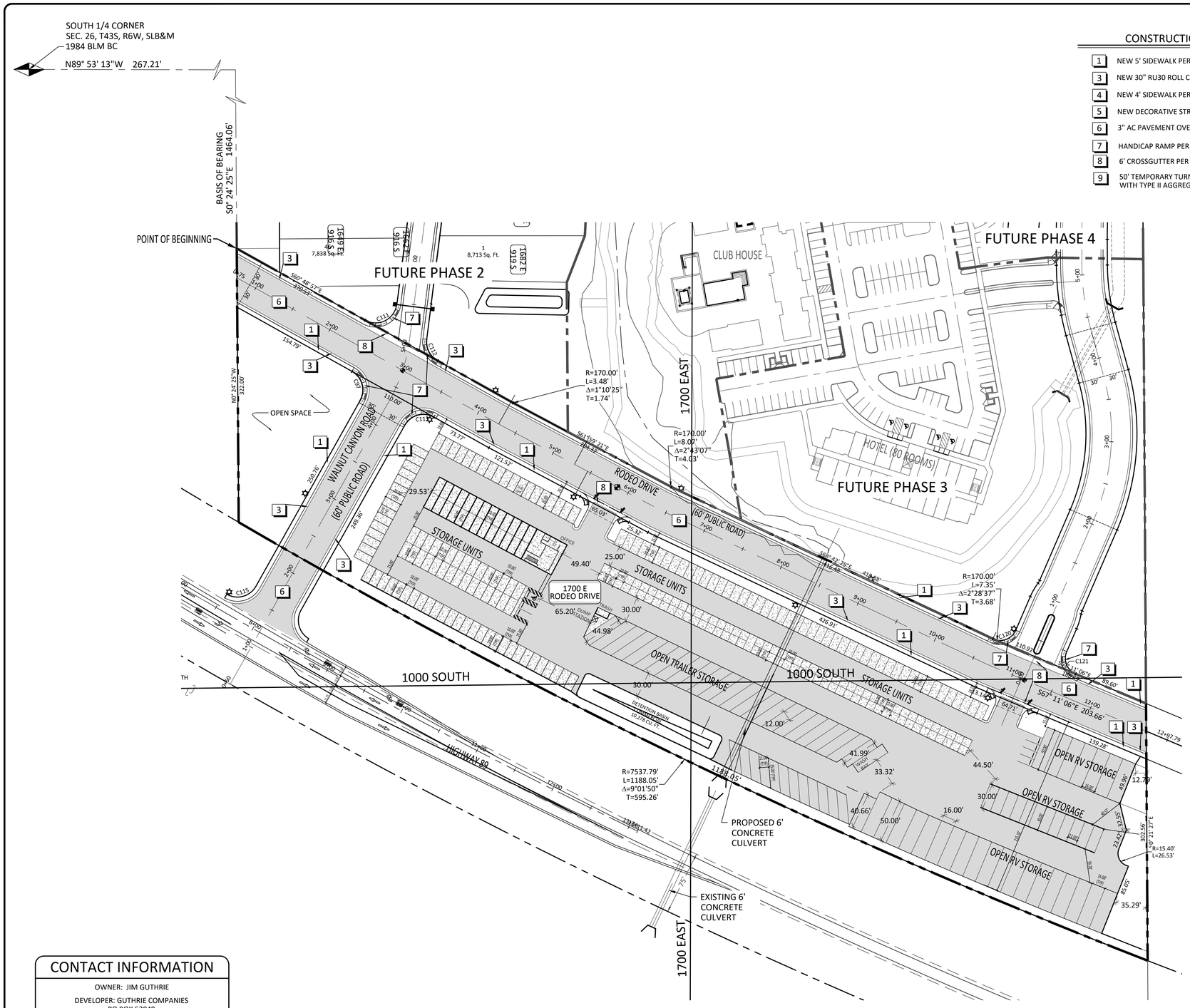
COVER SHEET
FOR
HIDDEN CANYON SUBDIVISION PHASES 1
LOCATED IN THE NW 1/4, SEC 35, AND THE W 1/2 SEC 26
T42S, R16W, S.L.B.&M. KANAB, UTAH

PROFESSIONAL ENGINEER
STEVEN M. KAMLOWSKY
No. 8362092
5/04/26
STATE OF UTAH

CHECKED BY : SK
DRAWN BY : SWB
DATE : 5/4/26
JOB NO. : 21-43

SCALE : 1"=200'

SHEET NO. : C-C1



CONSTRUCTION NOTES

1. NEW 5' SIDEWALK PER APWA DWG 231
3. NEW 30" RU30 ROLL CURB & GUTTER PER APWA 205, TYPE F
4. NEW 4' SIDEWALK PER APWA DWG 231
5. NEW DECORATIVE STREETLIGHT
6. 3" AC PAVEMENT OVER 6" TYPE II BASE
7. HANDICAP RAMP PER APWA DWG 236
8. 6' CROSSGUTTER PER APWA DWG 211
9. 50' TEMPORARY TURNAROUND WITH TYPE II AGGREGATE BASE

N E S W

60 0 60 120
SCALE IN FEET

LEGEND

- SUBJECT PARCEL BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTERLINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- PHASE LINE
- SECTION CORNER
- 1683 E / 978 S — LOT ADDRESS

PHASE 1 PROJECT DATA

COMMERCIAL AREA	7.70 ACRES
STORAGE UNITS	222 UNITS
RV / TRAILER STORAGE	77 SPACES

PHASE 1 COMMERCIAL AREA LEGAL DESCRIPTION

PHASE 1

BEGINNING AT A POINT S89°53'13"E, 267.21 FEET ALONG THE SECTION LINE AND S0°24'25"E, 1464.06 FEET FROM THE NORTH ¼ CORNER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN; BASIS OF BEARING BEING S89°53'13"E BETWEEN THE NORTH ¼ CORNER AND NORTH EAST CORNER OF SAID SECTION 35; RUNNING THENCE S60°48'57"E, 370.53 FEET TO A POINT ON A 170.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 3.48 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°10'25"; THENCE S61°59'21"E, 204.32 FEET TO A POINT ON A 170.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 8.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°43'07"; THENCE S64°42'29"E, 416.48 FEET; TO A POINT ON A 170.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 7.35 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°28'37"; THENCE S67°11'06"E, 186.49 FEET; THENCE S0°21'27"E, 302.56 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HIGHWAY 89; SAID POINT ALSO BEING ON A 7537.79 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS N21°14'28"E); THENCE ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE 1188.05 FEET, THROUGH A CENTRAL ANGLE OF 9°01'50"; THENCE LEAVING SAID RIGHT OF WAY LINE N0°24'25"W 322.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 7.70 ACRES

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C11	200.00'	39.23'	11°14'21"	19.68'
C97	25.00'	39.31'	90°04'56"	25.04'
C110	200.00'	37.69'	10°47'53"	18.90'
C111	25.00'	48.84'	111°56'01"	37.02'
C112	25.00'	29.70'	68°03'59"	16.88'
C113	25.00'	39.22'	89°53'47"	24.95'
C114	25.00'	39.30'	90°04'34"	25.03'
C115	25.00'	39.60'	90°45'14"	25.33'
C120	20.00'	32.08'	91°54'39"	20.68'
C121	20.00'	31.61'	90°33'58"	20.20'
C122	79.50'	18.09'	13°02'11"	9.08'
C125	79.50'	18.09'	13°02'11"	9.08'
C145	17.50'	3.98'	13°02'11"	2.00'
C146	225.00'	152.13'	38°44'20"	79.10'
C147	320.00'	83.78'	15°00'00"	42.13'
C148	520.00'	121.76'	13°24'58"	61.16'
C149	479.71'	109.40'	13°03'58"	54.94'
C150	17.50'	3.98'	13°02'11"	2.00'
C151	285.00'	192.69'	38°44'20"	100.19'
C152	260.00'	68.07'	15°00'00"	34.23'
C153	459.73'	107.71'	13°25'25"	54.10'
C154	539.71'	123.08'	13°03'58"	61.81'

CONTACT INFORMATION

OWNER: JIM GUTHRIE

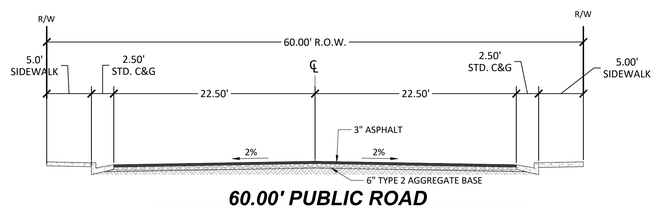
DEVELOPER: GUTHRIE COMPANIES
PO BOX 52049
RIVERSIDE, CA 92517
951-334-9003

811 Know what's below. Call before you dig.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF KANAB STANDARDS.



60.00' PUBLIC ROAD

NOT TO SCALE

GENERAL NOTES

1. OFF SITE SEWER WILL BE REQUIRED FOR FULL PROJECT. CONNECT TO EXISTING SEWER LINE IN OLD HIGHWAY 89, AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN HIGHWAY 89.

2. DRAINAGE RUNOFF FROM THE SITE WILL BE DIRECTED INTO THE NATURAL DRAINAGE CHANNEL THROUGH THE MIDDLE OF THE PROJECT. AN EXISTING 6' CULVERT WILL BE EXTENDED TO THE SITE AND THROUGH ON SITE DETENTION BASINS. THE DEVELOPED FLOWS WILL NOT EXCEED EXISTING FLOWS.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

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

PHASE 1 STORAGE SITE PLAN
FOR
HIDDEN CANYON SUBDIVISION PHASES 1
LOCATED IN THE NW 1/4, SEC 35, AND THE W 1/2 SEC 26
T42S, R16W, S.L.B.&M. KANAB, UTAH

PROFESSIONAL ENGINEER
STEVEN M. KAMLOWSKY
No. 8362092
5/04/26
STATE OF UTAH

CHECKED BY : SK
DRAWN BY : SWB
DATE : 4/21/26
JOB NO. : 21-43

SCALE : 1"=60'

SHEET NO. : C-S1

PAVEMENT MARKING TABLE

DESCRIPTION	STATION	OFFSET
STRAIGHT	STA: 5+17.66	OFFSET: 6.12 (L)
	STA: 6+36.94	OFFSET: 18.00
	STA: 7+15.25	OFFSET: 6.00 (L)
	STA: 7+42.94	OFFSET: 18.00
	STA: 8+86.60	OFFSET: 17.87
	STA: 8+85.66	OFFSET: 6.12 (L)
	STA: 9+67.11	OFFSET: 6.11 (L)
	STA: 9+91.82	OFFSET: 16.12

LEFT ARROW	STA: 6+54.42	OFFSET: 6.12
	STA: 7+63.23	OFFSET: 6.12
RIGHT ARROW	STA: 8+69.14	OFFSET: 18.33 (L)
	STA: 9+81.02	OFFSET: 17.46 (L)
ONLY	STA: 6+26.30	OFFSET: 6.14
	STA: 7+35.11	OFFSET: 6.15
	STA: 8+97.56	OFFSET: 17.99 (L)
	STA: 9+94.57	OFFSET: 17.41 (L)

N E S W

60 0 60 120

SCALE IN FEET

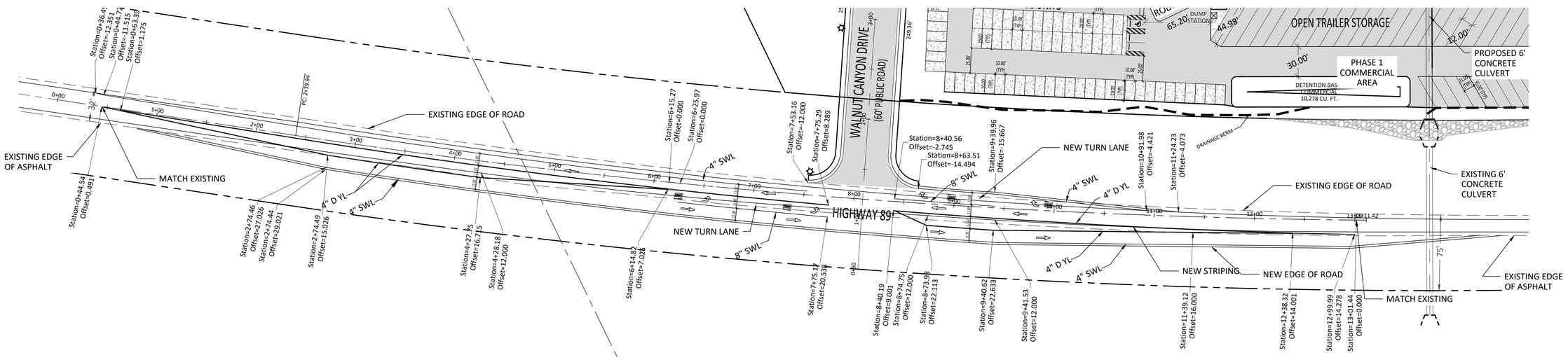
LEGEND

- BOUNDARY LINE
- RIGHT OF WAY
- EDGE OF ASPHALT
- CENTERLINE
- SWL — SOLID WHITE LINE
- DYL — DOUBLE YELLOW LINE
- TURN ONLY
- TURN DIRECTION
- PASS THROUGH

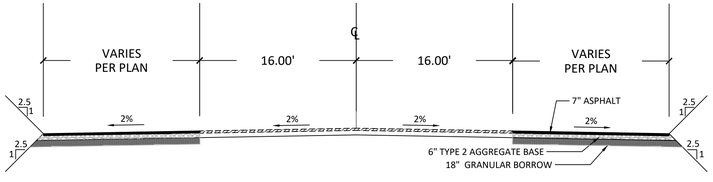
GENERAL NOTES

1. OFF SITE SEWER WILL BE REQUIRED FOR FULL PROJECT. CONNECT TO EXISTING SEWER LINE IN OLD HIGHWAY 89, AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN HIGHWAY 89.

2. DRAINAGE RUNOFF FROM THE SITE WILL BE DIRECTED INTO THE NATURAL DRAINAGE CHANNEL THROUGH THE MIDDLE OF THE PROJECT. AN EXISTING 6' CULVERT WILL BE EXTENDED TO THE SITE AND THROUGH ON SITE DETENTION BASINS. THE DEVELOPED FLOWS WILL NOT EXCEED EXISTING FLOWS.



NOTE:
WORK SHOWN IS SUBJECT TO UDOT APPROVAL.



HIGHWAY 89 TYPICAL SECTION

NOT TO SCALE

REVISIONS

NO.	DESCRIPTION	DATE	BY

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

HIGHWAY TURN LANE PLAN
FOR
HIDDEN CANYON SUBDIVISION PHASES 1
LOCATED IN THE NW 1/4, SEC 35, AND THE W 1/2 SEC 26
T42S, R16W, S.L.B.&M. KANAB, UTAH

PROFESSIONAL ENGINEER
STEVEN M. KAMLOWSKY
No. 8362092
5/04/26
STATE OF UTAH

CHECKED BY : SK
DRAWN BY : SWB
DATE : 5/4/26
JOB NO. : 21-43

SCALE : 1"=60'

SHEET NO. : C-S2