

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



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

NOTICE OF MEETING OF THE KANAB CITY COUNCIL

Notice is hereby given that the Kanab City Council will hold a regular council meeting on the **8th day of September 2026**, in the City Council chambers at the Kanab City Office, **26 N 100 E, Kanab, Utah**. The Council Meeting will convene at 6:30 p.m. and the agenda will be as follows:

WORK MEETING

- 1) MAYOR AND COUNCIL BUSINESS – LIAISON REPORTS**
- 2) CITY STAFF BUSINESS**

BUSINESS MEETING

- 1) CALL TO ORDER AND ROLL CALL**
- 2) PUBLIC COMMENT PERIOD:** Members of the public are invited to address the Council. Participants are asked to keep their comments to 3 minutes and follow the rules of civility outlined in Kanab Ordinance 3-601.
- 3) CONSENT ITEMS:** (Consent items contain routine, non-controversial items that require City Council action but need little or no City Council deliberation).
 - A) Approval of City Council Minutes:
Regular City Council Meeting – August 11, 2026
 - B) Approval of Accounts Payable Vouchers
Accounts Payable August 11, 2026 - \$131,884.36
Accounts Payable August 18, 2026 - \$124,917.23
Accounts Payable August 26, 2026 - \$80,846.29
Accounts Payable September 1, 2026 - \$142,037.73
- 4) BOARD COMMISSION, COMMITTEE APPOINTMENTS:**
 - A) Appointment of James Culbertson to the Kanab Library Board
- 5) PRESENTATIONS:**
 - A) Presentation by August Granath on Kanab's Participation in the Utah Blueprint Program and Economic Development Initiatives.

– A Western Classic –

6) PUBLIC HEARING ITEMS:

No Items

7) ACTION ITEMS READY FOR VOTE:

- A) Discussion and Consideration of an Ordinance Approving a Zone Change for Parcel K-7-8-Annex, Located Approximately at 664 E. Chinle Drive, from C-3 (Commercial) to R-1-10 (Single Family Residential, 10,000 Square-Foot Minimum Lot Size)
- B) Discussion and Consideration of an Ordinance Approving a Zone Change for Parcel K-228-3, Located Approximately at 364 E. 100 S., from R-8 (Single Family Residential, 8,000 Square-Foot Minimum Lot Size) to RM (Rural Multi-Family)
- C) Discussion and Consideration of a Full Boundary Adjustment for Parcels K-20-5 and K-20-4, Located Approximately at 190 W. Center Street, to Combine the Parcels into a Single Lot
- D) Discussion and Consideration of a Plat Amendment for Parcel K-376-2, Lot 2 of the Reese's Minor Subdivision, Located Approximately at 1045 S. Highway 89A, to Divide Lot 2 into Two Separate Lots
- E) 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.
- F) Discuss and Consider Emergency Approval of Pump System Repairs and Motor Replacements

8) ITEMS FOR DISCUSSION:

- A) Discussion on Future Parks and Recreation Priorities.
- B) Review and discussion of Q4 financials.
- C) Update and discussion on Little Tom's Canyon flood mitigation plans involving BLM and NRCS.

9) REVIEW AND DISCUSSION OF THE OCTOBER 13, 2026 CITY COUNCIL MEETING AGENDA.

ADDITIONAL NOTICES:

Times listed for each item on the agenda may be accelerated, as time permits, or taken out of order.

The public comment period and public hearings are intended for the public to provide input to the Council or to pose questions individuals believe the Council and City staff should consider. Public hearings are not intended for individual members of the public to engage in conversation. While questions may be posed by a member of the public, the Council and City staff will attempt to refrain from answering or engaging in conversation during the public hearing.

An item listed on the agenda may be discussed in a closed portion of the public meeting, in which the public may be excused, if it meets the criteria outlined in the Open and Public Meetings Act (see Utah Code 52-4-204 and -205).

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 (8) or more hours in advance of the meeting, and we will try to provide whatever assistance may be required. Please contact Celeste Cram at the Kanab City offices.

Kanab City Council Meeting
August 11th, 2026
Kanab City Offices
26 North 100 East
6:30 PM

Work Meeting

1. Mayor and Council Business – Liaison Reports

Councilmember Chamberlain – There are a couple of public hearings being discussed tonight. Planning Commission approved the site plan for the new fitness center. Also, Plat approvals for Ventana and Hidden Canyon Developments.

Councilmember Banks – None.

Councilmember Corry – None.

Mayor Johnson – Football has started, and volleyball will be starting soon.

Councilmember Heaton – Fire is fully staffed. The Fugitive night held by the Police and Sheriff's Department had over 300 kids that participated.

Councilmember Shrope – The Fly In will be happening over Labor Day weekend. Public Works has been busy mowing weeds.

City Staff Business – Two events at the Fly In, a lunch at the airport, and a time to watch the planes. Also, the Police did their national night out event that had a lot of success. Recreation will be doing a Zombie Run on October 31st.

Business Meeting

1. Call to Order and Roll Call – Mayor Johnson called the meeting to order. Mr.

Burggraaf offered the invocation. Councilmember Corry led the pledge of allegiance.

In attendance: Mayor Johnson; Councilmember Banks, Councilmember Corry, Councilmember Chamberlain and Councilmember Shrope; City Manager Kyler Ludwig; Land Use Coordinator Janae Chatterley; City Attorney Kent Burggraaf; and Recorder Celeste Cram.

Not in attendance – None.

2. Public Comment Period –

Jake Clayton: Jake runs a local bike shop in town. Many people have noticed safety issues with bikes and scooters. A main issue is close calls through the ranchos, specifically on Powell drive. Harry Barber voiced concerns in 2008. The ranchos has more traffic now that the Elementary school is out there. He

believes Powell drive should be a priority in getting a bike path. There are three grants they want to work on applying for. They will keep applying for grants until they get it. He hopes that they can make sidewalks legal for bikes and wheeled items.

Joe Clark: Joe spoke on behalf of the Kanab City residents to add onto Jakes comment. We need to do something before there is a fatality. He would like the City to paint shoulder stripes on the road, specifically in the ranchos.

Daniel Gunn: Daniel thanked the Council for hearing their proposals and concerns. He would like the Council to help them form a board or committee to help identify the scope and timelines for grants in relation to the same topic as the previous comments.

Ryan Nelsen: Ryan rides bikes, and a lot of people are riding bikes. He wanted to reaffirm everything they have said. He would also like the City to use the sweeper to sweep the chip seal off the streets.

Drew Chamberlain: Drew does not live in Kanab, he lives in Layton and they put bike lanes on their roads. People get killed on them once a month. Don't waste time on that. Please don't mix cars and bicycles on roads.

Matt Fisher: Matt stated that the Hidden Canyon plat looks like they put a turning lane in during the second or third phase. He is not a resident of Kanab City, however he opposes the reduction because of the scope. Regarding the amendment to fire protection agreement, he wants everyone to know that it is not contiguous and asks that the Council not to take any further action on the board until it's elected.

Bren Housley: Cliffs trail trailhead says you cannot park in front of it. It would be nice for people that don't live there to be able to access it. Also, regarding the utility company that submitted a zone change request, he is happy to see it off the agenda.

3. Consent Items: (Consent contain routine, non-controversial items that require City Council action but need little or no City Council deliberation).

a) Approval of City Council Minutes:

Regular City Council Meeting – July 14th, 2026

b) Approval of Accounts Payable Vouchers

Accounts Payable July 15, 2026 - \$345,017.48

Accounts Payable July 21, 2026 - \$232,980.57

Accounts Payable July 22, 2026 - \$58,907.05

Accounts Payable July 29, 2026 - \$135,574.19

Accounts Payable August 4, 2026 - \$116,950.46

Councilmember Heaton made a motion to approve the consent items as listed in the packet.
Councilmember Chamberlain seconds, unanimous vote. Motion passed.

4. BOARD COMMISSION, COMMITTEE APPOINTMENTS: None.

5. PRESENTATIONS:

**a) Presentation by August Granath on Kanab's Participation in the Utah
Blueprint Program and Economic Development Initiatives.**

Item 5a was moved to the September 8th meeting.

6. PUBLIC HEARING ITEMS:

**a) Public Hearing and Consideration of a Resolution Supporting a Community
Impact Board (CIB) Funding Application for Grant and Low-Interest Loan
Assistance to Purchase a Fire Department Ladder Truck.**

City Manager Kyler Ludwig introduced the proposed Community Impact Board (CIB) funding application for the replacement of the City's existing 1983 E-One 55-foot aerial apparatus. He explained that the existing apparatus has significant limitations due to its age, open-cab design, and limited aerial reach. The proposed replacement is estimated at approximately \$1.8 million. The City has accumulated funds through fire impact fees and equipment reserves and is pursuing multiple grant opportunities to reduce the amount that would need to be financed. The proposed CIB application would seek approximately \$500,000 in grant funding, with any remaining amount potentially financed through a low-interest CIB loan.

Mr. Ludwig explained that the existing 55-foot aerial cannot adequately reach the upper portions of several multi-story buildings in Kanab when required safety setbacks and ladder operating angles are considered. He noted that the purpose of the public hearing was to receive public input regarding the need for the apparatus and the community's support for pursuing CIB funding.

Fire Chief Brett Pierson clarified that the proposed apparatus would be a quint, providing both aerial and pumping capabilities. He explained that the Department needs both functions because of its staffing structure and the size and type of buildings now present in Kanab. Chief Pierson stated that the existing apparatus was built prior to modern aerial apparatus safety standards and has limited outrigger and operational capabilities. He noted that the apparatus cannot adequately reach portions of several existing buildings, including upper floors and roof areas.

Chief Pierson further stated that Kanab has experienced significant growth in multi-story hotels, apartments, and other structures since the existing apparatus was acquired. While the cost of a new

apparatus is substantial for a community the size of Kanab, he stated that the need for greater aerial reach and modern safety features remains. He also emphasized that Kanab Fire Department operates as part of a regional mutual-aid system and relies on neighboring departments during major incidents while also providing assistance to surrounding communities when needed.

- Enter Public Comment -

Matt Fisher: Mr. Fisher expressed strong support for public safety and stated that the need to upgrade the City's fire equipment appeared clear. He encouraged the City Council to look favorably on the project and also suggested considering whether existing equipment could eventually benefit another local fire district if it were no longer needed by Kanab.

Drew Chamberlain: Mr. Chamberlain agreed that the City should upgrade its aerial apparatus but expressed concern with purchasing a new apparatus at an estimated cost of \$1.8 million. He encouraged the City to investigate used aerial apparatus and stated that significant savings may be possible by purchasing quality used equipment. He emphasized that grant funding ultimately comes from taxpayers and encouraged the Council to carefully evaluate the cost of the proposed purchase.

Bob Senecal: Mr. Senecal questioned whether adequate fire protection capabilities should have been considered when taller buildings were originally approved. His comment highlighted the relationship between the community's development patterns and the need to ensure the Fire Department has equipment capable of serving the buildings that have been constructed.

Seth Fuentes: Mr. Fuentes a resident of the Lofts apartment complex, expressed support for replacing the existing aerial apparatus. Mr. Fuentes stated that he lives on the third floor and that the existing 55-foot ladder cannot adequately reach the building's upper balconies after accounting for the necessary setback and operating angle. He noted that elderly residents, families with young children, and other residents live on the upper floors. He stated that providing the Fire Department with modern equipment capable of reaching those residents would improve safety and would be an important investment in the community.

Spencer Mosdell: Mr. Mosdell a longtime Kanab Fire Department volunteer with approximately 25 to 30 years of service, expressed strong support for replacing the apparatus. Mr. Mosdell stated that he was involved when the City obtained the existing used apparatus and that the Department has received significant service from it over the years. However, he stated that the 1983 apparatus is now worn and that used equipment can carry significant unseen maintenance and reliability issues from its prior service.

Mr. Mosdell stated that acquiring dependable, modern equipment would benefit not only Kanab residents but also surrounding communities that rely upon Kanab Fire Department for mutual aid. He emphasized that volunteer and full-time firefighters need reliable equipment to safely and effectively serve the public. He also encouraged the City to look long-term and acquire an apparatus capable of serving Kanab as the community continues to grow. Mr. Mosdell stated his strong support for the proposed replacement.

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Close Public Comment -

Following the close of the public hearing, the City Council discussed the need for the apparatus, the cost of purchasing new equipment, the availability of used equipment, and the funding sources available to the City.

Councilmember Arlon Chamberlain supported pursuing a new apparatus and discussed his experience owning and operating equipment in private business. He stated that moving from older equipment to new equipment significantly improved reliability and reduced breakdowns. He noted that dependable equipment is particularly important for the Fire Department because firefighters must be able to rely on the apparatus during an emergency. He also expressed concern that used equipment may contain unknown wear or mechanical problems even when maintenance records are available.

Councilmember Chris Heaton stated that the Council takes the use of taxpayer dollars seriously and acknowledged the significant cost of the proposed apparatus. He also recognized the effort the Fire Department and City have made to keep the 1983 apparatus operational. He stated that the age of the existing truck demonstrates how long the City has extended its useful life before considering replacement.

Councilmember Heaton supported continuing to pursue the grant opportunities and stated that the benefits of the apparatus would extend beyond Kanab's approximately 5,000 residents. He noted that the tens of thousands of visitors who come to Kanab, as well as neighboring communities in Kane County, Coconino County, and Mohave County that participate in mutual aid, would also benefit from the improved fire protection capability. He stated that the City should continue evaluating all available options, including an exceptional used apparatus if one became available, but believed the CIB funding opportunity was worth pursuing.

Councilmember Boyd Corry discussed the long-term cost difference between new and used aerial apparatus. Based on his review of available used equipment, he stated that suitable used apparatus meeting the City's needs were limited and that lower-priced options were generally significantly older. He compared the expected useful life of a new apparatus with a used apparatus and stated that the annualized cost difference may be relatively small when considered over the full-service life of the equipment.

Councilmember Corry stated that his experience as a business owner included both successful and unsuccessful purchases of used equipment. Based on the cost, expected service life, available low-interest financing, and fire impact fees already collected, he indicated that purchasing newer equipment could provide better long-term value. He also noted that the City should remain willing to consider an unusually good used option but stated that, based on the information presented, the City appeared likely to be better served by purchasing new equipment.

Councilmember Steve Shrope agreed with the concerns expressed regarding used equipment and supported the direction of continuing to evaluate a new apparatus.

201 Mayor Johnson acknowledged that the estimated \$1.8 million purchase price was substantial and stated
202 that he was not enthusiastic about the City having to make such a large expenditure. However, he stated
203 that the need for the equipment would not disappear simply by delaying the purchase.
204

205 Mayor Johnson discussed the reliability concerns associated with aging equipment and noted that
206 emergency equipment must meet the City's specific operational needs rather than simply being an
207 available ladder truck. He also recognized that the development of larger and taller buildings has
208 created additional demands on the City's fire protection capabilities and stated that future development
209 decisions should carefully consider the public safety impacts created by those projects.

210 Mayor Johnson stated that the City has taken steps to financially prepare for an eventual replacement
211 by accumulating equipment reserves and impact fee revenues and by pursuing outside grant assistance.
212 He emphasized that if the City can make the project financially feasible, it should move forward because
213 the limitations of the existing apparatus and the need for greater capability will remain.

214 The Council also discussed the City's available funding. Staff explained that the City has funds set apart
215 in equipment reserves and approximately \$300,000 in applicable impact fee revenues. Staff has
216 separately applied for approximately \$800,000 through the federal Assistance to Firefighters Grant
217 program. The proposed CIB application would seek \$500,000 grant, with any remaining project cost
218 potentially financed through a low-interest CIB loan.

219 Staff also explained that an Assistance to Firefighters Grant award would require the existing 1983
220 apparatus to be permanently removed from emergency service because the grant is based, in part, on
221 the safety deficiencies of the existing equipment. The Council noted that this requirement further
222 demonstrated the age and safety concerns associated with the current apparatus.
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224 Councilmember Heaton made a motion to adopt Resolution 8-1-26 R A resolution supporting Kanab
225 City's application to the Utah Permanent Community Impact Fund Board for grant and loan funding for
226 the acquisition of an aerial ladder fire truck. Councilmember Banks seconds.
227

228 Councilmember Chamberlain – Yes

229 Councilmember Banks – Yes

230 Councilmember Corry – Yes

231 Councilmember Heaton – Yes

232 Councilmember Shrope – Yes

233 Motion passed.
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235 **7. ACTION ITEMS READY FOR VOTE:**

236 237 **a) Discussion and Consideration of an Ordinance Amending the Zoning of** 238 **Parcel K-C-2-1 (South Central) from R-1-8 (Single Family Residential) to C-2** 239 **(Commercial) (318 N 100 E).**

240 Item has been removed from the agenda, as the zone change application has been withdrawn.
241

b) Discussion and Consideration of an Ordinance Amending the Zoning of Parcel K-376-2 from C-2 [Commercial] to R-15 [Rural Residential]. Parcel is located approximately at 1045 S HWY 89A (behind K-Town/Straws)

Councilmember Heaton recused himself.

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

The Public Hearing was held on August 4, 2026. No E-mail, mail or phone public comments were received, no public comment made at the hearing. Staff discussed the zone change request and staff report. Planning Commission made a positive recommendation to change the zone to R-1-15, vote was unanimous.

Councilmember Corry made a motion to assign zone R-1-15 to Parcel K-376-2 based on the findings and conditions outlined in Staff Report ZONE 26-009 and adopt ordinance 8-1-26 O. Councilmember Banks seconds.

Councilmember Chamberlain – Yes

Councilmember Banks – Yes

Councilmember Corry – Yes

Councilmember Heaton – Recused

Councilmember Shrope – Yes

Motion passed.

c) Discussion and Consideration of a Final Plat for Phase 1 of the Hidden Canyon Subdivision (Guthrie).

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

Kanab City Subdivision Ordinance Chapter 2A, regulates the final plat process. The application should include the scale drawing, utility service commitment letters, soils investigation report, drainage report, engineer's estimate costs, subdivision improvement plans and the title report. The application and the submitted documents are sent to the City Engineer, Surveyor, Fire Department, Public Works Department, and Land Use Director who review the documents for compliance with city ordinances. The submitted documents are still under review with the Public Works Director. The Land Use Director, Engineer, Surveyor and Fire have completed a review and has found the submission satisfactory with the condition that the Public Work's Directors comments are satisfied.

Planning commission made a positive recommendation w/ conditions, unanimous vote.

Councilmember Corry made a motion to approve the final plat for phase one of the Hidden Canyon subdivision based on findings and conditions of approval as outlined in the staff report for tile #PLAN25-055. Councilmember Shrope seconds.

Councilmember Chamberlain – Yes
Councilmember Banks – Yes
Councilmember Corry – Yes
Councilmember Heaton – Yes
Councilmember Shrope – Yes
Motion passed.

d) Discussion and Consideration of an Ordinance to the City's Land Use Ordinance Chapter 17 to reduce the minimum street frontage requirement in R-1-20 (Heely).

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

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

Discussion with Planning Commission and the applicant, Tyler Heely & Chris Heely regarding their proposed changes. Most of the changes the present planning commission members were not in favor of. There was some interest in possibly increasing the minimum size of the ADU from 50% to 75% and there was some interest in reducing the street frontage size in R-1-20 from 120 feet to 100 feet. Applicant Tyler Heely requested to pull all the proposed amendments except for the street frontage requirement for R-1-20. He stated he would do a separate application for the other items but did need to continue with the R-1-20 street frontage. Planning Commission made a motion for a positive recommendation to change the street frontage requirement from 120 feet to 100 feet, the vote was tied two (2) Yes, two (2) Nay. Another motion was made to continue the item to the next meeting when more PC members could be present.

Planning Commission discussed the proposed amendment to reduce the minimum street frontage from 120 feet to 100 feet. Kent provided a quick search of other southern Utah municipality's ordinances such as St. George, Hurricane and Springdale that have 90–100-foot requirements for similar sized lots. There was discussion on cost difference for road construction and materials. A motion was made for a positive recommendation for the proposed text amendment, vote was unanimous.

The council discussed at length different things in relation to this change.

Councilmember Shrope made a motion to approve and adopt changes to the Kanab City Land Use Ordinance Chapter 17 identified in exhibit A of the staff report for PLANTEXT26-007 and adopt ordinance 8-2-26 O. Councilmember Chamberlain seconds.

Councilmember Chamberlain – Yes
Councilmember Banks – Nay
Councilmember Corry – Nay
Councilmember Heaton – Yes
Councilmember Shrope – Yes
Motion passed.

e) Discussion and Consideration of an Ordinance the Subdivision Ordinance Chapter 2A and 2B adopting amendments to the Minor Subdivision Sections.

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

Based on discussion with planning commission staff has drafted amendments to present to Planning Commission. These amendments include: Full subdivision improvements for minor subdivisions identified in Chapter 2A (commercial, manufacturing and residential multi-family)
Allowing only 5 or fewer lots in Chapter 2A (commercial, manufacturing and residential multi-family)
Allowing up to 10 lots in minor subdivision in Chapter 2B (1- & 2- family dwellings and townhouses)
Limited subdivision improvements such as water, sewer, fire hydrants for 1- & 2- family dwellings and townhouses. Exception to curb, gutter and sidewalk for parcels zoned R-1-15, R-1-20, RR-1 and RA other amendments that were done by staff to clean up titles, grammar, format, and the bodies that can review and make the administrative decisions based on State Code. Planning Commission made a positive recommendation for the text amendments outlined in the staff report, vote was unanimous.

Councilmember Heaton made a motion to approve and adopt changes to the Kanab City Subdivision Ordinances identified in exhibit A of the staff report #20260501 and adopt Ordinance 8-3-26 O. Councilmember Chamberlain seconds.

Councilmember Chamberlain – Yes
Councilmember Banks – Yes
Councilmember Corry – Yes
Councilmember Heaton – Yes
Councilmember Shrope – Yes
Motion passed.

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364 **f) Consideration of a Resolution Regarding the Boundaries of the Grand**
365 **Staircase-Escalante and Bears Ears National Monuments.**

366 Mayor Johnson stated that he introduced the Resolution to proactively declare the town's stance, noting
367 that in the past, newspapers and special interest groups have misrepresented the community by
368 implying that the majority of locals do not support the downsizing. He strongly advocates for local,
369 decentralized control of public lands over decisions made by federal bureaucracies or visitors from out
370 of state. He emphasizes that public lands should remain open for multiple uses, preserving the historical
371 precedent under which they were originally designated.

372
373 He highlights the historical and environmental contributions of local ranchers, cowboys, and loggers.
374 The majority of roads used today by tourists and tour companies to access scenic areas were originally
375 built and maintained by ranchers and cowboys.

376 Logging and access roads are crucial in allowing firefighters to manage and prevent devastating
377 wildfires, which worsen when federal restrictions prevent clearing out forest undergrowth.

378 Water infrastructure constructed and maintained by ranchers on public grazing allotments is vital for
379 local wildlife to thrive, particularly during dry seasons, and public land grazing is a critical link that
380 sustains local agricultural fields, such as hay production.

381
382 Mayor Johnson directly refutes claims on social media that the downsizing "reduces" Utah's public
383 lands. He clarifies that the land remains public; the reduction simply removes a restrictive layer of
384 federal oversight. He assures that locals have no desire to see these public lands destroyed or turned
385 into cities, but rather want to protect them through active, responsible use.

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387 Councilmember Heaton made a motion to approve Resolution No. 8-2-26 R, a resolution declaring
388 Kanab City's support of the modification and downsizing of Grand Staircase-Escalante National
389 Monument and the Bears Ears National Monument. Councilmember Shrope seconds.

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391 Councilmember Chamberlain – Yes

392 Councilmember Banks – Yes

393 Councilmember Corry – Yes

394 Councilmember Heaton – Yes

395 Councilmember Shrope – Yes

396 Motion passed.

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398 **g) Discussion and Consideration of an Amendment to the Fire Protection**
399 **Agreement with the Vermillion Cliffs Special Service District to Revise the**
400 **Service Area Map to Include Properties Recently Annexed into the District.**

401 Mr. Ludwig stated that In June 2025, Kanab City entered into a Fire Protection Agreement with the
402 Vermillion Cliffs Special Service District (SSD) to provide structural fire protection and initial wildland fire
403 response within the District's boundaries. Since that time, Kane County, Kanab City, and the SSD have
404 continued evaluating the long-term organization of fire service areas near Kanab. As part of that effort,
405 the Vermillion Cliffs Special Service District recently annexed additional territory north of Kanab. Those

annexations included several parcels that are outside an area that could reasonably be expected to annex into Kanab City in the future. Because the Fire Protection Agreement references the District's service area map, the agreement must be amended to reflect the District's revised boundaries. The proposed amendment does not change the services provided by Kanab City, the annual service fee, or any other substantive terms of the Fire Protection Agreement. The amendment simply replaces the existing exhibit map with an updated map reflecting the District's current boundaries. Updating the map ensures the agreement accurately identifies the area in which Kanab City will provide fire protection services under contract.

Councilmember Corry made a motion to approve Resolution No. 8-3-26 R a motion approving the second amendment to the Fire Protection Agreement with the Vermillion Cliffs Special Service District updating the fire service area map conditioned upon the approval of the Lieutenant Governor approval. Councilmember Heaton seconds.

Councilmember Chamberlain – Yes
Councilmember Banks – Yes
Councilmember Corry – Yes
Councilmember Heaton – Yes
Councilmember Shrope – Yes
Motion passed.

8. ITEMS FOR DISCUSSION:

a) Review of Rural Agriculture (RA) Zoning and Minimum Lot Size Classifications (2, 5, 10 acre).

Mayor Johnson stated that the City's General Plan identifies Rural Residential/Agriculture areas as intended for residential and agricultural development at densities ranging from one dwelling unit per 2, 5, or 10 acres, depending on the applicable zoning designation.

Mr. Ludwig stated that this policy is implemented through Chapter 16 of the Kanab City Land Use Ordinance, which establishes three Rural Agriculture zoning Districts: RA-2, RA-5, and RA-10. Historically, many properties have been identified simply as "RA" on the City's zoning map without a corresponding minimum lot size designation. While Chapter 16 establishes standards for RA-2, RA-5, and RA-10 districts, the zoning map has not consistently identified which minimum lot size applies to each RA-zoned property.

Currently, all Rural Agriculture properties are shown on the City's official zoning map simply as RA without a corresponding RA-2, RA-5, or RA-10 designation. As a result, there is uncertainty regarding which minimum lot size standards apply to these properties. Historically, these parcels have generally been interpreted as being subject to the 2-acre minimum lot size.

If the City wishes to establish specific minimum lot size designations for existing RA-zoned properties, each affected parcel would require a zone change. This process would include Planning Commission review, public notice, a public hearing, and final consideration by the City Council.

There are approximately 200 properties within the City currently zoned RA. This discussion is intended to obtain policy direction from the City Council regarding whether staff should undertake a comprehensive review of these properties and, if so, the criteria that should be used to determine whether individual parcels should be designated RA-2, RA-5, or RA-10. Mayor and the council wants this to be brought to Planning Commission to start the discussion.

b) Discussion on Annexation of Property North of Kanab and the Property Owner Petition Process.

Mr. Ludwig stated that Kanab City is evaluating the annexation of properties located immediately north of the current city limits. The primary catalyst for this effort is the need to provide municipal fire protection to these properties. Many of the parcels are already served by Kanab City's culinary water system, making annexation a logical step toward aligning municipal services with jurisdictional boundaries. The area proposed for annexation is consistent with the City's 2006 Annexation Policy Plan, which identified the northern expansion area as a future growth area for Kanab City. The proposed annexation boundaries are shown on the attached Annexation Map prepared by Iron Rock Group, which identifies the parcels proposed for inclusion.

Under Utah's municipal annexation statutes, annexation of this area must be initiated through a property owner petition. Before the City Council may consider an annexation ordinance, the petition must be signed by owners representing either:

- At least 50% of the private land area within the proposed annexation boundary; or
- Owners representing at least one-third (33%) of the assessed value of the private real property within the proposed annexation area.

City staff and Kane County staff will work together to contact affected property owners, explain the annexation proposal, and determine their interest in participating in the petition process. If sufficient signatures are obtained, the City will proceed through the statutory annexation process, including verification of the petition, required public notices and hearings, coordination with affected entities, and ultimately consideration of an annexation ordinance by the City Council in accordance with Utah law. The council had a brief discussion with staff regarding this topic.

c) Discussion on Potential Standard Contract Provisions for Adoption by Ordinance.

Mr. Burggraaf stated that The City enters into a variety of contracts each year for professional services, construction, equipment purchases, and other municipal operations. While contracts are reviewed individually, staff and the City Attorney have identified the benefit of establishing a standardized set of contract provisions that would be incorporated into City agreements whenever applicable.

These standard provisions would be adopted by ordinance and would establish consistent legal protections for the City, regardless of the type of contract being executed. The council likes the idea and wants him to move forward with it.

486 **d) Discussion on Future Parks and Recreation Priorities**

487 Postpone to September 8th 2026 meeting.

488

489 **e) Closed Session to Discuss Pending or Reasonable Imminent Litigation.**

490 Postpone to September 8th 2026 meeting.

491

492 **9. REVIEW AND DISCUSSION OF THE SEPTEMBER 8, 2026 CITY COUNCIL MEETING**
493 **AGENDA.**

494

495 Annexation North of Kanab

496 Little Tom's Canyon

497 Q4 Financials

498 Ranchos Sewer

499 RA Zoning

500

501 Councilmember Shrope made a motion to adjourn. Councilmember Corry seconds. Unanimous vote,
502 meeting adjourned.

503

Report Criteria:

Report type: Summary

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
08/26	08/11/2026	39378	1080	AMERIGAS PROPANE LP	41-2100	371.66
08/26	08/11/2026	39379	12904	BADGER METER	51-2100	1,769.16
08/26	08/11/2026	39380	1200	C. C. AUTO PARTS	10-2100	278.08
08/26	08/11/2026	39381	11140	CEM AQUATICS	41-2100	12,167.76
08/26	08/11/2026	39382	300	CROSBY HOME & FARM CENTER	10-2100	2,402.91
08/26	08/11/2026	39383	13480	DEPT OF GOVERNMENT OPERATION	51-2100	7,364.25
08/26	08/11/2026	39384	13208	FREEDOM MAILING SERVICES, INC.	51-2100	1,726.11
08/26	08/11/2026	39385	560	GARKANE ENERGY COOPERATIVE, I	10-2100	21,705.37
08/26	08/11/2026	39386	9010	GLAZIER'S MARKET	10-2100	340.65
08/26	08/11/2026	39387	13811	GREAT WESTERN RECREATION, LLC	10-2100	488.00
08/26	08/11/2026	39388	3900	KANAB CITY CORPORATION	51-2100	23,258.01
08/26	08/11/2026	39389	880	KANE CO. SPECIAL SERVICE DIST.	10-2100	32,465.55
08/26	08/11/2026	39390	12788	KANE CO. SPECIAL SERVICE DIST.	10-2100	4,818.93
08/26	08/11/2026	39391	13136	KANE COUNTY ATTORNEY'S OFFICE	10-2100	43.45
08/26	08/11/2026	39392	13762	MES SERVICE COMPANY LLC	10-2100	2,399.26
08/26	08/11/2026	39393	12166	MW CLOUD SERVICES, LLC	10-2100	105.00
08/26	08/11/2026	39394	13697	PRO-VISION SOLUTIONS, LLC	10-2100	349.11
08/26	08/11/2026	39395	5930	PUBLIC EMPLOYEES LONG TERM	02-2100	429.42
08/26	08/11/2026	39396	1140	QUILL CORPORATION	10-2100	87.98
08/26	08/11/2026	39397	11843	RAMSAY SERVICE INC.	10-2100	1,826.84
08/26	08/11/2026	39398	13819	SCHMUKER CONSTRUCTION LLC	45-2100	4,600.00
08/26	08/11/2026	39399	1300	SOUTHERN UTAH NEWS	10-2100	87.75
08/26	08/11/2026	39400	13340	ST. GEORGE CARQUEST	51-2100	521.86
08/26	08/11/2026	39401	1150	STAKER & PARSON COMPANIES	51-2100	564.53
08/26	08/11/2026	39402	11558	STOVALL, ORIN	10-2100	159.60
08/26	08/11/2026	39403	8550	THE UNIFORM CENTER	10-2100	2,077.32
08/26	08/11/2026	39404	13405	TRI COUNTY LITTLE LEAGUE FOOTB	41-2100	550.00
08/26	08/11/2026	39405	1635	WATERMAN WELDING	51-2100	8.80
08/26	08/11/2026	39406	13104	ZIONS BANK	15-2100	8,917.00
Grand Totals:						<u>131,884.36</u>

Report Criteria:

Report type: Summary

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
08/26	08/18/2026	39407	1360	#1 STAGE STOP	10-2100	201.01
08/26	08/18/2026	39408	12333	AVFUEL CORPORATION	10-2100	41.94
08/26	08/18/2026	39409	12144	BANKCARD CENTER	10-2100	58,773.17
08/26	08/18/2026	39410	990	BLUE STAKES OF UTAH 811	51-2100	36.55
08/26	08/18/2026	39411	13646	BUCK THE SYSTEM LLC	10-2100	5,031.25
08/26	08/18/2026	39412	12429	CIVIL SCIENCE INFRASTRUCTURE, IN	39-2100	37,085.00
08/26	08/18/2026	39413	865	CRESTWOOD GROWERS	45-2100	9,634.00
08/26	08/18/2026	39414	13820	FIRST RESPONDERS FIRST, LLC	10-2100	25.00
08/26	08/18/2026	39415	13821	HUTCH'S AUTO PARTS, LLC	10-2100	227.97
08/26	08/18/2026	39416	13366	JM PIPING	10-2100	559.95
08/26	08/18/2026	39417	12898	KOMATSU EQUIPMENT	51-2100	2,418.98
08/26	08/18/2026	39418	10647	MOUNTAIN WEST COMPUTERS	10-2100	1,232.50
08/26	08/18/2026	39419	12233	NICHOLAS & COMPANY	41-2100	684.72
08/26	08/18/2026	39420	9204	ROCKY MOUNTAIN INFO NETWORK	10-2100	50.00
08/26	08/18/2026	39421	12677	SG WATER STORE	10-2100	41.70
08/26	08/18/2026	39422	1195	SYMBOL ARTS	10-2100	1,189.50
08/26	08/18/2026	39423	8550	THE UNIFORM CENTER	10-2100	41.99
08/26	08/18/2026	39424	13822	UTAH COUNTIES INDEMNITY POOL	10-2100	175.00
08/26	08/18/2026	39425	2340	UTAH PROSECUTION COUNCIL	10-2100	150.00
08/26	08/18/2026	39426	12141	VFIS	10-2100	7,317.00
Grand Totals:						<u>124,917.23</u>

Report Criteria:

Report type: Summary

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
08/26	08/26/2026	39427	1080	AMERIGAS PROPANE LP	41-2100	1,344.39
08/26	08/26/2026	39428	13823	CHILD, LUANN	10-2100	500.00
08/26	08/26/2026	39429	12429	CIVIL SCIENCE INFRASTRUCTURE, IN	51-2100	36,030.00
08/26	08/26/2026	39430	12310	DUTTON, JAKE	51-2100	102.00
08/26	08/26/2026	39431	12757	GROW CHIROPRACTIC	10-2100	60.00
08/26	08/26/2026	39432	615	HONEY'S MARKETPLACE	10-2100	451.25
08/26	08/26/2026	39433	13136	KANE COUNTY ATTORNEY'S OFFICE	10-2100	19.75
08/26	08/26/2026	39434	13497	KEYBANK	42-2100	12,517.28
08/26	08/26/2026	39435	10647	MOUNTAIN WEST COMPUTERS	10-2100	249.00
08/26	08/26/2026	39436	13138	NWPX GENEVA	52-2100	5,214.41
08/26	08/26/2026	39437	5930	PUBLIC EMPLOYEES LONG TERM	02-2100	422.09
08/26	08/26/2026	39438	12225	QT PETROLEUM ON DEMAND	10-2100	1,675.00
08/26	08/26/2026	39439	11843	RAMSAY SERVICE INC.	10-2100	29.82
08/26	08/26/2026	39440	13339	SIDDONS-MARTIN EMERGENCY GRO	10-2100	842.00
08/26	08/26/2026	39441	13790	SLICK TRADES LLC	45-2100	21,142.50
08/26	08/26/2026	39442	1635	WATERMAN WELDING	51-2100	8.80
08/26	08/26/2026	39443	13696	WATERS, MIKE	51-2100	238.00
Grand Totals:						<u>80,846.29</u>

Report Criteria:

Report type: Summary

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
09/26	09/01/2026	39444	13713	ADVANCED CONSTRUCTION AND DE	42-2100	95,286.54
09/26	09/01/2026	39445	1080	AMERIGAS PROPANE LP	41-2100	459.15
09/26	09/01/2026	39446	13826	BARBER, HARRY	10-2100	125.00
09/26	09/01/2026	39447	12768	BUGSY'S PEST CONTROL, LLC	10-2100	95.00
09/26	09/01/2026	39448	12429	CIVIL SCIENCE INFRASTRUCTURE, IN	10-2100	3,250.00
09/26	09/01/2026	39449	12954	CLOUGH, ELEANOR	10-2100	318.00
09/26	09/01/2026	39450	9760	COLONIAL	02-2100	23.00
09/26	09/01/2026	39451	13695	EDMUNDS, SUSAN	10-2100	60.00
09/26	09/01/2026	39452	13616	HOYT, RIA	10-2100	125.00
09/26	09/01/2026	39453	13366	JM PIPING	10-2100	195.25
09/26	09/01/2026	39454	13497	KEYBANK	42-2100	22,796.40
09/26	09/01/2026	39455	250	L.N. CURTIS & SONS	10-2100	4,912.40
09/26	09/01/2026	39456	13574	LACEY, ROBERT	10-2100	175.00
09/26	09/01/2026	39457	10647	MOUNTAIN WEST COMPUTERS	10-2100	661.00
09/26	09/01/2026	39458	12233	NICHOLAS & COMPANY	41-2100	383.22
09/26	09/01/2026	39459	13416	POONIA, SARVSHRESTH	51-2100	1.04
09/26	09/01/2026	39460	13827	RA PRINT SOLUTIONS	41-2100	515.89
09/26	09/01/2026	39461	13830	REBER, LISA	10-2100	175.00
09/26	09/01/2026	39462	13271	RIDDELL / ALL AMERICAN SPORTS C	41-2100	2,317.95
09/26	09/01/2026	39463	1240	SCHOLZEN PRODUCTS	10-2100	3,619.90
09/26	09/01/2026	39464	13829	SEELY, MICHAEL	51-2100	38.87
09/26	09/01/2026	39465	13096	SERIOUS SPORTS	10-2100	1,446.00
09/26	09/01/2026	39466	12677	SG WATER STORE	10-2100	20.85
09/26	09/01/2026	39467	13825	SHEPHERD, KYLIE	10-2100	125.00
09/26	09/01/2026	39468	11755	SHERWOODS SEW WHAT	10-2100	54.00
09/26	09/01/2026	39469	13824	THE CLINIC BRAZILIAN JIU JITSU	10-2100	300.00
09/26	09/01/2026	39470	13828	TIDWELL, SAVANNA & JESSE	51-2100	12.67
09/26	09/01/2026	39471	13212	UPPER CASE PRINTING INK.	51-2100	420.60
09/26	09/01/2026	39472	9210	UTAH PUBLIC TREASURER	10-2100	1,000.00
09/26	09/01/2026	39473	2775	UTAH PUBLIC TREASURER	10-2100	2,000.00
09/26	09/01/2026	39474	2765	UTAH PUBLIC TREASURER	10-2100	1,000.00
09/26	09/01/2026	39475	13539	WADE, NATALIE	10-2100	125.00
Grand Totals:						<u>142,037.73</u>

To whom it may concern,

We read. That's it. That's the post. But if you want more...

We read as a family. We make it a point to end every evening with a book. We've been reading to our daughter since she was born. And as her own reading skills have developed she now reads every night to us. Reading isn't just a passive activity. We ask questions about what we've read. We have a dialogue. We challenge our perspectives. We engage with what we read.

We read to travel the universe. To gain new perspective. To develop understanding and empathy. To exercise our powers of reasoning, analysis, deduction. To have fun. To get lost. To be transformed. To be transported to a world of imagination and wonder. To continually enhance the plasticity of our brains.

We read for knowledge, because yes, knowledge is power. But it's more than that. Knowledge is our window into understanding ourselves and the world around us. It's our foundation for being kind, caring, compassionate creatures.

So yeah, we read. And I want everybody to read. I want to ensure we all have access to literature, language, beauty, discovery, and the arts. The hallmark of the community library.

I moved to Kanab in September 2016. Got my library card the first week and have been a loyal patron ever since. I want to ensure our children have the same opportunity I've had to get lost in a world of wonder and whimsy through reading and imaginative library programming. I'd love to play a part in helping shape the library's future in service to the community I call home.

Sincerely,

James Culbertson

jamesrculbertson@gmail.com

720-936-5834



**Governor's Office of
Economic Development**

Center for Rural
Development

Plan Here. Build Here.

Rural Economic Blueprint Program

June 30th, 2026

Initial Assessment for Kanab City

Presented by August Granath – Technical Outreach Manager

Agenda

Initial Assessment

- Methodology
- Economic Data
- SWOT Analysis

Next Steps

Methodology – How We Gathered Insights

- **Hard Numbers**
 - Economic data from Census Bureau, ESRI, and Utah Department of Workforce Services
- **Input From The Community**
 - One on One Interviews with Key Stakeholders (17 interviews)

Economic Data

- Population
- Workforce
- Industry Breakdown
- Major Employers

Economic Data

Kanab, Utah, and USA Population (1990 – 2025)

Year	Kanab Population	Growth Rate (Annualized)	Utah Population	Growth Rate (Annualized)	USA Population	Growth Rate (Annualized)
1990	3,289	1.4%	1,722,850	3.0%	248,709,873	1.1%
2000	3,564		2,233,198		281,421,906	
2010	4,312		2,763,885		308,745,538	
2020	4,691		3,271,608		331,516,113	
2021	5,005	2.7%	3,339,874	1.6%	332,100,166	0.6%
2022	5,125		3,393,928		333,996,304	
2023	5,254		3,449,259		336,755,052	
2024	5,269		3,502,983		340,003,797	
2025	5,332		3,538,904		341,784,857	

Most Recent Estimated City Population: 5,332

- Kanab City’s population has grown by 641 people (2.7% annualized) from April 1, 2020, to July 1, 2025
- This is about double of the 1.4% annual growth rate for the preceding 30–year period from 1990 – 2020.
- Comparing the same periods, statewide population growth has dropped from 3% to 1.6% annual growth, while nationwide growth has slowed from 1.1% to 0.6% annual growth.

Economic Data

Workforce Statistics (2020 – 2024 American Community Survey 5–Year Estimates)

Median household income: \$85,486

- ~\$10,000 below Utah’s median household income of \$95,166
- ~\$5,000 above the national median household income of ~\$80,734

Employment Status for Kanab, Utah, and USA Population Age 16+ (2020 – 2024)

Employment Status	Kanab (#)	Kanab (%)	Utah (%)	USA (%)
Employed	2,481	57.9	66.9	59.7
Unemployed	123	2.9	2.5	3.3
Armed Forces	26	0.6	0.3	0.5
Not in Labor Force	1,656	38.6	30.4	36.5

Economic Data

Workforce Statistics (2020 – 2024 American Community Survey 5–Year Estimates)

Percentage of population 25+ with Bachelor’s Degrees or higher: 28%

- 9% below Utah’s rate of 37%
- 7% below the national rate of 35%

Educational Attainment for Kanab, Utah, and USA Percentage of Population Age 25+ (2020 – 2024)

Educational Attainment	Kanab	Utah	USA
Less than a High School Diploma	7	7	11
High School Diploma	22	23	26
Some College or an Associate Degree	44	34	28
Bachelor’s Degree or Higher	28	37	35

Economic Data

Kanab City Industry Breakdown by Percentage of Labor Force (Census Bureau, 2024)

Industry	Jurisdiction (Jobs)	Jurisdiction (% of Jobs)	USA (% of Jobs)	Location Quotient
Total	2,481	100.0%	100.0%	–
Other Services (Excluding Public)	518	20.9%	4.7%	4.4
Educational Services	340	13.7%	9.4%	1.5
Retail Trade	298	12.0%	10.4%	1.2
Construction	207	8.3%	7.0%	1.2
Public Administration	197	7.9%	5.0%	1.6
Health Care/Social Assistance	179	7.2%	14.5%	0.5
Manufacturing	135	5.4%	9.6%	0.6
Finance/Insurance	134	5.4%	4.9%	1.1
Accommodation/Food Services	125	5.0%	6.6%	0.8
Transportation/Warehousing	118	4.8%	5.0%	1.0
Admin/Support/Waste Management	69	2.8%	4.5%	0.6
Agriculture/Forestry/Fishing	50	2.0%	1.1%	1.8
Real Estate/Rental/Leasing	35	1.4%	1.7%	0.8
Professional/Scientific/Tech	33	1.3%	8.4%	0.2
Wholesale Trade	24	1.0%	1.9%	0.5
Arts/Entertainment/Recreation	19	0.8%	2.2%	0.3
Information	0	0.0%	1.8%	0.0
Management of Companies	0	0.0%	0.2%	0.0
Mining/Quarrying/Oil & Gas	0	0.0%	0.3%	0.0
Utilities	0	0.0%	0.9%	0.0

Economic Data

*These statistics are organized by employment site, which is likely why Kanab High School and Kanab Middle School are listed separately.

Kanab Major Employers (DWS, September 2025)

Employer	Employed (#)	Description
BEST FRIENDS ANIMAL SOCIETY	250–499	Environment, Conservation and Wildlife Organizations
KANE COUNTY HOSPITAL	100–249	General Medical and Surgical Hospitals
GLAZIERS FOOD TOWN	50–99	Supermarkets and Other Grocery Retailers
HONEY’S MARKETPLACE	50–99	Supermarkets and Other Grocery Retailers
KANAB ELEMENTARY	50–99	Elementary and Secondary Schools
KANE COUNTY	50–99	Executive and Legislative Offices, Combined
SOUTH CENTRAL COMMUNICATIONS	50–99	Wired Telecommunications Carriers
STAMPIN’ UP! INC.	50–99	Office Supplies (except Paper) Manufacturing
BEST WESTERN RED HILLS	20–49	Hotels (except Casino Hotels) and Motels
CARE AGE MANAGEMENT	20–49	Assisted Living Facilities for the Elderly
FOUR OF A KIND LLC	20–49	Full–Service Restaurants
GARKANE POWER ASSOC	20–49	Electric Power Distribution
GRAND CANYON EXPEDITIONS CO.	20–49	All Other Amusement and Recreation Industries
HOUSTONS TRAILS END	20–49	Full–Service Restaurants
KANAB CITY	20–49	Executive and Legislative Offices, Combined
KANAB GUIDEPOST LLC	20–49	Snack and Nonalcoholic Beverage Bars
KANAB HIGH SCHOOL	20–49	Elementary and Secondary Schools
KANAB MIDDLE SCHOOL	20–49	Elementary and Secondary Schools
KANAB UNITED DRUG	20–49	Pharmacies and Drug Retailers
KANAB VETERINARY HOSPITAL	20–49	Veterinary Services
KANE CO DISTRICT OFFICE	20–49	School Administration
KANE CO JAIL	20–49	Correctional Institutions
KANE CO SENIOR CITIZENS	20–49	Services for the Elderly and Persons with Disabilities
LAKSHMI HOSPITALITY, LLC	20–49	Hotels (except Casino Hotels) and Motels
MAP MGMT LLC	20–49	Limited–Service Restaurants
NATIONAL PARK TOURZ LLC	20–49	All Other Amusement and Recreation Industries
PARRY LODGE HOLDINGS, LLC	20–49	Hotels (except Casino Hotels) and Motels
PEEKABOO CANYON WOODFIRED	20–49	Full–Service Restaurants
SAFARI HOSPITALITY, INC	20–49	Hotels (except Casino Hotels) and Motels
SEGO RESTAURANT, LLC	20–49	Full–Service Restaurants
THE JUNCTION	20–49	Limited–Service Restaurants
TYKO GAS & GO, LLC	20–49	Other Gasoline Stations
WENDY’S	20–49	Limited–Service Restaurants
WILD THYME CAFE, LLC	20–49	Full–Service Restaurants

SWOT Analysis

Strengths

Weaknesses

Opportunities

Threats

Strengths

- **Proximity to Public Lands and Recreation Resources**

- Kanab functions as a primary regional “base camp” destination, leveraging direct proximity to various public lands and national park systems—including Zion, the Grand Canyon North Rim, Coral Pink Sand Dunes, and the Wave—to capture tourism dollars in the community.

- **Transient Room Tax (TRT) Revenues**

- The various hotel and lodging partners in Kanab and Kane County provides quality tax resources to re-invest in the community. The luxury sector is a particular specialty. The Amangiri resort alone generates approximately 43% of Kane County’s total TRT revenue, maximizing public funding potential without increasing local property tax burdens. This premium segment is anchored by a pipeline of additional ultra-luxury resort assets currently under development.

- **Non-Seasonal, Non-Tourism Jobs Balance the Seasonal Economy**

- Foundational economic and employment stability is anchored by non-seasonal entities with strong workforce retention. Specifically, Best Friends Animal Sanctuary (the county’s largest employer), GarKane Energy, the Bureau of Land Management (BLM) regional office, and highly paid engineering and professional services jobs.

Strengths (Continued)

- **Walkable Main Street**

- Kanab features an aesthetically distinct, highly walkable downtown, paired with exceptional public safety metrics that enhance destination branding and appeal to residents and visitors alike.

- **Water Security Relative to Other Areas**

- Kanab possesses high structural water security through an independent, self-contained “closed basin” water system that draws from a sandstone aquifer. The community utilizes only a portion of its renewable groundwater resource, reducing its vulnerability to regional surface–water drought cycles.

- **Healthcare Infrastructure that is Expanding**

- Kane County Hospital is currently in a growth phase and is in the process of developing a major new \$30 million specialty outpatient and surgical center in order to keep medical dollars spent locally rather than in neighboring St George or beyond.

Weaknesses

- **Seasonality and Relatively Low Wages in Tourism Related Industries**
 - The local economy exhibits severe winter lifecycle dips, with baseline commerce dropping to far below summer peaks. This drop forces extensive hour and credit reductions, resulting in a seasonal financial rollercoaster for service-sector workers. Additionally, although tourism jobs continue to grow and support the overall economy in Kanab, wages in this sector tend to be relatively low.
- **Growing Regulatory Burden, Impact Fees, Permit Costs**
 - Several local business owners felt that Kanab has recently become an increasingly expensive place to do business and develop new opportunities. Stakeholders stated that costly impact fees and other costs to the city disproportionately effect local developers while deeper pocket out of town investors can stomach the costs.
- **Structural Deficits in Key Workforce Demographics**
 - High housing costs and a lack of upwardly mobile career tracks drive an acute “youth export business”. This flight leaves local business owners facing severe operational shortages within the critical 18-to-30-year-old employee bracket.

Weaknesses (Continued)

- **K-12 Student Enrollment Reductions**

- Driven by a lack of year-round sustainable family jobs and affordable housing stock, primary school student numbers have dropped by 44 students over the past two fiscal years, with an additional contraction of 73 students projected for the upcoming cycle. This trend has triggered strategic staff line cuts via attrition.

- **After-Hours “Third Space” Vacuum**

- Kanab’s downtown commercial environment features a lack of public and private spaces for after-hours social gathering. This reality decreases potential consumer spending and economic capture for the community when people complete their daytime commercial and recreational endeavors.

- **Adversarial Inter-Governmental Relations**

- Some stakeholders stated that economic policy coordination and infrastructure execution suffer from a long-standing, unproductive political divide between municipal and county governance bodies.

Opportunities

- **Silicon Sands and Remote Work**

- Universal high-speed fiber optic deployment by South Central Communications positions Kanab to capture capital from metro areas by actively recruiting remote professionals, corporate consultants, and technical specialists. It also opens up opportunities for local residents to plug into jobs not available locally in the community.

- **Shoulder-Season Sports Tourism Diversification:**

- The completion of the state-and-county-subsidized \$7 million indoor sports complex will allow Kanab to directly target regional youth athletic tournaments between November and February, potentially stabilizing hotel occupancy and dining sales during the winter off-season.

- **Mt. Carmel Tunnel Heavy Vehicle Traffic Reroute**

- Permanent heavy-vehicle bans within the Zion National Park tunnel infrastructure may have the upside of rerouting private vehicle and commercial bus tour traffic through the Kanab transportation corridor, presenting an opportunity for additional dollars in the community. This is particularly specific to vehicles travelling to or from Zion and Bryce via the Mt Carmel Tunnel who would otherwise not visit Kanab.

Opportunities (Continued)

- **Catalyst–Funded Vocational Training Pipelines:**

- The strategic deployment of the Utah State Board of Education’s Catalyst Center Grant allows the local high schools to construct technical labs—partnering directly with the BLM for wildland fire certifications and Best Friends for low-voltage electrical trades—to provide immediate local work credentials.

Threats / Barriers to Progress

- **The Housing Affordability and Wage Mismatch**

- Cash buyers and second-home investor from outside of the community have driven entry-level residential pricing up to an unaffordable range. Combined with current interest rates, this prices out most residents relying on locally available wages. This is causing structural workforce recruitment difficulties for local businesses.

- **Global Shocks to Discretionary Consumer Spending**

- Kanab's tourism taxes and local visitor economy businesses are vulnerable to macroeconomic events outside local control, such as domestic fuel price spikes and reductions in high-spending international traveler volume.

- **Environmental Disruption to Destination Access**

- Catastrophic regional natural events, including recurring structural wildfires on the Grand Canyon's North Rim and systemic low-water drops across Lake Powell, present the risk of decreases in visitor volume.

Threats / Barriers to Progress (Continued)

- **Severe Procurement Delays for Electrical Grid Infrastructure**

- Global off-shoring trends and data-center demand backlogs have stretched delivery lead times for critical utility assets which is slowing utility companies' abilities to expand grid infrastructure and serve new projects.

- **Shift of Bullfrog Marina to Halls Crossing**

- The operational shutdown of recreation access on the Bullfrog side of Lake Powell has physically moved houseboat assets over to Halls Crossing in San Juan County. This shift may take an estimated \$200,000 to \$300,000 in stable property tax revenues off of the Kane County School District's balance sheets.

Next Steps

Next Steps

- Incorporate any revisions into the Initial Assessment
- Develop an “Ideal Vision for a Future Economy” based on stakeholder input
- Review existing goals in existing plans
- Develop a set of Goals, Strategies, and Projects with Working Team and Steering Committee
- Write Draft Plan and Bring to Legislative Body for Consideration and Approval



**Governor's Office of
Economic Development**

Center for Rural
Development

Plan Here. Build Here.

Rural Economic Blueprint Program

July 22nd, 2026

Strategic Plan for Kanab City

Presented by August Granath – Technical Outreach Manager

Agenda

Initial Assessment

- Methodology
- Economic Data
- SWOT Analysis

Next Steps

Methodology – How We Gathered Insights

- **Hard Numbers**
 - Economic data from Census Bureau, ESRI, and Utah Department of Workforce Services
- **Input From The Community**
 - One on One Interviews with Key Stakeholders (17 interviews)

Economic Data

- Population
- Workforce
- Industry Breakdown
- Major Employers

Economic Data

Kanab, Utah, and USA Population (1990 – 2025)

Year	Kanab Population	Growth Rate (Annualized)	Utah Population	Growth Rate (Annualized)	USA Population	Growth Rate (Annualized)
1990	3,289	1.4%	1,722,850	3.0%	248,709,873	1.1%
2000	3,564		2,233,198		281,421,906	
2010	4,312		2,763,885		308,745,538	
2020	4,691		3,271,608		331,516,113	
2021	5,005	2.7%	3,339,874	1.6%	332,100,166	0.6%
2022	5,125		3,393,928		333,996,304	
2023	5,254		3,449,259		336,755,052	
2024	5,269		3,502,983		340,003,797	
2025	5,332		3,538,904		341,784,857	

Most Recent Estimated City Population: 5,332

- Kanab City’s population has grown by 641 people (2.7% annualized) from April 1, 2020, to July 1, 2025
- This is about double of the 1.4% annual growth rate for the preceding 30–year period from 1990 – 2020.
- Comparing the same periods, statewide population growth has dropped from 3% to 1.6% annual growth, while nationwide growth has slowed from 1.1% to 0.6% annual growth.

Economic Data

Workforce Statistics (2020 – 2024 American Community Survey 5–Year Estimates)

Median household income: \$85,486

- ~\$10,000 below Utah’s median household income of \$95,166
- ~\$5,000 above the national median household income of ~\$80,734

Employment Status for Kanab, Utah, and USA Population Age 16+ (2020 – 2024)

Employment Status	Kanab (#)	Kanab (%)	Utah (%)	USA (%)
Employed	2,481	57.9	66.9	59.7
Unemployed	123	2.9	2.5	3.3
Armed Forces	26	0.6	0.3	0.5
Not in Labor Force	1,656	38.6	30.4	36.5

Economic Data

Workforce Statistics (2020 – 2024 American Community Survey 5–Year Estimates)

Percentage of population 25+ with Bachelor’s Degrees or higher: 28%

- 9% below Utah’s rate of 37%
- 7% below the national rate of 35%

Educational Attainment for Kanab, Utah, and USA Percentage of Population Age 25+ (2020 – 2024)

Educational Attainment	Kanab	Utah	USA
Less than a High School Diploma	7	7	11
High School Diploma	22	23	26
Some College or an Associate Degree	44	34	28
Bachelor’s Degree or Higher	28	37	35

Economic Data

Kanab City Industry Breakdown by Percentage of Labor Force (Census Bureau, 2024)

Industry	Jurisdiction (Jobs)	Jurisdiction (% of Jobs)	USA (% of Jobs)	Location Quotient
Total	2,481	100.0%	100.0%	–
Other Services (Excluding Public)	518	20.9%	4.7%	4.4
Educational Services	340	13.7%	9.4%	1.5
Retail Trade	298	12.0%	10.4%	1.2
Construction	207	8.3%	7.0%	1.2
Public Administration	197	7.9%	5.0%	1.6
Health Care/Social Assistance	179	7.2%	14.5%	0.5
Manufacturing	135	5.4%	9.6%	0.6
Finance/Insurance	134	5.4%	4.9%	1.1
Accommodation/Food Services	125	5.0%	6.6%	0.8
Transportation/Warehousing	118	4.8%	5.0%	1.0
Admin/Support/Waste Management	69	2.8%	4.5%	0.6
Agriculture/Forestry/Fishing	50	2.0%	1.1%	1.8
Real Estate/Rental/Leasing	35	1.4%	1.7%	0.8
Professional/Scientific/Tech	33	1.3%	8.4%	0.2
Wholesale Trade	24	1.0%	1.9%	0.5
Arts/Entertainment/Recreation	19	0.8%	2.2%	0.3
Information	0	0.0%	1.8%	0.0
Management of Companies	0	0.0%	0.2%	0.0
Mining/Quarrying/Oil & Gas	0	0.0%	0.3%	0.0
Utilities	0	0.0%	0.9%	0.0

Economic Data

*These statistics are organized by employment site, which is likely why Kanab High School and Kanab Middle School are listed separately.

Kanab Major Employers (DWS, September 2025)

Employer	Employed (#)	Description
BEST FRIENDS ANIMAL SOCIETY	250–499	Environment, Conservation and Wildlife Organizations
KANE COUNTY HOSPITAL	100–249	General Medical and Surgical Hospitals
GLAZIERS FOOD TOWN	50–99	Supermarkets and Other Grocery Retailers
HONEY’S MARKETPLACE	50–99	Supermarkets and Other Grocery Retailers
KANAB ELEMENTARY	50–99	Elementary and Secondary Schools
KANE COUNTY	50–99	Executive and Legislative Offices, Combined
SOUTH CENTRAL COMMUNICATIONS	50–99	Wired Telecommunications Carriers
STAMPIN’ UP! INC.	50–99	Office Supplies (except Paper) Manufacturing
BEST WESTERN RED HILLS	20–49	Hotels (except Casino Hotels) and Motels
CARE AGE MANAGEMENT	20–49	Assisted Living Facilities for the Elderly
FOUR OF A KIND LLC	20–49	Full–Service Restaurants
GARKANE POWER ASSOC	20–49	Electric Power Distribution
GRAND CANYON EXPEDITIONS CO.	20–49	All Other Amusement and Recreation Industries
HOUSTONS TRAILS END	20–49	Full–Service Restaurants
KANAB CITY	20–49	Executive and Legislative Offices, Combined
KANAB GUIDEPOST LLC	20–49	Snack and Nonalcoholic Beverage Bars
KANAB HIGH SCHOOL	20–49	Elementary and Secondary Schools
KANAB MIDDLE SCHOOL	20–49	Elementary and Secondary Schools
KANAB UNITED DRUG	20–49	Pharmacies and Drug Retailers
KANAB VETERINARY HOSPITAL	20–49	Veterinary Services
KANE CO DISTRICT OFFICE	20–49	School Administration
KANE CO JAIL	20–49	Correctional Institutions
KANE CO SENIOR CITIZENS	20–49	Services for the Elderly and Persons with Disabilities
LAKSHMI HOSPITALITY, LLC	20–49	Hotels (except Casino Hotels) and Motels
MAP MGMT LLC	20–49	Limited–Service Restaurants
NATIONAL PARK TOURZ LLC	20–49	All Other Amusement and Recreation Industries
PARRY LODGE HOLDINGS, LLC	20–49	Hotels (except Casino Hotels) and Motels
PEEKABOO CANYON WOODFIRED	20–49	Full–Service Restaurants
SAFARI HOSPITALITY, INC	20–49	Hotels (except Casino Hotels) and Motels
SEGO RESTAURANT, LLC	20–49	Full–Service Restaurants
THE JUNCTION	20–49	Limited–Service Restaurants
TYKO GAS & GO, LLC	20–49	Other Gasoline Stations
WENDY’S	20–49	Limited–Service Restaurants
WILD THYME CAFE, LLC	20–49	Full–Service Restaurants

SWOT Analysis

Strengths

Weaknesses

Opportunities

Threats

Strengths

- **Proximity to Public Lands and Recreation Resources**

- Kanab functions as a primary regional “base camp” destination, leveraging direct proximity to various public lands and national park systems—including Zion, the Grand Canyon North Rim, Coral Pink Sand Dunes, and the Wave—to capture tourism dollars in the community.

- **Transient Room Tax (TRT) Revenues**

- The various hotel and lodging partners in Kanab and Kane County provides quality tax resources to re-invest in the community. The luxury sector is a particular specialty. The Amangiri resort alone generates approximately 43% of Kane County’s total TRT revenue, maximizing public funding potential without increasing local property tax burdens. This premium segment is anchored by a pipeline of additional ultra-luxury resort assets currently under development.

- **Non-Seasonal, Non-Tourism Jobs Balance the Seasonal Economy**

- Foundational economic and employment stability is anchored by non-seasonal entities with strong workforce retention. Specifically, Best Friends Animal Sanctuary (the county’s largest employer), GarKane Energy, the Bureau of Land Management (BLM) regional office, and highly paid engineering and professional services jobs.

Strengths (Continued)

- **Walkable Main Street**

- Kanab features an aesthetically distinct, highly walkable downtown, paired with exceptional public safety metrics that enhance destination branding and appeal to residents and visitors alike.

- **Water Security Relative to Other Areas**

- Kanab possesses high structural water security through an independent, self-contained “closed basin” water system that draws from a sandstone aquifer. The community utilizes only a portion of its renewable groundwater resource, reducing its vulnerability to regional surface–water drought cycles.

- **Healthcare Infrastructure that is Expanding**

- Kane County Hospital is currently in a growth phase and is in the process of developing a major new \$30 million specialty outpatient and surgical center in order to keep medical dollars spent locally rather than in neighboring St George or beyond.

Weaknesses

- **Seasonality and Relatively Low Wages in Tourism Related Industries**
 - The local economy exhibits severe winter lifecycle dips, with baseline commerce dropping to far below summer peaks. This drop forces extensive hour and credit reductions, resulting in a seasonal financial rollercoaster for service-sector workers. Additionally, although tourism jobs continue to grow and support the overall economy in Kanab, wages in this sector tend to be relatively low.
- **Growing Regulatory Burden, Impact Fees, Permit Costs**
 - Several local business owners felt that Kanab has recently become an increasingly expensive place to do business and develop new opportunities. Stakeholders stated that costly impact fees and other costs to the city disproportionately effect local developers while deeper pocket out of town investors can stomach the costs.
- **Structural Deficits in Key Workforce Demographics**
 - High housing costs and a lack of upwardly mobile career tracks drive an acute “youth export business”. This flight leaves local business owners facing severe operational shortages within the critical 18-to-30-year-old employee bracket.

Weaknesses (Continued)

- **K-12 Student Enrollment Reductions**

- Driven by a lack of year-round sustainable family jobs and affordable housing stock, primary school student numbers have dropped by 44 students over the past two fiscal years, with an additional contraction of 73 students projected for the upcoming cycle. This trend has triggered strategic staff line cuts via attrition.

- **After-Hours “Third Space” Vacuum**

- Kanab’s downtown commercial environment features a lack of public and private spaces for after-hours social gathering. This reality decreases potential consumer spending and economic capture for the community when people complete their daytime commercial and recreational endeavors.

- **Adversarial Inter-Governmental Relations**

- Some stakeholders stated that economic policy coordination and infrastructure execution suffer from a long-standing, unproductive political divide between municipal and county governance bodies.

Opportunities

- **Silicon Sands and Remote Work**
 - Universal high-speed fiber optic deployment by South Central Communications positions Kanab to capture capital from metro areas by actively recruiting remote professionals, corporate consultants, and technical specialists. It also opens up opportunities for local residents to plug into jobs not available locally in the community.
- **Shoulder-Season Sports Tourism Diversification:**
 - The completion of the state-and-county-subsidized \$7 million indoor sports complex will allow Kanab to directly target regional youth athletic tournaments between November and February, potentially stabilizing hotel occupancy and dining sales during the winter off-season.
- **Mt. Carmel Tunnel Heavy Vehicle Traffic Reroute**
 - Permanent heavy-vehicle bans within the Zion National Park tunnel infrastructure may have the upside of rerouting private vehicle and commercial bus tour traffic through the Kanab transportation corridor, presenting an opportunity for additional dollars in the community. This is particularly specific to vehicles travelling to or from Zion and Bryce via the Mt Carmel Tunnel who would otherwise not visit Kanab.

Opportunities (Continued)

- **Catalyst–Funded Vocational Training Pipelines:**

- The strategic deployment of the Utah State Board of Education’s Catalyst Center Grant allows the local high schools to construct technical labs—partnering directly with the BLM for wildland fire certifications and Best Friends for low-voltage electrical trades—to provide immediate local work credentials.

Threats / Barriers to Progress

- **The Housing Affordability and Wage Mismatch**

- Cash buyers and second-home investors from outside of the community have driven entry-level residential pricing up to an unaffordable range. Combined with current interest rates, this prices out most residents relying on locally available wages. This is causing structural workforce recruitment difficulties for local businesses.

- **Global Shocks to Discretionary Consumer Spending**

- Kanab's tourism taxes and local visitor economy businesses are vulnerable to macroeconomic events outside local control, such as domestic fuel price spikes and reductions in high-spending international traveler volume due to political rhetoric.

- **Environmental Disruption to Destination Access**

- Catastrophic regional natural events, including recurring structural wildfires on the Grand Canyon's North Rim and systemic low-water drops across Lake Powell, present the risk of decreases in visitor volume.

- **Community Resistance to New Development**

- Some members of the community do not want to see large new developments. This push back has created internal conflict and has the potential to stall or block future economic development projects.

Threats / Barriers to Progress (Continued)

- **Severe Procurement Delays for Electrical Grid Infrastructure**

- Global off-shoring trends and data-center demand backlogs have stretched delivery lead times for critical utility assets which is slowing utility companies' abilities to expand grid infrastructure and serve new projects.

- **Shift of Bullfrog Marina to Halls Crossing**

- The operational shutdown of recreation access on the Bullfrog side of Lake Powell has physically moved houseboat assets over to Halls Crossing in San Juan County. This shift may take an estimated \$200,000 to \$300,000 in stable property tax revenues off of the Kane County School District's balance sheets.

- **Public Land Management Pendulum**

- Add a note on changes to Monument size every four years etc.

Strategic Plan

- Ideal Vision for a Future Economy as informed by Stakeholder Input
- Review of Existing Strategic Plan
- Draft Goals, Strategies, Tactics, and Projects

Ideal Vision for a Future Economy

- **Balanced Growth that Preserves Community Identity**

- Stakeholders noted that they want to strike a sustainable balance between embracing luxury resort growth while protecting Kanab's warm, safe, rural identity.

- **Youth Retention and “Return Pathways”**

- Transform Kanab from a place where “youth is the greatest export” into a community where local kids can obtain higher education/training, return home, buy a house, and earn a family-sustaining wage.

- **Economic Diversification and Year-Round Resilience**

- Smooth out the extreme seasonal variability in the tourism economy by fostering non-tourism, non-seasonal export industries. Remote work, light manufacturing, natural resources, and healthcare are all opportunity sectors for Kanab.

- **Expand The Tourism Season**

- Drive steady, year-round commercial traffic into hotels, short-term rentals, and restaurants during quiet months by investing in youth sports tourism, events, and conferences.

- **Downtown Placemaking and Dedicated Third Spaces**

- Enhance community quality of life, taking into account that “your first audience is your locals”, and subsequently improve the visitor experience and quality of visit. Investing in community gathering spaces, pedestrian infrastructure, and beautification are opportunities here.

Existing Objectives in Kanab City's 2022 General Plan

- **Goal 1: Support positive economic development**

- Increase efforts in re-building resource-based industries
- Gather and maintain data on businesses looking to relocate
- Assist current local businesses in retention and expansion
- Increase programs to market and promote Kanab economically
- Promote the existence of a reliable 100% fiber optic broadband network throughout the City to support various industries

- **Goal 2: Attract positive business and industry**

- Focus economic development efforts on attracting specific business types

- **Goal 3: Continue the economic revitalization of downtown**

- Explore opportunities to establish a business assistance program
- Continue efforts towards streetscape improvements and historic preservation
- Create a community development area.

- **Goal 4: Continue support for and promotion of community events**

- Foster continued success of the Western Legends Round Up and other community events

Draft Goals, Strategies, and Projects

SEE ATTACHED SPREADSHEET

Next Steps

- Incorporate any revisions into the Strategic Plan
- Write Draft Plan and Bring to Legislative Body for Consideration and Approval

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



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

Kanab City Council Staff Report

File # ZONE26-012

Date:	September 3, 2026
Meeting Date:	September 8, 2026
Agenda Item:	Approve or deny 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

— A Western Classic —



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 was to be held on September 1, 2026 but there was no quorum so the hearing was rescheduled to September 4, 2026. Public notices have been posted on the City and State websites.

E-mail, mail or phone public comments have not been received at the city offices.

Findings:

1. The application was initiated by the representative.
2. The property is zoned as 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.

— A Western Classic —

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



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

Planning Commission Recommendation:

Planning Commission meeting will be held on September 4, 2026. Staff will update City Council of the Planning Commission's recommendation at the City Council Meeting.

Suggested Motion(s):

I move that we approve zone R-1-10 to Parcel K-7-8-Annex based on the findings and conditions outlined in Staff Report ZONE 26-012 and adopt ordinance 9-XX-26 O.

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 adopt ordinance 9-XX-26 O.

I move that we deny the zone change application.

— A Western Classic —

Mayor

T. Colten Johnson

City Manager

Kyler Ludwig

Treasurer

Danielle Ramsay



City Council

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Boyd Corry

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Exhibit A: Subject Property

— A Western Classic —



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Kanab City Council Staff Report **File # PLANZONE26-013**

Date:	September 3, 2026
Meeting Date:	September 8, 2026
Agenda Item:	Approve or deny a zone change 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)

— A Western Classic —

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Boyd Corry
Peter Banks

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 was to be held on September 1, 2026 but there was no quorum so the hearing was rescheduled to September 4, 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.

– A Western Classic –

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



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

Planning Commission:

Planning Commission meeting will be held on September 4, 2026. Staff will update City Council of the Planning Commission's recommendation at the City Council Meeting.

Suggested Motion(s):

I move that we approve the RM zone to Parcel K-228-3 based on the findings and conditions outlined in Staff Report PLANZONE 26-013 and adopt ordinance 9-XX-2026 O.

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 adopt ordinance 9-XX-26 O.

I move that we deny the zoning application.

— A Western Classic —

Mayor

T. Colten Johnson

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Exhibit A: Subject Property

— A Western Classic —



Mayor

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Steve Shrope

Chris Heaton

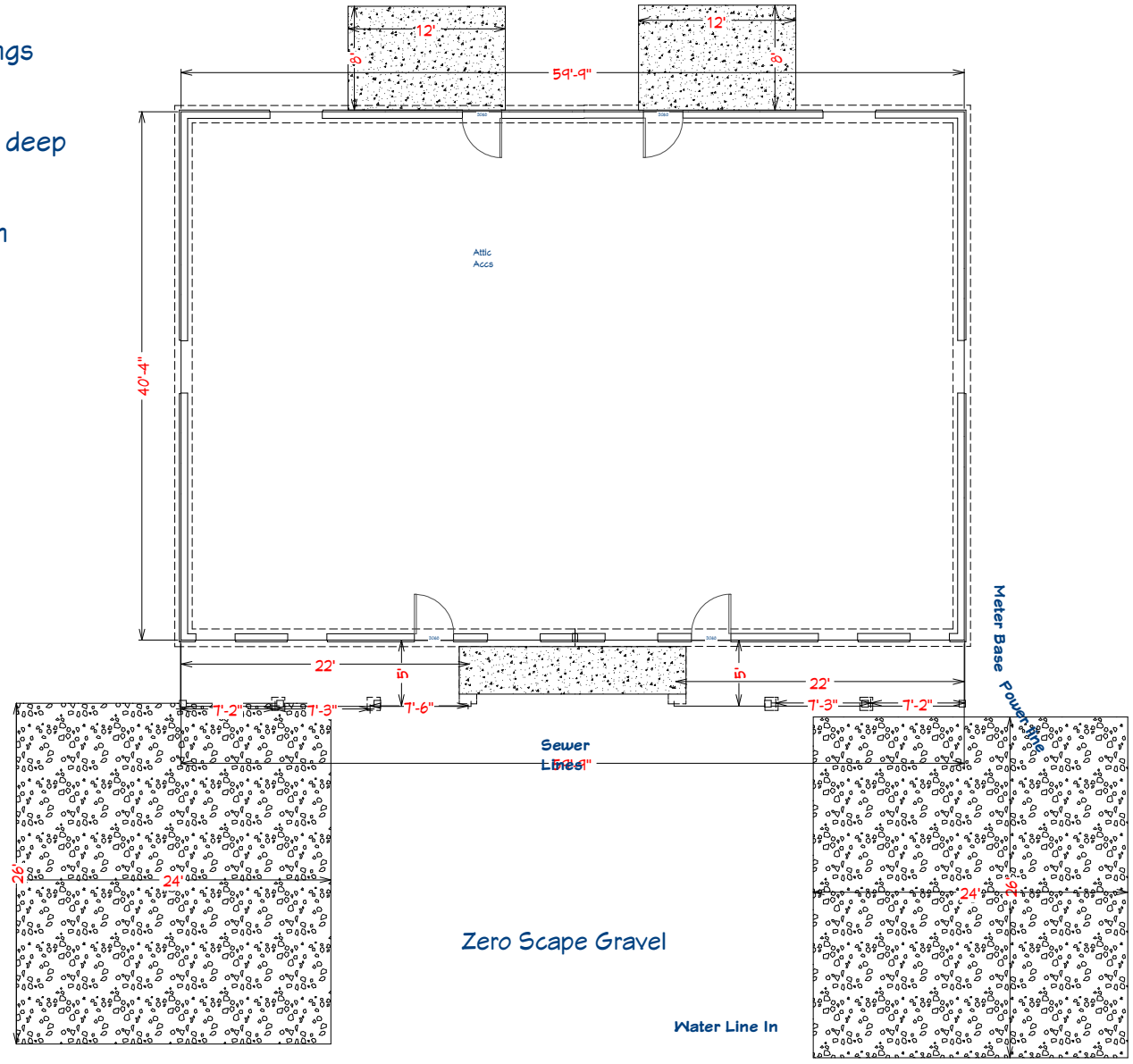
Boyd Corry

Peter Banks

Exhibit B: Site Plan Review

— A Western Classic —

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:

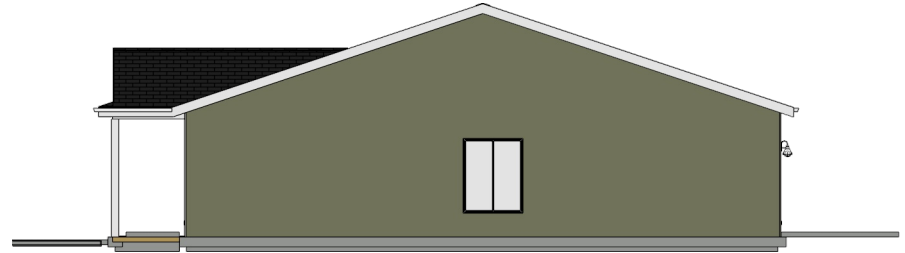
A-3



Elevation 4



Elevation 2



Elevation 3



Elevation 1



Elevations

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

DATE:

4/16/2026

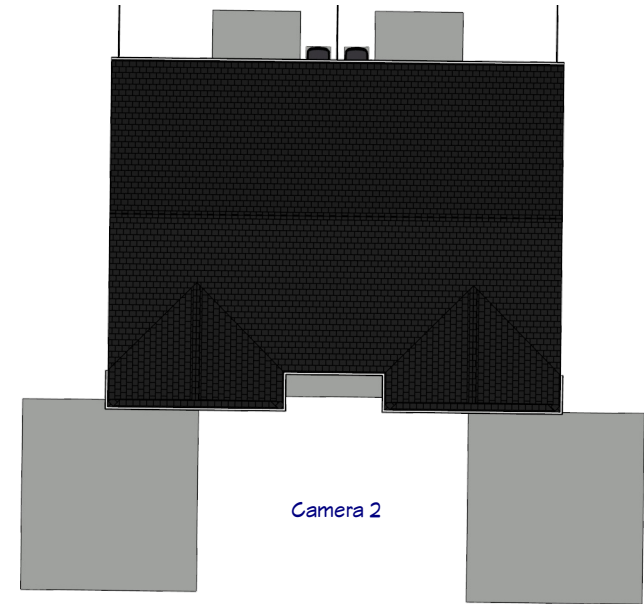
SCALE:

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

Mayor
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City Manager
Kyler Ludwig
Treasurer
Danielle Ramsay



City Council
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Peter Banks

Kanab City Council Staff Report **File #SUB26-002**

Date:	September 3, 2026
Meeting Date:	September 8, 2026
Agenda Item:	Approve or deny 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
T. Colten Johnson
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.

Conditions of Approval:

1. No Conditions

Planning Commission Recommendation:

Planning Commission meeting will be held on September 4, 2026. Staff will update City Council of the Planning Commission's recommendation at the City Council Meeting.

Recommended Motion:

I move approve the 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 deny the 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 —

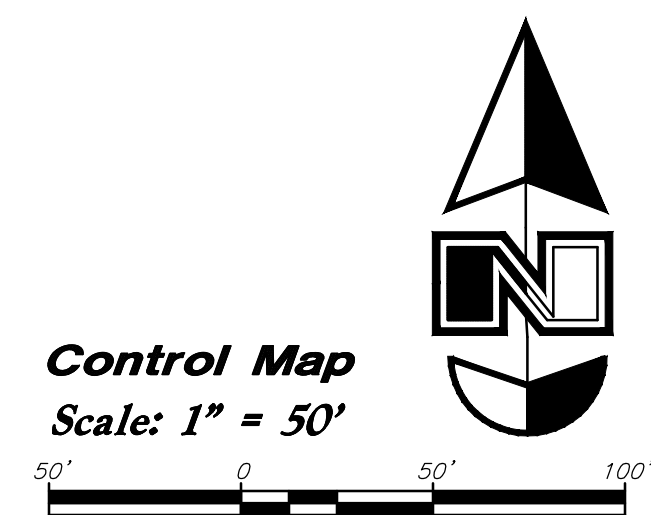
[illegible]

Mountain America Credit Union

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, SL&M, U.S. Survey

*City of Kanab, Kane County, Utah
A Part of the Northwest Quarter of Section 28, T43S, R6W, SLB&M, U.S. Survey*

<i>Project No:</i>	<i>26-047</i>
<i>Designer:</i>	<i>LC, SL</i>
<i>PM:</i>	<i>JG</i>
<i>QCM:</i>	<i>JC</i>
<i>Final Review:</i>	<i>JC</i>
<i>26-047 ROS</i>	
<i>20 May, 2026</i>	
<i>SHEET NO.</i>	
<i>1</i>	
<i>of 2</i>	



Legend

- *Property Line*
 *Existing Parcel Line*
 *Adjoiner Line*
 Section Line
 *Center Line*
 *Centerline Monument*
 *Calculated Centerline Monument*
 *Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'*

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 Monuments Control Map for the City of Kansas City was provided by the same survey recorder as the recorded evidence of Lot and Block dimensions. Excess was found between record 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.

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.

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:

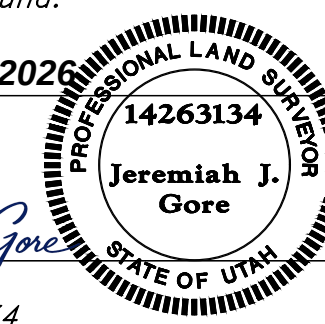
Beginning at the Southwest corner of said Lot 2; and running thence North 0°25'03" East 194.39 feet along the West line of said Lot 2; thence South 89°35'14" East 176.41 feet; thence South 0°24'45" West 84.17 feet; thence North 89°35'18" West 59.15 feet; thence South 0°24'54" West 110.22 feet to the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

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

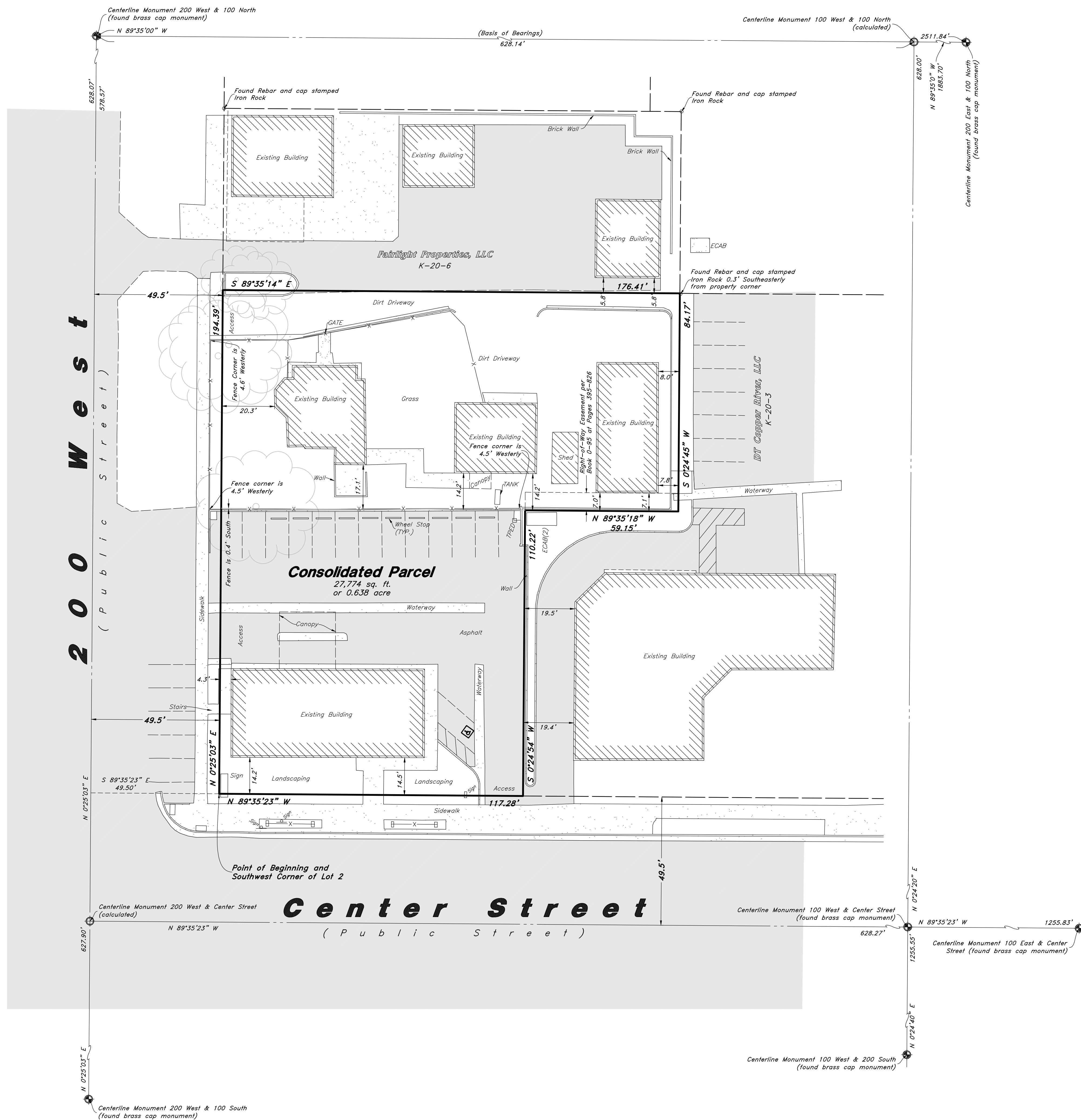
Jeremiah J. Gore
Jeremiah J. Gore
Utah PLS No. 14263134





A Part of the Northwest Quarter of Section 28, T43S, R6W, SLB&M, U.S. Survey

SHEET NO.



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 Council Staff Report

File #PLAN26-007

Date:	September 3, 2026
Meeting Date:	September 8, 2026
Agenda Item:	Approve or deny 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.

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.

Planning Commission Recommendation:

Planning Commission meeting will be held on September 4, 2026. Staff will update City Council of the Planning Commission's recommendation at the City Council Meeting.

Recommended Motion:

I move to approve 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 approve 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 deny 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

INITIAL SUBMITAL DATE: 6/17/2026

DESCRIPTION:

DATE:

REV#

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 Council Staff Report **File #PLAN26-003**

Date:	September 3, 2026
Meeting Date:	September 8, 2026
Agenda Item:	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.

Planning Commission Recommendation

Planning Commission meeting will be held on September 4, 2026. Staff will update City Council of the Planning Commission's recommendation at the City Council Meeting.

Alternate motion:

I make a motion to approve 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 deny 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

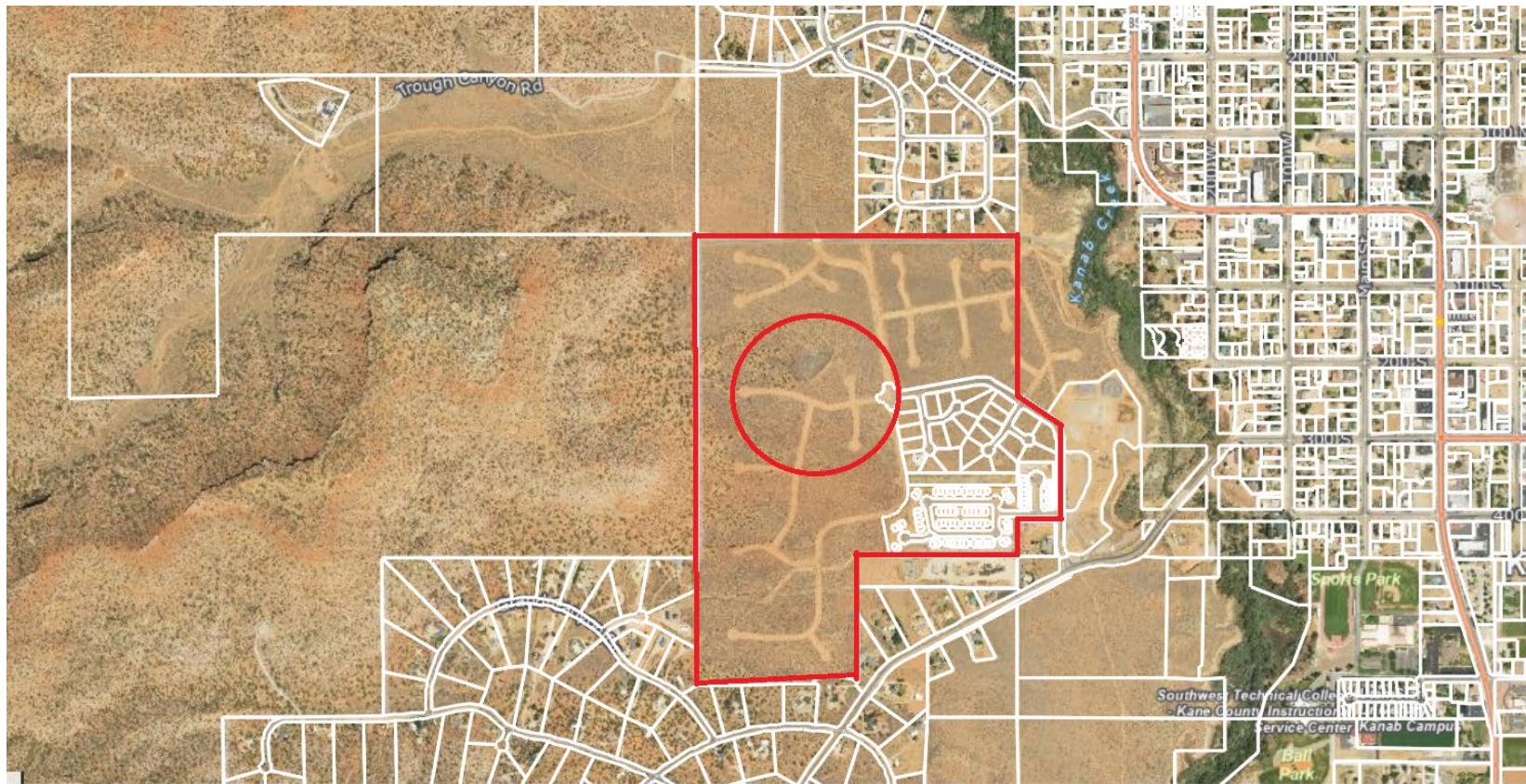
Steve Shrope

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

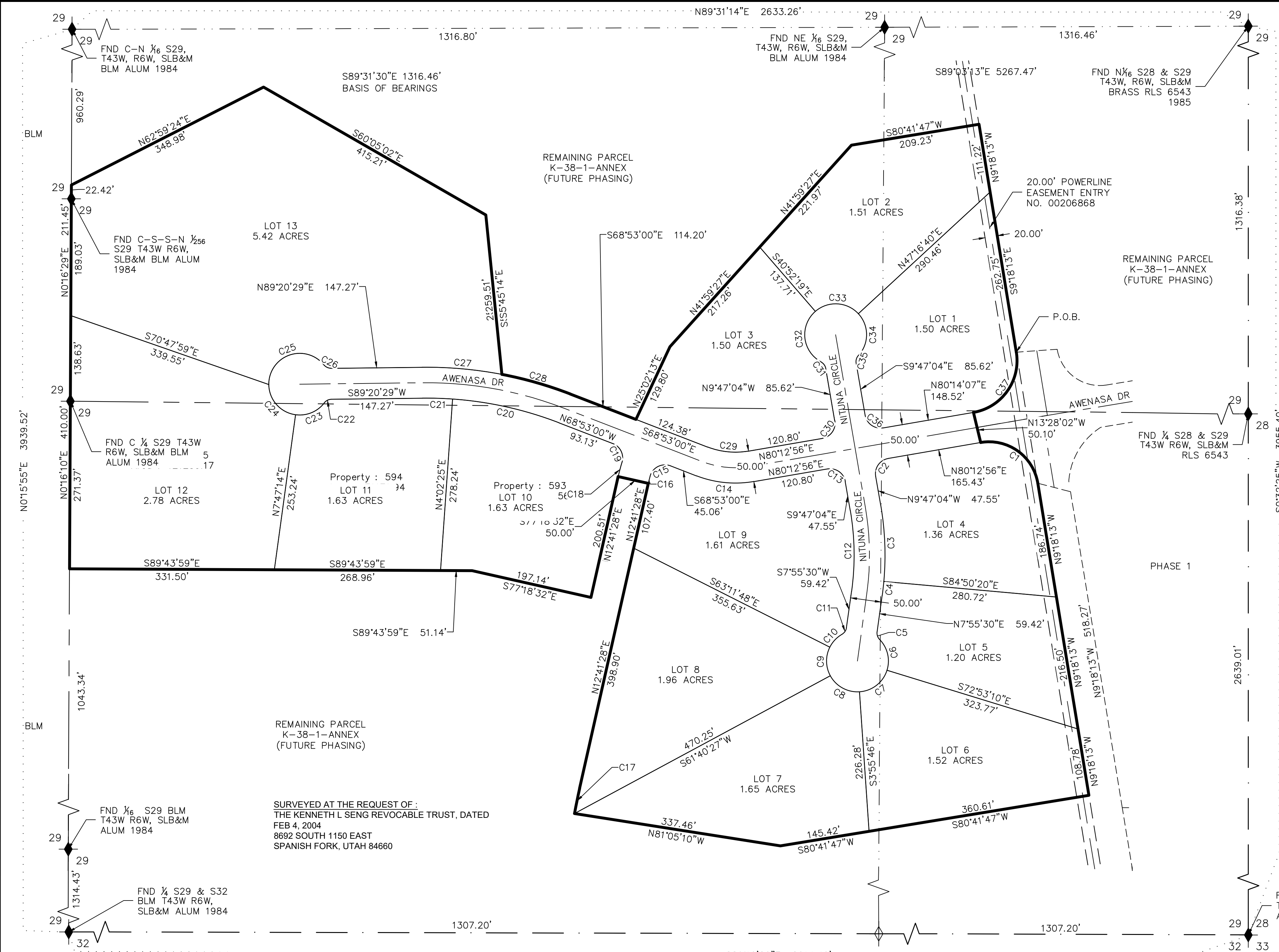
Steve Shrope

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 sown 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°10'30"E and a distance of 2634.40 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 UT 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 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).

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

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

IRON ROCK GROUP

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

DATE: 6/22/2026

DESCRIPTION:					
DATE:					
REV#					

INITIAL SUBMITTAL

DRAWN BY: CJM

SCALE: 1"=100'

SHEET: 1 OF 1

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



KANAB
—UTAH—

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

DATE: September 8, 2026
TO: Mayor and City Council
SUBJECT: Well Repairs
PREPARED BY: Kyler Ludwig, City Manager

Background:

Kanab City has experienced failures and operational issues with several pumps serving the City's municipal water wells due to recent lightning strikes and electrical/power-related problems. These well pumps are critical components of the City's water system and must be returned to reliable operation as soon as possible to maintain adequate water production and system reliability.

City staff has evaluated the affected well pump systems and determined that repairs, including the replacement of several pump motors, wiring, and related components, are necessary. Due to the critical nature of the municipal water system and the potential impacts associated with extended well outages, staff is requesting authorization to proceed with the repairs on an emergency basis.

Staff is actively working to receive quotes for the project. The intent is to allow staff to move forward promptly once the quotes are evaluated rather than delay necessary well repairs until a subsequent Council meeting.

Analysis:

The affected equipment consists of pumps and motors used in the operation of Kanab City's municipal water wells. Maintaining these wells in working condition is critical to ensuring adequate water production, system redundancy, and reliable service to City water customers.

Staff has identified multiple well pump systems that require immediate repair due to damage associated with lightning strikes and electrical or power-related issues. The necessary work may include troubleshooting, motor replacement, submersible wiring, related electrical components, labor, and other materials required to return the affected wells to service.

Based on the scope of repairs currently identified, staff estimates that the total cost could be as

— A Western Classic —

Mayor**Colten Johnson****City Council****Arlon Chamberlain****Steven Shrope****Chris Heaton****Boyd Corry****Peter Banks****City Manager****Kyler Ludwig****City Attorney****Kent Burggraaf****City Recorder****Celeste Cram****City Treasurer****Danielle Ramsay**

much as \$80,000. The City currently has \$65,000 budgeted for well maintenance. If repair costs exceed the available well maintenance budget, staff anticipates using available Capital Projects funding to cover the remaining amount.

Legal:**Financial:**

The City has \$65,000 budgeted for well maintenance in the current fiscal year. Based on the estimates received to date, the total cost of the necessary well pump repairs may exceed the amount currently budgeted for well maintenance.

If the final repair costs exceed the available well maintenance budget, staff proposes using available funding from the City's Capital Projects budget to cover the remaining cost. This will allow the City to complete the necessary repairs without delaying restoration of the affected municipal wells.

Recommendations/Actions:

It is recommended that the City Council:

Motion: Authorize City staff to proceed with the necessary emergency repairs and motor replacements for the affected municipal water wells, including contracting with qualified vendors, and to use available well maintenance and Capital Projects funding as needed to complete the work.

— A Western Classic —

Grimshaw Drilling LLC
692 East 5020 North
Cedar City, UT 84721 US
+14355862332
Lacey@grimshawdrilling.com



Estimate

ADDRESS

Jake Dutton
Kanab City Corporation
26 N 100 E
Kanab, UT 84741

ESTIMATE # 1631
DATE 09/03/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	50hp	50 Horse Power 460 Volt 3 Phase Motor Hitachi	1	7,303.76	7,303.76
	SK #4 Gauge	Water Proof splice kit #4 AWG	1	19.35	19.35
	Wire#4/4	Sub Pump Wire #4 Gauge	1	3,565.00	3,565.00
	Crew Labor	Troubleshoot and Repair pump system.	1	9,200.00	9,200.00
	Pipe Wrap	Green Pipe Wrap 2x100	6	11.85	71.10
	Misc. Materials	Materials to Complete Project.	1	75.00	75.00
TOTAL					\$20,234.21

Accepted By

Accepted Date

Grimshaw Drilling LLC
692 East 5020 North
Cedar City, UT 84721 US
+14355862332
Lacey@grimshawdrilling.com



Estimate

ADDRESS

Jake Dutton
Kanab City Corporation
26 N 100 E
Kanab, UT 84741

ESTIMATE # 1632

DATE 09/03/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	M40HP460V3PH	6" Submersible Motor 460V 3 Phase	1	5,617.26	5,617.26
	SK #4 Gauge	Water Proof splice kit #4 AWG	1	19.35	19.35
	Wire#4/4	Sub Pump Wire #4 Gauge	1	3,565.00	3,565.00
	Crew Labor	Troubleshoot and Repair pump system.	1	9,200.00	9,200.00
	Pipe Wrap	Green Pipe Wrap 2x100	6	11.85	71.10
	Misc. Materials	Materials to Complete Project.	1	75.00	75.00

TOTAL

\$18,547.71

Accepted By

Accepted Date

Grimshaw Drilling LLC
692 East 5020 North
Cedar City, UT 84721 US
+14355862332
Lacey@grimshawdrilling.com



Estimate

ADDRESS

Jake Dutton
Kanab City Corporation
26 N 100 E
Kanab, UT 84741

ESTIMATE # 1633

DATE 09/03/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	M15HP460V3PH	6" Submersible pump motor 15 HP 460 V 3 phase	1	2,820.94	2,820.94
	Crew Labor	Troubleshoot and Repair pump system.	1	6,500.00	6,500.00
	Pipe Wrap	Green Pipe Wrap 2x100	3	11.85	35.55
	Misc. Materials	Materials to Complete Project.	1	75.00	75.00
	Wire#10/4	10 Gauge 4 wire Submersible Pump wire	1	1,210.00	1,210.00
	Sk #10-#14 Gauge	10 to 14 Gauge Water Proof Splice Kit 4 Conductor	1	4.75	4.75

TOTAL

\$10,646.24

Accepted By

Accepted Date

Thank you for your business!

Grimshaw Drilling LLC
692 East 5020 North
Cedar City, UT 84721 US
+14355862332
Lacey@grimshawdrilling.com



Estimate

ADDRESS

Jake Dutton
Kanab City Corporation
26 N 100 E
Kanab, UT 84741

ESTIMATE # 1634

DATE 09/03/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	10HP 460V 3 PH motor	Hitachi 10HP 460V 3PH Motor	1	2,437.84	2,437.84
	Sk #10-#14 Gauge	10 to 14 Gauge Water Proof Splice Kit 4 Conductor	1	4.75	4.75
	Wire#10/4	10 Gauge 4 wire Submersible Pump wire	1	1,210.00	1,210.00
	Crew Labor	Troubleshoot and Repair pump system.	1	6,950.00	6,950.00
	Pipe Wrap	Green Pipe Wrap 2x100	3	11.85	35.55
	Misc. Materials	Materials to Complete Project.	1	75.00	75.00

TOTAL

\$10,713.14

Accepted By

Accepted Date

Thank you for your business!

Grimshaw Drilling LLC
692 East 5020 North
Cedar City, UT 84721 US
+14355862332
Lacey@grimshawdrilling.com



Estimate

ADDRESS

Jake Dutton
Kanab City Corporation
26 N 100 E
Kanab, UT 84741

ESTIMATE # 1635

DATE 09/03/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	M5hp460V3PH	5 Horsepower, 460V, 3 Phase Motor Hitachi	2	1,874.46	3,748.92
	Wire#10/4	10 Gauge 4 wire Submersible Pump wire	1	1,210.00	1,210.00
	Sk #10-#14 Gauge	10 to 14 Gauge Water Proof Splice Kit 4 Conductor	2	4.75	9.50
	Crew Labor	Troubleshoot and Repair pump system.	1	8,100.00	8,100.00
	Pipe Wrap	Green Pipe Wrap 2x100	6	11.85	71.10
	Misc. Materials	Materials to Complete Project.	1	75.00	75.00

TOTAL

\$13,214.52

Accepted By

Accepted Date

Thank you for your business!

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



KANAB
—UTAH—

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

DATE: August 11, 2026
TO: Mayor and City Council
SUBJECT: Parks Discussion
PREPARED BY: Kyler Ludwig, City Manager

Background:

Over the past several years, the City has identified and discussed several park development projects intended to expand recreational opportunities, improve neighborhood access to parks, and meet the needs of a growing community. While some projects are currently underway, others remain in the planning or conceptual stages.

With multiple projects competing for future funding and staff resources, Council direction is needed to help establish priorities and identify the community's highest recreation needs. This discussion is intended to provide an opportunity for the City Council to review the status of planned park projects and provide policy guidance regarding future implementation.

Analysis:

The City has several park projects that have been identified through previous planning efforts and Council discussions, including:

- Completion of the Jacob Hamblin Park Expansion.
- Expansion of Ranchos Park.
- Development of the Mesa Hills Neighborhood Park.
- Completion of the Kanab Dog Park.
- Development of a Pocket Park near Kanab Creek and 10th West.

As the City plans for future capital improvements, staff is seeking Council direction on which projects should be prioritized and what amenities or concepts should be emphasized. This discussion will help guide future budgeting, grant applications, and long-term park planning.

Public engagement is a key component of successful park planning and design. Staff recommends forming a temporary Parks Advisory Committee to gather community input, review potential park concepts, and provide recommendations regarding park priorities and amenities.

— A Western Classic —

Mayor

Colten Johnson

City Council

Arlon Chamberlain

Steven Shrope

Chris Heaton

Boyd Corry

Peter Banks

City Manager

Kyler Ludwig

City Attorney

Kent Burggraaf

City Recorder

Celeste Cram

City Treasurer

Danielle Ramsay

Legal:

Financial:

Recommendations/Actions:

It is recommended that the City Council:

1. Discuss and prioritize future park development projects.
2. Provide policy direction regarding desired park amenities and project sequencing.
3. Provide feedback on the creation of a temporary Parks Advisory Committee to gather public input and develop recommendations for future park development priorities.

— A Western Classic —

JACOB HAMBLIN PARK EXPANSION

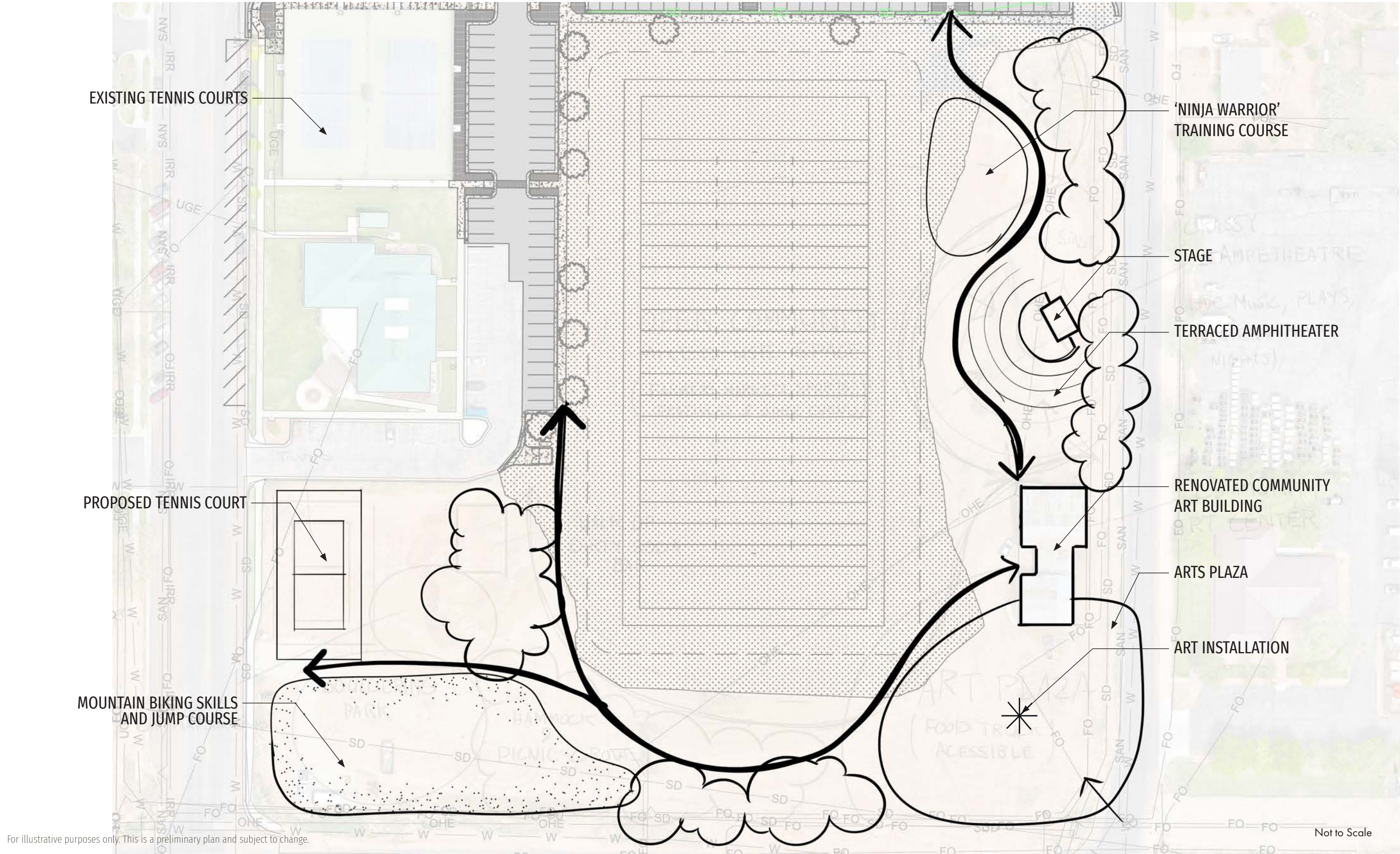
Preliminary Park Concepts



DESIGNED AND PREPARED BY



MAY 2026



For illustrative purposes only. This is a preliminary plan and subject to change.

CONCEPT SKETCH 1

Jacob Hamblin Park Expansion



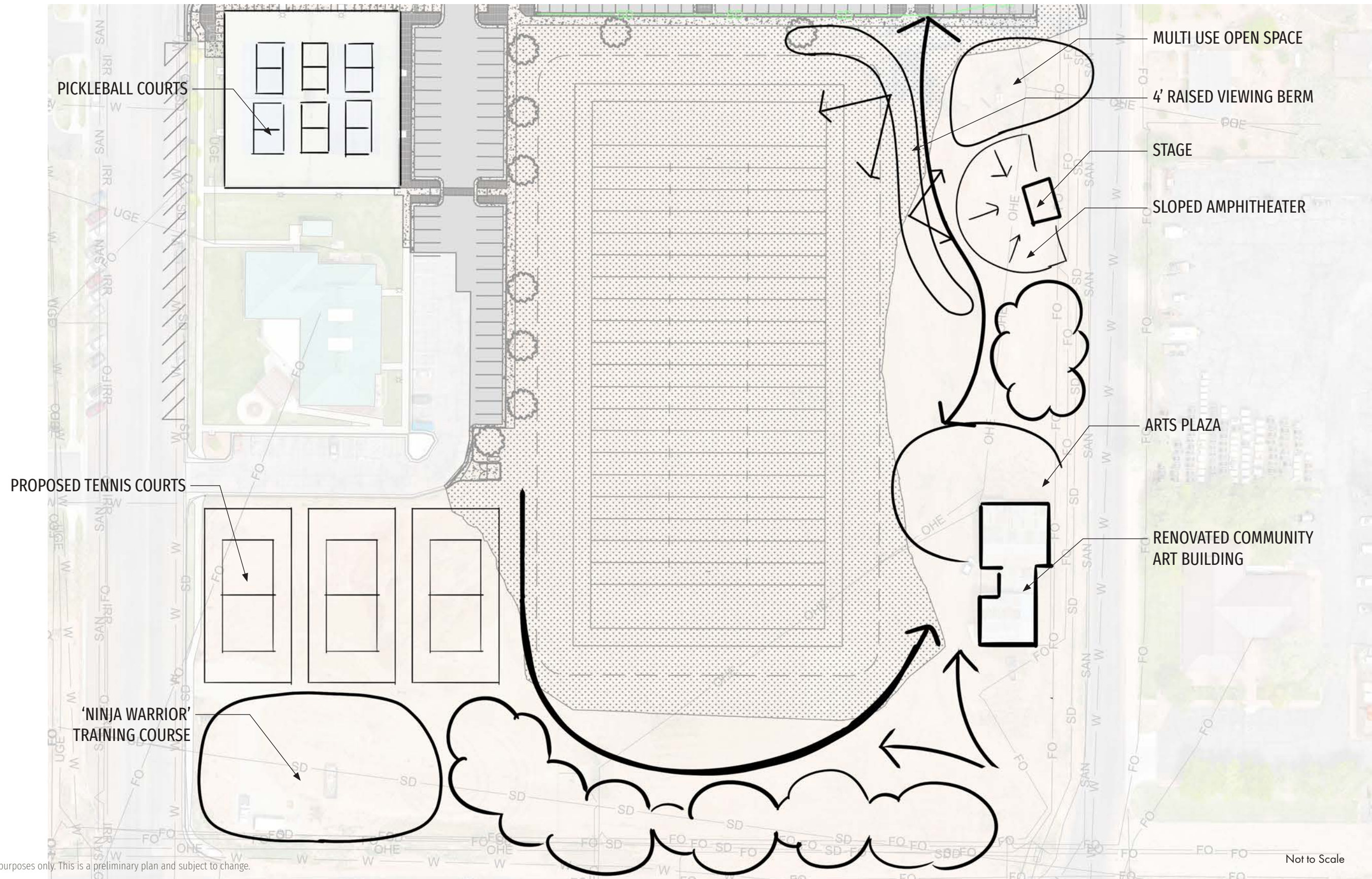


For illustrative purposes only. This is a preliminary plan and subject to change.

CONCEPT SKETCH 2

Jacob Hamblin Park Expansion



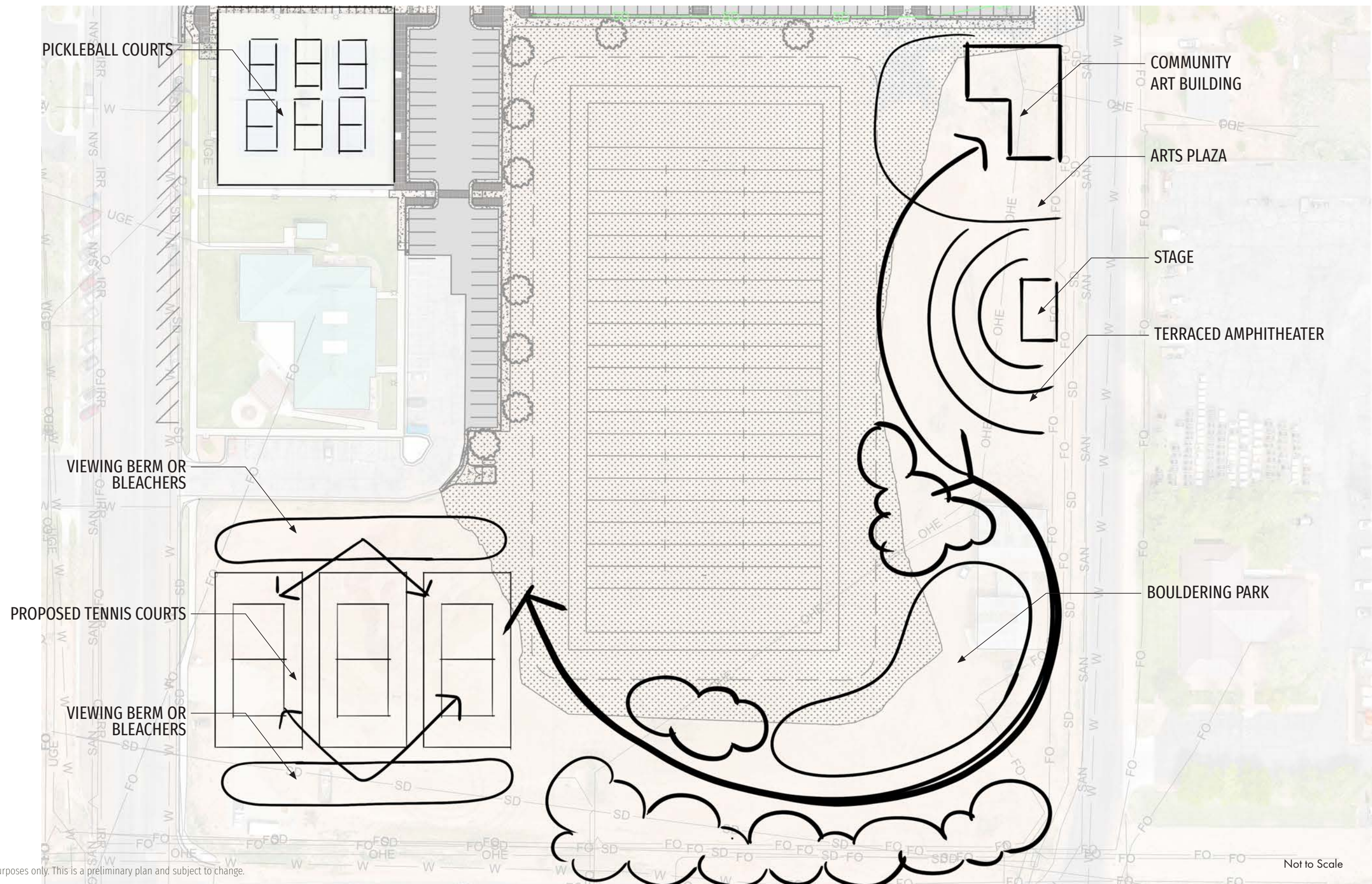


For illustrative purposes only. This is a preliminary plan and subject to change.

CONCEPT SKETCH 3

Jacob Hamblin Park Expansion





CONCEPT SKETCH 4

Jacob Hamblin Park Expansion





For illustrative purposes only. This is a preliminary plan and subject to change.

CONCEPT SKETCH 5

Jacob Hamblin Park Expansion





Mounting Biking Skills and Jump Course



Terracing and Amphitheater



Event Concession Stand



Bouldering Park



'Ninja Warrior' Training Course



Sand Volleyball

PRECEDENT IMAGES

Jacob Hamblin Park Expansion





FRUITLESS
MULBERRY

SLOPED XERISCAPE SHRUBS WITH GRAVEL GROUND COVER

APRICOT
TREE

RIVER BED
FOR DRAINAGE

732
K-192-36

GRASS WITH SURROUNDING
CEMENT CURB AND GRADUAL SLOPE

PAVERS
2 PICNIC TABLES

REDBUD
TREE

BABY BLUE EYES
BLUE SPRUCE TREE

3 LARGE DECIDUOUS
SHADE TREES 30 FT APART

2x FRUITLESS MULBERRY

3x Blue Spruce 'baby blue eyes'

APRICOT
TREE

RIVER BED
FOR DRAINAGE
or SLOPED GRASS

762
K-192-36

GRASS

3x Honey Locust 'Shademaster'
30 FT APART

2x 'October Glory' Maple

ROCKY ROAD PARK

PLANT & MATERIAL SCHEDULE

Trees:

3x Shademaster Honey Locust (*Gleditsia triacanthos* 'Shademaster')

3x Dwarf Blue Spruce (*Picea pungens* 'Baby Blue Eyes')

2x Fruitless Mulberry (*Morus alba* 'Fruitless')

2x October Glory Maple (*Acer rubrum* 'October Glory')

1x Mormon Apricot Tree (*Prunus armeniaca* 'Chinese')

Grass:

9500sf Kentucky Bluegrass sod

Ground Cover:

2000sf 1-2" rock

2000sf 5oz weed barrier mat

PARCEL 34-18 PARK CONCEPT

- MULTI-PURPOSE COURT
PICKLEBALL / BASKETBALL
- SHADE PAVILION & PICNIC TABLES
- PLAY STRUCTURE
(SPIDER CLIMBER)
- BENCHES
- LARGE OPEN LAWN
- TREES FOR SHADE



34-20

34-16

10 W

KANAB CREEK DR

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



KANAB
—UTAH—

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

DATE: September 8, 2026
TO: Mayor and City Council
SUBJECT: Q4 Financial Report
PREPARED BY: Kyler Ludwig, City Manager

Background:

Attached are the Q4 financial reports for Fiscal Year 2025-2026. These reports provide the City Council with a year-end overview of revenues and expenditures compared to the adopted budget. The financial information presented is unaudited and should be considered preliminary until the annual audit is completed.

Analysis:

Staff has completed the fourth-quarter financial reporting for the fiscal year. The attached reports provide detail regarding revenues and expenditures for the City's various funds and departments.

As with all year-end financial reporting, additional adjustments may occur as accounts are finalized and reviewed through the audit process.

The City will undergo its annual financial audit this month. The audit will provide an independent review of the City's financial records and year-end financial statements. Final audited financial statements will be provided to the City Council following completion of the audit (typically December).

Legal:

Financial:

Recommendations/Actions:

It is recommended that the City Council:

Receive and file the Q4 Financial Report

— A Western Classic —

Report Criteria:

Includes all accounts

Includes grand totals

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
GENERAL FUND			
10-2311	UNEARNED REVENUE-ASSESSED	1,963,777.00-	.00
TAXES			
10-31-10	PROPERTY TAXES	1,021,325.27	1,000,000.00
10-31-11	PRIOR YEARS PROPERTY TAXES	74,222.93	65,000.00
10-31-15	PROPERTY TAX - FEES IN LIEU	68,263.56	60,000.00
10-31-30	SALES TAXES	1,592,339.20	1,550,000.00
10-31-31	SALES TAXES (RESORT)	1,307,596.07	1,250,000.00
10-31-32	Municipal Transient Room Tax	356,034.05	350,000.00
10-31-33	Municipal Energy Tax	346,504.19	340,000.00
10-31-34	Motor Carrier	.00	.00
10-31-70	MOBILE PHONE SVC. REVENUE TAX	36,542.12	35,000.00
10-31-80	FRANCHISE TAXES	.00	2,000.00
Total TAXES:		4,802,827.39	4,652,000.00
LICENSES AND PERMITS			
10-32-10	BUSINESS LICENSES	54,361.40	50,000.00
10-32-21	BUILDING PERMITS	129,323.26	135,000.00
10-32-22	ENGINEERING REVIEW FEE	20,725.00	20,000.00
10-32-25	DOG LICENSES & POUND FEES	3,905.00	3,000.00
Total LICENSES AND PERMITS:		208,314.66	208,000.00
INTERGOVERNMENTAL REVENUES			
10-33-31	STATE - AIRPORT	.00	.00
10-33-33	COUNTY GRANT - POLICE OVERTIME	.00	.00
10-33-38	COLOR COUNTRY GRANT - TRAILS	.00	.00
10-33-39	STATE GRANT - TRAILS CONST.	3,409.22	.00
10-33-40	STATE GRANT - UDOT SIDEWALK	.00	.00
10-33-41	STATE GRANT-FIRESTATION SDWALK	.00	.00
10-33-42	ST GRANT (HERIT COMM & OMS)	17,655.00	.00
10-33-43	STATE GRANT - C.E.R.T.	.00	.00
10-33-44	STATE GRANT - FIRE DEPT.	.00	.00
10-33-45	STATE GRANT - UT ARTS COUNCIL	.00	16,500.00
10-33-46	STATE GRANT - CDBG MESA HILLS	.00	.00
10-33-47	ST GRANT - UT STATE LIBRARY	6,696.02	6,500.00
10-33-48	STATE GRANT - COMM. FORESTRY	.00	.00
10-33-49	STATE GRANT - POLICE DEPT	3,044.00	3,000.00
10-33-53	FEDERAL GRANT - BLM TRAILS	.00	.00
10-33-54	FEDERAL GRANT	.00	.00
10-33-55	FEDERAL GRANT - FAA AIRPORT	.00	.00
10-33-56	CLASS "C" ROAD FUND ALLOTMENT	.00	.00
10-33-58	STATE LIQUOR FUND	16,117.50	15,000.00
10-33-59	STATE AVIATION FUEL TAX	1,677.93	1,500.00
10-33-67	STATE LOAN - CIB (TEA 21 PJCT)	.00	.00
Total INTERGOVERNMENTAL REVENUES:		48,599.67	42,500.00
CHARGES FOR SERVICES			
10-34-09	LIBRARY DONATIONS	349.00	1,000.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
10-34-11	FIRE DEPARTMENT FEES RECEIVED	859,762.47	860,000.00
10-34-13	ZONING & SUBDIVISION FEES	41,960.19	40,000.00
10-34-14	CEMETERY LOT SALES	18,625.00	18,500.00
10-34-15	CEMETERY OPEN & CLOSE	12,200.00	10,000.00
10-34-16	CEMETERY UPKEEP FEES	.00	.00
10-34-17	PAPER SERVICE	.00	.00
10-34-18	CEMETERY MONUMENT SALES	675.00	.00
10-34-30	SPEC. SVC. DIST. BILLING FEES	16,998.11	20,000.00
10-34-41	FIRE INSPECTIONS	8,775.00	8,000.00
10-34-80	PARK FUND	5,125.00	5,000.00
Total CHARGES FOR SERVICES:		964,469.77	962,500.00
FINES & FORFEITURES			
10-35-10	DISTRICT COUR FINES	.00	.00
10-35-11	J.P. COURT FINES	29,209.53	30,000.00
10-35-15	LIBRARY FINES & FEES	18,062.48	17,500.00
Total FINES & FORFEITURES:		47,272.01	47,500.00
MISCELLANEOUS			
10-36-10	INTEREST INCOME	561,477.91	550,000.00
10-36-11	INT. EARNED- CLASS C ROAD FUND	.00	.00
10-36-20	RENTS & LEASES - BLDGS & GRNDS	43,462.42	.00
10-36-50	AIRPORT FUEL SALES	215,606.30	230,000.00
10-36-52	AIRPORT FEES	.00	.00
10-36-53	HERITAGE MUSEUM DONATIONS	2,057.00	2,000.00
10-36-54	CREDIT CARD CASH BACK	9,740.08	10,000.00
10-36-55	HERITAGE BATHROOM DONATIONS	.00	.00
10-36-57	MERCHANDISE SALES	.00	.00
10-36-70	BANK ACCOUNT TRANSFER ACCT.	4,000.00-	.00
10-36-80	DONATIONS	.00	.00
10-36-89	Glazier home Rental	.00	.00
10-36-90	SUNDRY REVENUE	40,941.27	40,000.00
10-36-91	ARPA	.00	.00
10-36-95	ON-LINE CONVENIENCE FEES	5,880.00	5,000.00
Total MISCELLANEOUS:		875,164.98	837,000.00
CONTRIBUTIONS & TRANSFERS			
10-38-06	WATER & SEWER FUND LOAN	.00	.00
10-38-10	TRANSFERS FROM OTHER FUNDS	31,254.30	.00
10-38-11	TRANFSERS FROM EQUIP. REPLACE	.00	.00
10-38-12	TRANSFERS FROM PERPETUAL CARE	.00	.00
10-38-70	CONTRIBUTIONS - SWIMMING POOL	.00	.00
10-38-72	CONTRIBUTIONS - VARIETY ARTS	2,171.00	1,500.00
10-38-73	CONTIRBUTIONS - JUNIPER ROOM	.00	.00
10-38-74	CONTRIBUTIONS - HERITAGE HOUSE	7,458.42	6,500.00
10-38-76	CONTRIBUTIONS - LIBRARY FRIEND	.00	.00
10-38-78	CONTRIBUTIONS - ANIMAL POUND	30.02	.00
10-38-79	CONTRIBUTIONS - PARK	.00	.00
10-38-80	FIRE DEPT CONTRIBUTIONS	.00	.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
10-38-84	TRANSFER FROM RECREATION FUND	.00	.00
10-38-86	TRANSFERS FROM IMPACT FEE FD	.00	.00
10-38-90	BEG FD BAL TO APPROP - GEN FD	.00	.00
10-38-92	BEG FD BAL TO APPROP - CLASS C	.00	.00
10-38-93	BEG FD BAL TO APPROP - EQUIP R	.00	.00
Total CONTRIBUTIONS & TRANSFERS:		40,913.74	8,000.00

ADMINISTRATIVE

10-41-11	SALARIES	124,043.29	130,000.00
10-41-13	EMPLOYEE BENEFITS	73,447.47	80,000.00
10-41-15	SALARY (COUNCILMEMBERS)	36,616.00	36,500.00
10-41-21	SUBSCRIPTION & MEMBERSHIPS	1,853.49	2,500.00
10-41-23	TRAVEL & TRAINING	6,661.90	7,500.00
10-41-24	OFFICE EXPENSE & SUPPLIES	89,866.08	85,000.00
10-41-25	AUTO EXPENSE	6,660.08	2,500.00
10-41-27	Utilities	9,496.01	14,000.00
10-41-31	ATTORNEY SERVICES - URMMA	.00	15,000.00
10-41-32	AUDIT FEES	33,000.00	35,000.00
10-41-33	ENGINEERING FEES	.00	10,000.00
10-41-35	COMPUTER MAINTENANCE CONTRACT	4,750.36	15,000.00
10-41-50	INSURANCE & SURETY BONDS	10,871.13	15,000.00
10-41-54	DONATIONS	.00	.00
10-41-55	SPECIAL EVENTS - DONATIONS	.00	.00
10-41-59	MANPOWER STUDY	.00	.00
10-41-60	ELECTION EXPENSE	8,579.56	8,600.00
10-41-61	COUNCIL EXPENSES	4,851.02	10,000.00
10-41-64	SUNDRY (CAFETERIA PLAN)	.00	.00
10-41-65	SICK LEAVE REIMBURSEMENT FUND	.00	.00
10-41-69	EQUIP. REPLACEMNT FUND DEPOSIT	.00	.00
10-41-70	CAPITAL OUTLAY	.00	.00
10-41-99	Cares Act	.00	.00
Total ADMINISTRATIVE:		410,696.39	466,600.00

JUDICIAL

10-42-11	SALARIES	.00	.00
10-42-13	EMPLOYEE BENEFITS	.00	.00
10-42-23	TRAVEL & TRAINING	.00	.00
10-42-24	OFFICE EXPENSE & SUPPLIES	29.93	.00
10-42-27	UTILITIES	.00	.00
10-42-29	RENT EXPENSE	.00	.00
10-42-35	COMPUTER MAINTENANCE CONTRACT	.00	.00
10-42-62	WITNESS & JURY FEES	.00	.00
10-42-63	PUBLIC DEFENDER FEES	28,000.00	28,000.00
10-42-70	CAPITAL OUTLAY	.00	.00
10-42-80	Prisoner Transport	.00	.00
10-42-99	JUDICIAL DEPARTMENT	.00	.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
Total JUDICIAL:		28,029.93	28,000.00
CITY ATTORNEY			
10-43-11	SALARIES	55,694.75	53,000.00
10-43-12	PART TIME SALARIES	13,014.60	22,000.00
10-43-13	EMPLOYEE BENEFITS	24,613.95	32,000.00
10-43-23	TRAVEL & TRAINING	3,844.52	5,000.00
10-43-24	OFFICE EXPENSE & SUPPLIES	8,898.66	10,000.00
10-43-27	UTILITIES	.00	.00
10-43-29	RENT EXPENSE	.00	.00
10-43-31	ATTORNEY SERVICES	.00	.00
10-43-70	PLANNING EXP. - LAND USE ORD.	.00	.00
10-43-99	CITY ATTORNEY DEPARTMENT	.00	.00
Total CITY ATTORNEY:		106,066.48	122,000.00
GENERAL GOVERNMENT BUILDINGS			
10-44-99	GOVERNMENT BUILDINGS DEPART.	.00	.00
Total GENERAL GOVERNMENT BUILDINGS:		.00	.00
PLANNING COMM & BOARD OF ADJ.			
10-45-12	SALARIES (ZONING ADMIN.) PART	82,696.44	70,000.00
10-45-13	EMPLOYEE BENEFITS	41,511.29	48,000.00
10-45-14	CONTRACT SERVICES - PLANNER	1,766.46	5,000.00
10-45-23	TRAVEL & TRAINING	19.95	5,500.00
10-45-24	OFFICE EXPENSE & SUPPLIES	10,995.08	15,000.00
10-45-33	ENGINEERING FEES	11,952.17	50,000.00
10-45-34	ENGR. FEES - CAP. FACILITIES	.00	.00
10-45-63	PLANNING EXP. - BLM BUILDING	.00	.00
10-45-64	PLANNING EXP. - GIS PARCELING	.00	.00
10-45-65	PLANNING EXP- GIS MAPPING	.00	.00
10-45-66	PLANNING EXP. - DANNY MASON	.00	.00
10-45-67	PLANNING EXP. - SENSITIVE LAND	.00	.00
10-45-68	PLANNING EXP. -SUBDIVISION ORD	.00	.00
10-45-69	PLANNING EXP- UPGRADE GEN PLAN	.00	.00
10-45-99	PLANNING COMMISSION DEPARTMENT	.00	.00
Total PLANNING COMM & BOARD OF ADJ.:		148,941.39	193,500.00
GENERAL GOVERNMENT BUILDINGS			
10-46-20	MAINTENANCE (BUILDINGS)	31,803.56	35,000.00
10-46-22	KANAB CITY BUILDING AUTHORITY	3,207.68	3,000.00
10-46-25	MULTI-PURPOSE ROOM MAINT	.00	.00
10-46-29	RENTS & LEASES (BUILDINGS)	1.00	.00
Total GENERAL GOVERNMENT BUILDINGS:		35,012.24	38,000.00
Grant Expenditures			
10-47-10	Library Grant Expenditure	.00	.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
Total Grant Expenditures:		.00	.00
POLICE DEPARTMENT			
10-54-11	SALARIES	705,864.40	750,000.00
10-54-13	EMPLOYEE BENEFITS	469,514.10	500,000.00
10-54-14	LIQUOR LAW	.00	.00
10-54-15	WAGES - DRUG TASK FORCE OFFICE	.00	.00
10-54-16	WAGES (RESERVE OFFICERS)	3,120.00	3,000.00
10-54-17	WAGES (Overtime)	8,203.67	10,000.00
10-54-19	WAGES (CROSSING GUARD)	13,006.50	7,500.00
10-54-21	SUBSCRIPTION & MEMBERSHIPS	3,164.28	3,000.00
10-54-23	TRAVEL & TRAINING	17,182.75	17,000.00
10-54-24	OFFICE EXPENSE & SUPPLIES	31,051.36	25,000.00
10-54-25	AUTO EXPENSE	45,718.26	30,000.00
10-54-27	UTILITIES	11,827.68	12,000.00
10-54-29	RENT EXPENSE (OFFICE)	.00	.00
10-54-35	COMPUTER MAINTENANCE CONTRACT	23,199.32	25,000.00
10-54-37	JAIL DAYS	.00	.00
10-54-45	DEPARTMENT SUPPLIES	51,871.39	50,000.00
10-54-51	INSURANCE (LINE OF DUTY)	5,000.00	5,000.00
10-54-52	INSURANCE (OFF DUTY AUTO)	13,477.06	12,000.00
10-54-55	TASK FORCE OFFICE EXPENSES	57,999.96	58,000.00
10-54-65	SUNDRY (JAIL EXPENSES)	.00	.00
10-54-66	Animal Control Salary	.00	.00
10-54-67	ANIMAL CONTROL	4,817.48	5,000.00
10-54-68	ANIMAL CONTROL - MADDIE FUND	.00	.00
10-54-69	Animal Control Employee Benfit	.00	.00
10-54-70	OPERATING LEASE PAYMENT	.00	.00
10-54-74	CAPITAL OUTLAY	31,660.92	32,000.00
10-54-75	CAPITAL OUTLAY (ANIMAL POUND)	.00	.00
10-54-76	CAPITAL OUTLAY - COMP. UPDATE	.00	.00
10-54-99	Police Department Vehicles	182,528.35	165,000.00
Total POLICE DEPARTMENT:		1,679,207.48	1,709,500.00
FIRE DEPARTMENT			
10-58-11	SALARIES	763,444.34	780,000.00
10-58-12	FIRE OVERTIME	65,077.37	75,000.00
10-58-13	EMPLOYEE BENEFITS	490,930.28	500,000.00
10-58-20	MAINTENANCE (RESCUE TRUCK)	50.00	.00
10-58-23	TRAVEL & TRAINING	10,803.34	11,000.00
10-58-24	OFFICE EXPENSE & SUPPLIES	14,612.59	15,000.00
10-58-25	AUTO EXPENSE	54,700.09	53,000.00
10-58-26	EQUIP. SUPPLIES & MAINTENANCE	52,772.25	53,000.00
10-58-27	UTILITIES	17,906.31	20,000.00
10-58-35	COMPUTER MAINTENANCE	3,571.36	4,000.00
10-58-38	VOLUNTEER SERVICES	12,693.12	10,000.00
10-58-50	INSURANCE & SURITY BONDS	19,822.40	20,000.00
10-58-64	SUNDRY (FIRE STATION REPAIR)	3,092.84	.00
10-58-70	CAPITAL OUTLAY	.00	.00
10-58-99	FIRE DEPARTMENT Vehicles	.00	.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
Total FIRE DEPARTMENT:		1,509,476.29	1,541,000.00
FIRE DEPARTMENT			
10-59-11	SALARIES	147,383.23	185,000.00
10-59-13	EMPLOYEE BENEFITS	72,942.96	95,000.00
10-59-23	TRAVEL & TRAINING	8,316.97	10,000.00
10-59-24	OFFICE EXPENSE & SUPPLIES	3,891.48	5,000.00
10-59-25	AUTO EXPENSE	8,653.15	2,000.00
10-59-26	EQUIP. SUPPLIES & MAINTENANCE	115.82	3,000.00
10-59-27	UTILITIES	.00	.00
10-59-29	RENT EXPENSE	.00	.00
10-59-33	PROFESSIONAL FEES - PLAN CHECK	35,241.69	70,000.00
10-59-64	SUNDRY (PAYMENTS TO STATE)	262.87	5,000.00
10-59-70	CAPITAL OUTLAY	.00	.00
10-59-99	BUILDING INSPECTION DEPT.	.00	.00
Total FIRE DEPARTMENT:		276,808.17	375,000.00
STREETS			
10-60-11	SALARIES	65,036.61	91,000.00
10-60-12	SALARIES (PART TIME)	.00	.00
10-60-13	EMPLOYEE BENEFITS	43,676.02	61,000.00
10-60-23	TRAVEL & TRAINING	.00	2,000.00
10-60-24	OFFICE EXPENSE & SUPPLIES	396.00	6,000.00
10-60-25	AUTO EXPENSE	11.49	10,000.00
10-60-26	EQUIP. SUPPLIES & MAINTENANCE	18,228.45	25,000.00
10-60-33	ENGINEERING FEES	3,688.00	.00
10-60-41	SAFE SIDEWALK GRANT EXP.	.00	.00
10-60-42	CLASS "C" ROADS (SIDEWALK REP)	2,549.21	.00
10-60-44	CLASS "C" ROADS (PROJECTS)	.00	.00
10-60-46	TRANS TO DEBT SVC. - YARD	.00	.00
10-60-65	SUNDRY (STREET LIGHT UTILITY)	.00	.00
10-60-70	CAPITAL OUTLAY (EQUIPMENT)	.00	.00
10-60-71	CAPITAL OUTLAY (SIDEWALK PJCT)	.00	.00
10-60-72	CAPITAL OUTLAY (TRAFFIC LIGHT)	.00	.00
10-60-73	CAPITAL OUTLAY (FLOOD CONT)	.00	.00
10-60-74	CAPITAL OUTLAY (CHIP SEAL)	.00	.00
10-60-75	CAPITAL OUTLAY (TEA 21 PROJECT)	.00	.00
10-60-76	CAPITAL OUTLAY	.00	.00
10-60-77	CAPITAL OUTLAY - KANAB CREEK B	.00	.00
10-60-95	TRANSFERS TO KCR BRIDGE REPLAC	.00	.00
10-60-96	TRANSFER CLASS C TO DEBT SVC	.00	.00
10-60-99	HIGHWAYS & STREETS DEPT.	.00	.00
Total STREETS:		133,585.78	195,000.00
GOLF COURSE			
10-61-27	UTILITIES	.00	.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
Total GOLF COURSE:		.00	.00
AIRPORT			
10-62-11	SALARIES	125,981.75	125,000.00
10-62-12	SALARIES (PART TIME)	.00	.00
10-62-13	EMPLOYEE BENEFITS	86,399.51	85,000.00
10-62-14	FUEL SALES COMMISSIONS PAID	.00	5,000.00
10-62-23	TRAVEL & TRAINING	2,112.36	5,000.00
10-62-24	OFFICE EXPENCE & SUPPLIES	4,817.76	5,500.00
10-62-26	EQUIP. SUPPLIES & MAINTENANCE	25,290.77	25,000.00
10-62-27	UTILITIES	15,856.18	18,000.00
10-62-50	INSURANCE & SURITY BOND	11,601.76	12,000.00
10-62-65	SUNDRY (FUEL PURCHASES)	180,067.36	200,000.00
10-62-68	MAINTENANCE (AWOS)	6,550.00	8,500.00
10-62-69	CAPITAL OUTLAY (SEAL COAT PJCT	.00	.00
10-62-70	CAPITAL OUTLAY	.00	.00
10-62-71	CAPITAL OUTLAY-(AIRPORT LIGHT	.00	.00
10-62-99	AIRPORT DEPARTMENT	.00	.00
Total AIRPORT:		458,677.45	489,000.00
PARKS			
10-64-11	SALARIES	191,952.47	216,000.00
10-64-12	SALARIES (PART TIME)	53,787.57	50,000.00
10-64-13	EMPLOYEE BENEFITS	130,625.22	140,000.00
10-64-14	RECREATION DIRECTOR	.00	.00
10-64-23	TRAVEL & TRAINING	1,347.56	5,000.00
10-64-25	AUTO EXPENSE	25,201.85	15,000.00
10-64-26	EQUIP. SUPPLIES & MAINTENANCE	86,558.49	80,000.00
10-64-27	UTILITIES	121,180.36	115,000.00
10-64-30	TRASH REMOVAL	5,730.00	6,000.00
10-64-60	(SUNDRY - (REC. MASTER PLAN)	.00	.00
10-64-63	SUNDRY (TRAILS)	.00	.00
10-64-64	SUNDRY (SUMMER RECREATION)	.00	.00
10-64-65	SUNDRY - MAINT. CONT.	.00	.00
10-64-66	SUNDRY (4TH JULY EXPENSES)	17,638.61	25,000.00
10-64-67	SUNDRY (FIREWORKS)	20,809.45	.00
10-64-70	CAPITAL OUTLAY	23,624.78	30,000.00
10-64-73	CAPITAL OUTLAY -J HAMBLIN PARK	.00	.00
10-64-74	CAPITAL OUTLAY-HAMBLIN (CITY)	.00	.00
10-64-81	YOUTH RECREATION	.00	.00
10-64-99	PARKS GENERAL	.00	.00
Total PARKS:		678,456.36	682,000.00
CEMETERY			
10-65-11	SALARIES	.00	.00
10-65-12	SALARIES (PART TIME)	.00	.00
10-65-13	EMPLOYEE BENEFITS	.00	.00
10-65-23	TRAVEL & TRAINING	.00	3,000.00
10-65-25	AUTO EXPENSE	.00	.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
10-65-26	EQUIP. SUPPLIES & MAINTENANCE	11,815.66	15,000.00
10-65-27	UTILITIES	954.60	.00
10-65-30	CEMETERY MONUMENTS	.00	.00
10-65-40	CHEMICALS (CEMETERY)	.00	.00
10-65-65	Maint Contract	.00	.00
10-65-70	CAPITAL OUTLAY	.00	.00
10-65-80	LOT BUY BACKS	1,300.00	5,000.00
10-65-99	CEMETERY GENERAL	.00	.00
Total CEMETERY:		14,070.26	23,000.00

LIBRARY

10-66-11	SALARIES	62,414.50	62,000.00
10-66-12	SALARIES (PART TIME)	55,999.99	60,000.00
10-66-13	EMPLOYEE BENEFITS	30,488.77	35,000.00
10-66-23	TRAVEL & TRAINING	120.00	1,000.00
10-66-24	OFFICE EXPENSE & SUPPLIES	3,096.18	7,500.00
10-66-26	EQUIP. SUPPLIES & MAINTENANCE	9,872.54	13,000.00
10-66-27	UTILITIES	16,651.03	14,000.00
10-66-34	CONTRACT SERVICES	.00	.00
10-66-35	COMPUTER MAINTENANCE CONTRACT	3,063.84	4,000.00
10-66-41	MAGAZINES & NEWSPAPERS	885.93	1,000.00
10-66-42	BOOKS	23,495.34	25,000.00
10-66-69	STATE LIBRARY GRANT EXPENDITUR	5,816.62	10,000.00
10-66-70	Program Development	5,268.65	7,500.00
10-66-99	LIBRARY DEPARTMENT	.00	.00
Total LIBRARY:		217,173.39	240,000.00

HERITAGE HOUSE

10-67-12	SALARIES (PART TIME)	79,766.68	80,000.00
10-67-13	EMPLOYEE BENEFITS	7,961.09	7,500.00
10-67-14	LABOR	.00	.00
10-67-23	TRAVEL & TRAINING	2,625.55	2,500.00
10-67-26	EQUIP. SUPPLIES & MAINTENANCE	19,672.69	19,500.00
10-67-27	UTILITIES	12,349.70	14,000.00
10-67-34	CONTRACT SERVICES	.00	.00
10-67-58	HERITAGE MUSEUM EXPENSES	2,332.63	.00
10-67-60	HERITAGE HOUSE EXPENSES	.00	.00
10-67-63	HERITAGE DEVELOPMENT GRANT EXP	.00	.00
10-67-64	ITEMS FOR RESALE	.00	.00
10-67-70	CAPITAL OUTLAY MUSEUM	.00	5,000.00
10-67-99	CAPITAL OUTLAY HOUSE	6,267.34	5,000.00
Total HERITAGE HOUSE:		130,975.68	133,500.00

COMMUNITY DEVELOPMENT

10-68-60	MISC-WELCOM SIGN & POWER LINE	.00	.00
10-68-61	ARTS BOARD EXPENSES	9,524.68	10,000.00
10-68-65	SUNDRY (TREE COMMITTEE)	.00	5,000.00
10-68-66	SUNDRY (BEAUTIFICATION COMM)	.00	5,000.00
10-68-67	MESA HILLS CDBG EXPENDITURES	.00	.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
10-68-68	SUNDRY (VOLUNTEER CENTER)	.00	.00
10-68-69	HOMLAND SECURITY	.00	.00
10-68-70	STORY TELLING GUILD	.00	.00
10-68-71	STORY TELLERS GUILD GRANTS	.00	.00
Total COMMUNITY DEVELOPMENT:		9,524.68	20,000.00
ECONOMIC DEVELOPMENT			
10-69-23	TRAVEL	.00	.00
10-69-24	OFFICE EXPENSE & SUPPLIES	.00	.00
10-69-51	Special Events	20,125.42	20,000.00
10-69-52	DocUtah	.00	.00
10-69-53	Business of Art	.00	.00
10-69-54	C.E.B.A.	10,000.00	10,000.00
10-69-60	AMAZING EARTH FEST	.00	.00
10-69-64	SUNDRY (WEB PAGE DEVELOPMENT)	.00	.00
10-69-65	SPECIAL EVENTS	.00	.00
10-69-66	ECONOMIC DEV. - DIRECTOR	.00	.00
10-69-67	ECONOMIC DEV. - Council	9,505.40	25,000.00
10-69-68	ECONOMIC DEV. - Mayor	4,000.99	10,000.00
10-69-99	ECON DEVELOP GENERAL	.00	.00
Total ECONOMIC DEVELOPMENT:		43,631.81	65,000.00
TRANSFERS			
10-70-11	TRANSFER TO CAPITAL PJCTS FUND	300,000.00	300,000.00
10-70-12	TRANSFER TO CAPITAL PJCTS FUND	.00	.00
10-70-21	TRANSFER TO DEBT SVC-FIRE TRK	.00	.00
10-70-23	TRANSFER TO DEBT SVC-P.W. BLDG	.00	.00
10-70-24	TRANSFER TO IMPACT FEE - PAYBK	.00	.00
10-70-25	TRANSFER TO CP KCR BRIDGE REP	.00	.00
10-70-31	Trans to W/S Fund - Payback	.00	.00
10-70-37	TRANSFER TO FIRE CAPITAL	225,000.00	225,000.00
10-70-45	TRANS TO DEBT SV-CLASS C TEA21	.00	.00
10-70-46	TRANSFER TO EXIST CAPIT REPAIR	25,000.00	25,000.00
10-70-49	TRANSFER TO IMPACT FEE FUND	.00	.00
10-70-50	Transfer to Recreation Fund	50,000.00	50,000.00
10-70-51	TRANS TO AIRPORT CAPITAL	50,000.00	50,000.00
10-70-52	TRANS TO TRANSPORTATION FUND	400,000.00	400,000.00
10-70-92	TRANSFER TO DEBT SVC	150,000.00	150,000.00
Total TRANSFERS:		1,200,000.00	1,200,000.00
TRANSFERS			
10-71-12	TRANSFER TO RECREATION FUND	.00	.00
Total TRANSFERS:		.00	.00
BUILDING INSPECTION Revenue Total:		6,987,562.22	6,757,500.00
BUILDING INSPECTION Expenditure Total:		7,080,333.78	7,521,100.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
	Total BUILDING INSPECTION:	1,871,005.44	763,600.00-

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
DEBT SERVICE FUND			
TAXES			
15-31-13	PROP TAX - G.O. BOND RETIREMNT	.00	.00
Total TAXES:		.00	.00
CHARGES FOR SERVICES			
15-34-50	RENT & LEASE-AIRPORT T HANGERS	.00	.00
15-34-51	RENT & LEASE-AIRPORT HANGER	.00	.00
Total CHARGES FOR SERVICES:		.00	.00
MISCELLANEOUS			
15-36-15	INTEREST EARNED - KCR GUARANTY	.00	.00
15-36-21	TRAN FROM GF-TEA21 LOAN PMT	.00	.00
15-36-30	TRANSFER FROM G.F - FIRE TRUCK	.00	.00
15-36-33	TRANSFER FROM REC - SWIM POOL	100,000.00	100,000.00
15-36-34	TRANSFER FROM IMP. FEES - REC	.00	.00
15-36-35	TRANS FROM G.F. - P.U. BLDG.	150,000.00	150,000.00
15-36-36	TRANS. FROM W&S - P.U. BLDG.	.00	.00
15-36-52	TRAN STORMWATER	.00	.00
15-36-71	Trans. CP - Kanab Creek Bridge	.00	.00
15-36-90	DEBT PROCEEDS	.00	.00
Total MISCELLANEOUS:		250,000.00	250,000.00
LEASE PURCHASE EXPENSE			
15-71-82	LEASE PURCHASE - POLICE CARS	.00	.00
Total LEASE PURCHASE EXPENSE:		.00	.00
BOND INTERST EXPENSE			
15-73-79	PAYING AGENT FEES	.00	.00
15-73-80	CIB LOAN - DWNTOWN PJCT	7,600.51	8,000.00
15-73-81	SWIMMING POOL BOND - INT.	19,647.00	20,000.00
15-73-87	FIRE TRUCK LEASE PURCHASE-INT.	.00	.00
15-73-88	FIRE STATION BOND PMT. - INT.	.00	.00
15-73-89	PUBLIC WORKS BLDG. LOAN	.00	.00
15-73-91	STORM WATER/CIB 2013 - INT	.00	.00
15-73-92	2020 SALES TAX REF BONDS INT	.00	.00
Total BOND INTERST EXPENSE:		27,247.51	28,000.00
BOND PRINCIPAL EXPENSE			
15-74-70	CIB - Kanab Creek Bridge	.00	.00
15-74-80	CIB LOAN - DWNTOWN PJCT	21,000.00	21,000.00
15-74-81	SWIMMING POOL BOND - PRIN	98,000.00	98,000.00
15-74-87	FIRE TRUCK LEASE PURCHASE-PRIN	.00	.00
15-74-88	FIRE STATION BOND PMT. - PRIN.	.00	.00
15-74-89	PUBLIC WORKS BLDG. LOAN	.00	.00
15-74-91	STORM WATER/CIB 2013 - PRIN	.00	.00
15-74-92	2020 SALES TAX REF BONDS PRINC	.00	.00
15-74-93	POLICE BUILDING - PRINCIPAL	64,338.51	65,000.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
15-74-94	POLICE BUILDING - INTEREST	26,668.16	30,000.00
15-74-99	BOND ISSUANCE COSTS	.00	.00
Total BOND PRINCIPAL EXPENSE:		210,006.67	214,000.00
CAPITAL PROJECT EXPENDITURES			
15-75-90	TRANSFER TO YEAR END FUND BAL.	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		.00	.00
DEBT SERVICE FUND Revenue Total:		250,000.00	250,000.00
DEBT SERVICE FUND Expenditure Total:		237,254.18	242,000.00
Total DEBT SERVICE FUND:		12,745.82	8,000.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
Wildland Fire			
Source: 30			
37-30-10	Wildland Revenue	19,148.62	20,000.00
37-30-15	TRANSFER FROM GENERAL FUND	225,000.00	225,000.00
Total Source: 30:		244,148.62	245,000.00
Source: 36			
37-36-10	Intrest Earned	6,735.31	5,000.00
37-36-90	Debt Proceeds	.00	.00
Total Source: 36:		6,735.31	5,000.00
Expense			
37-60-10	Equipment, Supplies & Maint	.00	.00
37-60-11	Salaries	.00	.00
37-60-13	Employee Benefits	.00	.00
37-60-20	Wildland Fire Expense	2,756.51	5,000.00
37-60-90	Capital Outlay	.00	.00
37-60-95	Capital Outlay	.00	.00
Total Expense:		2,756.51	5,000.00
Expense			
37-73-80	PRICIPAL PAYMENTS - FIRE TRUCK	39,367.59	39,500.00
37-73-81	INTEREST PAYMENTS - FIRE TRUCK	5,828.86	6,000.00
Total Expense:		45,196.45	45,500.00
Wildland Fire Revenue Total:		250,883.93	250,000.00
Wildland Fire Expenditure Total:		47,952.96	50,500.00
Total Wildland Fire:		202,930.97	199,500.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
Public Safety Fitness CIP			
38-1100	CASH ALLOCATION	.00	.00
Revenue			
38-30-10	Other Fund Transfers	.00	.00
Total Revenue:		.00	.00
Department: 54			
38-54-75	Capital Outlay	.00	.00
Total Department: 54:		.00	.00
Public Safety Fitness CIP Revenue Total:		.00	.00
Public Safety Fitness CIP Expenditure Total:		.00	.00
Total Public Safety Fitness CIP:		.00	.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
STORM WATER CIP			
39-1100	CASH ALLOCATION	2,529,270.78	.00
39-1120	PTIF-STORM WA	.00	.00
Source: 30			
39-30-10	General Fund Transfer	400,000.00	400,000.00
39-30-11	Other Fund Transfer	.00	675,000.00
39-30-15	CIB Loan & Grant	.00	.00
39-30-49	IMPACT FEES TRANSPORTATION	906,872.72	250,000.00
Total Source: 30:		1,306,872.72	1,325,000.00
Source: 33			
39-33-56	B&C Roads	566,023.15	550,000.00
39-33-57	County Sales Tax Roads	139,385.03	140,000.00
Total Source: 33:		705,408.18	690,000.00
Revenue Misc			
39-36-01	GRANT REVENUE	.00	.00
39-36-10	INTEREST EARNED	.00	.00
39-36-50	DEBT PROCEEDS	.00	.00
Total Revenue Misc:		.00	.00
Expenditures			
39-60-10	200 N Storm Cap. Improv.	.00	.00
39-60-20	Tom's Canyon Detention exp	.00	.00
39-60-30	Engineering fees	.00	.00
39-60-33	ENGINEERING FEES	.00	.00
39-60-42	CLASS "C" ROADS (SIDEWALK)	2,090.76	50,000.00
39-60-44	CLASS "C" ROADS (PROJECTS)	396,530.72	500,000.00
39-60-65	STREET LIGHT UTILITY	24,828.05	40,000.00
39-60-71	CAPITAL OUTLAY (SIDEWALK)	3,632.00	50,000.00
39-60-74	CAPITAL OUTLAY (CHIP SEAL)	.00	100,000.00
39-60-76	CAPITAL OUTLAY	299,615.00	300,000.00
39-60-90	TRANSFERS OUT	.00	.00
Total Expenditures:		726,696.53	1,040,000.00
STORM WATER CIP Revenue Total:		2,012,280.90	2,015,000.00
STORM WATER CIP Expenditure Total:		726,696.53	1,040,000.00
Total STORM WATER CIP:		1,243,686.41	975,000.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
AIRPORT IMPROVEMENT CAP. PJCTS			
Source: 30			
40-30-10	FIRE STATION REMODEL	.00	.00
Total Source: 30:		.00	.00
TRANSFERS			
40-70-25	TRANSFERS TO OTHER FUNDS	.00	.00
Total TRANSFERS:		.00	.00
CAPITAL PROJECT EXPENDITURES			
40-75-30	Airport Terminal Construction	.00	.00
40-75-50	Project Management Expense	.00	.00
40-75-70	MISC. EXPENSES	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		.00	.00
AIRPORT IMPROVEMENT CAP. PJCTS Revenue Total:		.00	.00
AIRPORT IMPROVEMENT CAP. PJCTS Expenditure Total:		.00	.00
Total AIRPORT IMPROVEMENT CAP. PJCTS:		.00	.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
RECREATION - CAPITAL PROJECTS			
REVENUE			
41-30-11	TRANSFERS FROM GENERAL FUND	40,698.55-	.00
41-30-20	KANE COUNTY GRANT - TRAV CNL	50,000.00	50,000.00
41-30-30	RAP Tax	133,553.18	135,000.00
41-30-36	BASKETBALL	9,787.50	10,000.00
41-30-37	CANYONEERING	.00	.00
41-30-40	KANAB YOUTH FOOTBALL	10,959.00	8,000.00
41-30-41	Baseball Fees	19,913.50	19,500.00
41-30-42	Softball Fees	14,329.00	15,000.00
41-30-43	CHEER	.00	.00
41-30-44	CO-ED ADULT SOFTBALL	525.00	.00
41-30-45	10-K REG FEES/DONATIONS	.00	.00
41-30-46	CROSS COUNTRY	1,215.00	500.00
41-30-50	Soccer	8,880.00	8,800.00
41-30-55	Volleyball	3,190.00	3,000.00
41-30-56	YOGA	17,358.00	15,000.00
41-30-57	MISC EQUIPMENT REVENUE	.00	.00
41-30-60	Tennis Fees	1,220.00	2,500.00
41-30-62	MOUNTAIN BIKING	.00	.00
41-30-63	CONCESSIONS - HOT FOOD	.00	.00
41-30-64	Outdoor Rec	.00	.00
41-30-65	CONCESSIONS	300.00	.00
41-30-66	DONATIONS/EVENTS	60,000.00	30,000.00
41-30-67	Track & Field Fees	.00	.00
41-30-70	PROPERTY TAX - RECREATION	398,631.00	390,000.00
41-30-71	MISC RECREATION REV	210.00	.00
Total REVENUE:		689,372.63	687,300.00
REVENUE			
41-34-01	Pool Lessons	2,600.00	2,500.00
41-34-02	Pool Concessions	32,386.75	20,000.00
41-34-05	Pool Admissions	56,786.80	50,000.00
41-34-06	Pool Rentals	50.00	.00
41-34-07	SWIM TEAM FEES	8,125.00	8,000.00
Total REVENUE:		99,948.55	80,500.00
MISCELLANEOUS			
41-36-05	INTEREST EARNED	.00	.00
41-36-10	INTEREST EARNED - REC. TAX	870.96	.00
41-36-11	INTEREST EARNED - SKATE PARK	.00	.00
41-36-13	INTEREST EARNED-SWIM POOL LOAN	.00	.00
41-36-15	INTEREST EARNED -CIB POOL LOAN	.00	.00
41-36-16	INT EARNED (10-K)	.00	.00
41-36-17	INT EARNED JHM	.00	.00
41-36-20	DONATIONS	.00	.00
41-36-21	DONATIONS - STONE BENCHES	.00	.00
41-36-30	Skate Park Donations	.00	.00
Total MISCELLANEOUS:		870.96	.00

MISCELLANEOUS

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
41-37-70	PROP TAX	.00	.00
Total MISCELLANEOUS:		.00	.00

CONTRIBUTIONA & TRANSFERS

41-38-90	TRANSFERS FROM GENERAL FUND	50,000.00	50,000.00
41-38-91	TRANSFER FROM CLASS C ROADS	.00	.00
41-38-95	TRANSFERS FROM YEAR END BALANC	.00	.00
41-38-97	FUND BALANCE TO APPROPRIATE	.00	.00
Total CONTRIBUTIONA & TRANSFERS:		50,000.00	50,000.00

RECREATION EXPENDITURES

41-41-11	SALARIES	74,248.37	80,000.00
41-41-12	SALARIES (PART TIME)	63,755.55	64,000.00
41-41-13	EMPLOYEE BENEFITS	53,968.12	64,000.00
41-41-23	TRAVEL & TRAINING	667.59	1,000.00
41-41-24	OFFICE EXPENSE & SUPPLIES	22,674.21	20,000.00
41-41-25	AUTO EXPENSE	.00	.00
41-41-26	EQUIP. SUPPLIES & MAINTENANCE	9.98	1,000.00
41-41-27	UTILITIES	1,269.60	2,000.00
41-41-37	CANYONEERING	.00	.00
41-41-44	Adult Co-Ed Softball Expense	653.32	.00
41-41-45	Softball Expense	.00	.00
41-41-46	CROSS COUNTRY EXPENSE	448.88	500.00
41-41-50	INSURENACE & BONDS	.00	.00
41-41-51	VOLLEYBALL EXPENSE	2,774.28	3,000.00
41-41-52	YOGA EXPENSE	10,011.64	12,000.00
41-41-53	Cheerleading	.00	.00
41-41-54	RECREATION CENTER EXPENSES	.00	.00
41-41-55	Basketball Expense	8,428.81	6,000.00
41-41-56	Baseball Expense	18,458.30	18,000.00
41-41-57	Soccer Expense	5,327.99	5,000.00
41-41-58	Tennis Expense	2,600.68	3,500.00
41-41-59	Football Expense	15,452.39	13,500.00
41-41-60	Heatstroker Baseball	5,656.15	4,000.00
41-41-61	Heatstroker Softball	9,292.51	10,000.00
41-41-62	YOUTH WRESTLING	.00	.00
41-41-63	POOL OPERATIONS	.00	.00
41-41-64	Outdoor Rec	.00	.00
41-41-65	MISC EQUIPMENT EXPENSE	22,571.08	25,000.00
41-41-66	SPECIAL EVENTS	.00	.00
41-41-67	TRACK & FIELD EXPENSE	.00	.00
41-41-70	CAPITAL OUTLAY	100,335.21	150,000.00
Total RECREATION EXPENDITURES:		418,604.66	482,500.00

RECREATION EXPENDITURES

41-47-30	10-K EXPENSES	1,079.85	3,500.00
Total RECREATION EXPENDITURES:		1,079.85	3,500.00

Swimming Pool

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
41-50-11	Salaries	485.23	.00
41-50-12	Lifeguards	99,346.33	90,000.00
41-50-13	Employee Costs	10,493.89	10,000.00
41-50-23	Travel/Training	.00	.00
41-50-26	Equipment/Supplies/Maint	52,997.28	55,000.00
41-50-27	Utilities	53,256.86	50,000.00
41-50-28	SWIM TEAM EXPENSES	1,824.90	5,500.00
41-50-30	Chemicals	48,098.62	40,000.00
41-50-40	Concessions	14,252.42	15,000.00
41-50-50	Insurance	4,219.84	4,000.00

Total Swimming Pool:	284,975.37	269,500.00
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Parks Maintenance

41-60-11	Salaries	.00	.00
41-60-12	Part-time Salaries	.00	.00
41-60-13	Employee Benefits	.00	.00
41-60-23	Travel/Training	.00	.00
41-60-25	Auto	.00	.00
41-60-26	Equip/Supplies/Maint	.00	.00
41-60-27	Utilities	.00	.00
41-60-30	Trash Pick Up	.00	.00
41-60-65	Maint Contract	.00	.00
41-60-66	Landscape Maint. Cont.	.00	.00
41-60-67	Fireworks	.00	.00

Total Parks Maintenance:	.00	.00
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CAPITAL PROJECT EXPENDITURES

41-75-07	LEGAL SERVICES	.00	.00
41-75-08	ARCHITECTURAL SERVICES	.00	.00
41-75-09	ENGINEERING SERVICES	.00	.00
41-75-10	CONTINGENCIES	.00	.00
41-75-11	MISC. SERVICES	.00	.00
41-75-20	CONSTRUCTION - SWIMMING POOL	.00	.00
41-75-21	CONSTRUCTION - LITTLE LEAGUE	8,350.97	.00
41-75-22	CONSTRUCTION - PLAYGROUNDS	.00	.00
41-75-23	CONSTRUCTION - OLD MID SCHOOL	.00	.00
41-75-24	CONSTRUCTION - GOLF COURSE	.00	.00
41-75-25	CONSTRUCTION - SOFTBALL FIELDS	.00	.00
41-75-26	CONSTRUCTION - SKATE PARK	.00	.00
41-75-27	CONSTRUCTION - PARKS	.00	.00
41-75-28	CONSTRUCTION - REC CENTER	.00	.00
41-75-29	CONSTRUCTION - EAGLE PJCTS.	.00	.00
41-75-50	TRANSFER TO YR. END FUND BAL.	.00	.00
41-75-51	TRANSFER TO GENERAL FUND	.00	.00
41-75-90	TRANS TO SKATE PARK	.00	.00
41-75-95	TRANSFERS TO DEBT SERVICE FUND	100,000.00	100,000.00
41-75-99	TOTAL EXPENSES	.00	.00

Total CAPITAL PROJECT EXPENDITURES:	108,350.97	100,000.00
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CAPITAL PROJECT EXPENDITURES

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
41-80-35	Professional Fees	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		.00	.00
RECREATION - CAPITAL PROJECTS Revenue Total:		840,192.14	817,800.00
RECREATION - CAPITAL PROJECTS Expenditure Total:		813,010.85	855,500.00
Total RECREATION - CAPITAL PROJECTS:		27,181.29	37,700.00-

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
AIRPORT CAPITAL IMPROVMENT			
REVENUE			
42-30-10	TRANSFERS FROM GENERAL FUND	50,000.00	50,000.00
42-30-35	MISCELLANEOUS	.00	.00
42-30-40	DONATIONS	.00	.00
Total REVENUE:		50,000.00	50,000.00
INTERGOVERNMENTAL REVENUES			
42-33-11	STATE GRANT - AIRPORT FENCING	264,277.32	450,000.00
42-33-30	FEDERAL GRANT - AIRPORT FENCE	1,960,284.64	2,500,000.00
42-33-40	MISCELLANEOUS GRANTS	.00	.00
Total INTERGOVERNMENTAL REVENUES:		2,224,561.96	2,950,000.00
MISCELLANEOUS			
42-36-10	INTEREST EARNED	.00	.00
42-36-20	RENTS & LEASES	.00	.00
42-36-50	FUEL SALES	240.00	.00
Total MISCELLANEOUS:		240.00	.00
CONTRIBUTIONS & TRANSFERS			
42-38-65	TRANSFERS FROM GENERAL FUND	.00	.00
42-38-66	TRANSFERS FROM CAP PROJ	1,300,000.00	1,300,000.00
Total CONTRIBUTIONS & TRANSFERS:		1,300,000.00	1,300,000.00
CAPITAL PROJECT EXPENDITURES			
42-75-30	ENGINEERING FEES Master Plan	3,704,118.19	4,000,000.00
42-75-65	FUEL PURCHASE	.00	.00
42-75-70	ADMINISTRATION	.00	.00
42-75-71	ARCHITECTURAL FEES	.00	.00
42-75-72	AIRPORT CONSTRUCTION EXP.	.00	.00
42-75-73	LEGAL FEES	.00	.00
42-75-79	CONSTRUCTION - A.W.O.S.	.00	.00
42-75-80	CONSTRUCTION - RUNWAY REHAB	.00	.00
42-75-90	LAND PURCHASES	.00	.00
42-75-99	TOTAL TRANSFERS AND EXPENSES	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		3,704,118.19	4,000,000.00
AIRPORT CAPITAL IMPROVMENT Revenue Total:		3,574,801.96	4,300,000.00
AIRPORT CAPITAL IMPROVMENT Expenditure Total:		3,704,118.19	4,000,000.00
Total AIRPORT CAPITAL IMPROVMENT:		129,316.23-	300,000.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
RECREATION - CAPITAL PROJECTS			
CONTRIBUTIONS & TRANSFERS			
43-38-90	FUND BALANCE TO APPROPRIATE	.00	.00
Total CONTRIBUTIONS & TRANSFERS:		.00	.00
CAPITAL PROJECT EXPENDITURES			
43-75-10	Recreation Capital Expense	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		.00	.00
RECREATION - CAPITAL PROJECTS Revenue Total:		.00	.00
RECREATION - CAPITAL PROJECTS Expenditure Total:		.00	.00
Total RECREATION - CAPITAL PROJECTS:		.00	.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
Heritage House Bathrooms – Cap			
REVENUE			
44-30-71	Transfer from General Fund	.00	.00
44-30-72	Kane County Contribution	.00	.00
44-30-73	INTEREST INCOME	.00	.00
44-30-77	Heritage Council	.00	.00
44-30-78	Grants	.00	.00
44-30-79	Donations	.00	.00
Total REVENUE:		.00	.00
REVENUE			
44-38-80	TRANSFER FROM GENERAL FUND	.00	.00
Total REVENUE:		.00	.00
CAPITAL PROJECT EXPENDITURES			
44-75-71	ARCHITECTS FEES	.00	.00
44-75-72	LEGAL FEES	.00	.00
44-75-73	CONSTRUCTION EXPENSES - BLDG.	.00	.00
44-75-74	CONSTRUCTION EXPENSES - ROADS	.00	.00
44-75-75	PROFESSIONAL FEES	.00	.00
44-75-77	EQUIPMENT	.00	.00
44-75-79	MISC. EXPENSES	.00	.00
44-75-90	TRANSFER TO YEAR END FUND BAL.	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		.00	.00
Heritage House Bathrooms – Cap Revenue Total:		.00	.00
Heritage House Bathrooms – Cap Expenditure Total:		.00	.00
Total Heritage House Bathrooms – Cap:		.00	.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
Capital Projects			
REVENUE			
45-30-10	Property Tax	.00	.00
45-30-72	TRANS FROM GEN FUND	300,000.00	300,000.00
45-30-74	DONATIONS - MISCELLANEOUS	.00	.00
45-30-75	LIB-NEW BLDG. FURNISHINGS	.00	.00
45-30-76	LIB-NEW BLDG. FURNISHINGS	.00	.00
45-30-77	TRANS FROM IMPACT FEES	700,000.00	700,000.00
45-30-79	RECIPTS - SALE OF OLD FIRE ST.	.00	.00
Total REVENUE:		1,000,000.00	1,000,000.00
INTERGOVERNMENTAL REVENUES			
45-33-10	GRANT - C.D.B.G.	.00	.00
45-33-40	GRANTS - STATE LIBRARY	.00	.00
45-33-41	GRANTS - STATE OF UTAH	.00	.00
45-33-42	GRANT - R.C.&D.	.00	.00
45-33-43	GRANTS FEDERAL	.00	.00
Total INTERGOVERNMENTAL REVENUES:		.00	.00
FINES & FORFEITURES			
45-35-80	MISC. REVENUE	.00	.00
Total FINES & FORFEITURES:		.00	.00
MISCELLANEOUS			
45-36-10	INTEREST EARNED	36,530.78	30,000.00
45-36-70	BOND RECEIPTS	.00	.00
45-36-75	TRANSFER G.F. - 1% SALES TAX	.00	.00
45-36-90	GRANTS - COLOR COUNTRY R.C.&D.	.00	.00
Total MISCELLANEOUS:		36,530.78	30,000.00
CAPITAL PROJECT EXPENDITURES			
45-75-31	New City Office	.00	.00
45-75-35	IFFP Plan	.00	.00
45-75-49	Police Department	.00	.00
45-75-70	Fire Capital	.00	.00
45-75-71	Ranchos Park	949,295.81	1,000,000.00
45-75-72	ENGINEERING EXPENSES	.00	.00
45-75-73	Airport	1,300,000.00	1,300,000.00
45-75-74	Pool	.00	.00
45-75-75	Heritage House	.00	.00
45-75-77	R.C.&D. EQUIP. & SUPPLIES	.00	.00
45-75-78	LIBRARY	.00	.00
45-75-79	Skate Park	.00	.00
45-75-85	IFFP Plan	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		2,249,295.81	2,300,000.00
Capital Projects Revenue Total:		1,036,530.78	1,030,000.00
Capital Projects Expenditure Total:		2,249,295.81	2,300,000.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
Total Capital Projects:		1,212,765.03-	1,270,000.00-

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
Revenue			
Source: 30			
46-30-10	Property Tax	.00	.00
Total Source: 30:		.00	.00
MISCELLANEOUS			
46-36-10	INTEREST EARNED	.00	.00
Total MISCELLANEOUS:		.00	.00
MISCELLANEOUS			
46-38-80	TRANSFER FROM GENERAL FUND	25,000.00	25,000.00
Total MISCELLANEOUS:		25,000.00	25,000.00
CAPITAL PROJECT EXPENDITURES			
46-75-70	MISC. EXPENSES	.00	.00
46-75-71	ENGINEERING & ARCHITECT FEES	.00	.00
46-75-80	Transfer to Debt Service	.00	.00
46-75-85	Transfer to General Fund	.00	.00
46-75-90	TRANSFER TO YEAR END FUND BAL.	.00	.00
46-75-99	BRIDGE REPLACEMENT GENERAL	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		.00	.00
Revenue Revenue Total:		25,000.00	25,000.00
Revenue Expenditure Total:		.00	.00
Total Revenue:		25,000.00	25,000.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
JH Park Expansion			
Source: 33			
47-33-50	GARDNER FOUNDATION	.00	.00
Total Source: 33:		.00	.00
Source: 36			
47-36-10	INTEREST EARNED	.00	.00
Total Source: 36:		.00	.00
Source: 38			
47-38-80	TRANS FROM GEN FUND	.00	.00
Total Source: 38:		.00	.00
Department: 75			
47-75-75	CONSTRUCTION EXPENSES	.00	.00
Total Department: 75:		.00	.00
JH Park Expansion Revenue Total:		.00	.00
JH Park Expansion Expenditure Total:		.00	.00
Total JH Park Expansion:		.00	.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
IMPACT FEES FUND			
Source: 30			
49-30-72	TRANSFERS FROM GENERAL FUND	.00	.00
Total Source: 30:		.00	.00
FEES			
49-32-12	IMPACT FEES - PUBLIC SAFETY	211,492.30	200,000.00
49-32-14	IMPACT FEES - TRANSPORTATION	.00	.00
49-32-16	IMPACT FEES - PARKS & REC	172,901.82	175,000.00
49-32-17	IMPACT FEES - Sewer	.00	.00
49-32-18	IMPACT FEES - STORM WATER	.00	.00
49-32-40	IMPACT FEE- Water	.00	.00
Total FEES:		384,394.12	375,000.00
MISCELLANEOUS			
49-36-10	INTEREST EARNED - IMPACT FEES	24,364.04	.00
Total MISCELLANEOUS:		24,364.04	.00
MISCELLANEOUS			
49-38-80	TRANSFER FROM GF - REPAY	.00	.00
49-38-90	FUND BALANCE TO APPROPRIATE	.00	.00
Total MISCELLANEOUS:		.00	.00
LEASE EXPENSE			
49-71-10	TRANSFERS TO GENERAL FUND:	.00	.00
49-71-11	TRANSFER TO GF - PUBLIC SAFETY	31,254.30	500,000.00
49-71-12	TRANSFER TO RECREATION FUND	.00	.00
49-71-13	TRANSFER TO GF - STREETS	662,181.19	675,000.00
49-71-14	TRANSFER TO G.F. - STORM WATER	.00	.00
49-71-45	TRANSFER TO CAP PROJECT FUND	700,000.00	700,000.00
Total LEASE EXPENSE:		1,393,435.49	1,875,000.00
CAPITAL PROJECT EXPENDITURES			
49-75-70	CAPITAL EXP. (CAP. FAC. REPT)	.00	.00
49-75-71	Public Safety Capital Expend	.00	.00
49-75-72	TRANSFER DEBT SVC FD - FIRE DP	.00	.00
49-75-73	TRANS TO G.F.(FLOOD CONTROL)	.00	.00
49-75-74	TRANSFER DEBT SVC FD - STREETS	.00	.00
49-75-76	TRANSFER DEBT SVC FD - PARKS	.00	.00
49-75-77	TRANSFER TO CAP PROJ FUND	.00	.00
49-75-80	Transfer to CIPF	.00	.00
49-75-90	TRANSFERS TO YEAR END FUND BAL	.00	.00
Total CAPITAL PROJECT EXPENDITURES:		.00	.00
TRANSFERS Revenue Total:		408,758.16	375,000.00
TRANSFERS Expenditure Total:		1,393,435.49	1,875,000.00
Total TRANSFERS:		984,677.33-	1,500,000.00-

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
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Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
WATER & SEWER UTILITY FUND			
Source: 36			
51-36-01	GRANT REVENUE	.00	.00
Total Source: 36:		.00	.00
OPERATING REVENUE			
51-37-10	METERED WATER SALES	1,975,215.78	1,900,000.00
51-37-30	Sewer Sales	551,932.64	550,000.00
51-37-41	IMPACT FEES - WATER CONNECTION	118,828.02	120,000.00
51-37-42	TIME & MATERIALS - WATER CONN.	171,495.75	165,000.00
51-37-45	RE-CONNECT FEES	150.00	.00
51-37-50	CONNECTION FEES - SEWER	.00	.00
51-37-52	TIME & MATERIALS - SEWER CONN.	4,847.42	7,500.00
51-37-53	PENALTY & FORFEIT	107,135.71	100,000.00
51-37-54	IMPACT FEES - SEWER CONNECTION	54,014.09	50,000.00
51-37-80	SALE OF MATERIALS & SUPPLIES	.00	.00
51-37-90	SUNDRY REVENUE	16,091.16	10,000.00
51-37-95	ON LINE CONVENIENCE FEES	.00	.00
Total OPERATING REVENUE:		2,999,710.57	2,902,500.00
NON-OPERATING REVENUE			
51-39-10	INTEREST EARNED	.00	.00
51-39-11	INT. EARNED- EQUIP. REPLACE	32,875.28	25,000.00
51-39-17	INT EARNED- 98 REFIN. ACCOUNTS	5,287.66	5,000.00
51-39-19	INT. EARNED- 88 WTR RES. R&R	.00	.00
51-39-20	INT. EARNED- 88 WATER RES DEBT	39,585.40	30,000.00
51-39-35	TRANS FROM G.F. - P.U. BLDG.	.00	.00
51-39-50	INT. EARNED- 88 WTR RESRS RES.	.00	.00
51-39-60	INT. EARNED- W & S SYSTEM RES.	24,238.42	20,000.00
51-39-61	INT. EARNED - PTIF ESCROW ACT	.00	.00
51-39-62	CAPITAL CONTRIBUTION	.00	.00
51-39-67	FUND BAL. TO APP. - IMP. FEES	.00	.00
51-39-69	WATER CONS. DIST. (REIMBURSE)	.00	.00
51-39-70	SUNDRY NON-OPERATING REVENUE	.00	.00
51-39-73	STATE GRANT - UDOT WATER LINE	.00	.00
51-39-75	STATE GRANT - CIB (MESA HILLS)	.00	.00
51-39-76	STATE GRANT - RDFG MESA HILLS	.00	.00
51-39-78	FED. GRANT - H.L. SECURITY	.00	.00
51-39-80	LEASE PURCHASE - PW MAINT BLDG	.00	.00
51-39-90	BEG FD BAL TO APPROPRIATE	.00	.00
Total NON-OPERATING REVENUE:		101,986.76	80,000.00
Department: 63			
51-63-30	TRANSFERS IN	.00	.00
Total Department: 63:		.00	.00
UTILITY - ADMINISTRATIVE			
51-80-11	SALARIES	367,061.07	365,000.00
51-80-12	SALARIES (PART TIME)	.00	.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
51-80-13	EMPLOYEE BENEFITS	184,097.80	225,000.00
51-80-15	SALARY (MAYOR & COUNCILMEM)	.00	.00
51-80-20	MAINTENANCE (COMPUTER CONTRAT)	14,497.50	15,000.00
51-80-21	SUBSCRIPTION & MEMBERSHIPS	2,799.00	3,500.00
51-80-23	TRAVEL & TRAINING	15,539.71	15,000.00
51-80-24	OFFICE EXPENSE & SUPPLIES	23,213.46	35,000.00
51-80-25	AUTO EXPENSE	16,688.45	20,000.00
51-80-27	UTILITIES	10,747.46	5,000.00
51-80-29	RENTS & LEASES	.00	.00
51-80-33	ENGINEER SERVICES	819.25	30,000.00
51-80-35	PROFESSIONAL & TECHNICAL SVCS	7,299.25	8,000.00
51-80-47	DEPARTMENT SUPPLIES	6,375.00	10,000.00
51-80-50	INSURANCE & SURITY BONDS	34,588.28	35,000.00
51-80-55	DEPRECIATION	.00	450,000.00
51-80-57	UTILITY BILLING EXPENSE	21,734.23	25,000.00
51-80-65	SICK LEAVE REIMBURSEMENT FUND	.00	.00
51-80-70	CAPITAL OUTLAY	.00	.00
Total UTILITY - ADMINISTRATIVE:		705,460.46	1,241,500.00
POWER AND PUMPING			
51-81-20	MAINTENANCE (WELLS)	17,133.02	65,000.00
51-81-24	OFFICE EXPENSE & SUPPLIES	.00	.00
51-81-27	UTILITIES	105,752.72	90,000.00
51-81-33	ENGR & PROFESSIONAL FEES	2,186.69	20,000.00
51-81-47	DEPARTMENT SUPPLIES	3,175.60	.00
51-81-49	PIPES & PARTS	16,921.64	50,000.00
51-81-65	WELL DEVELOPMENT	.00	.00
51-81-70	CAPITOL OUTLAY	.00	100,000.00
Total POWER AND PUMPING:		145,169.67	325,000.00
TRANSMISSION & DISTRIBUTION			
51-82-25	AUTO EXPENSE	15,788.53	40,000.00
51-82-26	EQUIPMENT SUPPLIES & MAINTENAN	204,432.77	200,000.00
51-82-29	RENTS & LEASES (RADIO TRANS.)	.00	.00
51-82-40	CHEMICALS	1,698.60	5,000.00
51-82-49	PIPE & PARTS	121,252.59	90,000.00
51-82-65	SUNDRY (WATER DAMAGE CLAIMS)	1,860.00	.00
51-82-70	CAPITAL OUTLAY	86,513.40	.00
51-82-71	CAPITAL OUTLAY - MESA HILLS	.00	.00
51-82-72	New BLM Improvements	.00	.00
Total TRANSMISSION & DISTRIBUTION:		431,545.89	335,000.00
SEWER PLANT			
51-83-11	SALARIES	191,877.58	200,000.00
51-83-12	SALARIES (PART TIME)	.00	.00
51-83-13	EMPLOYEE BENEFITS	118,932.87	150,000.00
51-83-26	EQUIPMENT SUPPLIES & MAINTENAN	15,318.53	50,000.00
51-83-27	UTILITIES	3,372.91	.00
51-83-34	CONTRACT SVCS. (SEWER LINE CL)	39,216.84	40,000.00
51-83-35	PROFESSIONSL & TECHNICAL SVCS	3,953.75	.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
51-83-40	CHEMICALS	.00	10,000.00
51-83-65	SUNDRY (SEWER DAMAGE CLAIMS)	6,011.32	6,000.00
51-83-70	CAPITAL OUTLAY	16,830.00	100,000.00
Total SEWER PLANT:		395,513.80	556,000.00
NON-OPERATING EXPENDITURES			
51-95-21	BOND INT (88 WTR RES. RL4190)	174,000.00	200,000.00
51-95-22	BOND INT (92 WTR RES RL4500)	.00	.00
51-95-23	BOND INT (97 WTR RES RL5180)	.00	.00
51-95-24	BOND INT (98 WTR TAXABL ZION)	.00	.00
51-95-25	INTEREST EXP. PW. BLDG.	.00	.00
51-95-31	BOND PRIN (88 WTR RES RL4190)	.00	.00
51-95-32	BOND PRIN (92 WTR RES RL4500)	.00	.00
51-95-33	BOND PRIN (98 WTR RESRL5180)	.00	.00
51-95-34	BOND PRIN (98 WTR TAXABL ZION)	.00	.00
51-95-40	Payment to WKWCWD	50,000.00	50,000.00
51-95-51	BOND ESCROW EXPENSES	.00	.00
51-95-55	WATER CONS DIST WATER LINE PMT	.00	.00
51-95-56	WELL DEVELOPMENT (WEST FORK)	.00	.00
51-95-58	KCR WATER TANK PJCT. 98-ENGR.	.00	.00
51-95-60	TRANSFERS TO DEBT SVC. FUND	.00	.00
51-95-63	TRANS. GEN. FD - ALLOWABLE IF	.00	.00
51-95-64	TRANSFERS TO GENERAL FUND	.00	.00
51-95-66	TRANSFERS TO W&S IMP. FEE RES.	.00	.00
51-95-67	TRANSFER TO FUND BALANCE	.00	.00
51-95-68	UNCOLLECTABLE ACCOUNTS	.00	.00
51-95-69	MISC. NON-OPERATING EXP.	.00	.00
51-95-71	CAPITAL OUTLAY - UDOT WTR LINE	.00	.00
51-95-72	CAPITAL EXP. - WATER SYSTEM	.00	.00
51-95-74	CAPITAL EXP. - SEWER SYSTEM	.00	.00
51-95-75	CAPITAL EXP. - NEW YARD CONST.	.00	.00
51-95-86	CAPITAL OUTLAY - EQUIPMENT	.00	.00
51-95-88	IFFP PLAN	.00	.00
51-95-90	CAPITAL OUTLAY	301,183.00	300,000.00
Total NON-OPERATING EXPENDITURES:		525,183.00	550,000.00
WATER & SEWER UTILITY FUND Revenue Total:		3,101,697.33	2,982,500.00
WATER & SEWER UTILITY FUND Expenditure Total:		2,202,872.82	3,007,500.00
Total WATER & SEWER UTILITY FUND:		898,824.51	25,000.00-

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
Fund: 52			
Source: 36			
52-36-33	TRANSFER FROM IMPACT FEES	.00	.00
52-36-34	TRANSFERS IN	.00	.00
Total Source: 36:		.00	.00
Source: 37			
52-37-10	Storm Water Fees	605,194.38	600,000.00
52-37-15	Time & Materials- Stormwater	.00	.00
52-37-20	Sale of Materials and Supplies	.00	.00
52-37-25	Sundry Revenue	.00	.00
52-37-41	STORM WATER IMPACT FEES	101,422.68	100,000.00
Total Source: 37:		706,617.06	700,000.00
Source: 39			
52-39-10	Intrest Earned	8,374.58	.00
Total Source: 39:		8,374.58	.00
Department: 80			
52-80-11	Salaries	191,877.49	195,000.00
52-80-13	Benefits	119,056.74	140,000.00
52-80-23	Travel & Training	.00	10,000.00
52-80-24	Office Expense & Supplies	.00	.00
52-80-25	Auto Expense	392.56	5,000.00
52-80-33	Engineer Services	24,095.00	100,000.00
52-80-47	Department Supplies	4,989.81	50,000.00
52-80-50	Insurance & Surety Bonds	.00	20,000.00
52-80-55	Depreciation	.00	95,000.00
52-80-65	Utility Billing Expense	.00	15,000.00
52-80-75	Capital Outlay	364,535.00	500,000.00
52-80-92	TRANSFER TO DEBT SVC	.00	.00
Total Department: 80:		704,946.60	1,130,000.00
Fund: 52 Revenue Total:		714,991.64	700,000.00
Fund: 52 Expenditure Total:		704,946.60	1,130,000.00
Total Fund: 52:		10,045.04	430,000.00-

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
ELECTRIC UTILITY FUND			
NON-OPERATING EXPENDITURES			
53-95-33	LOAN PRINCIPAL EXPENSE - UAMPS	.00	.00
53-95-79	CAPTIAL OUTLAY (NATURAL GAS)	.00	.00
Total NON-OPERATING EXPENDITURES:		.00	.00
ELECTRIC UTILITY FUND Expenditure Total:		.00	.00
Total ELECTRIC UTILITY FUND:		.00	.00

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
CEMETERY PERPETUAL CARE FUND			
REVENUE			
70-30-05	CEMETERY PERPETUAL CARE PMTS	18,625.00	15,000.00
70-30-10	INT. EARNED- PERPETUAL CARE	11,001.12	10,000.00
Total REVENUE:		29,626.12	25,000.00
LICENSES AND PERMITS			
70-32-10	TRANSFER FROM GENERAL FUND	.00	.00
70-32-90	FUND BALANCE TO APPROPRIATE	.00	.00
Total LICENSES AND PERMITS:		.00	.00
EXPENDITURES			
70-40-10	PERPETUAL CARE EXPENSES	.00	.00
70-40-42	BAD DEBT EXPENSE	.00	.00
70-40-50	TRANSFERS TO GF (CEM CAP PJCT)	.00	.00
70-40-70	TRANSFER TO OTHER FUNDS	.00	.00
70-40-71	CAPITAL OUTLAY	.00	250,000.00
70-40-90	FUND BALANCE TO APPROPRIATE	.00	.00
70-40-99	TOTAL PERPEUTAL CARE EXPENSES	.00	.00
Total EXPENDITURES:		.00	250,000.00
EXPENDITURES			
70-95-67	TRANSFER TO FUND BALANCE	.00	.00
Total EXPENDITURES:		.00	.00
CEMETERY PERPETUAL CARE FUND Revenue Total:		29,626.12	25,000.00
CEMETERY PERPETUAL CARE FUND Expenditure Total:		.00	250,000.00
Total CEMETERY PERPETUAL CARE FUND:		29,626.12	225,000.00-

Account Number	Account Title	2025-26 Prior year Actual	2025-26 Prior year Budget
GENERAL LONG TERM DEBT ACC GRP			
95-2550	STORM DRAIN CIB LOAN	.00	.00
Total GENERAL LONG TERM DEBT ACC GRP:		.00	.00
Grand Totals:		493,085.81-	2,743,800.00-

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



KANAB
—UTAH—

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

08/13/2026

Travis Mote

Natural Resources Conservation Service
125 South State Street, Room 6416
Salt Lake City, UT 84138

Dear Travis:

We request Federal assistance under the provisions of section 216 of the Flood Control Act of 1950, Public Law 81-516 or section 403 of the Agricultural Credit Act of 1978, Public Law 95-334, to restore damages sustained in Kane County by flash flooding occurring on July 22, 2026. This work is needed to safeguard lives and property from an imminent hazard of flooding and erosion scour from runoff generated by Little Tom's Canyon. The proposed project proposes to install energy dissipation measures and stilling basins to prevent the velocity of runoff from the Little Tom's Canyon Watershed.

We are a City with a legal interest in or responsibility for the values threatened by the watershed emergency. We understand, as sponsors of emergency watershed protection measures, that our responsibilities will include:

- Contributing a share of the project costs, as determined by NRCS, by providing funds or eligible services necessary to undertake the activity.
- Obtaining any necessary real property rights, water rights, and regulatory permits.
- Agreeing to provide for any required operation and maintenance of the completed emergency measures.

We have exhausted or have insufficient funding or other resources available to provide adequate relief from applicable hazards. We acknowledge that NRCS will not provide funding for activities undertaken by a sponsor prior to the signing of an agreement between NRCS and the sponsor.

The names, addresses, and telephone numbers of the administrative and technical contact persons in our organization are as follows:

Kyler Ludwig	City Manager	435-899-8437	kludwig@kanab.utah.gov
Jake Dutton	Public Works	435-899-9573	jdutton@kanab.utah.gov

Please contact them for any additional information that you might need in assessing our request.

Sincerely,

Kyler Ludwig
City Manager

— A Western Classic —

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



KANAB
—UTAH—

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

08/13/2026

Travis Mote

Natural Resources Conservation Service
125 South State Street, Room 6416
Salt Lake City, UT 84138

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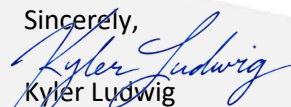
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Jake Dutton	Public Works	435-899-9573	jdutton@kanab.utah.gov

Please contact them for any additional information that you might need in assessing our request.

Sincerely,


Kyler Ludwig
City Manager

— A Western Classic —

Channel Stabilization – Alternatives Evaluation

Long-Term Recommendation

Our long-term approach is to cut the velocity before runoff reaches the nearby subdivisions. Focus should be put on energy dissipation structures such as plunge pools and impact basins to better control the downstream runoff.

Path Forward

We recommend going after emergency funding for the proposed improvements as well as taking any required emergency measures. Potential funding includes the NRCS Emergency Watershed Protection (EWP) program.

Alternatives that were considered are summarized below.

Summary of Alternatives

Option	Governing limitation	Carry forward?
Check dams	Blown out by the 10-year storm; displaced stone causes downstream impact damage	No, only below a controlled drop
Gabion baskets	Required stone fill too large; wire fails under abrasion at 20+ ft/s	No
Rock sills	Grade control only; negligible energy dissipation	No, component only
Rock chute	Required rock size unobtainable; slope far steeper than NRCS chute limits	No
Impact Basin	Lip scour migrates upstream; impounding lip creates breach risk	Conditional
USBR Type VI impact basin	~400 cfs per-barrel discharge limit; cost; debris cleanout	Yes, multi-barrel only
Baffled chute (USBR Type IX)	Cost; structural design and founding depth	Yes
RCC stepped spillway	Foundation quality; lift-joint bond; underdrainage	Yes
Grouted riprap	Not a substitute for a structural drop at 50%+ slope	Yes, toe and transition only
ACB revetment	Tested performance generally below 20 ft/s	Conditional – vendor test data

Design Criteria

Runoff from a large area upstream flow into this channel, and the ground drops away at slopes steeper than 50%. The water accelerates down that grade to speeds high enough to tear the channel apart.

Note: All information listed below is preliminary. It is not based on full design data and should be used at your own risk.

- Total drainage area – 376.02 acres (per Little Toms Canyon Watershed Map)
- Design objective – slow the water down so it no longer races through the reach
- Channel velocity, 10-year event = 20+ ft/s
- Channel velocity, 25-year event = 20+ ft/s
- Channel velocity, 100-year event = 20+ ft/s
 - Rock size needed to stay in place – about 19 ft across (no such rock exists, so loose rock alone cannot work)

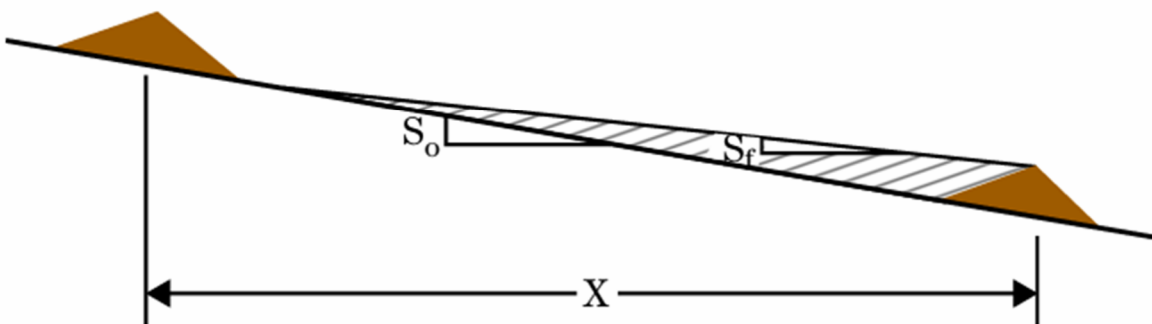
Options Reviewed (NRCS and FHWA Guidance)

Check Dams

A check dam is a low wall of rock or logs built across the channel, turning one long steep run into a series of short, flatter steps. Water loses energy going over each drop, and the pool that backs up behind each dam slows the water above it. NRCS sizes them from dam height and channel slope, and spacing is set so the top of one dam lines up with the base of the dam above it.

- Needs rock far larger than anything that can be obtained

Figure TS14G-19 Spacing of grade control structure



- Spacing between dams (X) = effective dam height (H) / channel slope (S_o) at location
- Effective dam height (H) = spacing (X) $\times$ channel slope (S_o)
- Will get blown out by the 10-year storm
- Stones carried downstream will cause impact damage

Gabion Baskets

Figure TS14P-23

Gabion check dam provides sediment retention and grade control in stabilized gully channel, Afghanistan



upstream apron

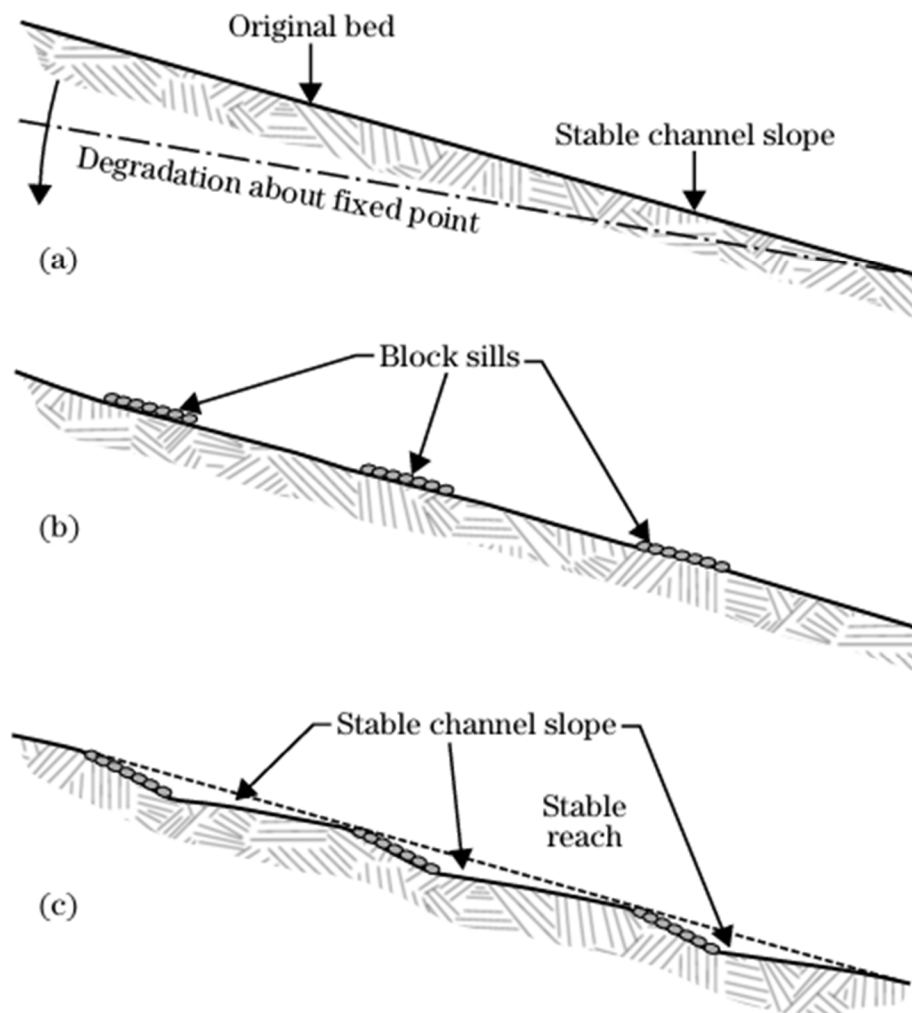
Gabion baskets are wire cages filled with stone. Stacking and wiring them together lets smaller, locally available rock act as one large mass. Sediment and debris grind through the wire, and once a basket tears open the stone inside washes out as loose rock far smaller than these flows can move.

Assessment: The stone fill would have to be too large to obtain, and the wire cages would not survive the grinding and impact of water moving 20+ ft/s.

Rock Sills

A rock sill is a low line of rock laid across the channel at streambed level, acting as a hard point that keeps the bed from eroding downward. It is normally one piece of a larger structure rather than a standalone fix.

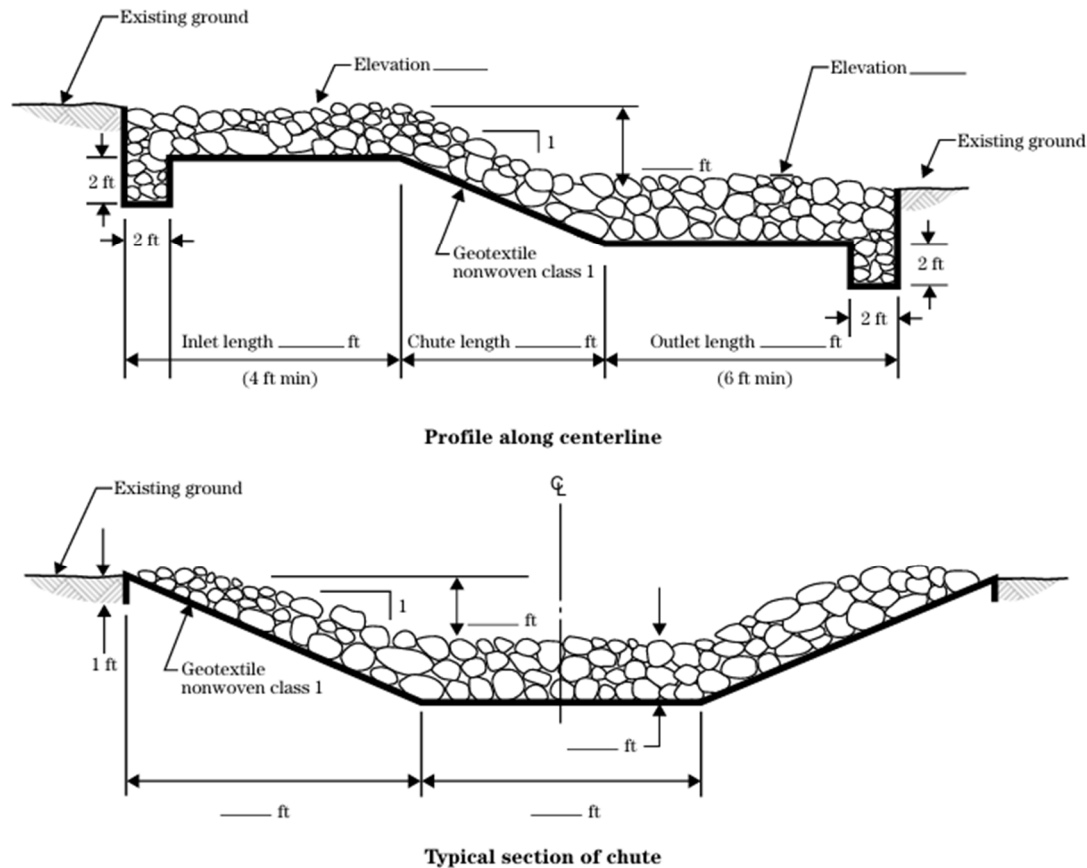
Figure TS14G-5 Channel stabilization with rock sills



Assessment: Not suited to fast-moving water. A sill holds the bed elevation but does little to slow the water, and at 20+ ft/s the stones themselves would wash away. Useful only as an edge or transition piece within a larger concrete structure.

Rock Chute

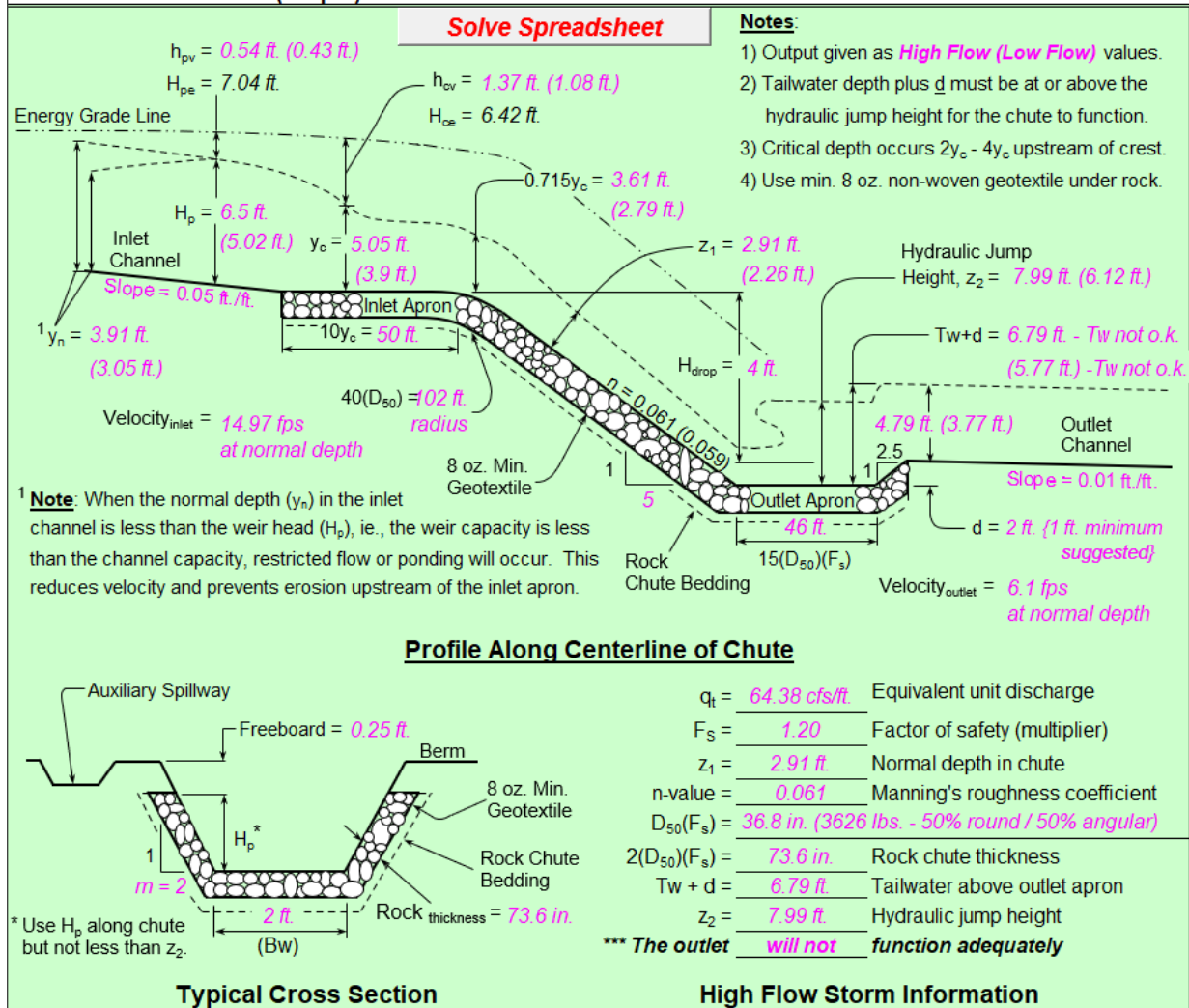
Figure TS14P-32 Design drawings for rock chute grade control structure



A rock chute is a steep channel lined with heavy rock that carries water down an elevation change, instead of concentrating the whole drop at one structure such as a check dam. Instead of one abrupt fall, the drop is spread out along an armored slope.

NRCS rock chute sizing calculator — output shown below.

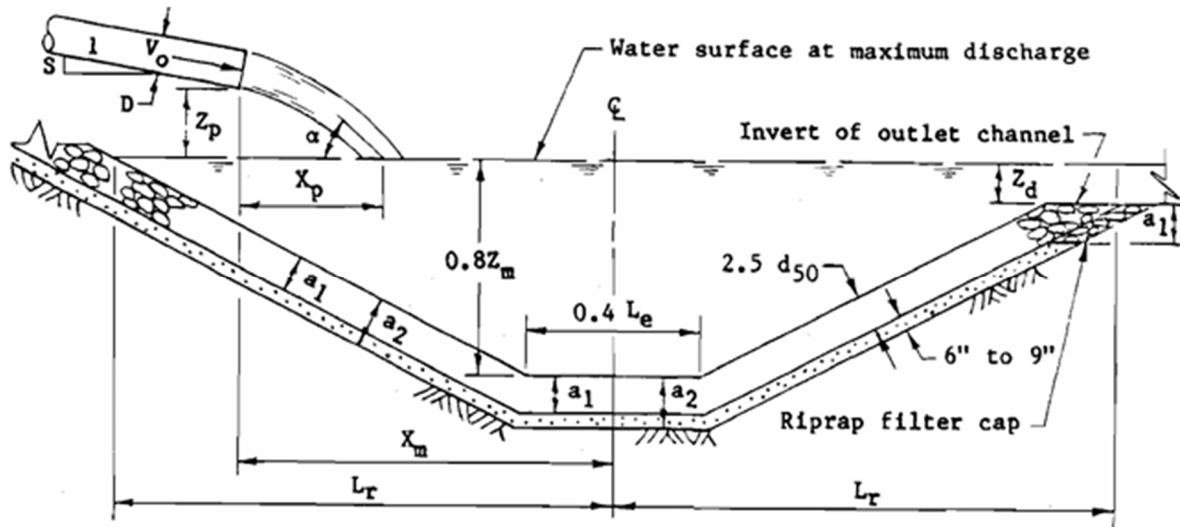
Profile and Cross Section (Output)



Assessment: The water is moving too fast. The sizing calculation calls for rock far larger than can be affordably bought or placed, and NRCS chute design applies to slopes much gentler than the 50%+ grades here.

Plunge Pool

A pool dug in at the base of the drop — deeper than the channel bottom and usually lined with rock —



so the falling water lands in water instead of on bare ground and spends its energy churning in the pool rather than cutting into the bed. Its size depends on how far the water falls, how much water comes down, and how deep the water already is downstream. A pool that is too small or drains poorly erodes its own downstream rim, and that erosion works its way back toward the structure — the failure described below.

Assessment: Carries a risk of dam failure. The rim holding the pool acts as a small dam, so if it gives way it releases the stored water and sediment downstream.

USBR Type VI Impact Basin

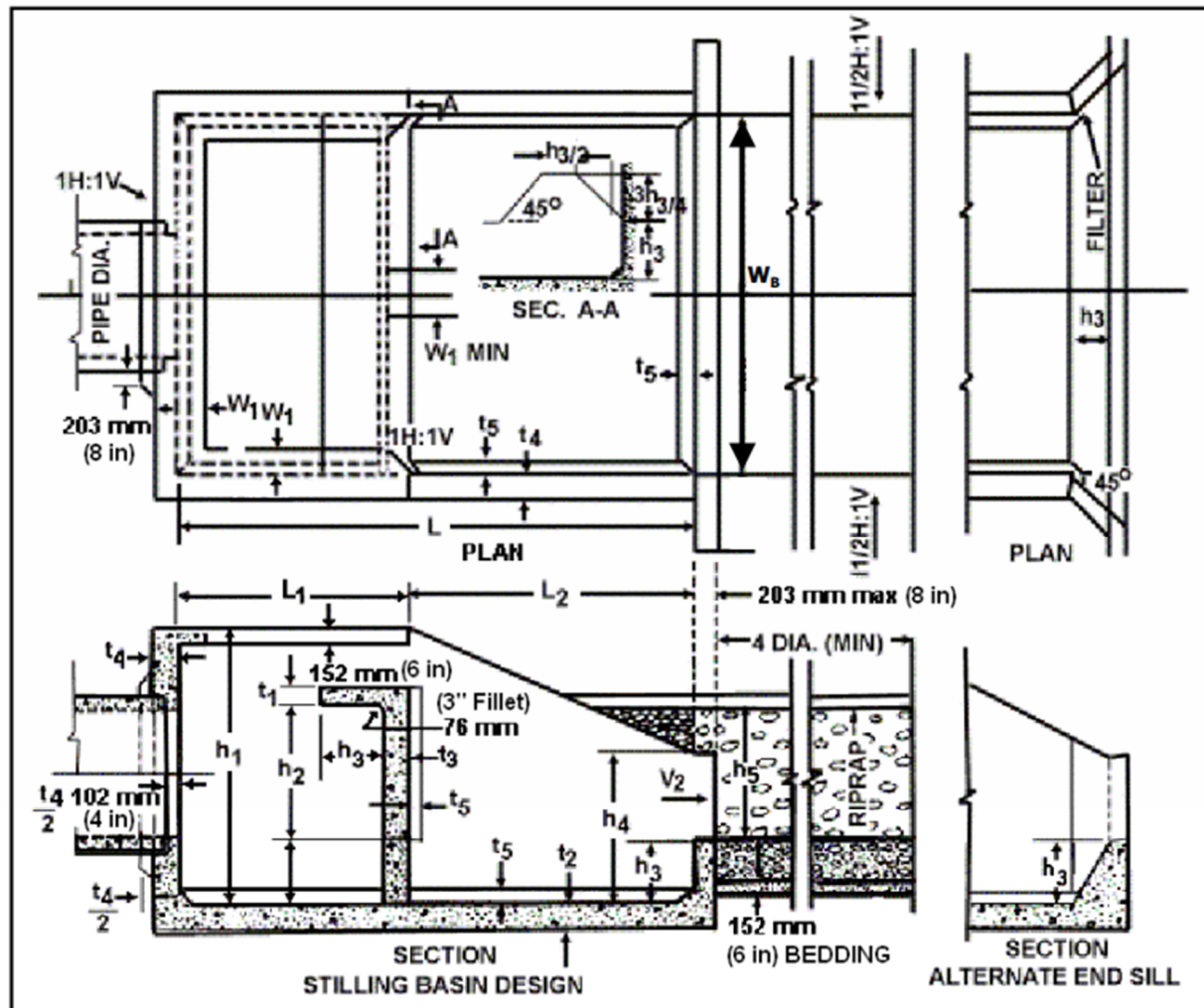


Figure 9.13. USBR Type VI Impact Basin

The USBR Type VI impact basin (FHWA HEC-14, Chapter 9) is a reinforced concrete box with a wall, or baffle, hanging down inside it. Incoming water slams into the baffle and loses its energy on impact, so unlike a rock basin it works even where the water downstream is shallow. It is one of the few standard designs with a documented record at very high water speeds.

Each barrel is limited to roughly 400 cfs of flow and 50 ft/s of speed. The speed limit is fine for this reach, but the flow limit is not: a 376.02-acre drainage area produces far more than 400 cfs, so several barrels plus a structure upstream to divide the flow between them would be required.

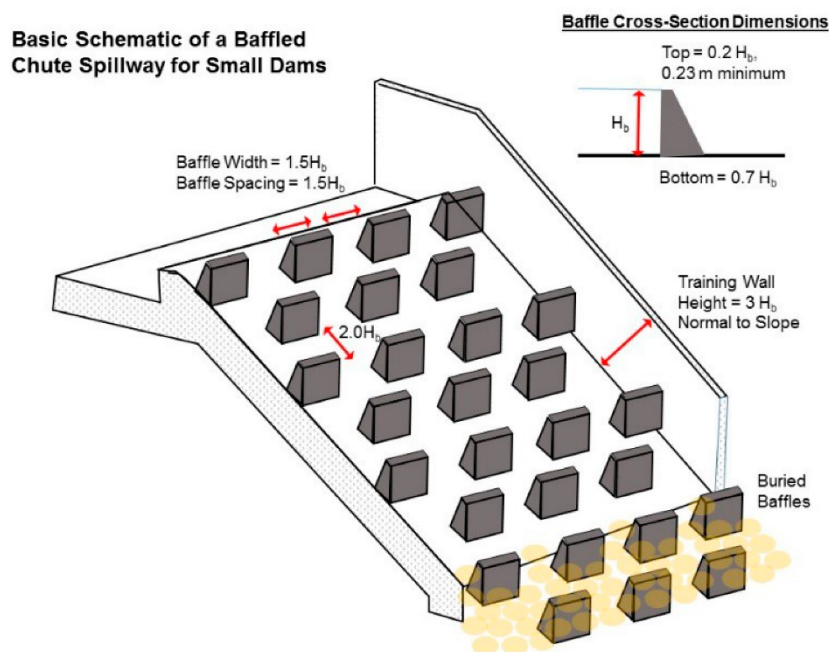
Assessment: Expensive. It needs structural design, reinforcing steel, a footing set below the depth the water can erode, and most likely a structure upstream to divide the flow so each barrel stays under its

limit. It also has to be cleaned of debris periodically. A conceptual layout of the basin and its approach channel is shown on the Little Toms Canyon Impact Basin Concept Plan (Sheet C1, 08/10/2026).

Additional Options Considered

Reinforced Concrete Drop Structure / Baffled Chute (USBR Type IX)

A concrete chute with concrete blocks staggered down its face. The blocks trip the water over and over, so it sheds energy the whole way down instead of all at once, and it works regardless of how deep the water is downstream. Baffled chutes are the standard answer where a large drop has to be handled in a short distance and no natural material can survive the force of the water.



Assessment: Performance does not depend on rock size or on how deep the water is downstream, so the speed limits that rule out the loose-rock options do not apply. Cost, structural design, and founding depth are the governing constraints. Could potentially be built using a “dead man” anchor — a buried block that holds the structure back, tied to large retaining-wall blocks.

Roller-Compacted Concrete (RCC) Stepped Spillway

Roller-compacted concrete placed in layers to form a stair-stepped face down the drop. The steps bleed off energy the whole way down, and this concrete goes in quickly and in large volumes at lower cost than formed, reinforced concrete. It is widely used to rebuild spillways at water speeds in this range.

Assessment: Not limited by rock size. It needs solid ground to sit on, a nearby source of aggregate, and careful attention to the bond between layers and to drainage underneath.



Grouted Riprap

Heavy rock placed and then partly filled with concrete grout, so it acts as one solid mass instead of as loose stones. That removes the dependence on individual rock size, which is exactly what rules out every loose-rock option above.

Assessment: Applicable to transition and toe zones only, not to the full drop. Grouted riprap is not a substitute for a concrete structure on 50%+ slopes, and it needs drain holes so water pressure cannot build up behind it.

Articulated Concrete Block (ACB) Revetment

Interlocking concrete blocks, cabled together and laid over a filter layer. Manufacturers publish tested force and speed limits for each type of block.



Assessment: Most ACB systems are tested well below 20 ft/s. A manufacturer's test result covering these speeds would be needed before this option could be considered further.

Upstream Peak-Flow Reduction

Rather than armoring the channel against the force of the water, reduce the amount of water reaching it — holding runoff upstream, splitting or diverting flow, or regrading to lengthen the path water travels. Less water means slower water, and slower water would put every option above back on the table, including check dams.

Assessment: This is the only measure that treats the cause of the flooding rather than the symptom. The 376.02-acre drainage area is largely off site, so it may require agreements with BLM. This approach is carried in the Little Toms Canyon Impact Basin Concept Plan (Sheet C1, 08/10/2026), which locates the impoundment and controlled outlet on BLM property.

Attached Exhibits

Watershed Map — Little Toms Canyon. Delineates the contributing drainage at 376.02 acres of steep sandstone terrain that discharges onto an alluvial fan now built out with housing. The map notes that

the existing channel cannot carry the design flows and has repeatedly threatened the La Estancia subdivision, Toms Canyon Road, and the adjacent streets. This delineation is the contributing area used throughout this evaluation.

Impact Basin Concept Plan — Sheet C1, Project No. 23016, 08/10/2026. Lays out the upstream fix in plan view: an earthen impoundment across the lower canyon on BLM property for temporary detention, a controlled outlet sized to what the downstream channel can carry, and a mortared riprap emergency spillway discharging into the existing Big Toms Canyon ditch. The sheet also reroutes the channel to the Little Toms Canyon flowline with a culvert under the maintenance road, deepens a segment of the existing ditch, and converts the recorded drainage easement into an all-weather maintenance road. Preliminary — not for construction.

Conclusion

Water in this reach runs at more than 20 ft/s, roughly 14 mph and up, from the 10-year event through the 100-year. Every rock-based option in this memo would come apart from the 376 acres watershed, which leaves concrete structures as the only viable option. The velocity comes from the cliff itself, where the water free-falls and accelerates the whole way down. Getting runoff under control at the base of the cliff allows other simpler measures such as check dams, to be feasible.

References

FHWA, Hydraulic Design of Energy Dissipators for Culverts and Channels, HEC-14, 3rd ed. (2006) — Chapter 9, USBR Type VI Impact Basin; Chapter 10, Riprap Basins and Aprons; Chapter 11, Drop Structures.

FHWA, Design of Riprap Revetment, HEC-11.

NRCS, National Engineering Handbook, Part 654, Stream Restoration Design — grade control and rock structures.

NRCS rock chute design guidance and sizing spreadsheet (output included above).

USBR, Design of Small Dams / Design of Small Canal Structures — baffled apron (Type IX) drop design.

Civil Science, Inc., Little Toms Canyon Impact Basin Concept Plan, Kanab, UT, Sheet C1, Project No. 23016, dated 08/10/2026 — preliminary, not for construction.

Civil Science, Inc., Little Toms Canyon Watershed Map — 376.02-acre drainage delineation.

OWNER City of Kanab
PROJECT Little Toms Canyon Drainage Improvements



ENGINEER'S OPINION OF COST (CONCEPT PLAN)

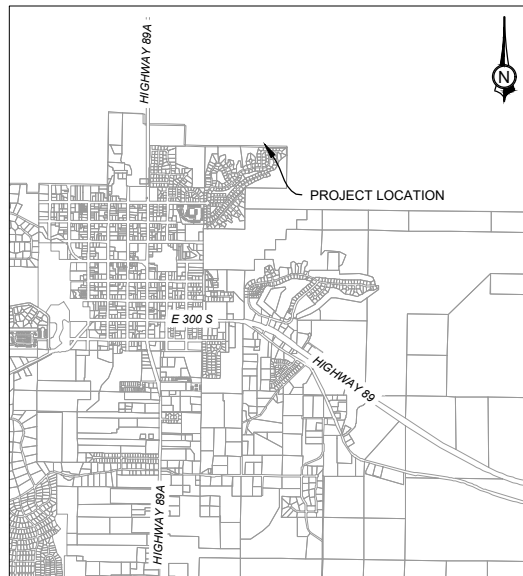
ITEM NO.	ITEM DESCRIPTION	EST QTY	UNIT	UNIT COST	AMOUNT
CONSTRUCTION					
1	Mobilization & Demobilization	1	LS	\$ 128,700.00	\$ 128,700.00
2	Riprap D50 = 24-inch	5000	CY	\$ 100.00	\$ 500,000.00
3	Grouted Riprap Spillway	100	CY	\$ 200.00	\$ 20,000.00
4	Basin Excavation	20000	CY	\$ 20.00	\$ 400,000.00
5	Channel Excavation	2600	CY	\$ 20.00	\$ 52,000.00
6	Aarmor Proposed Channel	1000	CY	\$ 250.00	\$ 250,000.00
7	Impact Basin Structure	2	EA	\$ 20,000.00	\$ 40,000.00
8	5'x5' Concrete Box Culvert	1	LS	\$ 25,000.00	\$ 25,000.00
Subtotal					\$ 1,415,700.00
Contingency				25%	\$ 354,000.00
Professional Services & Incidentals				15%	\$ 265,500.00
PROJECT TOTAL					\$ 1,769,700.00

Disclaimer:

This Engineer's Opinion of Cost (EOC) is made on the basis of Engineer's experience, qualifications, general familiarity with the construction industry and represents the Engineer's best judgement as an experienced and qualified professional . However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by Engineer.

Notes:

- 1 - Quantities shown in the EOC are purely estimates based off a concept design. Quantities may be refined as design progresses.
- 2 - Unit costs are our best estimates based on similar projects. These costs are not guarantees. A number of factors may affect these costs when
- 3 - The EOC does not include fees that may be charged by the Owner such as impact fees, building permit fees, review fees, etc.
- 4 - LS = Lump Sum; EA = Each; SF = Square Feet; SY = Square Yard; AC = Acre; LF = Linear Feet; CY = Cubic Yard; TON = Ton; GAL = Gallon; DAY = Day; HR = Hour; EST = Estimate

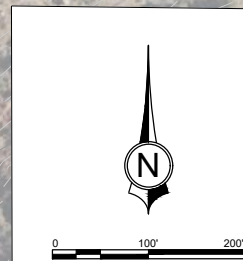
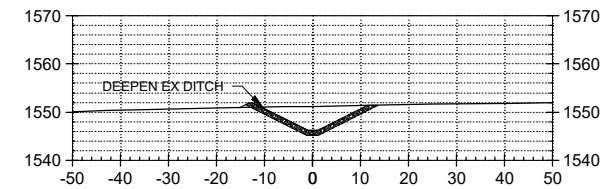
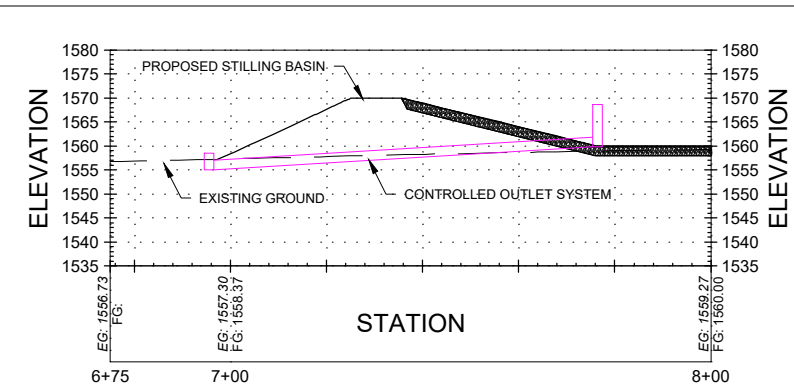
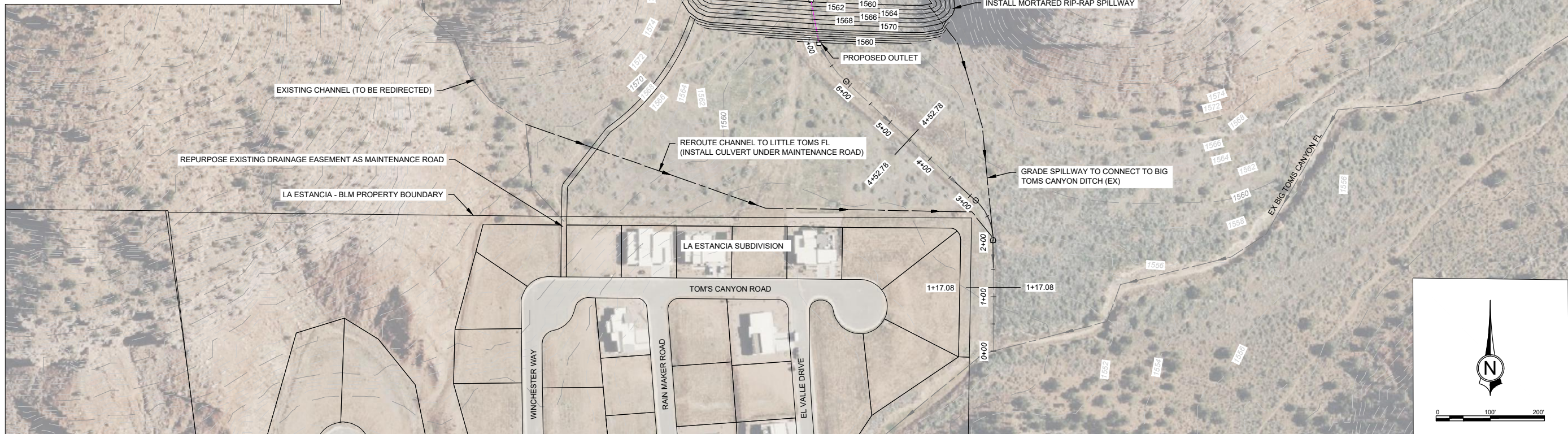


PROJECT NARRATIVE

LITTLE TOMS CANYON CONVEYS STORM RUNOFF AND SEDIMENT FROM APPROXIMATELY 377 ACRES OF STEEP SANDSTONE TERRAIN ONTO AN ALLUVIAL FAN THAT NOW SUPPORTS RESIDENTIAL DEVELOPMENT. THE EXISTING CHANNEL LACKS SUFFICIENT CAPACITY TO CONVEY DESIGN FLOWS AND HAS REPEATEDLY THREATENED THE LA ESTANCIA SUBDIVISION, TOMS CANYON ROAD, AND ADJACENT STREETS.

THE PROPOSED PROJECT CONSISTS OF DRAINAGE AND ENERGY-DISSIPATION IMPROVEMENTS WITHIN THE LOWER CANYON ON BLM PROPERTY. THE IMPROVEMENTS ARE INTENDED TO REDUCE FLOW VELOCITIES AND DISSIPATE STORMWATER ENERGY BEFORE RUNOFF ENTERS THE DOWNSTREAM DRAINAGE SYSTEM. THE PROJECT DOES NOT PROVIDE DETENTION OR IMPOUNDMENT STORAGE AND IS NOT INTENDED TO REGULATE OR RETAIN STORMWATER. ACCORDINGLY, THE PROPOSED IMPROVEMENTS DO NOT CONSTITUTE A DAM OR REQUIRE DAM-SAFETY PERMITTING OR REGULATION.

THE WORK ALSO REROUTES THE EXISTING CHANNEL TO THE LITTLE TOMS CANYON FLOWLINE, DEPENDS A SEGMENT OF THE EXISTING DITCH, PROVIDES STABILIZED CONVEYANCE AND ENERGY-DISSIPATION FEATURES, AND REPURPOSES A RECORDED DRAINAGE EASEMENT AS AN ALL-WEATHER MAINTENANCE ROAD AND ANTI-EROSION EASEMENT TO ELIMINATE EROSION LOCATED AT THE CANYON MOUTH, IMPROVING CONVEYANCE OF FLOOD RUNOFF, PROTECTING DOWNSTREAM RESIDENTIAL STRUCTURES AND INFRASTRUCTURE, AND MANAGING SEDIMENT AND DEBRIS UPSTREAM OF THE DEVELOPED AREA TO REDUCE RECURRING MAINTENANCE COSTS.



1453 S. DIXIE DRIVE, STE. 150
ST. GEORGE, UT 84770

PRELIMINARY
NOT FOR
CONSTRUCTION

LITTLE TOMS CANYON IMPACT BASIN CONCEPT PLAN

KANAB, UT

CALIFORNIA
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REVISIONS					
MARK	DATE	DESCRIPTION			

PROJECT NO:	23016
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DATE: 08/10/2026

DESIGN BY: ZNI

CHECKED BY: CCH

C1

CONCEPT PLAN

1 OF 1



1453 S. DIXIE DRIVE, STE. 150
ST. GEORGE, UT 84770
435 986 0100

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LITTLE TOMS CANYON MAXIMUM DISTURBANCE

KANAB, UT

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REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO:	23016
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DATE: 09/01/2026

DESIGN BY: ZN

CHECKED BY: CCH

SHEET TITLE

C1

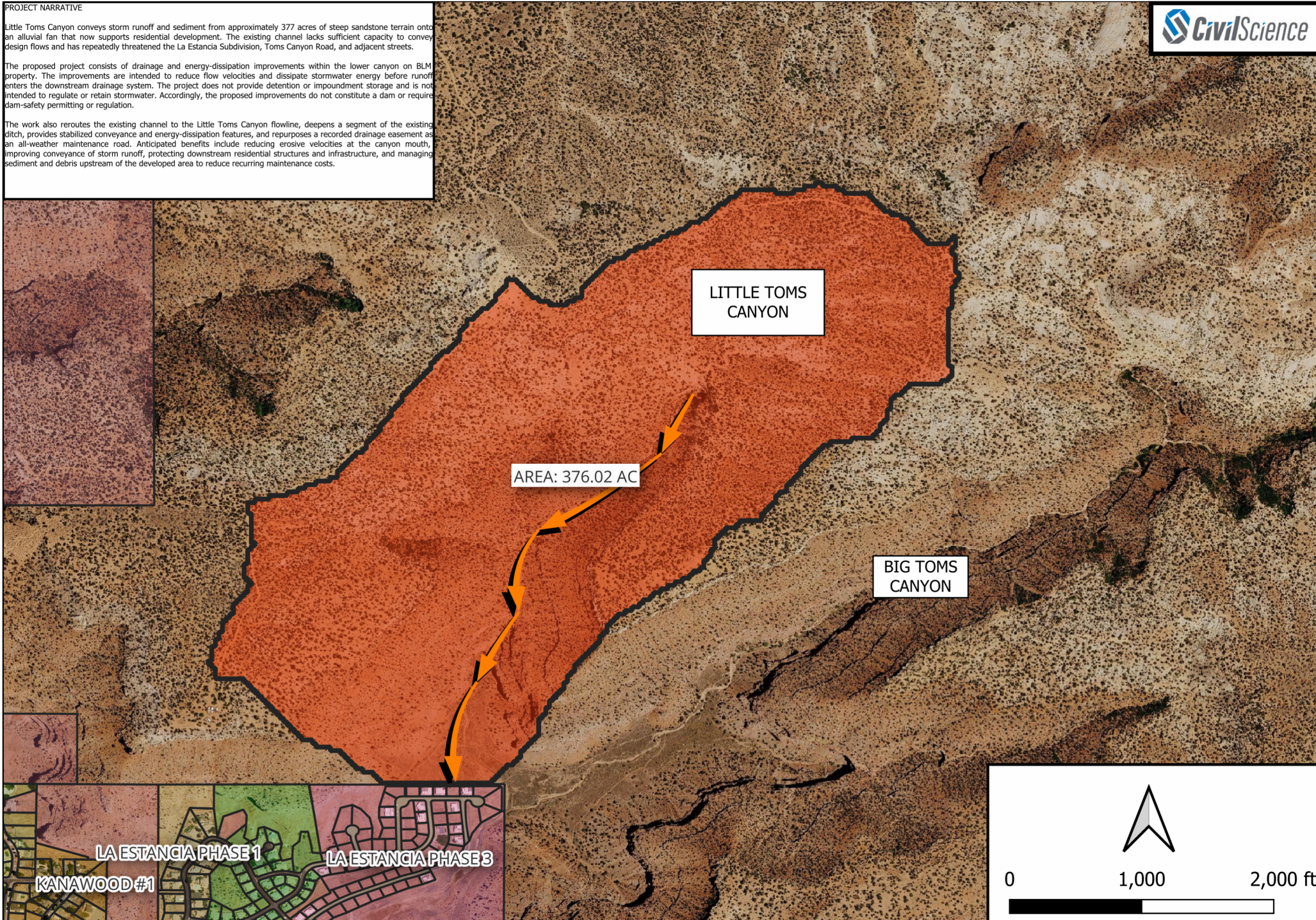
CONCEPT PLAN

PROJECT NARRATIVE

Little Toms Canyon conveys storm runoff and sediment from approximately 377 acres of steep sandstone terrain onto an alluvial fan that now supports residential development. The existing channel lacks sufficient capacity to convey design flows and has repeatedly threatened the La Estancia Subdivision, Toms Canyon Road, and adjacent streets.

The proposed project consists of drainage and energy-dissipation improvements within the lower canyon on BLM property. The improvements are intended to reduce flow velocities and dissipate stormwater energy before runoff enters the downstream drainage system. The project does not provide detention or impoundment storage and is not intended to regulate or retain stormwater. Accordingly, the proposed improvements do not constitute a dam or require dam-safety permitting or regulation.

The work also reroutes the existing channel to the Little Toms Canyon flowline, deepens a segment of the existing ditch, provides stabilized conveyance and energy-dissipation features, and repurposes a recorded drainage easement as an all-weather maintenance road. Anticipated benefits include reducing erosive velocities at the canyon mouth, improving conveyance of storm runoff, protecting downstream residential structures and infrastructure, and managing sediment and debris upstream of the developed area to reduce recurring maintenance costs.



LITTLE TOMS
CANYON

AREA: 376.02 AC

BIG TOMS
CANYON

LA ESTANCIA PHASE 1
LA ESTANCIA PHASE 3
KANAWOOD #1

