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City Manager
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Treasurer
Danielle Ramsay



City Council
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Chris Heaton
Boyd Corry
Peter Banks
Steve Shrope

KANAB CITY PLANNING COMMISSION

26 North 100 East
Kanab, UT 84741

September 1, 2026

NOTICE is hereby given that the Kanab Planning Commission will hold its regular Commission Meeting on the 1st day of September 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 August 4, 2026
3. Public Comment Period – Members of the public are invited to address the Planning Commission. Participants are asked to keep their comments to 3 minutes and follow rules of civility outlined in Kanab Ordinance 3-601

Legislative Decision:

1. **PUBLIC HEARING** - Discuss and recommend to City Council a zone change application on Parcel K-7-8-Annex from C-3 [Commercial] to R-1-10 [Single Family, 10,000 sq.ft. minimum] Parcel is located approximately at 664 E Chinle Dr.
2. **PUBLIC HEARING** - Discuss and recommend to City Council a zone change application on Parcel K-228-3 from R-8 [Single Family, 8,000 sq.ft. minimum] to RM [Rural Multi-family]. Parcel is located approximately at 364 E 100 S.

Administrative Decision Items:

3. Discuss, approve or deny a Site Plan for new construction on a retail store, Dollar General, approximate location is 484 S 100 E.
4. Discuss and recommend to City Council a Full Boundary Adjustment for parcels K-20-5 and K-20-4 to join the lots together located approximately at 190 W Center St.
5. Discuss approve or deny a site plan for demo and new construction of the Mountain America Credit Union.
6. Discuss and recommend to City Council a Plat Amendment to parcel K-376-2 of the Reese's Minor Subdivision. The amendment is to split Lot 2 into two separate lots, located approximately at 1045 S Hwy 89A.
7. Discuss and recommend to City Council a Preliminary Plat for Phase 2 of the Catori Canyon Planned Development Overlay, located approximately at 250 South 600 West.

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8. Discuss, approve or deny a modification to a site plan review for the Kane County Visitor Center. The modification is to review the proposed sign that will be added to the site.
9. Discuss, approve or deny a modification to a site plan review for Ace Hardware's landscaping.

Work Meeting:

Staff Report:

Reminder about the Utah Land Use Institute Fall Conference 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.

— A Western Classic —

1 **KANAB CITY PLANNING COMMISSION**

2
3 **26 North 100 East**

4 **Kanab, UT 84741**

5 **August 4, 2026 @1830**

6
7 **Agenda Items:**

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

9 **In Attendance:** Planning Commission Members: Chair Ben Aiken, Russ Whitaker, Andy Hill,
10 Dennis Shakespear, Kerry Glover; City Council Liaison: Arlan Chamberlain; Building & Land
11 Use Official: Janae Chatterley; Building & Land Use Assistant: Samuel Tomco; City Attorney:
12 Kent Burggraaf;

13 **Not In Attendance:** Planning Commission Members: Marlee Swain, Terry Edwards;

14
15 **2. Approval of meeting minutes from July 7, 2026**

16 Member Whitaker made a motion to approve the July 7, 2026 minutes.

17 Member Hill seconded the motion.

18 Chair Aiken – YES

19 Member Whitaker – YES

20 Member Hill – YES

21 Member Shakespear – YES

22 Member Glover – YES

23 Member Swain – Absent

24 Member Edwards – Absent

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

29 Chair Aiken opened the public comment period.
30 Vince Vincent spoke, noting disfavor towards the South Central building zone change.
31 Bob Sennecal, speaking on behalf of his wife, is against the South Central zone change.
32 Chair Aiken closed the public comment period.

33

34 **Legislative Decision:**

35

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

39 Ms. Chatterley restated the summary on the text amendment recommendations.

40 Member Whitaker moved to send a positive recommendation to city council for the change of
41 Kanab City subdivision Ordinances identified in Exhibit A of Staff Report 20260501.

42 Member Shakespear seconded the motion.

43 Chair Aiken – YES

44 Member Whitaker – YES

45 Member Hill – YES

46 Member Shakespear – YES

47 Member Glover – YES

48 Member Swain – Absent

49 Member Edwards – Absent

50

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

54 Ms. Chatterley restated the summary for the Land Use text amendment.

55 The planning commission spoke with the applicant regarding the proposal.

Member Glover moved 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.

Chair Aiken – YES

Member Whitaker – YES

Member Hill – YES

Member Shakespear – YES

Member Glover – YES

Member Swain – Absent

Member Edwards – Absent

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.

Ms. Chatterley summarized the proposed zone change, noting it was suggested by the city for SC Broadband to request a zone change to bring them fully into compliance. The process began due to complaints brought to the city regarding SC Broadband and their property being Legally Noncompliant. This lot, Ms. Chatterley noted, has been zoned residential, but used as commercial legally noncompliant for many years, and as it stands, no violations have been discovered with SC Broadband's usage of the property, but due to raised complaints, and to bring the lot into compliance with the current city ordinance, the zone request has been made.

Mr. Burggraaf further explained the proposed zone change, as well as noting the actual legal standing of petitions.

Ms. Chatterley spoke with the commission answering further questions.

Chair Aiken opened the public comment period.

Darren DaSilva, a neighbor property owner to SC broadband, reported he was the one making the complaints regarding South Central, and noted he does not agree with the Building Officials findings, and is against the zone change.

Mr. Burggraaf clarified the planning commissions' ability with recommendations.

Karen Heats noted she was against the zone change, and also noted she has concerns over the current noise level and amount of action in and out.

87 Aaron Clark complained that SC broadband allegedly installed a culvert which diverts storm water
88 into a nearby cul de sac, and is not in favor of the zone change.

89 Kent Brinkerhoff is unsure why SC broadband is allowed to operate as a commercial business, but
90 he isn't allowed to have a welding business at his home.

91 Eric Simms is not in favor of the zone change.

92 Amy Reid is not in favor of the zone change.

93 Bob Sennecal is not in favor of the zone change, and thinks it is fine as it is.

94 Tori Brinkerhoff is not in favor of the zone change.

95 Stephanie Clark noted that a driveway that SC broadband installed causes water to flow into the
96 nearby cul de sac, and reports there is noise that comes from SC broadband.

97 Tori Brinkerhoff spoke again, wondering why no representative from SC broadband was present.

98 Ms. Chatterley spoke, noting that it was by the city's recommendation that SC broadband went
99 ahead with the zone change, to come into compliance, and that SC broadband is impartial to what
100 decision/recommendation is made. She clarified that SC broadband has no plans to expand or sell.

101 Mr. Tomco noted he spoke directly to the CEO of SC broadband, and when asked if the CEO
102 should attend, he was told that there is no requirement to be present, especially considering it is
103 the city who petitioned for the zone change, not SC broadband.

104 The Planning commission discussed the proposed change, what "legally nonconforming" means,
105 and addressed the complainant directly, as well as requested further clarity from Ms. Chatterley
106 and Mr. Burggraaf.

107 Chair Aiken closed the public comment period.

108

109 Member Glover made a negative recommendation to the proposed zone change, that the current
110 zone would stay the same.

111 Member Hill seconded the motion.

112 Chair Aiken – YES

113 Member Whitaker – YES

114 Member Hill – YES

115 Member Shakespear – YES

116 Member Glover – YES

117 Member Swain – Absent

118 Member Edwards – Absent

119

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

123 Ms. Chatterley summarized the proposed zone change, noting the lot is currently being used as
124 residential, and the property owners want to split the lot to allow to sell.

125 Chair Aiken opened for public comment.

126 Chair Aiken closed the public comment period.

127

128 Member Glover made a motion for a positive recommendation to the city council to assign zone
129 R-1-15 to parcel K-376-2, based on the findings and conditions outlined in the staff report
130 ZONE26-009.

131 Member Hill seconded the motion.

132 Chair Aiken – YES

133 Member Whitaker – YES

134 Member Hill – YES

135 Member Shakespear – YES

136 Member Glover – YES

137 Member Swain – Absent

138 Member Edwards – Absent

139

140

141 **Administrative Decision Items:**

142 **5. Discuss, approve or deny a Site Plan for new construction on a hotel, restaurant, and**
143 **administrative buildings located in the Ventana Resort Village, phase 2.**

144 Ms. Chatterley summarized and explained the site plan.

145 Member Whitaker moved to approve the hotel, restaurant, and administrative buildings located in
146 the Ventana resort village, phase 2, located at 650 E Kaneplex Dr. based on staffs findings,
147 recommendations, and conditions listed in the report SPR26-014, with the condition that it is
148 signed off by the engineer and public works director.

149 Chair Aiken – YES

150 Member Whitaker – YES

151 Member Hill – YES

152 Member Shakespear – YES

153 Member Glover – YES

154 Member Swain – Absent

155 Member Edwards – Absent

156

157

158 **6. Discuss approve or deny a site plan for a change in occupancy and remodel for a**
159 **Legacy Gym located at 265 E 300 S.**

160 Ms. Chatterley explained the site plan, as well as the needed ADA requirements on the property.

161 The planning commission spoke with the applicants regarding the proposed gym.

162 Mr. Burggraaf discussed with the planning commission regarding parking requirements.

163 Member Glover moved to approve the site plan for parcel K-1-1B1 located at 265 E 300 S,
164 assigning 1 per 300sqft parking spaces for the business use based on staff's analysis, findings,
165 recommendation and the condition(s) listed in the report, SPR26-016.

166 Member Shakespear seconded the motion.

167 Chair Aiken – YES

168 Member Whitaker – YES

169 Member Hill – YES

170 Member Shakespear – YES

171 Member Glover – YES

172 Member Swain – Absent

173 Member Edwards – Absent

174

175 **7. Discuss and recommend to City Council a final plat for phase 1 of the Hidden Canyon**
176 **Subdivision.**

177 Ms. Chatterley discussed and summarized the Hidden Canyon subdivision.

178 Member Whitaker made a motion to send a positive recommendation to City Council for the final
179 plat on Phase 1 of the Hidden Canyon Subdivision based on the findings and conditions of approval
180 as outlined in the staff report for file #PLAN25-055.

181 Member Glover seconded the motion.

182 Chair Aiken – YES

183 Member Whitaker – YES

184 Member Hill – YES

185 Member Shakespear – YES

186 Member Glover – YES

187 Member Swain – Absent

188 Member Edwards – Absent

189

190 **Work Meeting:**

191 No work meeting.

192 **Staff Report:**

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

194 **Commission Member Report:**

195 No commission member report.

196 **Council Member Liaison Report:**

197 No Liaison report.

198

199 Member Whitaker made a motion to adjourn.

200 Member Hill seconded the motion.

201 Chair Aiken – YES

202 Member Whitaker – YES
203 Member Hill – YES
204 Member Shakespear – YES
205 Member Glover – YES
206 Member Swain – Absent
207 Member Edwards – Absent
208

DRAFT

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Kanab City Planning Commission Staff Report **File # ZONE26-012**

Date:	August 31, 2026
Meeting Date:	September 1, 2026
Agenda Item:	Discuss and recommend a zone change to City Council from C3 [Commercial] to R-1-10 [Single Family, 10,000 sq.ft. minimum] for parcel K-7-8-Annex
Subject Property Address:	664 E Chinle Dr.
Property Owner:	Cloyd G Chamberlain TR
Applicant Agent:	Iron Rock Engineering
General Plan Designation:	General Commercial
Parcel #:	K-7-8-Annex

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 Cloyd G Chamberlain for parcel K-7-8-Annex. The request is to rezone from C3 (Commercial) to R-1-10 (Single Family, residential minor subdivision).

Site Description:

The subject property is approximately 1.98-acres. The parcel has an existing home. Surrounding zoning designations and the density designations are as follows:

North	South	East	West
C-2	RR-1	C-2 & RR-1	C-2
General Commercial /	General Commercial / Medium Density Residential / High Density Residential	General Commercial	General Commercial

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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 September 1, 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 C3 and approximately 1.98-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-1-10 zone is not consistent with the Kanab City Future Land Use Map that shows the area designated as GC but it does border the MDR/HDR designation to the south of the property. R-1-10 zone is not consistent with the surrounding area that is currently zoned C3 and RR-1.

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Suggested Motion(s):

I move that we send a positive recommendation to City Council to assign zone R-1-10 to Parcel K-7-8-Annex based on the findings and conditions outlined in Staff Report ZONE 26-012.

I move that we send a positive recommendation to City Council to assign zone _____ to Parcel K-7-8-Annex based on the findings and conditions outlined in Staff Report ZONE 26-012 and the following _____.

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

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Exhibit A: Subject Property

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Kanab City Planning Commission Staff Report **File # PLANZONE26-013**

Date:	August 31, 2026
Meeting Date:	September 1, 2026
Agenda Item:	PUBLIC HEARING to discuss and recommend a zone change to City Council from R-1-8 [Single Family Zone] to RM [Multi-Family Residential] for parcel K-228-3
Subject Property Address:	346 E 100 S
Property Owner:	Rafter H Homes LLC
Applicant Agent:	
General Plan Designation:	Medium Density Residential/High Density Residential
Parcel #:	K-228-3

Attachments:

Exhibit A: Subject/Vicinity Property
Exhibit B: Site Plan

Summary:

Property Owner, Rafter H Homes LLC is requesting a zone change to rezone parcel K-228-3 from R-1-8 (Single Family Zone) to a RM (Multi-Family Residential). The property owner would like to change the use of the building to have the option of platting the two-family dwelling.

Site Description:

The subject property is approximately 0.25-acres. The parcel has an existing two-family dwelling unit. Surrounding zoning designations and the density designations are as follows:

North	South	East	West
Single-Family R-1-8	Single-Family R-1-8	Single-Family R-1-8	Single-Family R-1-8
Medium Density Residential (MDR) / High Density Residential (HDR)	Medium Density Residential (MDR) / High Density Residential (HDR)	Medium Density Residential (MDR) / High Density Residential (HDR)	Medium Density Residential (MDR) / High Density Residential (HDR)

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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 September 1, 2026. Public notices have been posted on the City and State websites.

Findings:

1. The application was initiated by the owner.
2. The property is zoned as R-1-8 and approximately 0.25-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 RM zone is consistent with the Kanab City Future Land Use Map that shows the area designated as MDR/HDR.
5. The requested zone of RM is not consistent with the adjacent/surrounding properties.

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Suggested Motion(s):

I move that we send a positive recommendation to the City Council to assign zone RM to Parcel K-228-3 based on the findings and conditions outlined in Staff Report PLANZONE 26-013.

I move that we send a positive recommendation to the City Council to assign zone _____ to Parcel K-228-3 based on the findings and conditions outlined in Staff Report PLANZONE 26-013 and the following _____.

I move that we send a negative recommendation to the City Council to assign zone RM to Parcel K-228-3 based on the findings and conditions outlined in Staff Report PLANZONE 25-013.

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Exhibit A: Subject Property

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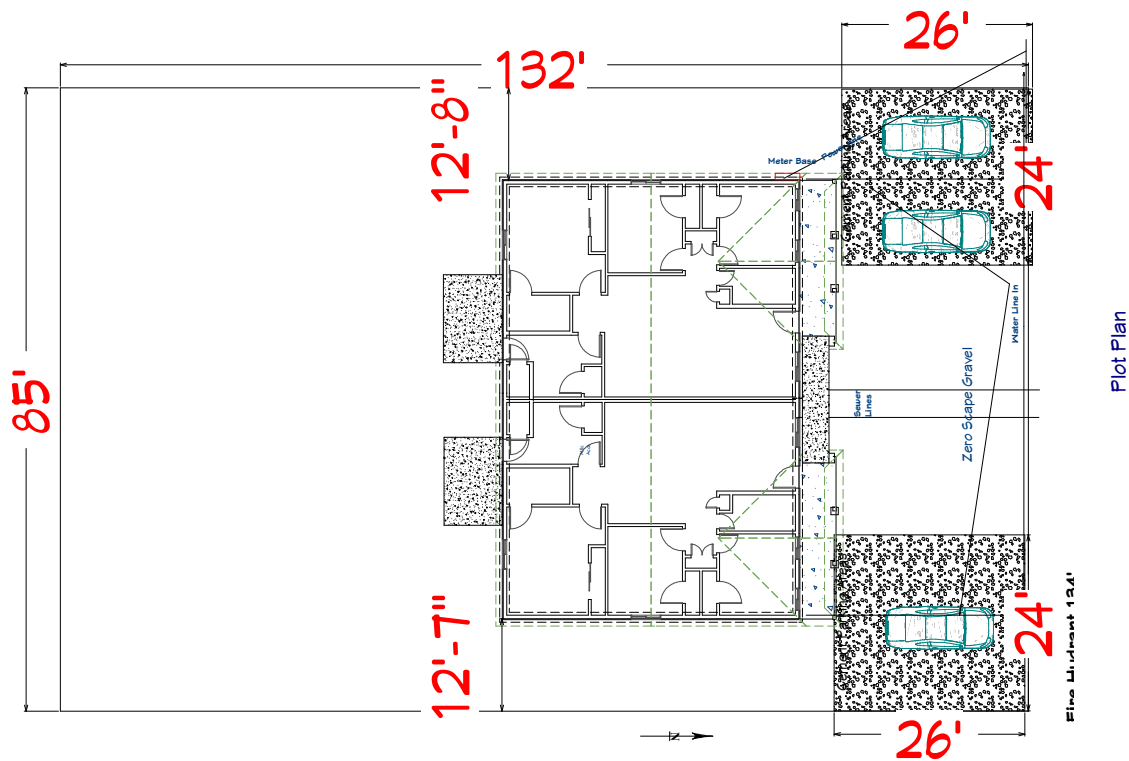
Exhibit B: Applicant's Statements

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Shetland
100 South

WUI
Defensible space zone
Brush to be cleared
off the lot.
Gravel parking lot



Plot Plan



Site Plan

DRAWINGS PROVIDED BY:
Rafter H Homes
Tyler Heely
435-689-1811

DATE:

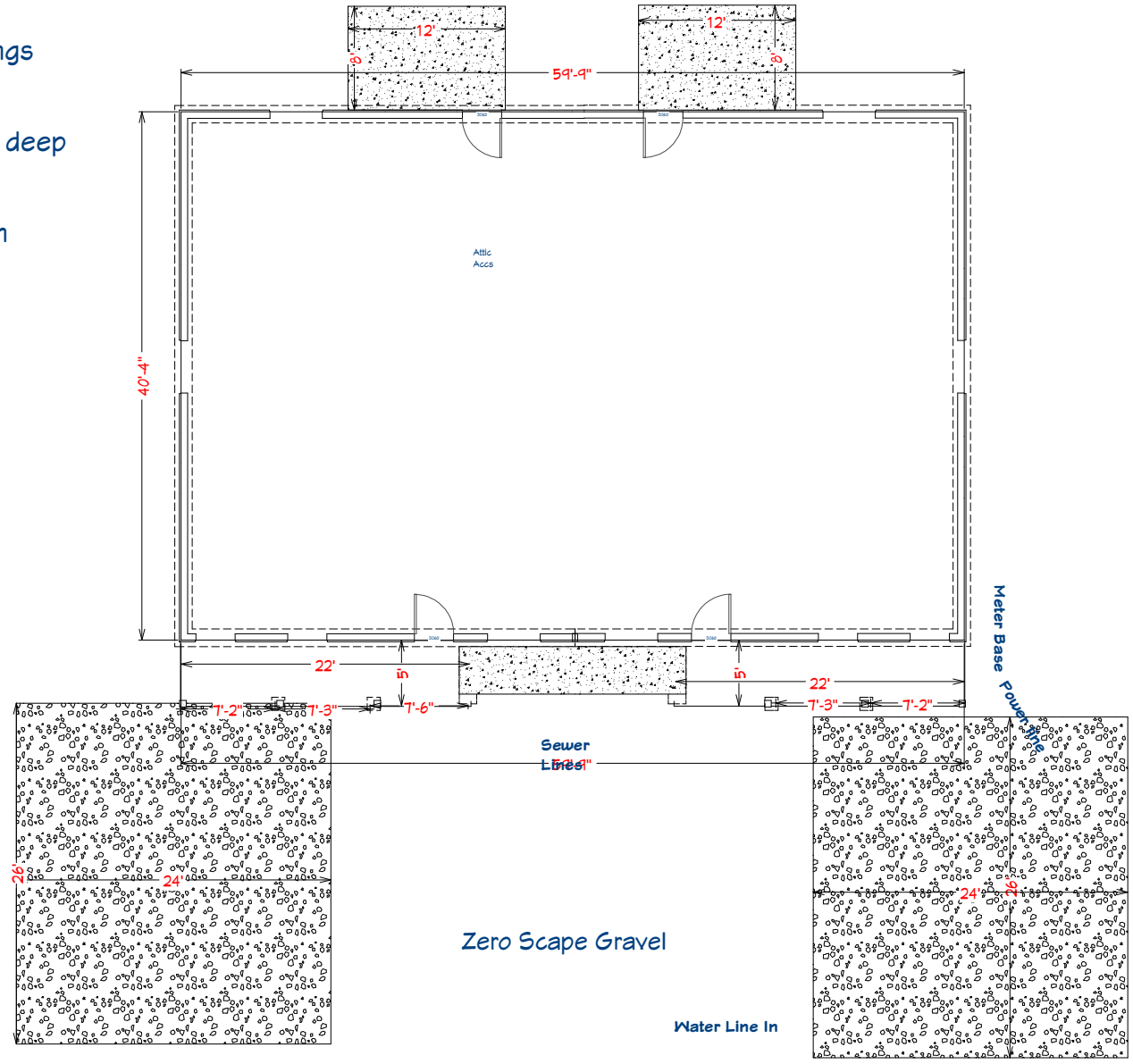
4/16/2026

SCALE:

SHEET:

A- 1

1. 18" deep continuous footing on all exterior walls
2. 2 #4 rebar continuous in footings
3. #4 vertical rebar every 24"
4. 1/2 J bolt every 32"
5. Interior footings 18" wide x 12" deep
6. 4" thick floor
7. 4" thick on flat work
8. Dowel flat work into foundation



Foundation Plan



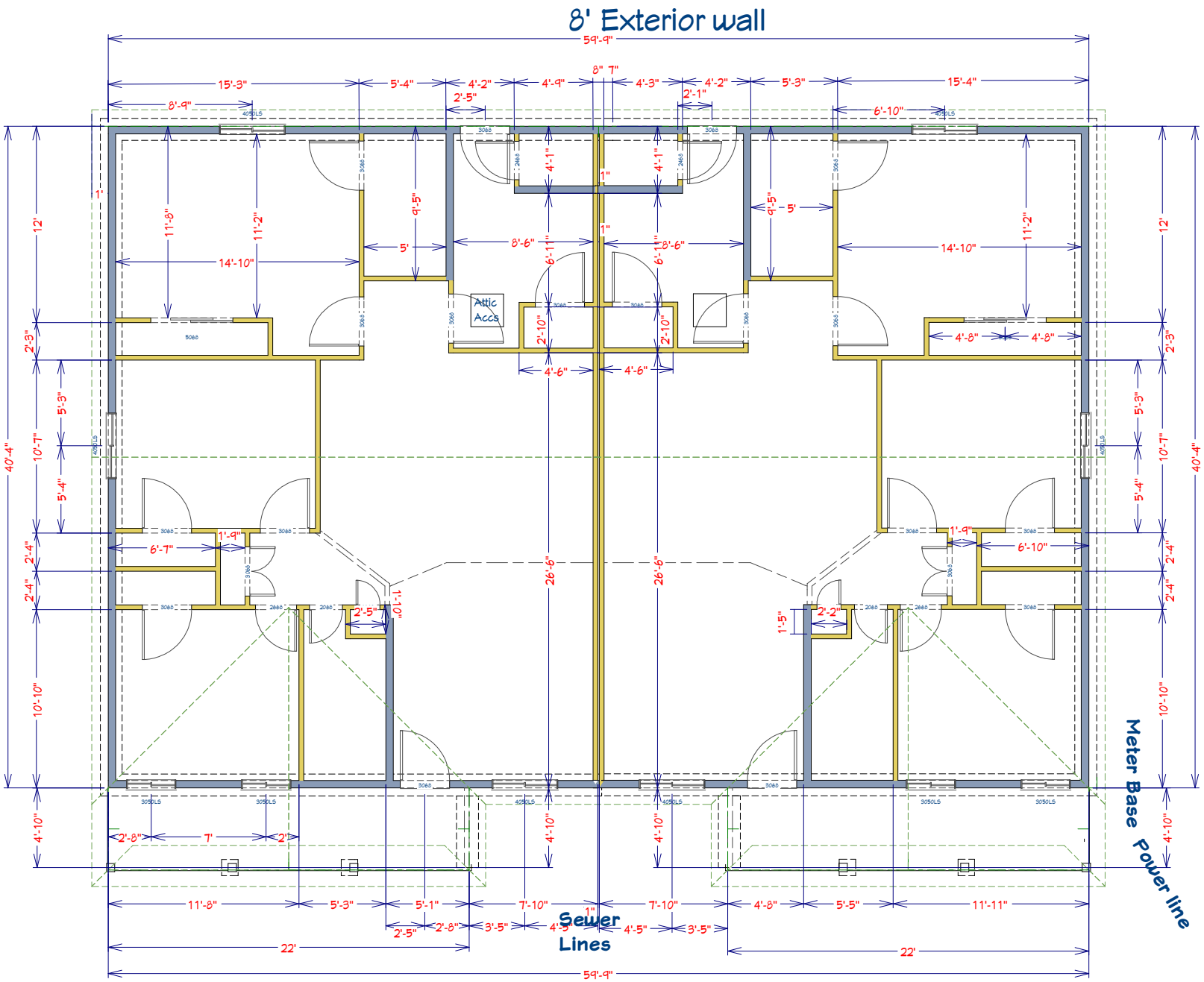
Foundation Plan

DRAWINGS PROVIDED BY:
Rafter H Homes
Tyler Heely
435-689-1811

DATE:
4/16/2026

SHEET:

A-3



Framing plan



Framing Plan

DRAWINGS PROVIDED BY:
 Rafter H Homes
 Tyler Heely
 435-689-1811

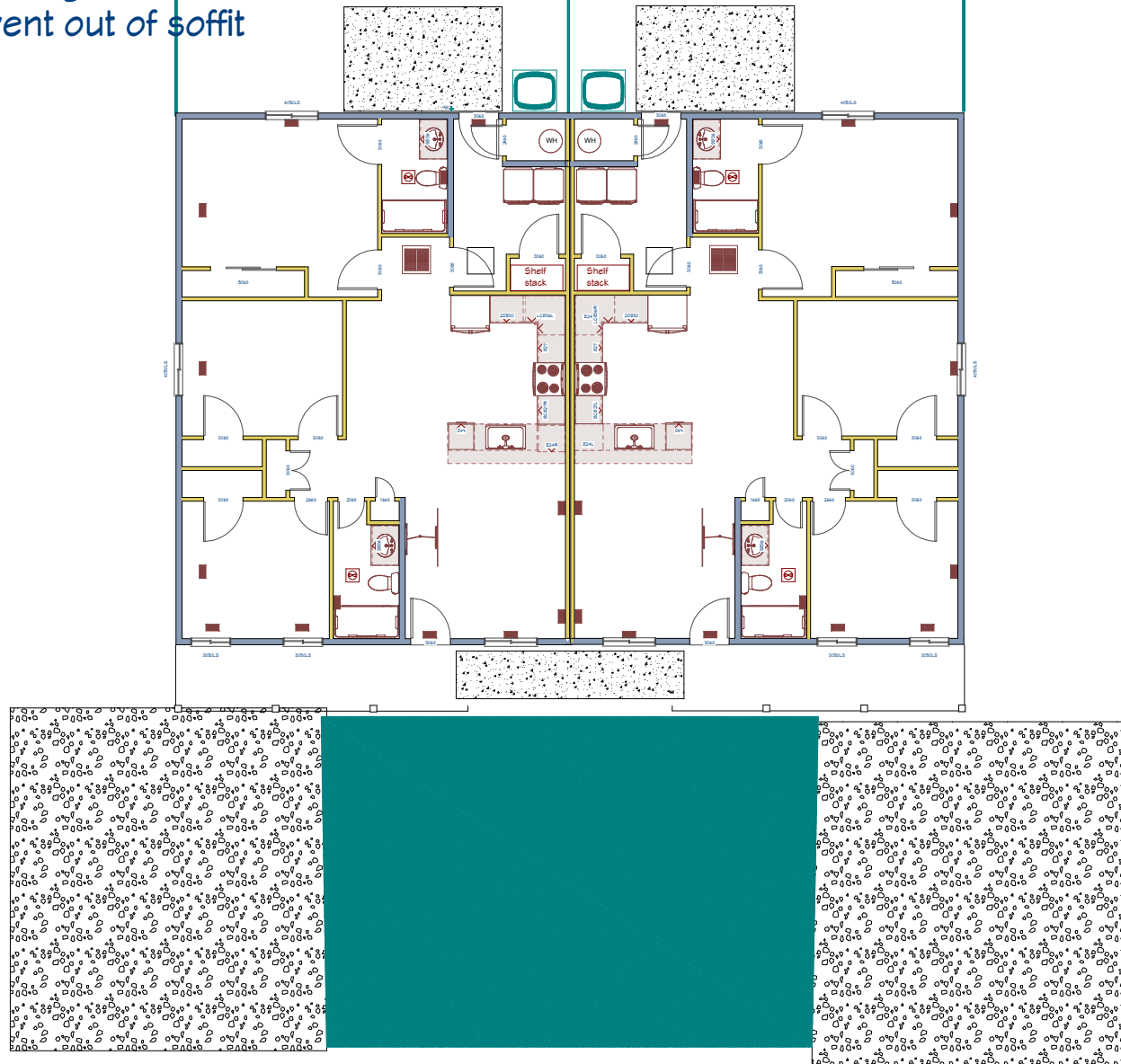
DATE:
 4/16/2026

SCALE:

SHEET:

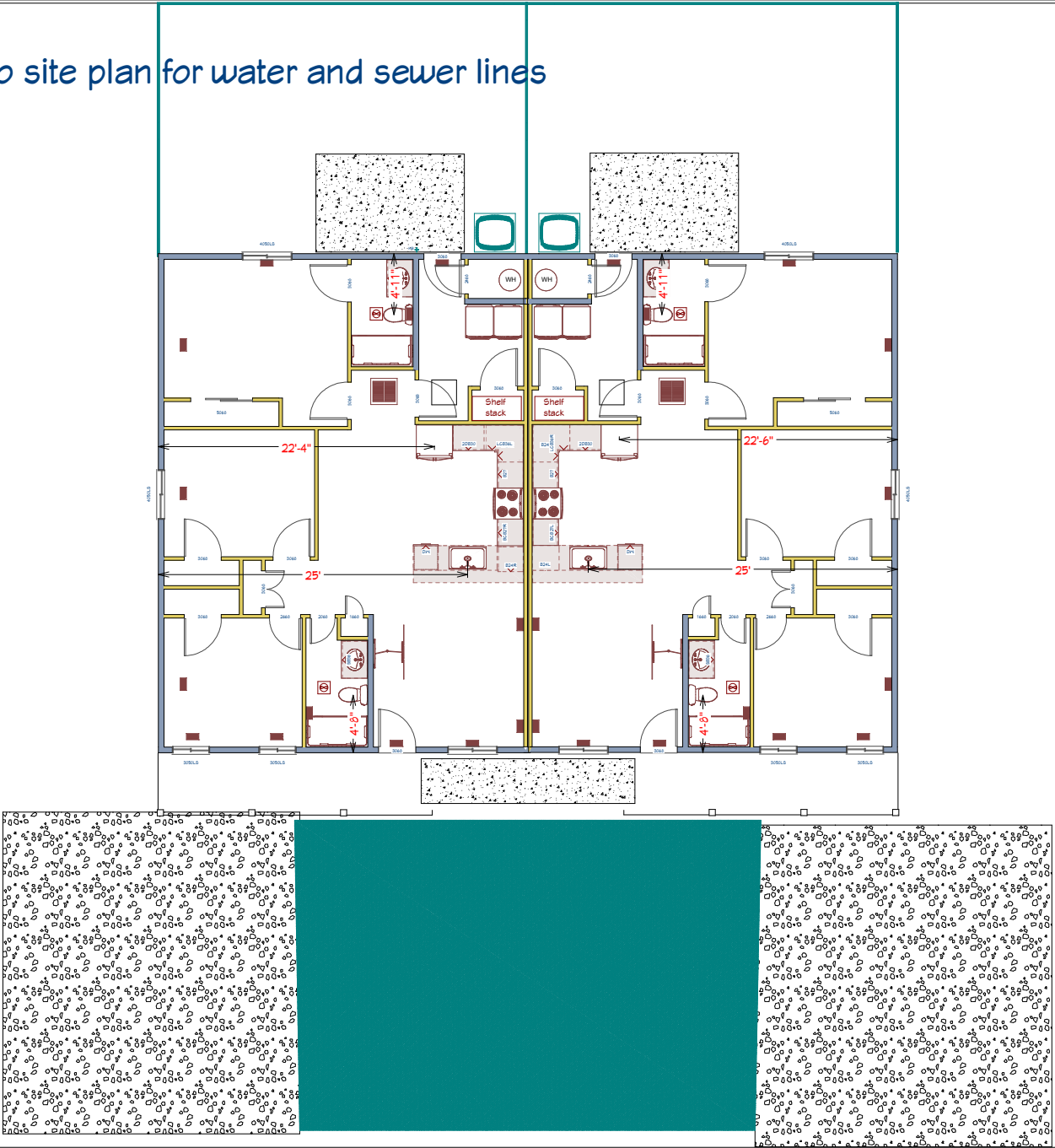
A- 4

1. Furnace in the attic with access through attic access
- 2 Ductwork in the attic embedded in insulation
- 3 Return air in the hallway
- 4 Bathroom exhaust vent out of soffit



Mechanical Plan

Please refer to site plan for water and sewer lines



Plumbing Plan



Plumbing Plan

DRAWINGS PROVIDED BY:
Rafter H Homes
Tyler Heely
435-689-1811

DATE:

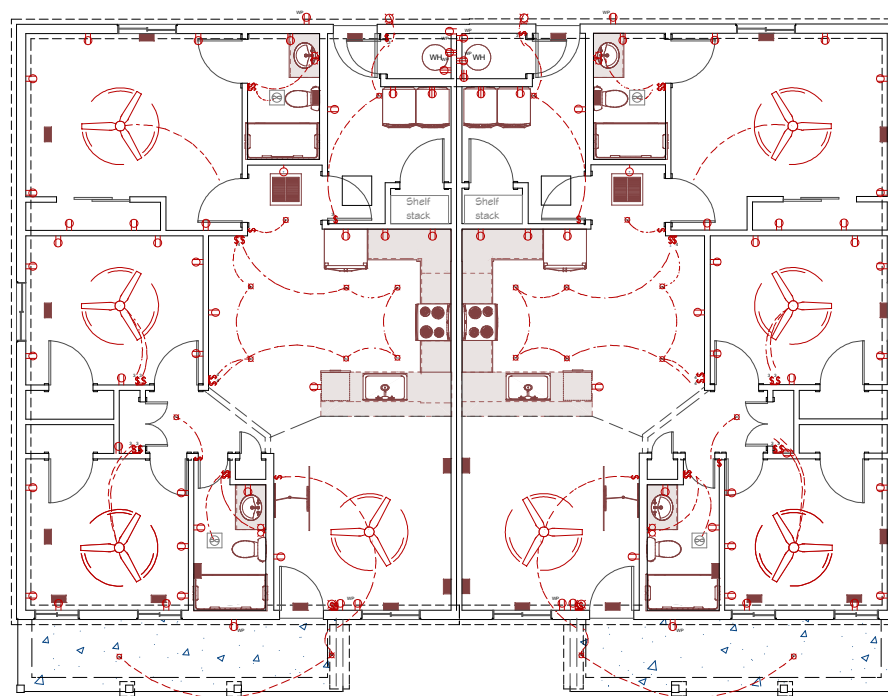
4/16/2026

SCALE:

SHEET:

A- 6

Light in attic for HVAC Unit
Electrical Plug in attic by HVAC unit
Countertop, laundry room
and exterior plug are GFCI



Electrical Plan



Elevation 4



Elevation 2



Elevation 3



Elevation 1



Elevations

DRAWINGS PROVIDED BY:
Rafter H Homes
Tyler Heely
435-689-1811

DATE:

4/16/2026

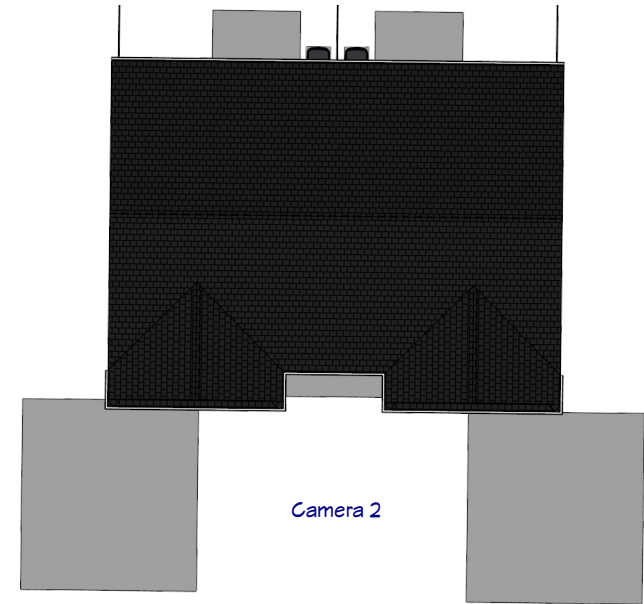
SCALE:

SHEET:

A-8



Camera 1



Camera 2



Camera 3



Elevations

DRAWINGS PROVIDED BY:
Rafter H Homes
Tyler Heely
435-689-1811

DATE:

4/16/2026

SCALE:

SHEET:

A-9

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Kanab City Planning Commission Staff Report

File: PLANSPR26-015

Date:	August 31, 2026
Meeting Date:	September 1, 2026
Agenda Item:	Planning Commission review to approve or deny a Site Plan for parcel K-6-1-Annex, K-6-2-Annex & K-6-3-Annex
Subject Property Address:	484 S 100 E
Applicant:	Mountain America Credit Union
Applicant Agent:	Elevate Engineering

Exhibit A: Aerial View of Property

Exhibit B: Civil Set

Exhibit C: Landscaping Plans

Summary:

Elevate Engineering submitted an application for a Site Plan Review for a demolition and new construction of a building. The project consist of demolition of the existing building and new construction of a new building.

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 application meets the requirements of Chapter 9 – Site Plan.
- The requirements of Chapter 6 for the parking requirements have been met, twenty-five (25) parking spaces required, thirty-four (34) are provided.
- Landscaping plans need to be updated to show planting and materials (rocks, boulders, etc.) as outlined in Chapter 9. The amount of landscaped areas does meet Chapter 9.
- Design Standards meet Land Use Ordinance Chapter 20 Commercial Zone

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Proposed Findings:

1. Application for a Site Plan Review was submitted by Elevate Engineering.
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 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. Landscape plans are updated and approve by Land Use Administrator
- b. 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-6-1-Annex, K-6-2-Annex & K-6-3-Annex located at 484 S 100 E. based on staff's analysis, findings, recommendation and the condition(s) listed in the report, SPR26-017.

Alternate motion:

I move that we deny the site plan for site plan for parcel K-6-1-Annex, K-6-2-Annex & K-6-3-Annex located at 484 S 100 E. (i.e., demonstrating the applicant has not met the standards outlined in the Kanab City ordinances): .

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Boyd Corry

Peter Banks

Exhibit A: Aerial View

— A Western Classic —

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

Steve Shrope

Boyd Corry

Peter Banks

Exhibit B: Civil / Construction Set

— A Western Classic —

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

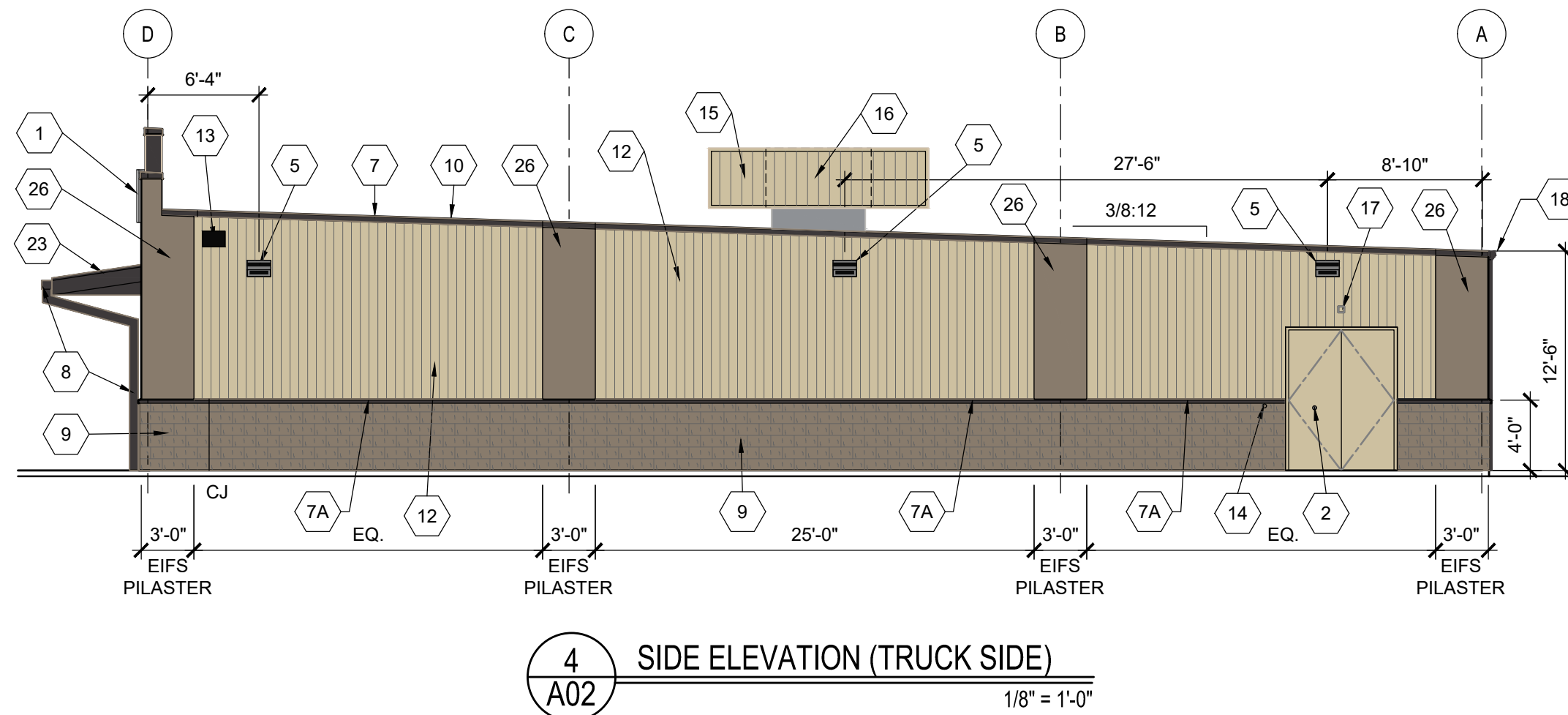
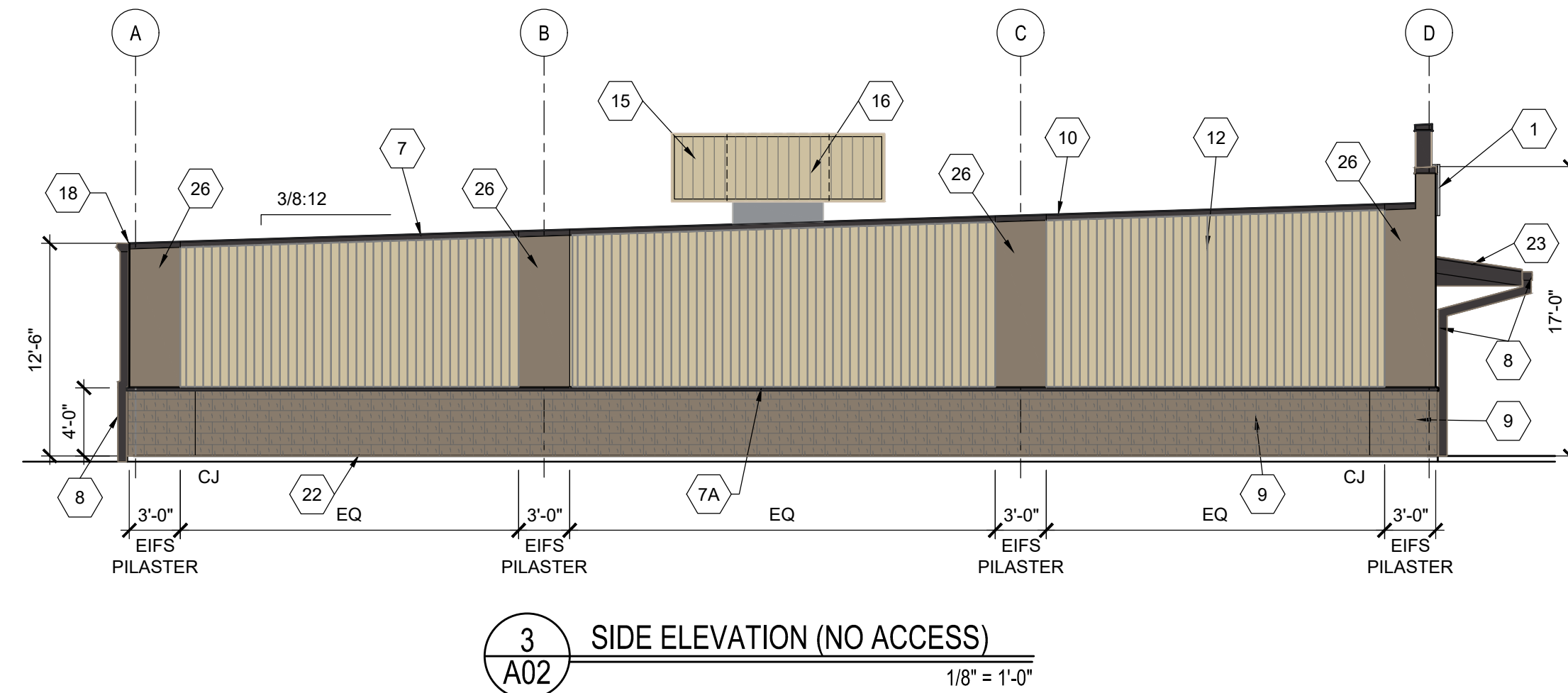
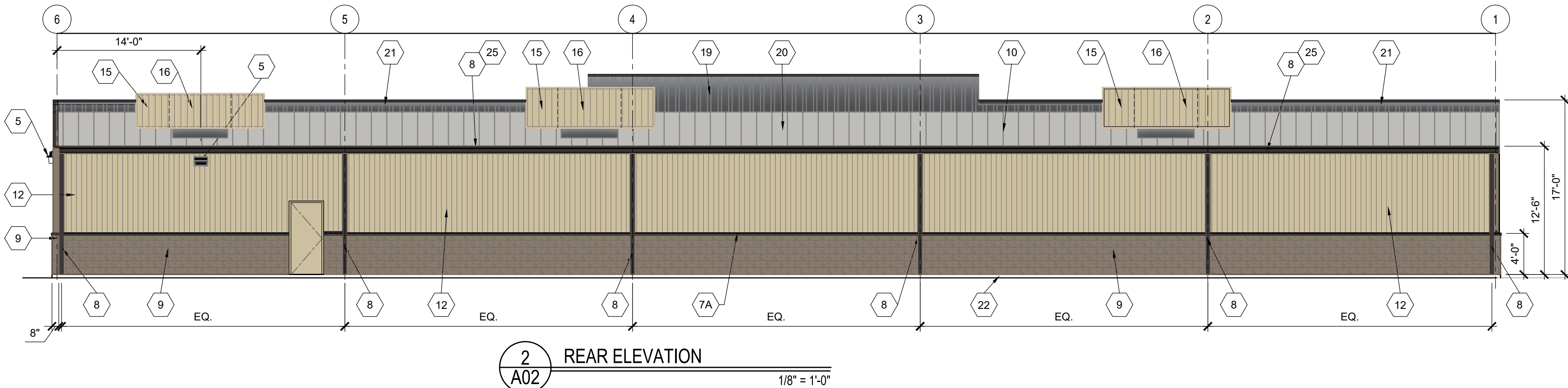
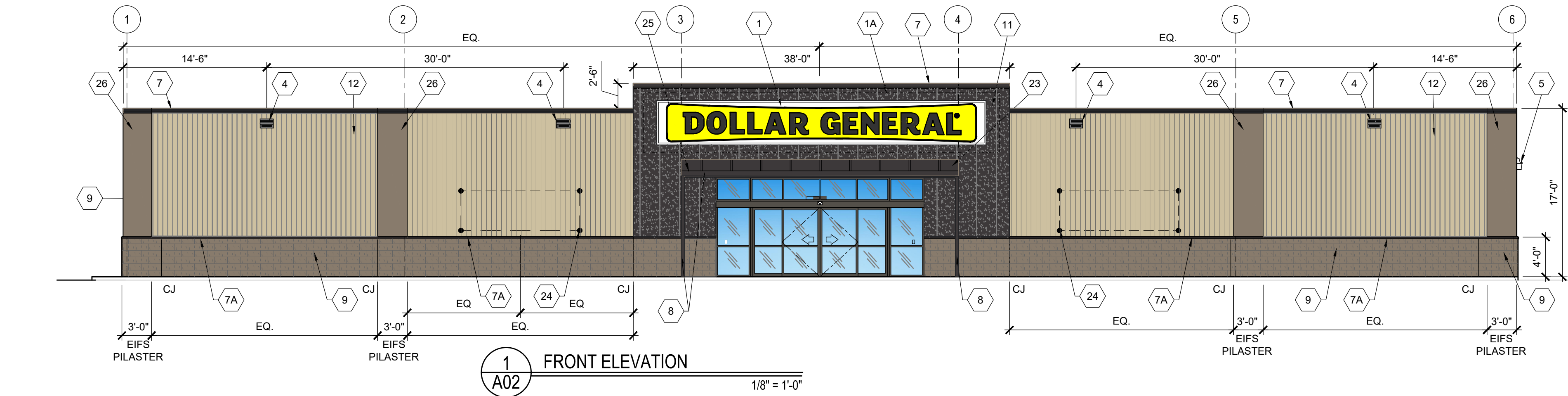
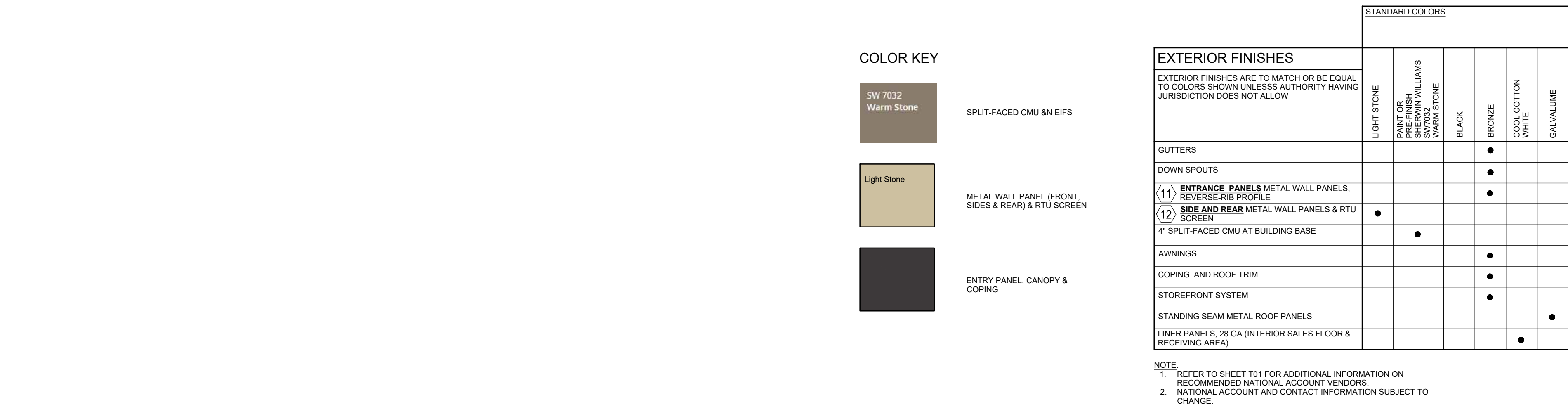
Steve Shrope

Boyd Corry

Peter Banks

Exhibit C: Landscaping Plan

— A Western Classic —



ELEVATION KEYED NOTES

- SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF CANOPY. CONTRACTOR IS TO PROVIDE ADEQUATE STRUCTURE TO SUPPORT SIGN. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
- PLYWOOD BLOCKING BEHIND METAL PANELS FOR SIGNAGE.
- 2" DOOR SCOPE.
- NOT USED.
- WALL PACK. REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFO. 15'-6" A.F.F. TO J-BOX.
- WALL PACK. REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFO. 11'-0" A.F.F. TO J-BOX.
- NOT USED.
- TRIM OVER METAL PANELS - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
- FLASHING OVER CMU - MATCH COLOR OF ADJACENT METAL PANELS.
- GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
- 4" SPLIT FACE CONCRETE MASONRY UNIT.
- STANDING SEAM METAL ROOF.
- PRE-FINISHED METAL WALL PANELS (BY PEMB), REVERSE RIB PROFILE AT ENTRANCE ONLY. REFER TO 1/A02 FOR EXTENT. SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
- PRE-FINISHED METAL WALL PANELS FOR SIDE AND REAR. PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0". SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
- VENT FOR BATHROOM EXHAUST. REFER TO MECHANICAL DRAWING M1 FOR ADDITIONAL INFORMATION.
- DOOR BUZZER. REFER TO ELECTRICAL DRAWING E1 FOR ADDITIONAL INFORMATION.
- RTU ENVISOR SCREEN BY CITYSCAPES OR EQUAL. PROVIDE METAL PANEL DESIGN TO MATCH SIDES & REAR PANEL SIDING. STYLE AND COLOR TO BE SELECTED BY OWNER. PROVIDE SCREEN TO SIDES OF RTU AS REQUIRED TO ELIMINATE VISIBILITY FROM ANY PUBLIC RIGHT-OF-WAY AND/OR PUBLIC VIEW.
- HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
- OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOOR AT 9'-0" A.F.F.
- MINIMUM EAVE HEIGHT IS 12'-6" A.F.F.
- PARAPET BEYOND.
- IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
- EXTEND PARAPET WALL UP AS NEEDED TO SCREEN ROOF MOUNTED EQUIPMENT IF REQUIRED BY LOCAL ORDINANCE.
- FINISH GRADE TO BE A MINIMUM OF 6" BELOW FINISHED FLOOR LEVEL AT ALL NONPAVED AREAS.
- METAL CANOPY BY PEMB MANUFACTURER.
- 1/2" DIAMETER x 6" LONG STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY. TOTAL OF 8 BOLTS.
- GUTTER LEAF GUARDS IF WITHIN 25'-0" OF A TREE.
- EIFS FINISH. SEE EXTERIOR FINISH SCHEDULE FOR COLOR.

CORPORATE ENTITY:

C.L. HELT, ARCHITECT, INC. A NORTH CAROLINA PROFESSIONAL CORPORATION DBA HELT DESIGN

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DRAWING RELEASE:

NO.	DATE	DESCRIPTION
△		

DRAWN BY: S. GRANDISON

CHECKED BY: J. ZINK

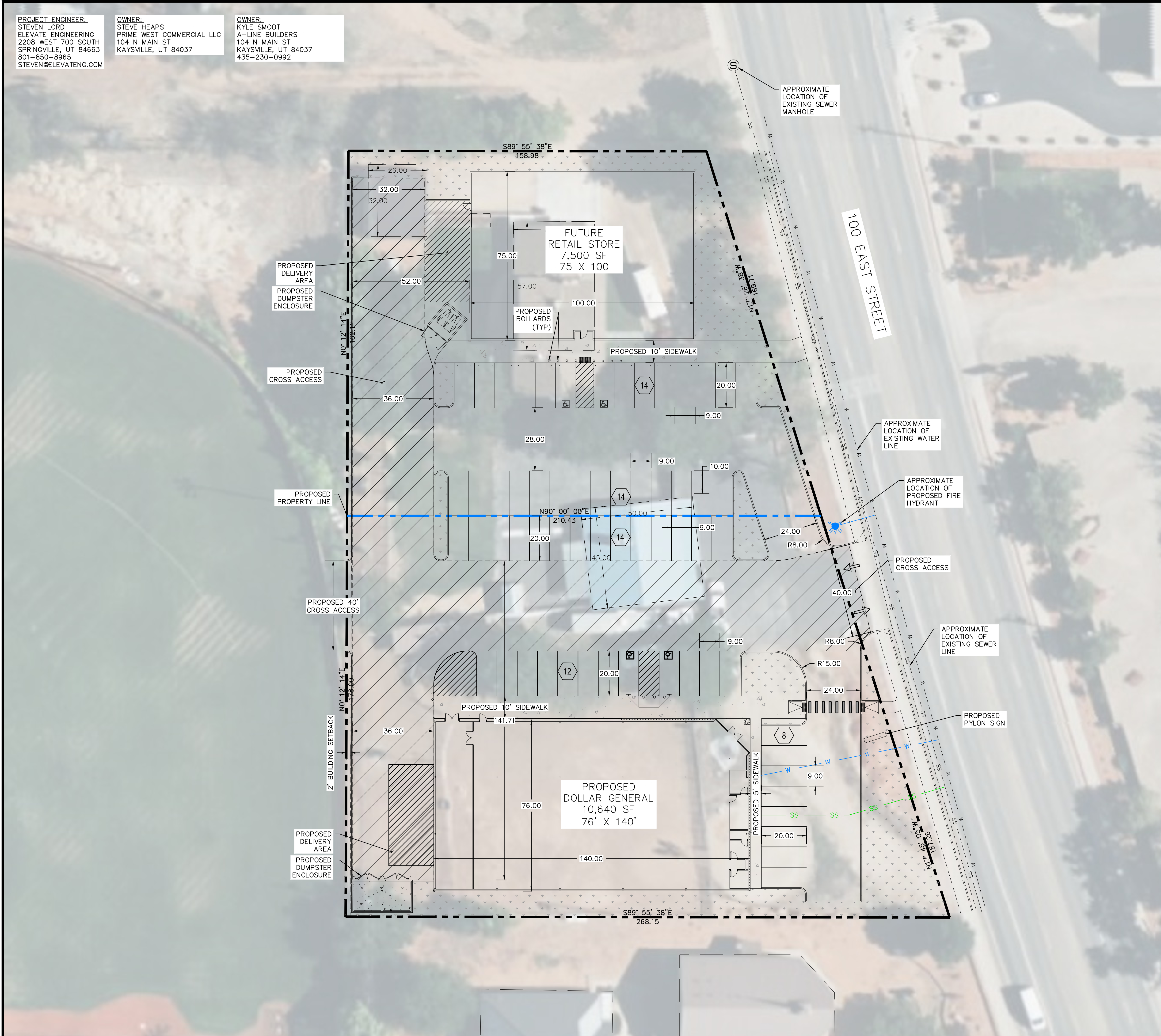
DATE: 9/19/2025

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A02



PROJECT ENGINEER:
STEVEN LORD
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
801-850-8965
STEVEN@ELEVATEENG.COM

OWNER:
STEVE HEAPS
PRIME WEST COMMERCIAL LLC
104 N MAIN ST
KAYSVILLE, UT 84037

OWNER:
KYLE SMOOT
A-LINE BUILDERS
104 N MAIN ST
KAYSVILLE, UT 84037
435-230-0992

LEGEND

BOUNDARY	---
EXISTING CURB AND GUTTER	=====
PROPOSED CURB AND GUTTER	=====
STRIPING	=====
BUILDING SETBACK	-----
PROPOSED LOT LINES	----
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	SS

SITE DATA		
RETAIL STORE LOT:	29,920	SF (0.687 ACRES)
BUILDING AREA:	7,500	SF± 25.1%
PAVEMENT AREA:	18,192	SF± 60.1%
LANDSCAPE AREA:	4,228	SF± 14.1%
DOLLAR GENERAL LOT:	42,630	SF (0.979 ACRES)
BUILDING AREA:	10,640	SF± 25.0%
PAVEMENT AREA:	26,103	SF± 61.2%
LANDSCAPE AREA:	5,887	SF± 13.8%

ZONING: C2 (COMMERCIAL)
PERMITTED USE
PARCEL ID#: K-6-1-ANNEX

BUILDING DATA

SETBACKS:
FRONT= 0 FEET
REAR= 2 FEET
SIDE= 0 FEET

PARKING TABULATION

REQUIRED: 1 PER EACH 300 SF OF RETAIL FLOOR SPACE

PROVIDED: RETAIL STORE: 7,500 SF (25 STALLS REQUIRED)
28 STALLS
2 ADA STALLS

DOLLAR GENERAL: 7,302 SF (25 STALLS REQUIRED)
34 STALLS
2 ADA STALLS

DRAINAGE NOTE

POST-DEVELOPMENT RUNOFF WILL BE CONVEYED VIA SHEET FLOW TO THE EXISTING DRAINAGE DITCH LOCATED NORTH OF THE SITE. STORMWATER MANAGEMENT WILL BE EVALUATED DURING THE CIVIL ENGINEERING DESIGN PHASE TO VERIFY COMPLIANCE WITH THE CITY'S DRAINAGE REQUIREMENTS.



SCALE: 1" = 20'
0 10 20 30 40 60

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



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

Kanab City Planning Commission Staff Report File #SUB26-002

Date:	August 31, 2026
Meeting Date:	September 1, 2026
Agenda Item:	Discuss and recommend to City Council a full boundary adjustment for parcel K-20-4 & K-20-5
Subject Property Address:	190 W Center St & 30 N 200 W
Applicant:	Mountain America Credit Union
Applicant Agent:	
Zoning Designation:	C-1
General Plan Designation:	Commercial
Parcel #:	K-20-4 & K-20-5
Applicable Ordinances:	Subdivision Ordinance, Chapter 2A

Attachments:

Exhibit A: Subject Property
Exhibit B: Survey of Record

Summary:

Mountain America Credit Union submitted an application for a full boundary adjustment. The property line adjustment is to join the two lots. Mountain America Credit Union plans to demo the current building and rebuild using both lots for the new building and drive-thru.

Applicable Regulation(s):

Full Boundary Adjustments are addressed in Utah Code, Title 10, Chapter 20, Part 9, and the Kanab City Subdivision Ordinance, Chapter 2, upon application that includes a Sketch Plan and Narrative. Chapter 2A-5.2 specifically addresses the full boundary adjustment process.

Analysis

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

- The application and required documentation have not been received per the subdivision ordinance.
- Right of way for public roads have not been identified;
- Conveyance documents have been received; and
- Parcel is zoned C-1.

— A Western Classic —

Mayor
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City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



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

The owner of record contained within the conveyance documents and title report is Mountain America Credit Union. The applicant has paid the full boundary fee required.

Proposed Findings:

1. This application was initiated by Mountain America Credit Union.
2. The property is zoned C-1.
3. The Future Land Use Map designation for these properties on the City's General Plan as Commercial.
4. The Kanab City Planning Commission is the body responsible for providing a full boundary recommendation to City Council, upon application.

Staff Recommendation:

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

Conditions of Approval:

1. No Conditions

Recommended Motion:

I move to send a positive recommendation to City Council for full boundary adjustment as outlined in the record of survey for parcel K-20-4 and K-20-5 based on the findings and conditions of approval as outlined in the staff report #SUB26-002.

Alternate motion:

I move to send a positive recommendation to City Council for full boundary adjustment as outlined in the record of survey for parcel K-20-4 and K-20-5 based on the findings and conditions of approval as outlined in the staff report #SUB26-002.

I move to send a negative recommendation to City Council for full boundary adjustment as outlined in the record of survey for parcel K-20-4 and K-20-5 demonstrating the applicant has not met the standards outlined in the Kanab City ordinances: .

— A Western Classic —

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

Steve Shrope

Boyd Corry

Peter Banks

Exhibit A: Subject Property

— A Western Classic —



Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

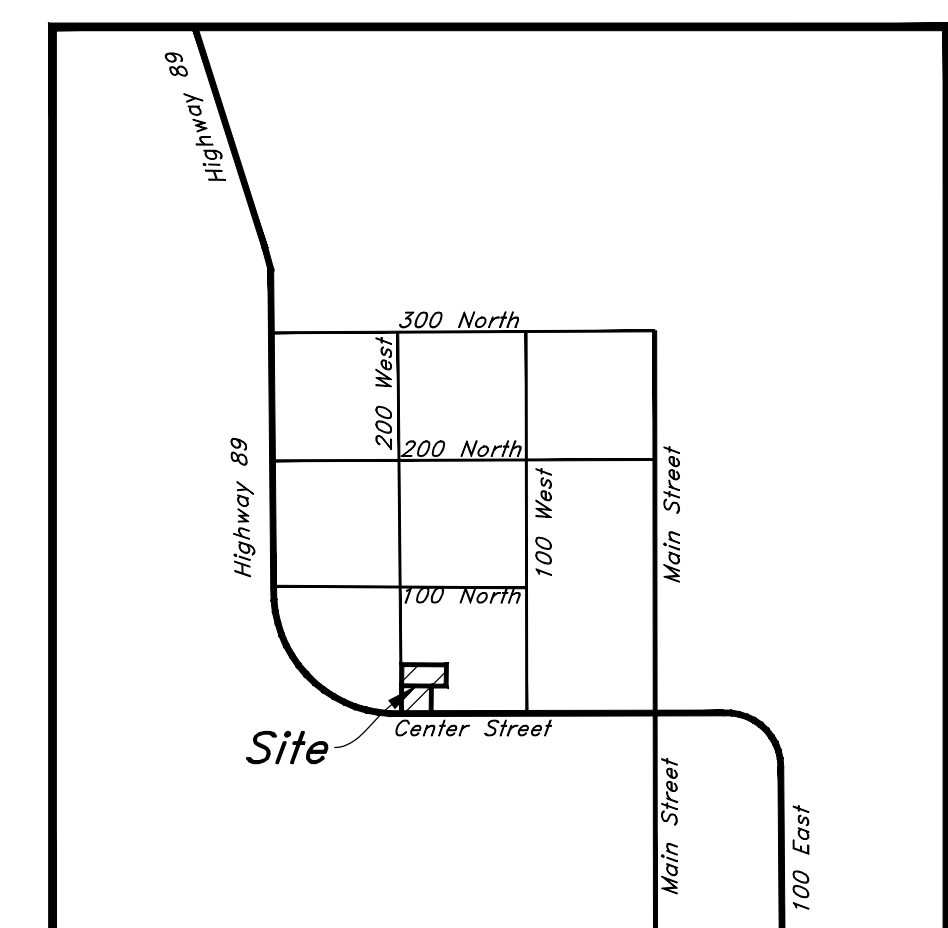
Steve Shrope

Boyd Corry

Peter Banks

Exhibit B: Record of Survey

— A Western Classic —



Vicinity Map
Not to Scale

Narrative

This Boundary Adjustment Survey was requested by Joe Evans of Mountain America Credit Union for the purpose of consolidating two parcels into one.

This survey retraces and honors an ALTA Survey completed by AWA Engineering. The Monument Control Map for the City of Kanab, which was provided by the Kane County recorder as the recorded evidence of all Block dimensions. Excess was found between recorded monuments and was apportioned among all lots within the block. The Half-width of the street was determined to be 49.50 feet, based on all surveys found within this block. The apportionments fit well with found monumentation of property corners within the block.

A line between a monument found for the intersection of 200 West & 100 North and a monument calculated for the intersection of 100 West & 100 North was assigned the bearing of South 89°35'00" East as the Basis of Bearings to Match a NAD83 (2011) Utah South Zone reference to North.

Property corners were placed with this survey as depicted hereon.

Record Descriptions

Title Report (A) File No. 197146-DMP

Beginning at the Southwest corner of Lot 2, Block 20, Plat "A" of the Official survey of Kanab Townsite and running thence north 110.0 feet along the west line of said Lot 2; thence East 117.0 feet; thence South 110.0 feet to the South line of said Lot 2; thence West 117.0 feet along said South line to the Point of beginning.

Title Report (B) File No. 42673-K - 1st Amended

Beginning at a point 110.0 feet North of the Southwest corner of Lot 2, Block 20, Plat "A" of the official Survey of Kanab Townsite, and running thence East 176.0 feet; thence North 84.0 feet; thence West 176.0 feet; thence South 84.0 feet to the point of beginning.

Consolidated Description

A Part of the Lot 2, Block 20, Plat "A" of the Official survey of Kanab Townsite, located within the Northwest Quarter of Section 28, Township 43 South, Range 6 West, Salt Lake Base & Meridian, U.S. Survey, more particularly described as:

Beginning at the Southwest corner of said Lot 2; and running thence North 0°25'03" East 194.39 feet along the West line of said Lot 2; thence South 89°35'14" East 176.41 feet; thence South 0°24'45" West 84.17 feet; thence North 89°35'18" West 59.15 feet; thence South 0°24'54" West 110.22 feet to the South line of said Lot 2; thence North 89°35'23" West 117.28 feet along said South line to the Point of Beginning.

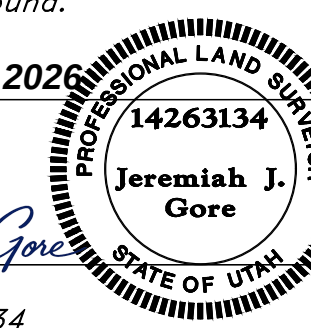
Contains 27,774 sq. ft.
or 0.638 acre

Certification

I Jeremiah J. Gore do hereby certify that I am a Professional Land Surveyor in the State of Utah do hereby certify for, and on behalf of AWA; that this Boundary Survey in the City of Kanab, Kane County, Utah has been correctly drawn to the designated scale and is true and correct representation of the herein described lands based on data compiled from records in the Kane County Recorder's Office and from a survey made on the ground.

Date: 20 May, 202

Jeremiah J. Gore
Jeremiah J. Gore
Utah PLS No. 14263134



Parcel Consolidation Survey

MACU Kanab

APRIL 2000
190 West Center Street & 30 North 200 West
City of Kanab, Kane County, Utah
Part of the Northwest Quarter of Section 28, T43S, R6W, SLB&M, U.S. Survey

Project No: 26-04

Designer: LC, S

PM: J

QCM:

Final Review:

26-047 ROS

20 May 2026

20 May, 2020

SHEET NO. _____

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of

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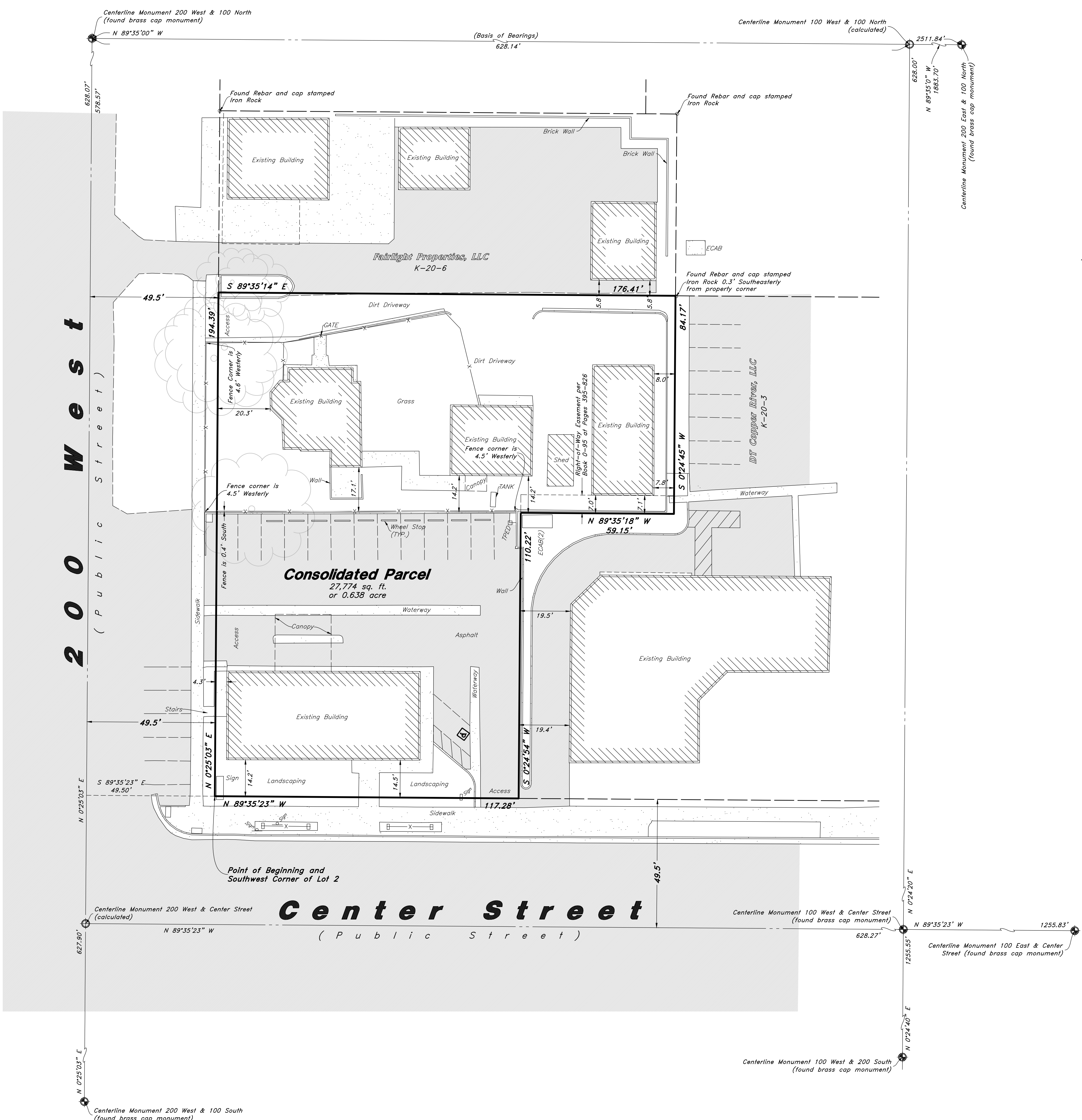
CLIENT LOGO:

MACU Kanab

190 West Center Street & 30 North 200 West
City of Kanab, Kane County, Utah
A Part of the Northwest Quarter of Section 28, T43S, R6W, SLB&M, U.S. Survey

Project No:	26-047
Designer:	LC, SL
PM:	JG
QCM:	JG
Final Review:	JG
26-047 ROS	

SHEET NO.



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



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

Kanab City Planning Commission Staff Report

File: PLANSR26-017

Date:	August 31, 2026
Meeting Date:	September 1, 2026
Agenda Item:	Planning Commission review to approve or deny a Site Plan for parcel K-20-4
Subject Property Address:	190 W Center St.
Applicant:	Mountain America Credit Union
Applicant Agent:	

Exhibit A: Aerial View of Property

Exhibit B: Civil Set

Exhibit C: Landscaping Plans

Summary:

Mountain America Credit Union submitted an application for a Site Plan Review for a demolition and new construction of a building. The project consist of demolition of the existing building and new construction of a new building and drive thru.

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 application meets the requirements of Chapter 9 – Site Plan.
- The requirements of Chapter 6 for the parking requirements have been met, fourteen (14) parking spaces required, nineteen (19) are provided.
- Landscaping plans have been submitted and meet the requirements outlined in Chapter 9.
- Design Standards meet Land Use Ordinance Chapter 20 Commercial Zone

– A Western Classic –

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



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

Proposed Findings:

1. Application for a Site Plan Review was submitted by Mountain America Credit Union.
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 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 parcel K-20-4 located at 190 W Center St. based on staff's analysis, findings, recommendation and the condition(s) listed in the report, SPR26-017.

Alternate motion:

I move that we deny the site plan for site plan for parcel K-20-4 located at 190 W Center St. (i.e., demonstrating the applicant has not met the standards outlined in the Kanab City ordinances):

— A Western Classic —

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

Steve Shrope

Boyd Corry

Peter Banks

Exhibit A: Aerial View

— A Western Classic —

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

Steve Shrope

Boyd Corry

Peter Banks

Exhibit B: Civil / Construction Set

— A Western Classic —

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

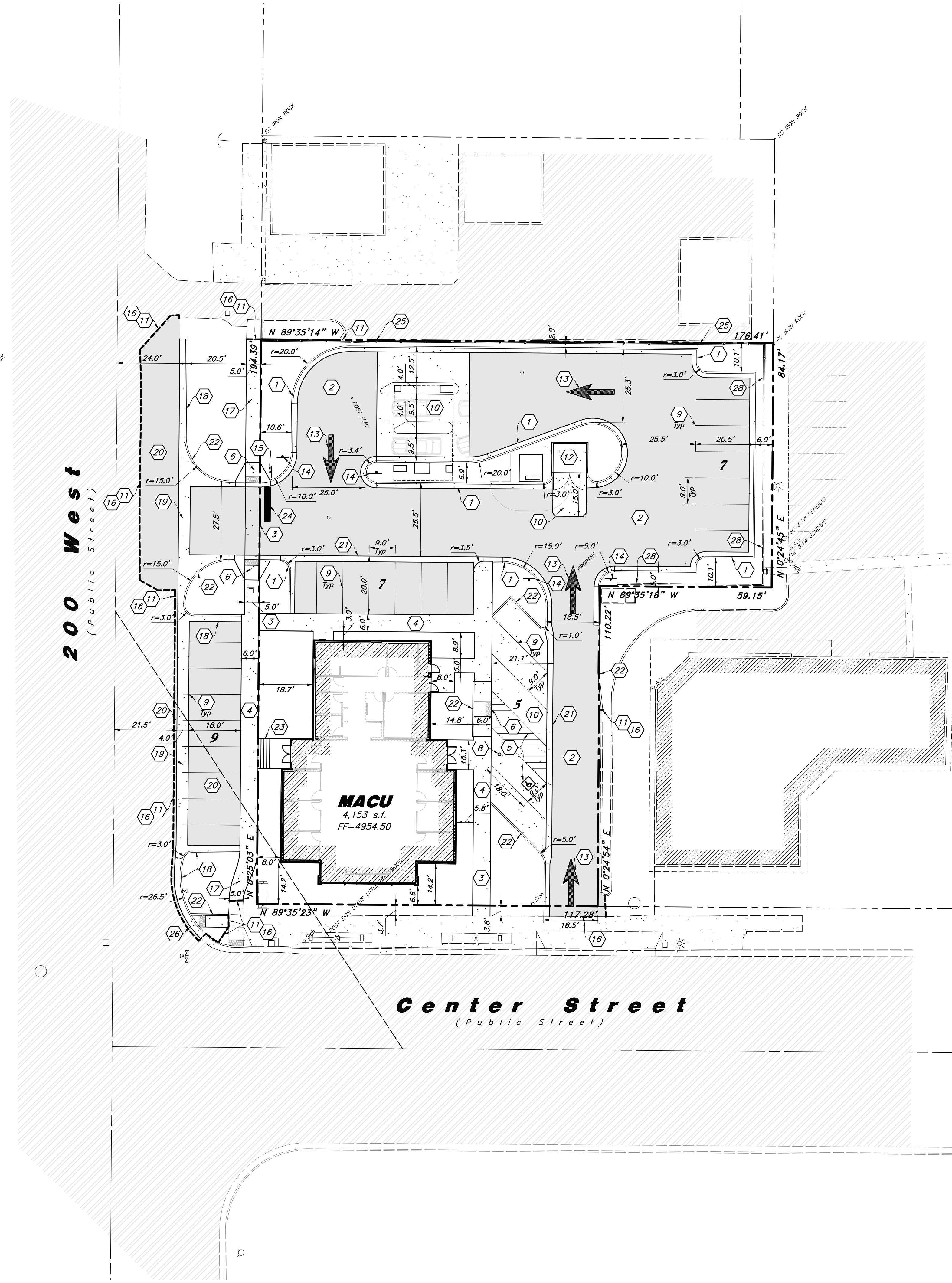
Steve Shrope

Boyd Corry

Peter Banks

Exhibit C: Landscaping Plan

— A Western Classic —



Site Data
Site Area = 27,774 s.f. (0.64 ac.)
Landscape Area Provided = 5,368 s.f. (19.3%)
Impervious Area Provided = 18,253 s.f. (65.7%)
Building Area = 4,153 s.f. (15.0%)
Parking Required = 1/300 s.f. = 14 stalls
Parking Provided = 19 stalls (4.6/1,000)

- Hatch Legend**
- Asphalt Paving
 - Existing Asphalt Paving
 - Concrete Paving
 - Existing Concrete Paving
 - Building Interior

Scale: 1" = 20'

Site Construction Notes

- Const. 24" Curb & Gutter (C4.1)
- Const. Asphalt Paving (C4.1)
- Const. Conc. Sidewalk (C4.1)
- Const. Thickened Edge Sidewalk (C4.1)
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
- Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
- Const. Conc. Paving (C4.1)
- Sawcut; Provide Smooth Clean Edge
- Dumpster Enclosure (See Arch. Plans)
- Const. Directional Arrows per MUTCD
- Const. Directional Signage
- Const. Stop Sign per MUTCD R1-1 (C4.3)
- Conn. & Match Existing Improvements
- Const. Sidewalk per City Stds.
- Const. 30" Curb and Gutter per City Stds.
- Const. 4" Waterway per City Stds.
- Const. Asphalt Paving per City Stds. (Match Existing Pavement Section)
- Const. 2" Water Way
- Const. 6" Curb Wall (C4.1)
- Const., Conc. Stairs
- Const. 24" White Stop Bar
- Const. Fence with Conc. Mow Strip per Architect (C4.4)
- Const. UDOT Type B-1 Curb and Gutter per UDOT Std. Dwg. GW-2A
- Const. Accessible Curb Ramp and Truncated Domes per ICC/ANSI A117.1 (Latest Edition) and UDOT Stds.
- Paint Existing CMU Wall, Color per Arch.

General Site Notes:

- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction of the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.



CLIENT INFORMATION:

Sanders Associates
Architects

CLIENT LOGO:

Site Plan

MACU Kanab
190 West Center Street
Kanab, Kane County, Utah

Project No: 26-047

Designer: IK

PM: JHT

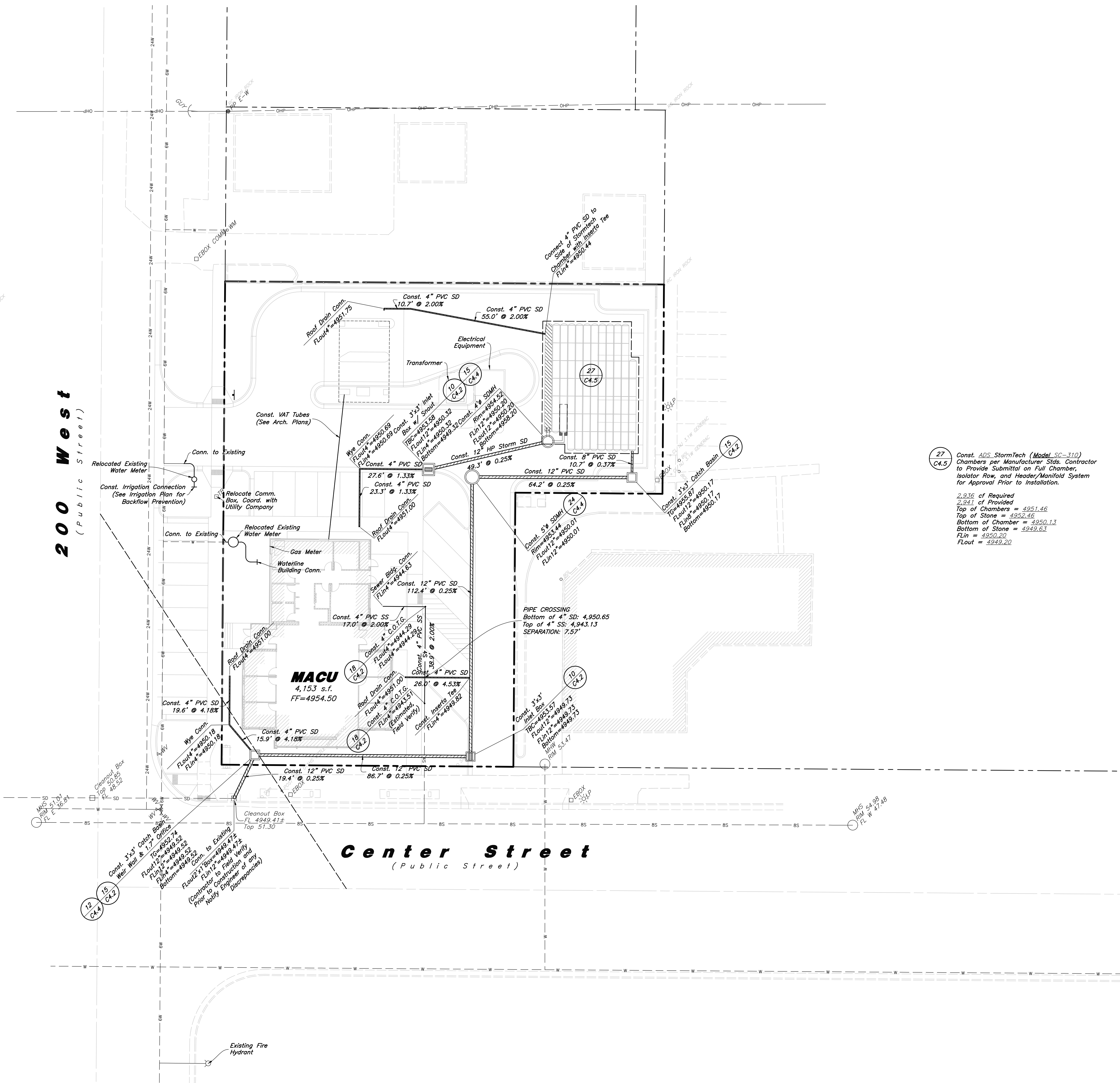
OCM:

Final Review: 26-047 SP

5 Aug. 2026

SHEET NO.

C1.1



Scale: 1" = 20'

General Utility Notes:

- The Contractor shall immediately notify the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost. Work in the affected area shall not proceed until directed by the Engineer.
- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
- Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35

Storm Drain Lines

- Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type FSM, SDR 35
- Advanced Drainage Systems (ADS) HP Storm Pipe, ASTM F2281, or AASHTO M330
- Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
- Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
- Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

PVC Pipe Protection During Construction:

PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.



CLIENT INFORMATION:

Sanders Associates
Architects

CLIENT LOGO:

Utility Plan

MACU Kanab

190 West Center Street
Kanab, Kane County, Utah

Project No: 26-047

Designer: IK

PM: JHT

OCM:

Final Review:

26-047 UT

5 Aug. 2026

SHEET NO.

C3.1

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



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

Kanab City Planning Commission Staff Report

File #PLAN26-007

Date:	August 31, 2026
Meeting Date:	Sept 1, 2026
Agenda Item:	Discuss and recommend to City Council a plat amendment to the Reese's Minor Subdivision
Subject Property Address:	1045 S HWY 89A
Applicant:	Cortni Glover
Applicant Agent:	Iron Rock Engineer
Zoning Designation:	R-1-15
General Plan Designation:	Master Planned Development
Parcel #:	K-367-2
Applicable Ordinances:	Subdivision Ordinance, Chapter 2A

Attachments:

Exhibit A: Subject Property

Exhibit B: Amended Plat

Summary:

Iron Rock Engineer applied to amend the plat for the Reese's Minor Subdivision effecting lot 2 parcel K-367-2, located approximately at 1045 S HWY 89A. The amendment is to split lot 2 creating a new .40-acre lot. Lot 2 recently went through a zone change request and was approved for zone R-15.

Applicable Regulation(s):

Plat Amendments are addressed in Utah Code, Title 10, Chapter 20, Part 8, and the Kanab City Subdivision Ordinance, Chapter 2, upon application that includes a Sketch Plan and Narrative. Chapter 2A-4 specifically addresses the plat amendment process and requirements.

Analysis

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

- The application meets the land use requirements of the subdivision ordinance.
- Sensitive lands have not been identified;
- The subdivision is consistent with the General Plan and Future Land Use Map.
- Parcel is zoned R-15.

— A Western Classic —

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



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

- The proposed streets conform to the guidelines found in the Transportation Master Plan.

The owner of record contained within the plat is Cortni Glover, a title report has been submitted to Kanab City. The applicant has paid the amended plat fee required. Any impact fees will be collected through the building permitting process.

Public Hearing will be held with City Council on September 8, 2026.

Proposed Findings:

1. This application was initiated by Iron Rock Engineering.
2. The property included within the amended plat boundaries is zoned R-15.
3. The Future Land Use Map designation for these properties on the City's General Plan as Master Planned Development.
4. The applicant is requesting to split the lot creating a new 0.40-acre lot.
5. There is no application to vacate easements.
6. The proposed plat amendment meets the subdivision and zoning standards in the City's Ordinance listed above.
7. The Kanab City Planning Commission is the body responsible for making subdivision plat amendment recommendations to the City Council, upon application.

Staff Recommendation:

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

Conditions of Approval:

1. Sign-off from the City Surveyor.
2. 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 to send a positive recommendation to City Council for the plat amendment to lot 2 of the Reese's Minor Subdivision parcel K-367-2 based on the findings and conditions of approval as outlined in the staff report #PLAN26-007.

— A Western Classic —

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



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

Alternate motion:

I move to send a positive recommendation to City Council for the plat amendment to lot 2 of the Reese's Minor Subdivision parcel K-367-2 based on the findings and conditions of approval as outlined in the staff report #PLAN26-007, with the additional findings and conditions: .

I move to send a negative recommendation to City Council for the plat amendment to lot 2 of the Reese's Minor Subdivision parcel K-367-2 based on the findings and conditions of approval as outlined in the staff report #PLAN26-007 demonstrating the applicant has not met the standards outlined in the Kanab City ordinances: .

— A Western Classic —

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

Scott Colson

Boyd Corry

Peter Banks

Exhibit A: Subject Property

— A Western Classic —



Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

Scott Colson

Boyd Corry

Peter Banks

Exhibit B: Amended Plat

— A Western Classic —

AMENDED LOT 2
REESE'S MINOR SUBDIVISION
PARCEL K-17-25-ANNEX

CITY OF KANAB, UTAH

LOCATED IN SE¼ NE¼ OF SECTION 33,
TOWNSHIP 43 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, Thomas W. Avant, a Professional Land Surveyor, License No. 5561917, hold this license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and have completed this survey of the Property described hereon in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat. I certify that by authority of the hereon owners, I have made a survey of the tract of land as shown on this Plat and have one lot turned in to 2 new lots as well as Public Utility and Ingress & Egress Easements, as shown, which are herein after known as

"AMENDED LOT 2, REESE'S MINOR SUBDIVISION PARCEL K-17-25-ANNEX"

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

Thomas W. Avant, PLS # 5561917

Date:

NARRATIVE

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

Legal Description:

ALL OF LOT 2 REESE'S MINOR SUBDIVISION PARCEL K-17-25-ANNEX, AS RECORDED IN THE OFFICE OF THE KANE COUNTY RECORDER, UTAH.

New Legal Description:

ALL OF LOT 2 AMENDED REESE'S MINOR SUBDIVISION PARCEL K-17-25-ANNEX, AS RECORDED IN THE OFFICE OF THE KANE COUNTY RECORDER, UTAH.

ALL OF LOT 3 AMENDED REESE'S MINOR SUBDIVISION PARCEL K-17-25-ANNEX, AS RECORDED IN THE OFFICE OF THE KANE COUNTY RECORDER, UTAH.

SURVEYED AT THE REQUEST OF :

Cortni Glover
1045 S HWY 89A
KANAB, UT 84741

REFERENCED DOCUMENTS

- K-376 REESE'S MINOR SUBDIVISION

LEGEND

- SET 5/8" x 24" REBAR WITH PLASTIC CAP
MARKED IRON ROCK PLS 5561917
- FOUND MONUMENT AS NOTED
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SURVEY BOUNDARY
- EASEMENT
- RECORD BEARING AND DISTANCE

CITY PUBLIC WORKS DIRECTOR CERTIFICATE

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

KANAB CITY PUBLIC WORKS DIRECTOR

PRINTED NAME

CITY SURVEYOR CERTIFICATE

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

KANAB CITY SURVEYOR

PRINTED NAME

APPROVAL AND ACCEPTANCE
by the Kanab City Land Use Administrator

I, _____, Kanab City Land Use Administrator have reviewed the Subdivision Map and hereby consent to the recording of said Subdivision Map with all commitments and all obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder.

Kanab City Land Use Administrator

PRINTED NAME

CITY ATTORNEY CERTIFICATE

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

KANAB CITY ATTORNEY

PRINTED NAME

CERTIFICATE OF RECORDING

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

KANE COUNTY RECORDER ENTRY NO. RECORDED AND FILED AT THE REQUEST OF:
DATE TIME BOOK PAGE FEE



Building on Solid Foundations

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

AMENDED LOT 2
REESE'S MINOR SUBDIVISION
PARCEL K-17-25-ANNEX
KANAB, UT

DATE: 6/17/2026

DESCRIPTION:

INITIAL SUBMITAL

REV# DATE:

DRAWN BY: CJM

SCALE: 1" = 40'

SHEET:

1 OF 1

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



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

Kanab City Planning Commission Staff Report

File #PLAN26-003

Date:	August 31, 2026
Meeting Date:	September 1, 2026
Agenda Item:	Public Hearing to approve or deny a Preliminary Plat for Catori Canyon, Phase 2
Subject Property Address:	250 South 600 West
Applicant:	Kenny Seng
Applicant Agent:	Iron Rock Engineering
Zoning Designation:	R-1-20 PD
Parcel #:	K-31-1-Annex
Applicable Ordinances:	Subdivision Ordinance, Chapter 2

Attachments:

Exhibit A: Vicinity Map

Exhibit B: Preliminary Plat

Summary:

Kenny Seng, property owner, and their representative, Iron Rock Engineering have applied for a Preliminary Plat, for Phase 2 of the Catori Canyon Planned Development Overlay. The preliminary plat consists of 13 single family lots ranging from 1.20-acre to 5.42-acres.

Applicable Regulations:

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

Analysis

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

— A Western Classic —

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



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

Findings of Fact:

- The subdivision is platted for 13 single family residential lots.

Conditions of Approval:

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

Staff Recommendation:

Staff recommends approval.

Recommended Motion:

I make a motion to send a positive recommendation to City Council for the Preliminary Plat, Phase 2 of the Catori Canyon Planned Development Overlay based on the findings and conditions of approval as outlined in the staff report for file #PLAN26-003.

Alternate motion:

I make a motion to send a positive recommendation to City Council for the Preliminary Plat, Phase 2 of the Catori Canyon Planned Development Overlay based on the findings and conditions of approval as outlined in the staff report for file #PLAN26-003, with the additional findings and conditions: .

I make a motion to send a negative recommendation to City Council for the Preliminary Plat, the Wave Subdivision demonstrating the applicant has not met the standards outlined in the Kanab City ordinances): .

– A Western Classic –

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

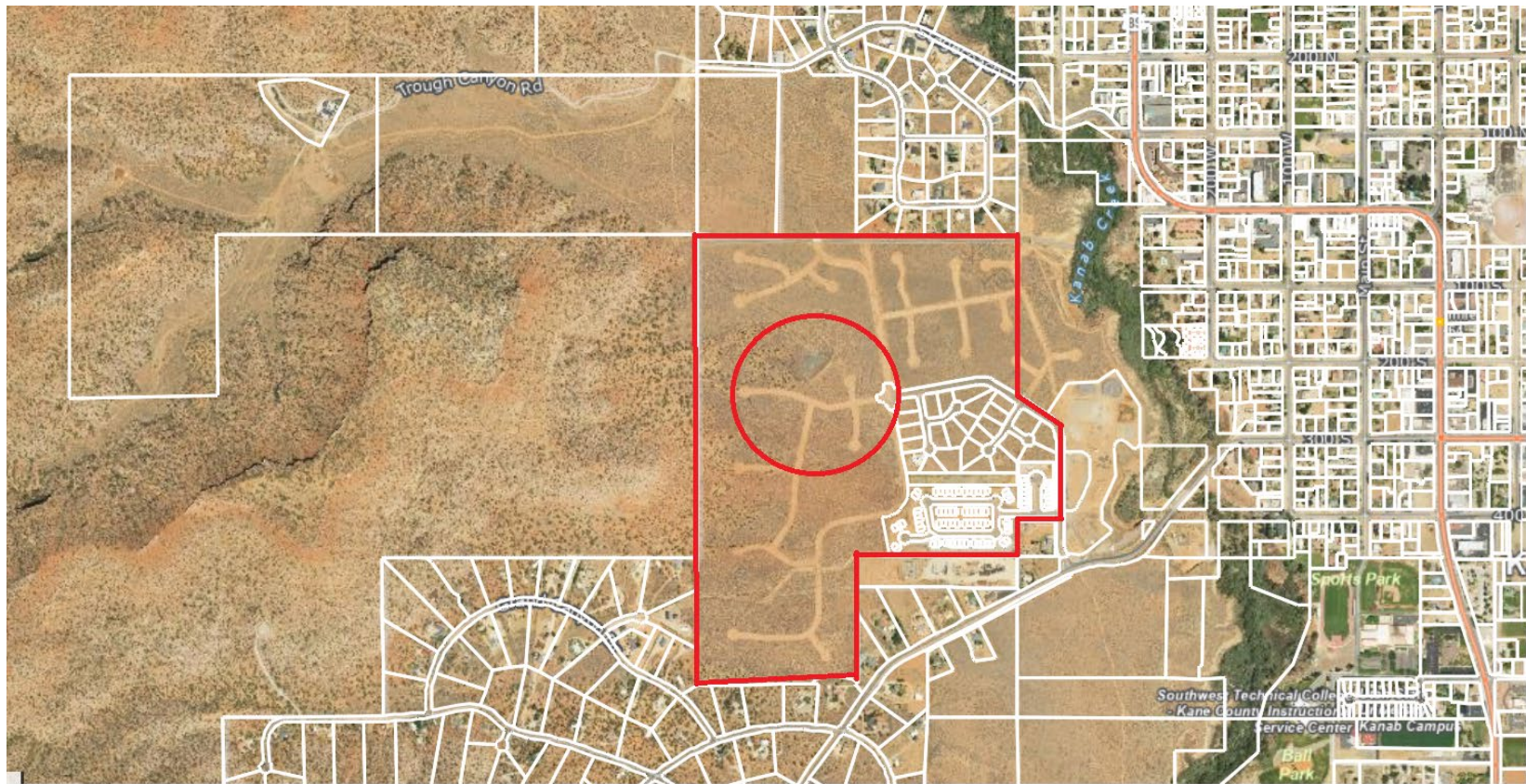
Steve Shrope

Boyd Corry

Peter Banks

Exhibit A: Vicinity Map

— A Western Classic —



Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

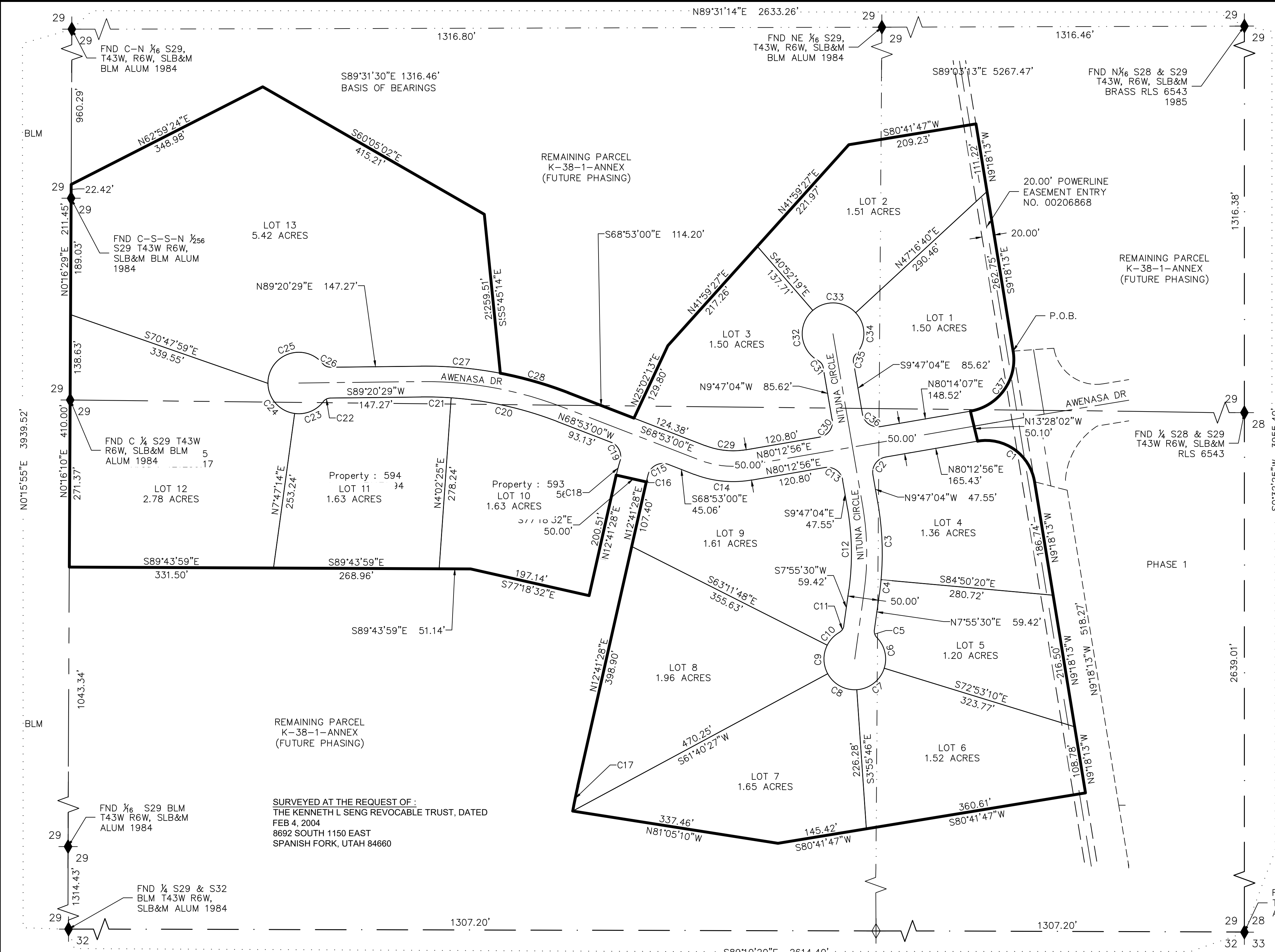
Steve Shrope

Boyd Corry

Peter Banks

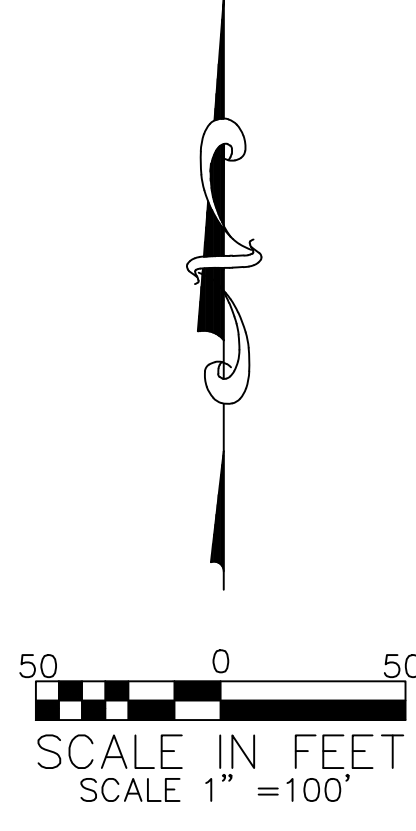
Exhibit B: Preliminary Plat

— A Western Classic —



CATORI CANYON PHASE 2 SUBDIVISION

CITY OF KANAB, UTAH
LOCATED IN E½ OF SECTION 29,
TOWNSHIP 43 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE
I, Thomas W. Avant, a Professional Land Surveyor, License No. 5561917, hold this license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and have completed this survey of the Property described hereon in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat. I certify that by authority of the hereon owners, I have made a survey of the tract of land as shown on this Plat and have subdivided the same tract into 13 lots as well as Public Utility and Ingress & Egress Easements, as shown, which are herein after known as
"CATORI CANYON PHASE 2 SUBDIVISION"
and that the same has been correctly surveyed and staked on the ground as shown on this plat.

Thomas W. Avant, PLS # 5561917 Date:
NARRATIVE
The purpose of this survey was to subdivide 13 lots from Parcel K-38-1-ANNEX, by retracing and marking on the ground the lines as shown on this Plat at the request of the client. All corners are set and found as shown. The basis of bearing for this survey is the Utah State Plane coordinate system South Zone, as measured between the South East corner of Section 29 and the South ½ corner of Section 29 with a basis of S89°10'20"E and a distance of 2614.40 feet, as shown on this Plat.

SUBDIVISION NAME: CATORI CANYON PHASE 2 SUBDIVISION
PROPERTY OWNERS:
KENNETH L. SENG & LENA M. SENG,
TRUSTEES OF THE KENNETH L. SENG
REVOCABLE TRUST, DATED
FEBRUARY 4, 2004.

- TYPE OF DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL
- ADJACENT PROPERTY TO THE WEST IS BLM, NORTH AND NORTH EAST ARE FUTURE PHASES, THE EAST IS PHASE 1.
- 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET FRONTAGES.
- 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES.
- SEE PLAN AND PROFILE SHEETS FOR PROPOSED GRADING OF STREETS.
- WATER TO BE SUPPLIED BY KANAB CITY. WATER LINES WILL BE MAINTAINED BY SAID COMPANY.
- SEWER WILL BE HANDLED BY KANAB CITY.
- POWER SUPPLIED BY GARKANE ENERGY.
- ALL UTILITIES AND UTILITY MAINS WILL BE PLACED IN THE ROADWAY OR PUBLIC UTILITY EASEMENTS.
- STREET AND RIGHT-OF-WAYS ARE INTENDED FOR PUBLIC DEDICATION UNLESS OTHERWISE NOTED.
- A REBAR AND PLASTIC CAP MARKED IRON ROCK U.T. PLS 5561917 WILL BE SET AT EACH LOT CORNER UNLESS OTHERWISE SHOWN.

UNDERLYING ZONE FOR LOTS (PHASE 2)
• LOT 1-13 R-20 ZONE (1.20-5.42 ACRES)
UNDERLYING ZONE FOR MASTER PLAN CATORI CANYON
• R-20 AND R-1
• 233.30 TOTAL ACRES
• 229 TOTAL LOTS

ZONE:	PD	SETBACKS:
NUMBER OF LOTS:	13	FRONT: 25 FT SIDE: 10 FT REAR: 10 FT

Garkane Energy Cooperative Public Utility Easement Notes
The Cooperative shall at all times have the right to keep the Easement Property (including any property on which secondary service laterals are located) clear of buildings, structures, or other obstructions. The Grantor expressly authorizes the Cooperative to clear the Easement Property of trees or vegetation that interfere, or may in the future interfere, with overhead, surface-mounted, or underground electrical equipment.
Garkane Energy Cooperative shall have the right to remove and/or disturb any landscaping, fencing, or other improvements within the Easement Property as may be reasonably necessary to inspect, maintain, repair, replace, upgrade, or operate its facilities. The Cooperative shall follow Utah State Code 54-3-27 with regards to replacing or restoring any landscaping or improvements removed in the course of exercising its easement rights.

CITY PUBLIC WORKS DIRECTOR CERTIFICATE I, _____, Kanab City Public Works Director, do hereby certify that this office has examined the above Plat and have determined that it is correct and in accordance with information on file in this office and recommend it for approval this _____ day of _____, 20____.	CITY SURVEYOR CERTIFICATE I, _____, Kanab City Surveyor, do hereby certify that this office has examined the above Plat and have determined that it is correct and in accordance with information on file in this office and recommend it for approval this _____ day of _____, 20____.	CITY ENGINEER CERTIFICATE I, _____, Engineer for Kanab City, do hereby certify that I have examined the above Plat and said plat meets the requirements of Kanab City and is hereby recommended for approval this _____ day of _____, 20____.
_____ KANAB CITY PUBLIC WORKS DIRECTOR	_____ KANAB CITY SURVEYOR	_____ KANAB CITY ENGINEER

CITY ATTORNEY CERTIFICATE I, _____, Attorney for Kanab City, do hereby certify that I have examined the above Plat and said plat meets the requirements of Kanab City and is hereby recommended for approval this _____ day of _____, 20____.	OWNER'S DEDICATION Know all men by these presents that the undersigned KENNETH L. SENG & LENA M. SENG, TRUSTEES OF THE KENNETH L. SENG REVOCABLE TRUST, DATED FEBRUARY 4, 2004, are the owners of the above described tract of land, and hereby cause the same to be subdivided into 13 lots to be hereafter known as CATORI CANYON PHASE 2, a Major Subdivision, the undersigned owners also hereby re-convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat. The same to be used for the installation maintenance and operation of utility lines and facilities. IN WITNESS WHEREOF, I have set my hand this the _____ day of _____, 20____. KENNETH L. SENG, TRUSTEE OF THE KENNETH L. SENG REVOCABLE TRUST, DATED FEBRUARY 4, 2004. LENA M. SENG, TRUSTEE OF THE KENNETH L. SENG REVOCABLE TRUST, DATED FEBRUARY 4, 2004.
_____ KANAB CITY ATTORNEY	

Curve Table					
Curve #	Length	Radius	Delta	Chord D	Chord L
C1	126.32'	80.00'	90°28'23"	N54° 32' 24"W	113.60'
C2	39.27'	25.00'	90°00'00"	N35° 12' 56"E	35.36'
C3	123.90'	475.00'	14°56'44"	N2° 18' 42"W	123.55'
C4	22.91'	475.00'	2°45'50"	N6° 32' 35"E	22.91'
C5	13.62'	15.00'	52°01'12"	N18° 05' 06"W	13.16'
C6	53.41'	50.00'	61°12'32"	N13° 29' 26"W	50.91'
C7	60.18'	50.00'	68°57'24"	N51° 35' 32"E	56.61'
C8	57.25'	50.00'	65°36'13"	S61° 07' 40"E	54.17'
C9	48.11'	25.00'	55°07'45"	S0° 45' 41"E	46.27'
C10	28.92'	50.00'	33°08'31"	S43° 22' 27"W	28.52'
C11	13.62'	15.00'	52°01'12"	S33° 56' 06"W	13.16'
C12	131.36'	425.00'	17°42'34"	S0° 55' 47"E	130.84'
C13	39.27'	25.00'	90°00'00"	S54° 47' 04"E	35.36'
C14	94.38'	175.00'	30°54'04"	S84° 20' 02"E	93.24'
C15	41.86'	25.00'	95°56'37"	N63° 08' 42"E	37.14'
C17	41.44'	1003.93'	2°21'54"	N11° 30' 31"E	41.44'
C18	23.73'	325.00'	4°11'02"	N14° 46' 59"E	23.73'
C19	37.42'	25.00'	85°45'30"	N26° 00' 15"W	34.02'
C20	177.06'	594.07'	17°04'36"	N77° 25' 18"W	176.40'
C21	48.72'	594.07'	4°41'56"	N88° 18' 33"W	48.71'

Curve Table					
Curve #	Length	Radius	Delta	Chord D	Chord L
C22	13.62'	15.00'	52°01'12"	S63° 19' 52"W	13.16'
C23	52.77'	50.00'	60°27'58"	S67° 33' 15"W	50.35'
C24	71.17'	50.00'	81°33'15"	N41° 26' 09"W	65.31'
C25	123.94'	50.00'	142°01'12"	N70° 21' 05"E	94.56'
C26	13.62'	15.00'	52°01'12"	S64° 38' 55"E	13.16'
C27	129.70'	644.07'	11°32'17"	S84° 53' 23"E	129.48'
C28	115.08'	644.07'	10°14'14"	S74° 00' 07"E	114.93'
C29	67.42'	125.00'	30°54'04"	S84° 20' 02"E	66.60'
C30	39.27'	25.00'	90°00'00"	N35° 12' 56"E	35.36'
C31	13.62'	15.00'	52°01'12"	S35° 47' 40"W	13.16'
C32	96.81'	50.00'	110°55'57"	N6° 20' 18"W	82.38'
C33	76.93'	50.00'	88°08'59"	S86° 47' 49"E	69.56'
C34	74.14'	50.00'	84°57'29"	S0° 14' 36"E	67.53'
C35	13.62'	15.00'	52°01'12"	S16° 13' 33"W	13.16'
C36	39.27'	25.00'	90°00'00"	S54° 47' 04"E	35.36'
C37	132.82'	85.00'	89°31'37"	S35° 27' 36"W	119.71'

ACKNOWLEDGMENT STATE OF UTAH ,) s.s. COUNTY OF) On this _____ day of _____, 20____, personally appeared before me KENNETH L. SENG, TRUSTEE OF THE KENNETH L. SENG REVOCABLE TRUST, DATED FEBRUARY 4, 2004, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this Plat. Notary Public Full Name: _____ Commission Number: _____ My Commission Expires: _____ A Notary Public Commissioned in Utah Notary Public (signature) _____ No Stamp required (Utah Code 46-1-16(6))	ACKNOWLEDGMENT STATE OF UTAH ,) s.s. COUNTY OF) On this _____ day of _____, 20____, personally appeared before me LENA M. SENG, TRUSTEE OF THE KENNETH L. SENG REVOCABLE TRUST, DATED FEBRUARY 4, 2004, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this Plat. Notary Public Full Name: _____ Commission Number: _____ My Commission Expires: _____ A Notary Public Commissioned in Utah Notary Public (signature) _____ No Stamp required (Utah Code 46-1-16(6))	
APPROVAL of the PLANNING COMMISSION On this the _____ day of _____, 20____, the Planning Commission of Kanab City, Utah, having reviewed the above Plat and having found that it complies with the requirements of the Kanab City's planning and zoning ordinances, and by authorization of said commission hereby recommend approval of said plat for acceptance by Kanab City, Utah. CHAIRMAN Planning Commission _____	APPROVAL AND ACCEPTANCE by the Kanab City Council We the Kanab City Council have reviewed the hereon Plat and by authorization of said Kanab City Council recorded in the minutes of it's meeting of the _____ day of _____, 20____, hereby accept the said plat with all commitments and all obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder. Attest: _____ Mayor — Kanab City Recorder Kanab City Council	CERTIFICATE OF RECORDING I, _____, Recorder of Kane County, do hereby certify that above Plat was filed for recording in my office this _____ day of _____, 20____. KANE COUNTY RECORDER ENTRY NO. _____ DATE TIME BOOK PAGE FEE RECORDED AND FILED AT THE REQUEST OF: _____

Legal Description:
Commencing at the Center 1/4 of Section 29, Township 43 South, Range 6 West, Salt Lake Base and Meridian; thence along the East-West 1/4 Line, South 89° 23' 22" East 1530.28 feet; thence, North 00° 36' 38" East 95.61 feet, to the Northwest Corner of Catori Canyon Phase 1 Subdivision, as recorded on Plat K-358 in the Office of the Kane County Recorder, Utah and the POINT OF BEGINNING, and running; thence, along said boundary and a non-tangent curve to the right, 132.82 feet, having a radius of 85.00 feet, a central angle of 89° 31' 37" and whose long chord bears South 35° 27' 36" West 119.71 feet; thence South 13° 28' 02" East 50.10 feet, to the beginning of a non-tangential curve; thence, along the curve to the right, 126.32 feet, having a radius of 80.00 feet, a central angle of 90° 28' 23" and whose long chord bears South 54° 32' 24" East 113.60 feet; thence, parallel to and 50.00 westerly of said boundary, South 09° 18' 13" East 512.01 feet; thence South 80° 41' 47" West 506.03 feet; thence North 81° 05' 10" West 337.46 feet, to the beginning of a non-tangential curve; thence, along the curve to the right, 41.44 feet, having a radius of 1003.93 feet, a central angle of 02° 21' 54" and whose long chord bears North 11° 30' 31" East 41.44 feet; thence North 12° 41' 28" East 506.31 feet; thence North 77° 18' 32" West 50.00 feet; thence South 12° 41' 28" West 200.51 feet; thence North 77° 18' 32" West 197.14 feet; thence North 89° 43' 59" West 651.60 feet, to the North-South 1/4 Line of said Section; thence, along said line, North 00° 16' 01" East 271.37 feet, the said 1/4 Corner; thence North 00° 16' 28" East 327.66 feet, to the C-S-S-N 1/256 Corner; thence North 00° 16' 39" East 22.42 feet; thence, departing said line, North 62° 59' 24" East 348.98 feet; thence South 60° 05' 02" East 415.21 feet; thence South 05° 45' 14" East 259.51 feet, to the beginning of a non-tangential curve; thence, along the curve to the right, 115.08 feet, having a radius of 644.07 feet, a central angle of 10° 14' 14" and whose long chord bears South 74° 00' 07" East 114.93 feet; thence South 68° 53' 00" East 114.20 feet; thence North 25° 02' 13" East 129.80 feet; thence North 41° 59' 27" East 439.22 feet; thence North 80° 41' 47" East 209.23 feet; thence South 09° 18' 13" East 373.97 feet, to the POINT OF BEGINNING; containing 27.55 acres (more or less).

PROPERTY LINE
ADJACENT PROPERTY LINE
SURVEY BOUNDARY
EASEMENT
¼ SECTION LINE
½ SECTION LINE
SECTION LINE
STREET CL
FENCE
RECORD BEARING AND DISTANCE

LEGEND
● — SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED IRON ROCK PLS 5561917
⊙ — FOUND MONUMENT AS NOTED
◆ — FOUND SECTION MONUMENT AS NOTED
✦ — CALCULATED SECTION MONUMENT AS NOTED



Building on Solid Foundations

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

CATORI CANYON PHASE 2 SUBDIVISION
PRE PLAT
ROCKY CANYON PROPERTIES
KANAB, UTAH 84741

INITIAL SUBMITTAL	DATE:	6/22/2026	DESCRIPTION:	REV#	DATE:				

FOR REVIEW

DRAWN BY: CJM

SCALE: 1"=100'

SHEET:

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



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

Kanab City Planning Commission Staff Report

File: PLANSPR25-004

Date:	June 27, 2025 (Updated August 31, 2026)
Meeting Date:	July 1, 2025 (September 1, 2026)
Agenda Item:	Planning Commission review to approve or deny a Site Plan for an addition to the Visitor Center September 1, 2026 - Modified site plan for new monument sign
Subject Property Address:	78 South 100 East
Applicant:	Kane County Office of Tourism
Applicant Agent:	Iron Rock Engineering

Exhibit A: Civil Set

September 1, 2026

Kane County Office of Tourism is requesting approval for a new monument sign. Land Use Ordinance Chapter 20 requires approval from planning commission to determine that the design standards outlined in Chapter 20 are met.

Staff has reviewed the monument sign and provided a 1st review to the applicant with some corrections:

Plans show the sign height at 10' 3" – the maximum height per the ordinance is 10' from grade. I have discussed this with Ryan from YESCO and they will adjust the height of the sign.

Monument sign placement may be encroaching in the sight triangle. Ryan from YESCO is working on the placement to meet the requirements in Chapter 4 for the sight triangle.

Conditions on approval for the modification, if approved. Updated plans showing the height of the sign to be 10' and that the placement of the monument sign is not within the sight triangle.

Summary:

Kane County Office of Tourism and the representative Iron Rock are requesting a site plan review for an addition (2,580 sq.ft.) to the visitor Center located at 78 South 100 East in Kanab.

Applicable Regulation(s):

Site Plan Review for new 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.

– A Western Classic –



Analysis:

Staff have determined that:

- The application meets the requirements of Chapter 9 – Site Plan review, Chapter 4-18 Curb, Gutter and Sidewalk, Chapter 6 – Parking Requirements and the landscaping requirements.

Proposed Findings:

1. Application for a Site Plan Review was submitted by the applicant's representative, Iron Rock Engineering.
2. Site Plan review meets the requirements of city ordinances, curb, gutter and sidewalk already existing. Landscaping is already existing, except in parking areas. Parking calculations have been met through the site plan documents.
3. The owner is responsible for securing the appropriate development permits for construction prior to any construction activity and payment of impact fees assessed with the addition.

Staff Recommendation:

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 and payment of impact fees assessed with the addition.

Recommended Motion:

I move that we approve the site plan for the addition to the Visitor Center located at 78 South 100 East based on staff's analysis, findings, recommendation and the condition(s) listed in the report, PLANSR25-004.

Alternate motion:

I move that we deny the site plan for the addition to the Visitor Center located at 78 South 100 East (i.e., demonstrating the applicant has not met the standards outlined in the Kanab City ordinances): .

— A Western Classic —

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

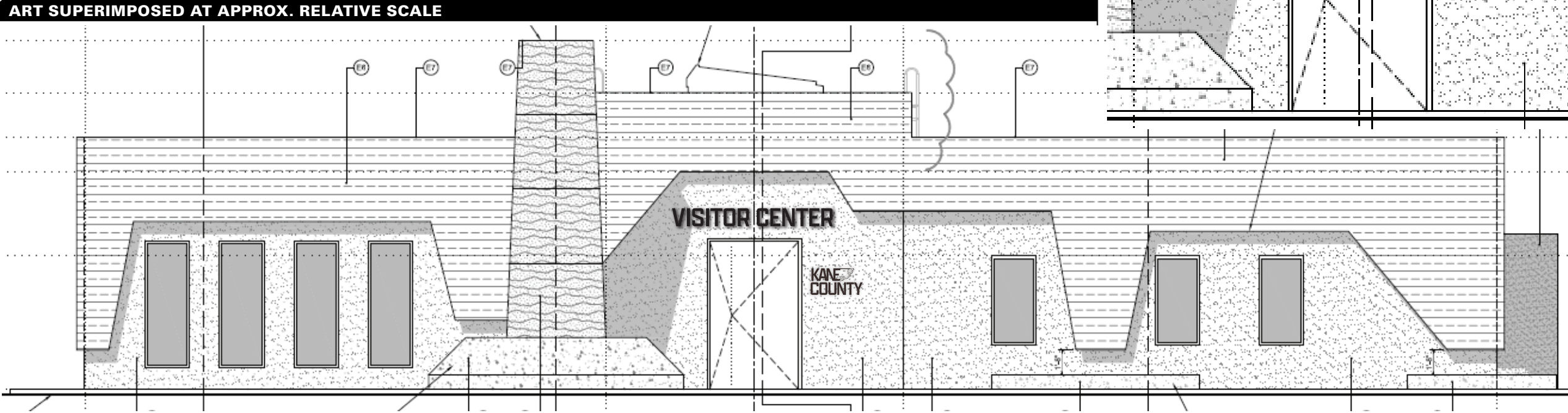
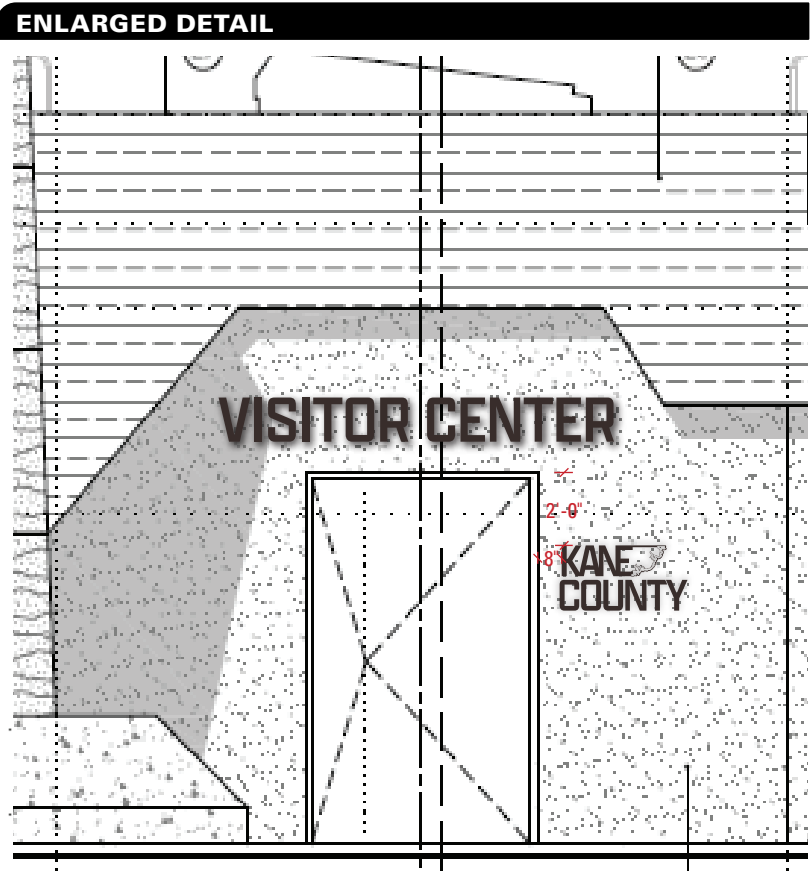
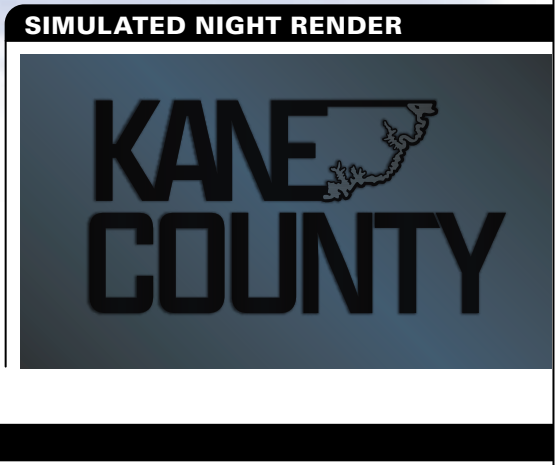
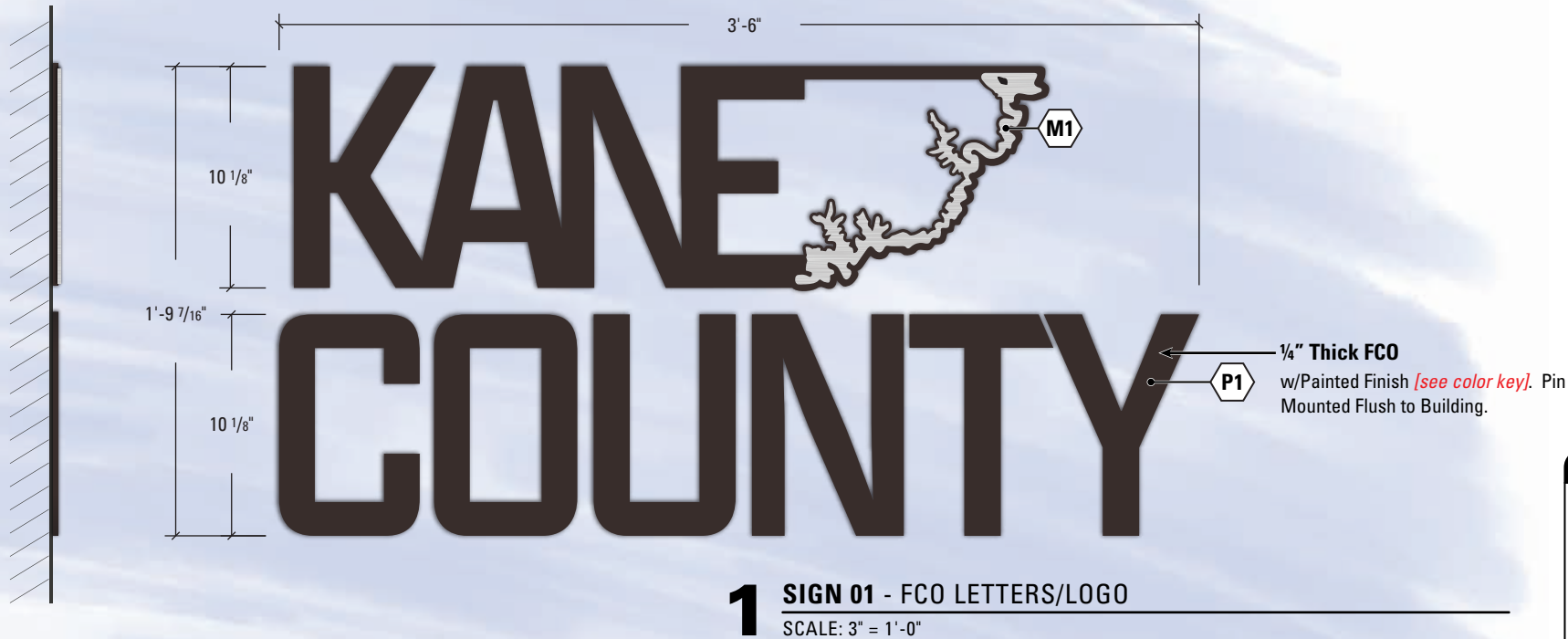
Scott Colson

Boyd Corry

Peter Banks

Exhibit A: Civil / Construction Set

— A Western Classic —



SCOPE OF WORK

MANUFACTURE & INSTALL **ONE [1]** SET OF FCO LETTERS/LOGO.

PERMITTING SIGN AREA: 17.61 FT²

FINAL ELECTRICAL CONNECTION:

N/A NOT INCLUDED

COLOR KEY

M1 Stainless Steel

P1 Duranodic Bronze

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.



DESIGN

4679 South River Road
St. George, UT 84790
435.628.0350

www.yesco.com

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This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.

The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No.	Date / Description
Org.	02.06.2026 [TY]
1	07.13.2026 TY
2	07.30.2026 TY

J0 #

Approval

A/E Sign / Date

Client Sign / Date

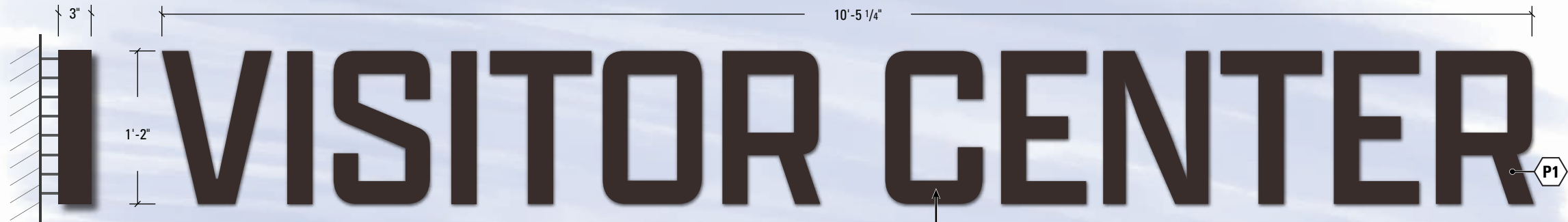
Kane County Tourism

Street Address
Kanab, UT

Acct. Exec: Ryan Cain
Designer: Tyler Young

OPY-76778 R3

ART 1.0



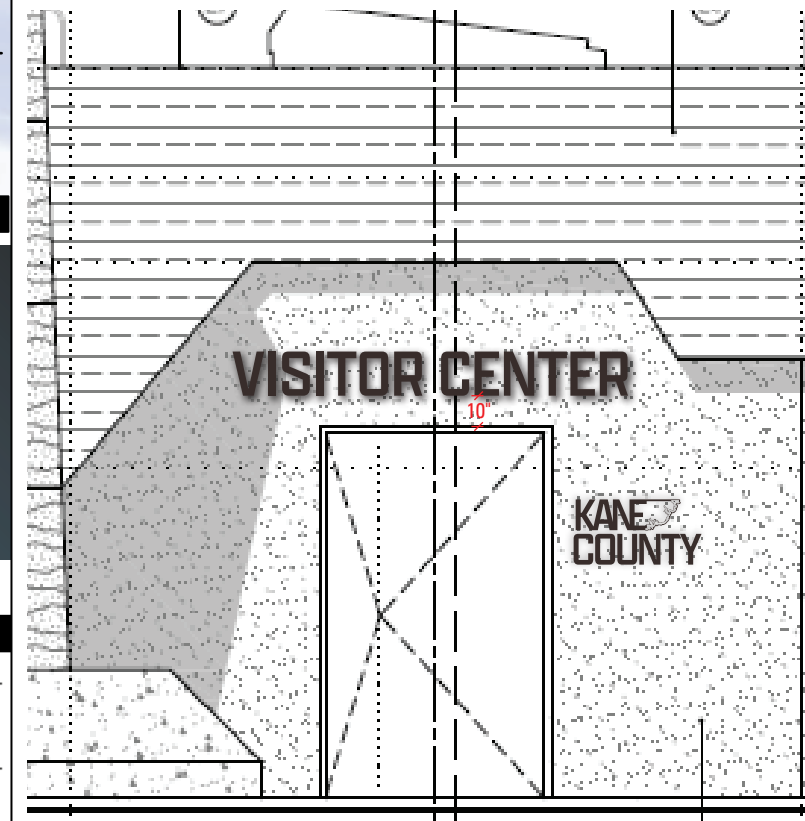
3" Deep Aluminum Reverse Pan Channel Letters
w/Painted Finish [see color key]. White
L.E.D. Illumination. 1 1/2" Non-Corrosive
Stand-Offs.

1 SIGN 02 - REVERSE PAN CHANNEL LETTERS
SCALE: 3" = 1'-0"

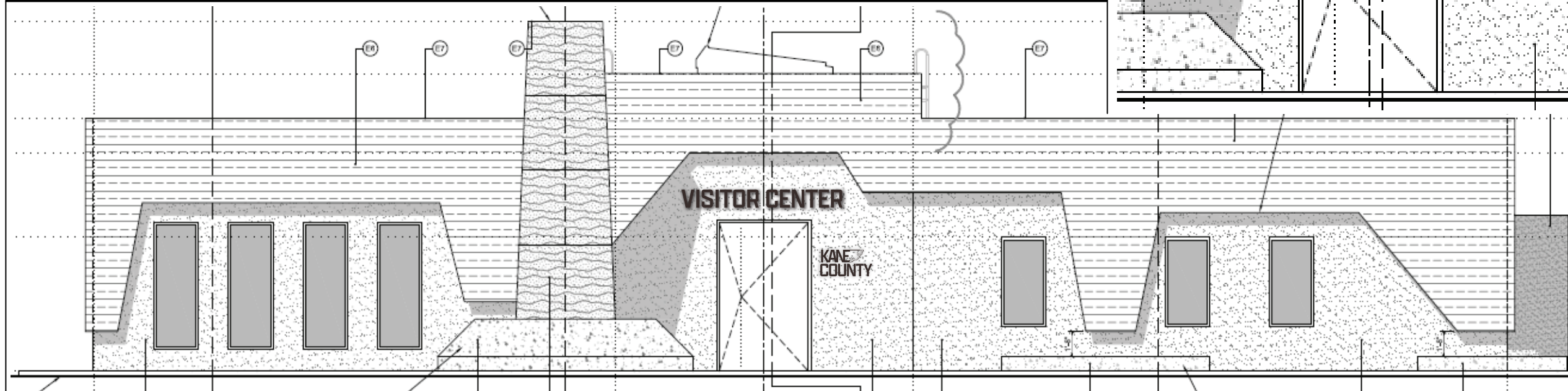
SIMULATED NIGHT RENDER

VISITOR CENTER

ENLARGED DETAIL



ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



SCOPE OF WORK

MANUFACTURE & INSTALL **ONE (1)** SET OF
REVERSE PAN CHANNEL LETTERS

PERMITTING SIGN AREA: 12.169 FT²

FINAL ELECTRICAL CONNECTION:

N/A NOT INCLUDED

COLOR KEY

P1 | Duranodic Bronze

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.



DESIGN

4679 South River Road
St. George, UT 84790
435.628.0350

www.yesco.com

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Revisions

No.	Date / Description
Org.	02.06.2026 [TY]
1	07.13.2026 TY
2	07.30.2026 TY

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Kane County Tourism

Street Address
Kanab, UT

Acct. Exec: Ryan Cain
Designer: Tyler Young

OPY-76778 R3

ART 2.0

DESIGN

4679 South River Road
St. George, UT 84790
435.628.0350

www.yesco.com
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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No.	Date / Description
Org.	02.06.2026 [TY]
1	07.13.2026 TY
2	07.30.2026 TY
3	08.20.2026 TY

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Kane County Tourism

Street Address
Kanab, UT

Acct. Exec: Ryan Cain
Designer: Tyler Young

OPY-76778 R3

ART 3.1

SCOPE OF WORK

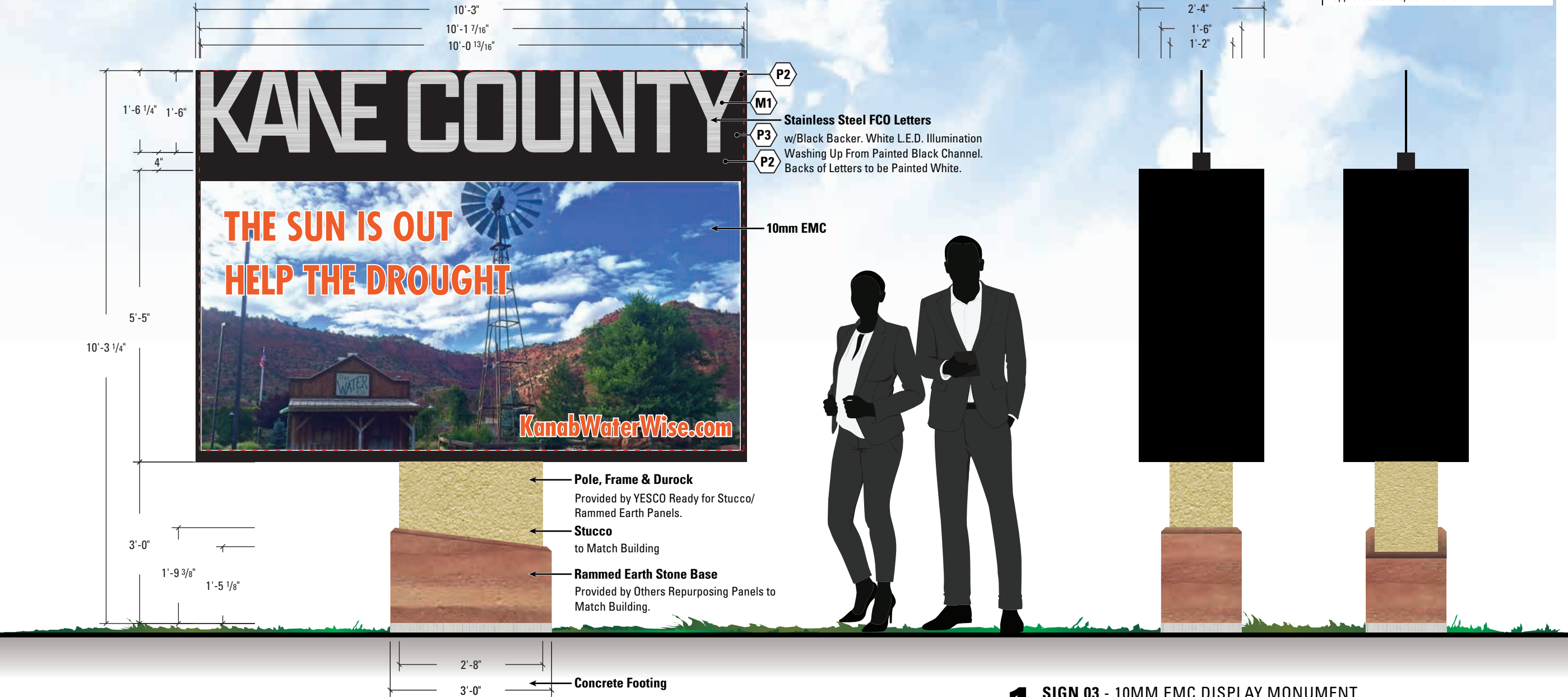
MANUFACTURE & INSTALL *ONE [1]* D/F EMC MONUMENT SIGN.

PERMITTING SIGN AREA: 71.467 FT²
FINAL ELECTRICAL CONNECTION:
CUSTOMER TO PROVIDE POWER TO SIGN LOCATION. YESCO TO CONNECT.

COLOR KEY

M1	Stainless Steel
P2	Black
P3	White

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.



Wall signs at new entrance

New Monument Sign

150'

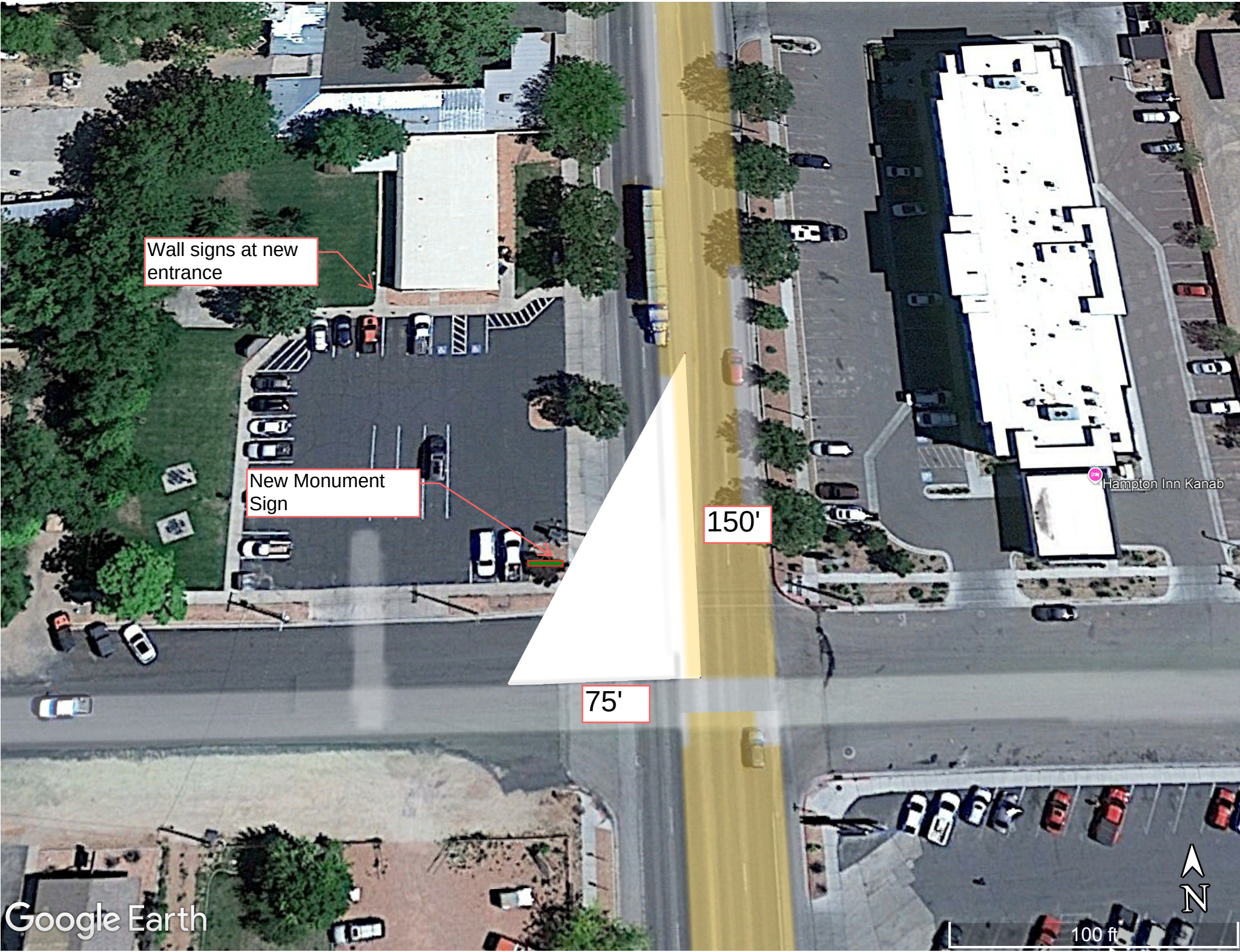
75'

Hampton Inn Kanab

Google Earth

N

100 ft



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



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

Kanab City Planning Commission Staff Report File: PLANSR25-002

Date:	May 2, 2025 (Modified August 31, 2026)
Meeting Date:	May 6, 2025 (September 1, 2026)
Agenda Item:	Planning Commission review to approve or deny a Site Plan for a new commercial building [Ace Hardware] September 1, 2026 – Approve or deny a modification to the landscaped plans.
Subject Property Address:	850 S HWY 89A
Applicant:	Kanab Double C, LLC
Applicant Agent:	Eric Mcfadden at Premier Design

Exhibit A: Civil Set
Exhibit B: Letter from Owner

Meeting Sept 1, 2026

Received a request from developer and property owner, Clint Curtis requesting an approval to modify the landscaping plans. A letter from Mr. Curtis is attached as Exhibit B.

Summary:

Kanab Double C, LLC and the representative Premier Design are requesting a site plan review for an new commercial business, Ace Hardware, located at 850 S HWY 89A.

Applicable Regulation(s):

Site Plan Review for new 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 determined that:

- The application meets the requirements of Chapter 9 – Site Plan review, Chapter 4-18 Curb, Gutter and Sidewalk, Chapter 6 – Parking Requirements and the landscaping requirements.

Proposed Findings:

— A Western Classic —

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



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

1. Application for a Site Plan Review was submitted by the applicant's representative, Premier Design.
2. Site Plan review meet the requirements of city ordinances.
3. The owner is responsible for securing the appropriate development permits for construction prior to any construction activity.

Staff Recommendation:

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 the new commercial building located at 850 S HWY 89A based on staff's analysis, findings, recommendation and the condition(s) listed in the report, PLANSR25-002.

Alternate motion:

I move that we deny the site plan for the new commercial building located at 850 S HWY 89A (i.e., demonstrating the applicant has not met the standards outlined in the Kanab City ordinances): .

— A Western Classic —

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

Arlon Chamberlain

Chris Heaton

Scott Colson

Boyd Corry

Peter Banks

Exhibit A: Civil / Construction Set

— A Western Classic —

DRAINAGE NOTES:

1. DRAINAGE ARROWS: CONCRETE CONTRACTOR TO SLOPE CONCRETE IN DIRECTIONS SHOWN BY THE ARROWS. CONCRETE CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE HOUSE. LANDSCAPE CONTRACTOR TO SLOPE ALL LANDSCAPE AREAS IN DIRECTIONS SHOWN. LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM HOUSE AND TO THE STREET.
2. ALL ROOF DRAINS SHALL BE CONNECTED TO SUBSURFACE DRAINS THAT HAVE POSITIVE DRAINAGE TO THE STREET. ALL ROOF DRAINS AND SUBSURFACE DRAINAGE SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE TO PLACE OF DISCHARGE. CONCRETE CONTRACTOR TO VERIFY ALL LOCATIONS OF DRAINS WITH LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF ANY CONCRETE SURFACE ON THE OUTSIDE OF STRUCTURE.
3. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE CONNECTION AND LAYOUT OF ALL ROOF DRAINS AND SURFACE DRAINS TO APPROVED LOCATIONS.

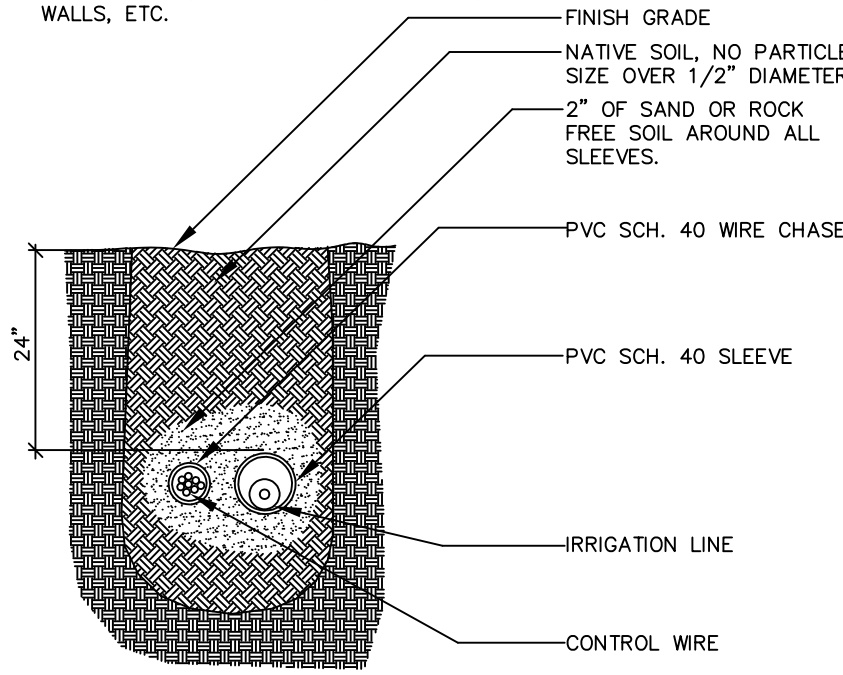
ROCK MULCH NOTE:

- 1) CRUSHED ROCK (C.R.) - INSTALL A 3" LAYER OF 3/4" REBEL RED CRUSHED ROCK CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. KEEP TOP OF ROCK 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

SLEEVING NOTE:

1. ALL SLEEVING SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. CONCRETE CONTRACTOR TO VERIFY INSTALLATION OF SUCH ITEMS AND LOCATIONS WITH LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL SLEEVES AND SIZES. SEE DETAIL FOR PROPER SIZING.

NOTE: SLEEVE ALL PIPE AND WIRES UNDER WALKS, DRIVEWAYS, STRUCTURES, WALLS, ETC.



SLEEVE SECTION

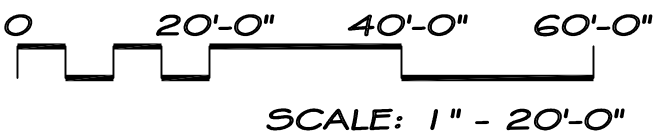


PLANT LEGEND

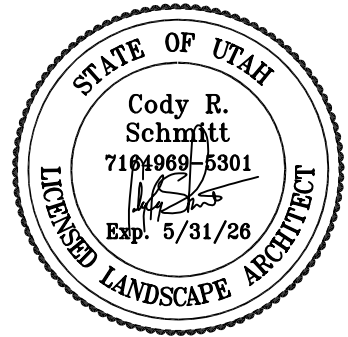
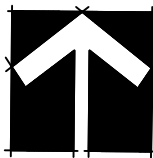
SYMBOL	BOTANICAL / COMMON NAME
	ULMUS PARVIFOLIA LACEBARK ELM
	QUERCUS SHUMARDII BUCKLEYE SHUMARD OAK
	CERCIS CANADENSIS 'MEXICANA' MEXICAN REDBUD
	LAGERSTROEMIA INDICA CRAPE MYRTLE
	ROSA 'RED CARPET' RED CARPET ROSE
	EUONYMUS ALATUS COMPACTUS DWARF BURNING BUSH
	ILEX VOMITORIA DWARF DWARF YALPON HOLLY
	EUONYMUS JAPONICUS 'GREEN SPIRE' GREEN SPIRE EUONYMUS
	BERBERIS THUNBERGII JAPANESE BARBERY
	YUCCA RECURVIFOLIA WEEPING YUCCA
	HESPERALOE PARVIFLORA RED YUCCA
	AGAVE PARYII PARRYS AGAVE
	CALAMAGROSTIS X 'KARL FOERSTER' KARL FOERSTER FEATHER GRASS OR STIPA TENUISSIMA MEXICAN FEATHER GRASS

MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	LANDSCAPE BOULDERS VARY IN SIZE: 50% - 4' X 4' 50% - 3' X 3'
	2"-4" ARIZONA RIVER ROCK
	COTONEASTER DAMMERI 'LOWFAST' LOWFAST COTONEASTER
	LANDSCAPE MOUNDING 1'-0" CONTOUR INTERVALS



SCALE: 1" = 20'-0"



REVISIONS:

COURTESY ACE
HARDWARE
STORE

UTAH

KANAB

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

PROJECT:
COURTESY ACE
HARDWARE
STORE

SHEET CONTENTS:
LANDSCAPE
PLAN

DATE:
03/21/2025
JOB NO.:
03212025

SHEET:
L1.01

Dear Members of the Kanab City Site Plan Review Committee:

We respectfully request consideration of a modification to the landscaping plan previously approved for our new Ace Hardware store located at 850 S Hwy 89A in Kanab, Utah.

When the project was initially planned, the landscaping requirement was approximately six feet along the frontage. Since that time, circumstances involving the future expansion of the highway have significantly changed the amount of property that is now included within the area designated for landscaping.

The Utah Department of Transportation (UDOT) has indicated that it will eventually need approximately 20 feet of our property for a future highway expansion. We have accommodated that future need and have incorporated that additional area into the site planning. As a result, what began as approximately six feet of required landscaping has effectively become approximately 26 feet of frontage that would be landscaped.

We understand and appreciate the Kanab City's desire to maintain an attractive and well-designed commercial corridor. However, we respectfully request that the Committee allow us to modify the approved landscape plan and use a zero-irrigation, xeriscaped landscape consisting primarily of decorative rock, boulders, and other hardscape/natural materials, rather than installing the extensive trees, shrubs, and irrigated plant material currently shown on the approved plan.

There are several reasons for this request:

1. The additional landscaping area is largely the result of anticipated UDOT expansion.

The approximately 20 additional feet was not part of the City's original landscaping requirement. We have voluntarily accommodated UDOT's anticipated future needs by setting this property aside. Because this area may ultimately be acquired or used for highway expansion, we are concerned about making a substantial investment in trees, shrubs, irrigation infrastructure, and ongoing maintenance in an area that may eventually be removed.

2. Water conservation is an important consideration in Kanab.

Kanab and the surrounding region experience a dry climate, and responsible water use is increasingly important. Installing a substantial amount of irrigated landscaping solely to meet an aesthetic objective seems inconsistent with the goal of conserving this valuable resource. A landscape utilizing native-appearing rock, boulders, and other low- or zero-water materials would provide an attractive frontage while eliminating the ongoing irrigation demand associated with extensive vegetation.

3. We believe a rock-and-boulder landscape can complement the character of Kanab.

The surrounding landscape of southern Utah is naturally characterized by rock, stone, boulders, and other desert features. We believe a thoughtfully designed xeriscape utilizing attractive rock and boulders, and can create a clean, attractive, and professionally maintained appearance that is appropriate for both Kanab and the Heritage Ace Hardware development.

4. Maintaining visibility of the building is important.

We also believe that extensive trees and shrubs along the frontage could unnecessarily obscure the Ace Hardware building and its signage from the traveling public. Maintaining appropriate sight visibility will help customers identify the store and will allow the building and its attractive architectural features to remain visible from the roadway.

5. Long-term maintenance is a significant consideration.

A large landscaped area containing numerous trees and shrubs will require continuing irrigation system maintenance, pruning, replacement of plants, weed control, fertilization, and substantial employee time and expense. As a retail business, we would prefer to invest those resources in maintaining the store and serving the community rather than maintaining an extensive landscape.

There have also been previous modifications to the approved site plan that have materially changed the areas available for landscaping. On the north side of the building, the curbing and related site design were previously modified and approved, which eliminated the space that had originally been designated for trees, shrubs, bushes, and other landscaping. As a result, there is no practical area remaining on the north side of the building for the landscaping that was originally contemplated. Similarly, the site plan on the south side of the building was modified to accommodate the greenhouse and other related site requirements. These previously approved changes have already reduced and altered the landscaping opportunities shown in the original plan. We respectfully ask that these prior approved modifications also be taken into consideration as the Committee evaluates our request to use a more appropriate, low-water, rock-and-boulder landscape treatment for the remaining areas of the property.

We want to emphasize that we are **not requesting permission to neglect or abandon the appearance of the property**. Rather, we are requesting permission to achieve an attractive, orderly, and professionally maintained frontage through a different landscaping approach—one that is more appropriate for the desert environment, conserves water, requires substantially less ongoing maintenance, preserves visibility, and recognizes the unique circumstance created by the anticipated UDOT expansion.

We respectfully ask the Committee to consider the unique circumstances of this project and approve a modification to the previously approved landscape plan allowing a **zero-irrigation, rock-and-boulder-based landscape treatment** in place of the currently approved extensive plant landscaping.

We appreciate the Committee's consideration and its efforts to balance the City's landscaping standards with water conservation, long-term sustainability, and the practical realities of maintaining a commercial property in the southern Utah climate.

We look forward to discussing this request with the Committee and working together toward a solution that is attractive, responsible, and beneficial to both the City of Kanab and the Heritage Ace Hardware project.

Respectfully,

Clint Curtis- Owner

Courtesy Ace Hardware	Legacy Ace Hardware	Heritage Ace Hardware
126 E Main St.	159 North Main St.	850 S HWY 89A
Delta, UT 84624	AND PO Box 382	AND Kanab, UT 84741
Phone: 435-864-2784	Panguitch, UT 84759	Phone: 435-644-3202
Fax: 435-864-2644	Phone: 435-676-8722	Fax: 435-644-3205
Email: clintrcurtis@hotmail.com	Fax: 435-676-8726	Cell: 435-864-7130

