



KANAB
— UTAH —

Kanab City
Planning Commission
76 N Main, Kanab, UT 84741
435-644-2534

May 17, 2016 Meeting

Agenda

- Facilitator:** Chairperson, Joan Thacher
- 6:30 PM Call to Order and Approval of minutes of previous meeting
Motion; Second; Vote On Minutes
- 6:35 PM Public Comment Period, Call to the Public
- Discussion.** A review and discussion regarding Rezoning and Building Apartments/Condos/Townhouses in the Mesa Hills Housing Project located off Chinle Dr [Citizen, Contractor; David Dawn]
- Review** Administrative Review of color and design for re-roof [shingles] to the old Four Seasons Motel located at 36 N 300 W. [Agent; Glen Reed]
- Review** Administrative Review of color change and remodel to front area of 236 W Center St, installing window and color change of stucco. [Agent, Contractor; John Jorgensen]
- Public Hearing.** Discussion on Lot Line Adjustment to Parcel 72-474, Parcel 72-475, and Parcel 72-476 in the Rancho Subdivision. Parcel 72-475 would be divided up between Parcel 72-474 and Parcel 72-476. [Applicant; Hogg and Bell]
- Recommendation.** Motion; Second; Discussion; Vote to Recommend a Lot Line Adjustments to Parcel 72-474, Parcel 72-475, and Parcel 72-476 in the Rancho Subdivision. Parcel 72-475 would be divided up between Parcel 72-474 and Parcel 72-476.
- Public Hearing.** Discussion on a Minor Subdivision to Parcel K-13-15 located at 15 E Center St. Also known as Zion Pharmacy [Applicant; Agent; Tom Avant]
- Recommendation.** Motion; Second; Discussion; Vote to Recommend a Minor Subdivision to Parcel K-13-15 located at 15 E Center St. Also known as Zion Pharmacy
- Public Hearing.** Discussion on modification to wording in Kanab Land Use Ordinance Chapter 7 of Flat Signs and amend sign size formula. [Staff; Mike Reynolds]

Recommendation. Motion; Second; Discussion; Vote to Recommend modification to wording in Kanab Land Use Ordinance Chapter 7 on Flat Signs and amend sign size formula.

Public Hearing. Discussion of revisions to the Kanab City Land Use Ordinance Chapter 4 to include outside lighting restriction in the residential areas [Staff; Mike Reynolds]

Recommendation. Motion; Second; Discussion; Vote to Recommend revisions to the Kanab City Land Use Ordinance Chapter 4 to include outside lighting restriction in the residential areas.

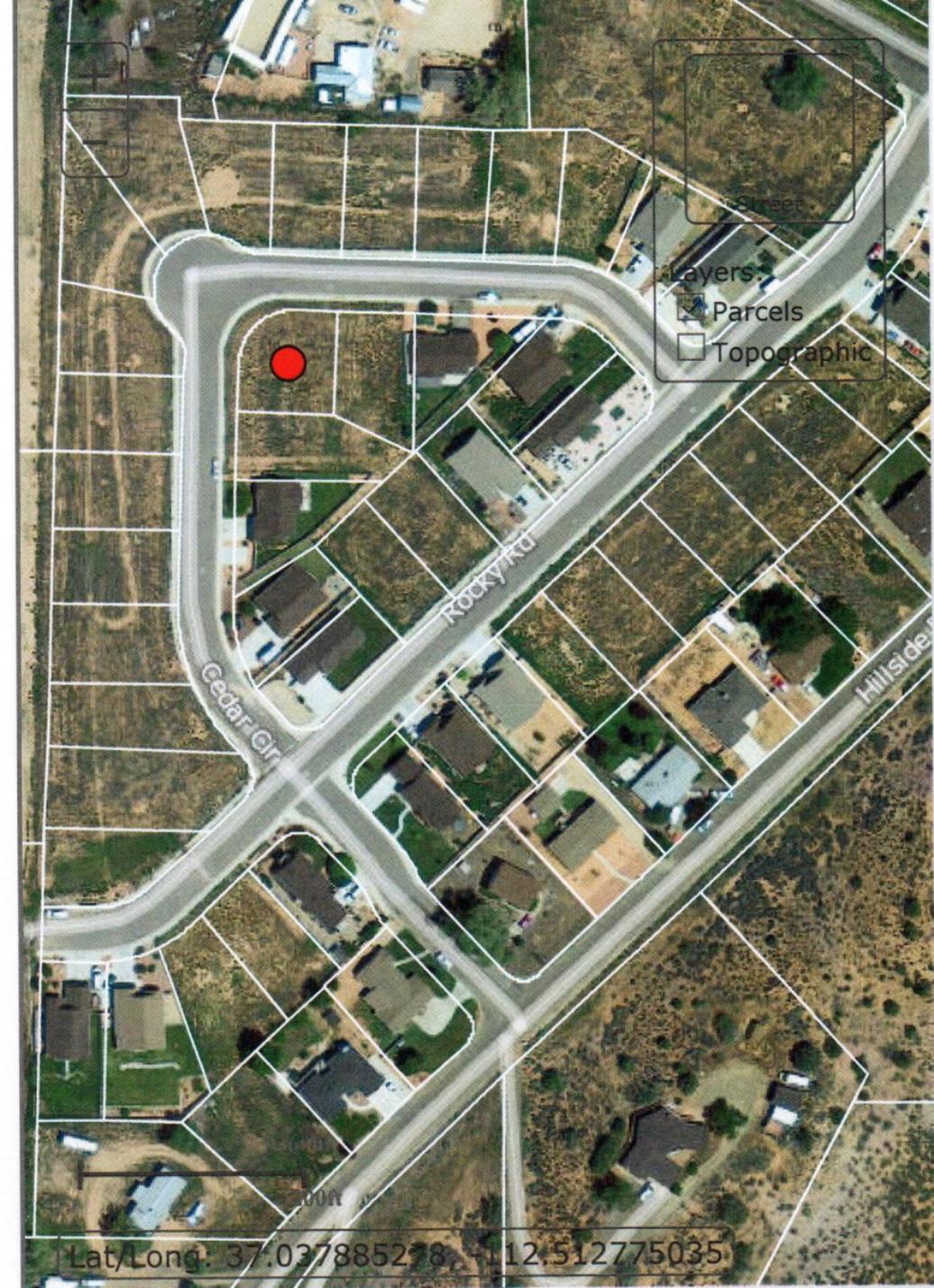
Public Hearing. Discussion of revisions to the Kanab City Land Use Ordinance Chapter 18, 18-4 [Density Regulation], and 18-6 [Staff; Mike Reynolds]

Recommendation. Motion; Second; Discussion; Vote to Recommend revisions to the Kanab City Land Use Ordinance Chapter 18, 18-4 [Density Regulation], and 18-6

Work Meeting.
-Staff Report
-Commission Member Reports
-Council Member Liaison Report

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

**See entire packet online a minimum of 24 hours before the meeting at:
<http://www.utah.gov/pmn>**



Layers

- Parcels
- Topographic

Cedar Cir

Rocky Rd

Hillside

100ft

Lat/Long: 37.037885298, -112.512775035

Kanab City Building Application & Permit

76 North Main, Kanab, Utah 84741 (435) 616-0784

**Permit # 16047

**Date: <u>5/11/16</u> 4/25/16	**Type of Project: <u>remodel</u>	Value: <u>EST</u> <u>20,000</u>	Com. <input checked="" type="checkbox"/>	Res. <input type="checkbox"/>
--	-----------------------------------	------------------------------------	--	-------------------------------

**Address of Project: <u>36 North 300 West, Kanab UT 84741</u>	**Parcel # <u>K-19-10</u>
--	---------------------------

**Property Owner: <u>Chuff LLC</u>	**Address: <u>PO Box 431 Kanab</u>	**Ph # <u>214/704-8787</u>
------------------------------------	------------------------------------	----------------------------

**Business Name if applicable: <u>Four Seasons Motel</u>
--

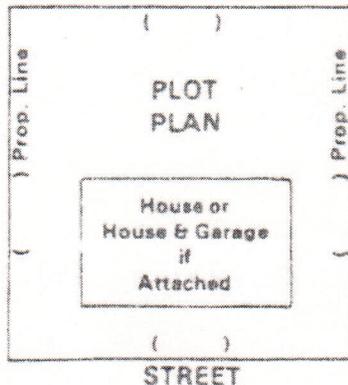
Architect or Engineer:	Address & Ph #:
------------------------	-----------------

Contractor: <u>El Rio Roofing</u>	Address & Ph #:	Lic. #:
Elec. Contractor:	Address & Ph #:	Lic. #:
Contractor Other:	Address & Ph #:	Lic. #:

Lot Size in Acres:	Dwelling Units on Lot:	Accessory Buildings on Lot:
--------------------	------------------------	-----------------------------

Setbacks in Feet			
Front	Side	Side	Rear

Indicate Street
If Corner Lot



re-root main building

- o tear off & haul away existing roofing
- o install ~~26 gauge~~ 16" metal panels Hickory
- o color selection ~~FBD~~
- o install new guttering to match roofing material color
- o install GAF Timberline Arch-itectural Shingles 30+ year

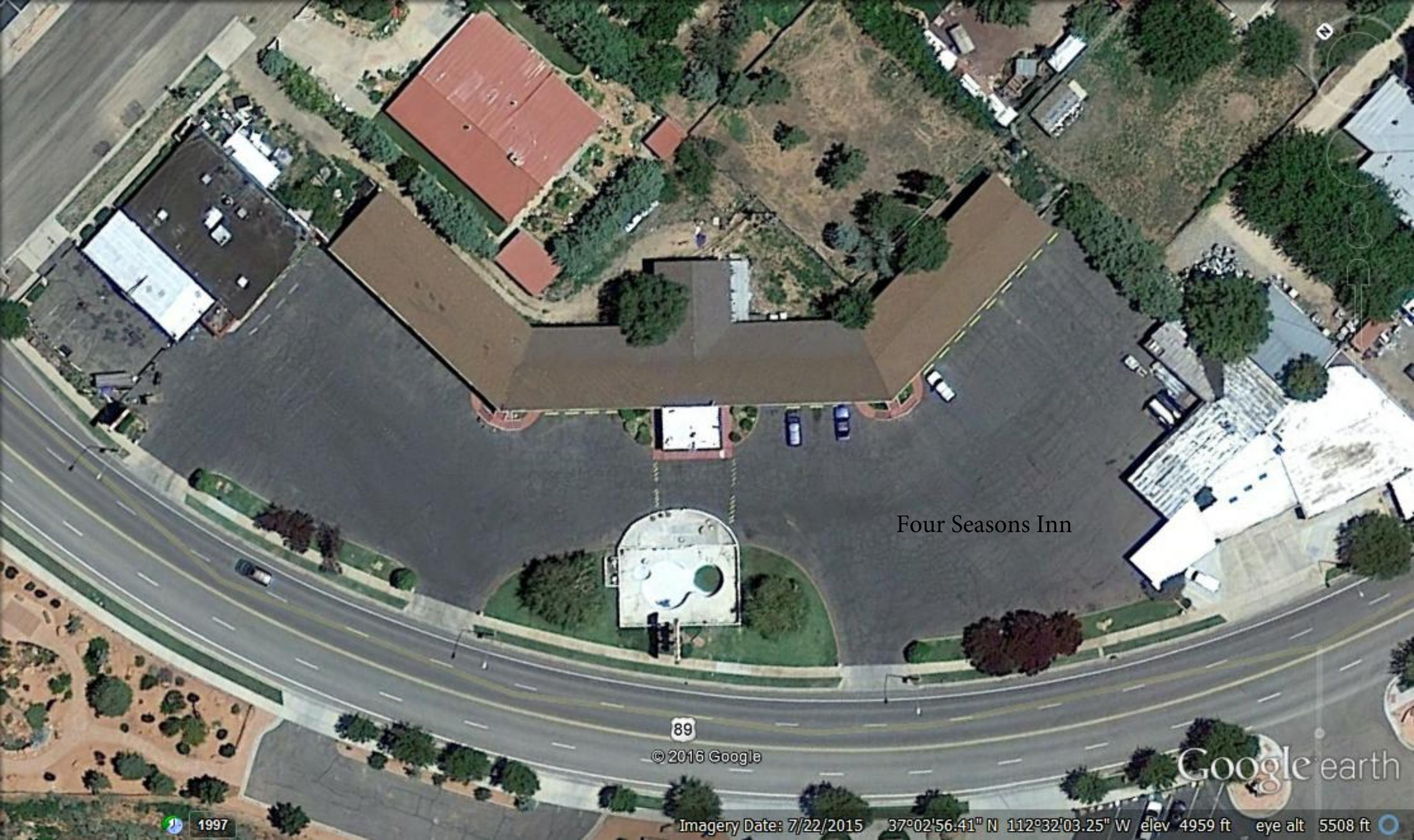
Notes/Comments

By signing below, you understand this permit becomes null and void if work or construction authorized is not commenced within 180 days, or if any construction or work is suspended or abandoned for a period of 180 days at the time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of the law and ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not pursue to give authority to violate or conceal the provisions of any other State or local laws regarding construction or the performance of construction and that I make this statement under penalty of perjury.

**Print, Owner/ Agent Name: <u>Glen Reid</u>	**Signature:	**Date: <u>5/11/16</u> 4/25/16
--	--------------	--

**Drawings Provided With PDF Copy	<input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> NA	**Meet Setbacks	<input type="checkbox"/> Y <input type="checkbox"/> N	**Meet Zone	<input type="checkbox"/> Y <input type="checkbox"/> N	All ** Must completed
-----------------------------------	--	-----------------	---	-------------	---	-----------------------

**Approved and Issued By: <u>LUC</u>	**Authorized Signature:	Date: <u>5-12-16</u>	Permit Fee: Work Sheet <u>227.86</u>	**Pd.
--------------------------------------	-------------------------	----------------------	--------------------------------------	-------



Four Seasons Inn

89

© 2016 Google

Google earth

1997

Imagery Date: 7/22/2015 37°02'56.41" N 112°32'03.25" W elev 4959 ft eye alt 5508 ft

Four Seasons Inn

N 300 W



Exit Street View

N



© 2016 Google

© 2016 Google

Google earth

37°02'56.97" N 112°32'03.41" W elev 4966 ft eye alt 4966 ft

Report a problem

Kanab Creek Bakery



Kanab Creek Bakery



Add 3'6" x 22' storefront window on south side facing center street
ReBrick bottom half of existing window, leave stucco finish, and complete
color change of entire building (see color chip sample)

Lot Line Adjustment Application

Fees

The calculated deposit of \$500 is required to be paid before processing of this application can begin. After submitting this form the applicant will have an opportunity to pay the required deposit by mail, or hand deliver to the City Office.

Applicant Information

First Name	Susan/Norman Jim/Terry
Last Name	Hogge Bell
Address 1	689 W Aspen Dr PO Box 2184
Phone	435-644-5202
City	Kanab Ticaboo
State	UT
Zip	84741 84533

(Section Break)

Note

The owners of each of the adjoining lots or parcels may join in this application, regardless of whether the lots or parcels are located in the same subdivision. Review the Utah State Land Use Code for additional information.

Type 1 Adjustment

Adjusting the lot-line while keeping the same amount of parcels will require a ENGINEERED PLAT. Upon Kanab City Planning Commission recommendation and approval by the Kanab City Council must be recorded in the Kane County Recorder's Office by the applicant.

Type 2 Adjustment (Combining)

Removing a lot line to create a larger parcel will require a ENGINEERED PLAT. Upon Kanab City Planning Commission recommendation and approval by the Kanab City Council must be recorded in the Kane County Recorder's Office by the applicant.

Type 3 Adjustment (Combining)

To maintain the lot line while creating a combined buildable parcel This option will require a RESTRICTIVE DEED COVENANT to be created stating that both properties must be sold together, signed letter(s) from either (1) The Utilities Provider(s) relinquishing any easement(s) that may be present along such lot-line - or - (2) A letter from the Kane County Recorder's Office stating that no easement exists along such lot-line. Upon Kanab City Planning Commission recommendation and approval by the Kane City Council the Deed must be recorded in the Kane County Recorder's Office by the applicant.

Select one of the following Lot Line Adjustment types that you are applying for.

Field not completed.

(Section Break)

Provide names, addresses, phone numbers, and Parcel ID numbers of subject properties. See Mike Reynolds.

Subdivision Name and Description Kanab Creek Ranchos

Legal Description of Subject Property Parcel 72-474 Parcel 72-475 Parcel 72-476

Exhibits Required

A. Sketch plan showing the general location of the subdivision and the property boundary of the proposed parcel revisions clearly shown, including a North Arrow, map scale and designated public street access. B. If applying for Type 1 or Type 2 lot line adjustments you must include an Engineered Plat prepared by a licensed Engineer otherwise if applying for Type 3 then you must include a Restrictive Deed Covenant.

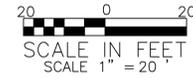
Note

Refer to the Kanab City Subdivision Ordinance and the Kanab General Plan for additional information. You must submit these Exhibits by email, mail or hand deliver to the City Office.

Email danhallrealtor@yahoo.com kanabsue@gmail.com

Date 4/26/2016

Signature of Property Owner(s) Requesting Lot Line Adjustment Dan Hall representing buyer (Hogge) Sue Weitzman representing seller (Bell)



RECORD OF SURVEY AMENDED LOTS 474, 475 & 476 OF THE KANAB CREEK RANCHOS-UNIT No. 4

CITY OF KANAB, UTAH
LOCATED IN THE NE¼ OF SECTION 5,
TOWNSHIP 44 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, Thomas W. Avant a Registered Utah Land Surveyor, Certificate No. 5561917 certify that this plat correctly shows a survey made under my direct supervision. I have verified all measurements of monuments found and set, I further certify that this plat is true and correct.

Thomas Avant
Thomas W. Avant, PLS # 5561917

3/16/2016
Date:

NARRATIVE

The purpose of this survey was to locate existing property corners and mark on the ground the lines as shown on this record of survey at the request of TOKA, LLC. All corners are set and found as shown. The basis of bearing for this survey is the Utah State Plane coordinate system South Zone.

Record Description:

All of Lots 474, 475 and 476 of Kanab Creek Ranchos - Unit No 4, as recorded in the records of the Kane County Recorder, Utah (Map 72), more particularly described as follows:

BEGINNING at the Northwest corner of said 476, also being on the southerly right-of-way of Aspen Drive, and running; thence, along said right-of-way, North 80° 08' 58" East 8.48 feet, to the beginning of a non-tangential curve; thence, along the curve to the right, 75.37 feet, having a radius 3850.00 feet, a central angle of 01° 07' 18" and whose long chord bears North 80° 44' 28" East 75.37 feet, to a non-tangent curve, to the north corner common to said lots 476 and 475; thence, along the curve to the right, 84.31 feet, having a radius 3850.00 feet, a central angle of 01° 15' 17" and whose long chord bears North 81° 58' 22" East 84.31 feet, to a non-tangent curve, to the north corner common to said lots 474 and 475; thence, along the curve to the right, 85.47 feet, having a radius of 3850.00 feet, a central angle of 01° 16' 19" and whose long chord bears North 83° 18' 19" East 85.47 feet, to the northeast corner of said lot 474; thence, along the east line of said lot, South 00° 02' 37" East 158.63 feet, to the southeast corner of said lot; thence, along the south line of said lot, South 85° 40' 02" West 25.25 feet, to the north corner of lots 1300 and 1301 of said subdivision; thence South 85° 29' 56" West 59.86 feet, to the south corner common to said lots 474 and 475; thence, along the south line of said lot 475, South 80° 25' 44" West 98.52 feet, to the north corner common to lots 1302 and 1303 of said subdivision; thence, along the south line of said lot 476, South 79° 48' 32" West 70.72 feet, to the southwest corner of said lot; thence, along the west line of said lot, North 00° 08' 07" East 158.81 feet to the POINT OF BEGINNING; containing 0.91 acres (more or less).

CLIENT INFO:

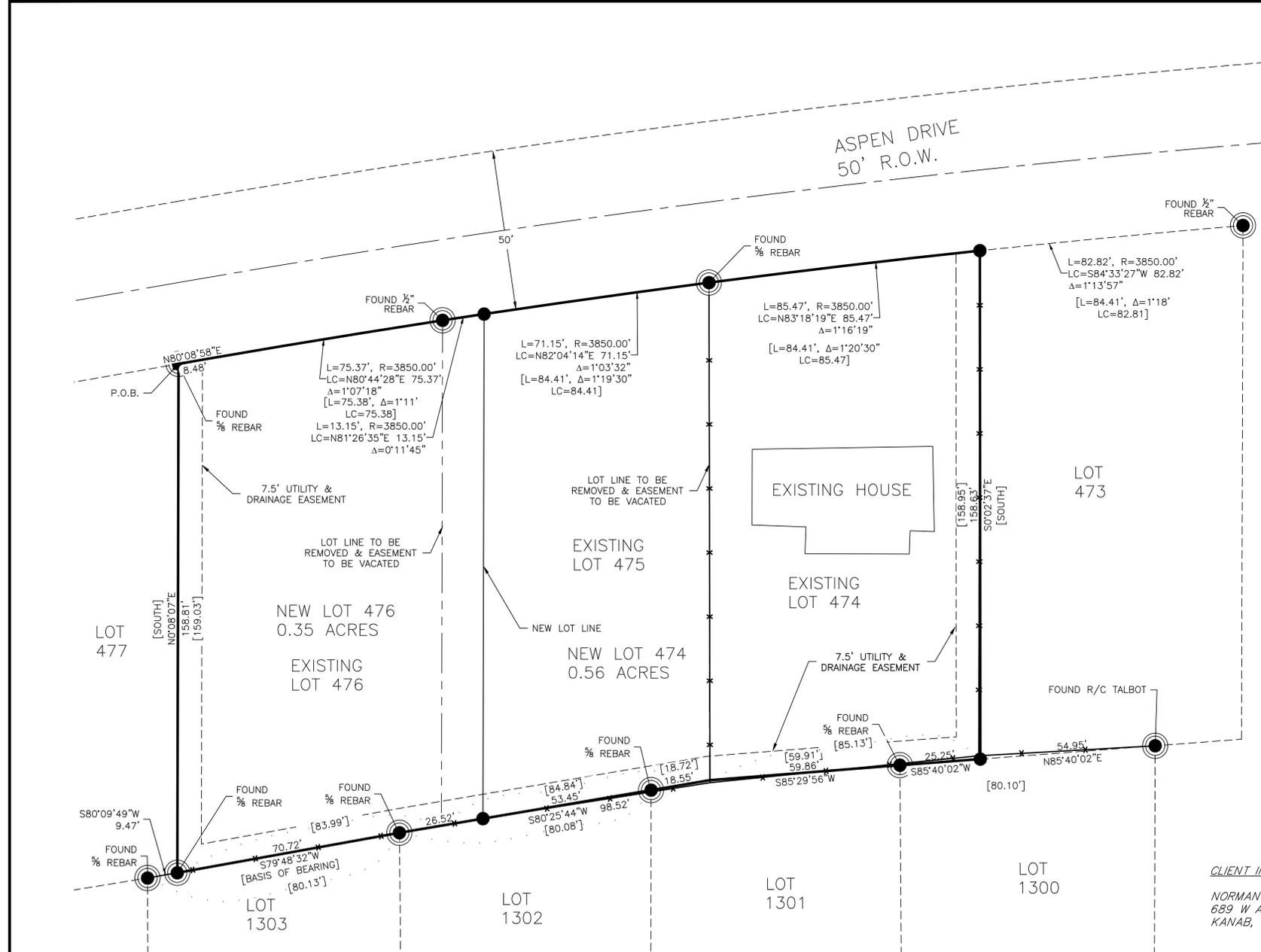
NORMAN T & SUSAN L HOGGE
689 W ASPEN DR
KANAB, UTAH 84741

CLIENT INFO:

JIM & TERRY BELL
P.O. BOX 2184
TICABOO, UTAH 84533-2184

REFERENCED DOCUMENTS:

- Final Plat-Kanab Creek Ranchos-Unit No. 4 (Map 72)
- Talbot Corners- No Record of Survey Filed



LEGEND

- SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED TC ENG. PLS 5561917
- ⊙ FOUND POINT AS NOTED
- PROPERTY LINE
- - - STREET CENTER LINE
- - - EASEMENT LINE
- - - ADJACENT PROPERTY LINE
- - - SURVEY BOUNDARY
- [] RECORD BEARING AND DISTANCE (THIS PARCEL)

OWNER'S DEDICATION

Jim & Terry Bell, as the owner of the real property described in the Boundary Description, having caused the Property to be subdivided into 2 Lots, consent to the preparation and recording of this Plat.

IN WITNESS WHEREOF, Jim & Terry Bell have made the above dedications this _____ day of _____, 20__.

JIM BELL
P.O. BOX 2184
TICABOO, UTAH
84533-2184

TERRY BELL
P.O. BOX 2184
TICABOO, UTAH
84533-2184

OWNER'S DEDICATION

Norman T & Susan L Hogge, as the owner of the real property described in the Boundary Description, having caused the Property to be subdivided into 2 Lots, consent to the preparation and recording of this Plat.

IN WITNESS WHEREOF, Norman T & Susan L Hogge have made the above dedications this _____ day of _____, 20__.

Norman T Hogge
689 W Aspen Dr
Kanab, Utah 84741

Susan L Hogge
689 W Aspen Dr
Kanab, Utah 84741

ACKNOWLEDGMENT

STATE OF UTAH,) s.s.
COUNTY OF)
On this _____ day of _____, 20__, personally appeared before me JIM & TERRY BELL, who is personally know to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this Plat.

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH,) s.s.
COUNTY OF)
On this _____ day of _____, 20__, personally appeared before me NORMAN & SUSAN HOGGE, who is personally know to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this Plat.

NOTARY PUBLIC

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

CITY SURVEYOR CERTIFICATE

I, _____ Kanab City Surveyor, do hereby certify that this office has examined the above Survey Map 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
Kanab, City, Utah

CITY ENGINEER CERTIFICATE

I, _____ Kanab City Engineer, 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 ENGINEER
Kanab, Utah

APPROVAL of the PLANNING COMMISSION

On this _____ 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
Kanab, Utah

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 its meeting of the _____ day of _____, 20__, hereby accept the said plat with all commitments and all obligations pertaining thereto and is hereby ordered filed for record in the Office of the Kane County Recorder.

Attest: _____ Mayor -

Kanab City Council
Kanab, Utah

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

CERTIFICATE OF RECORDING

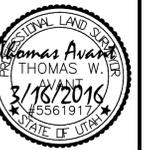
I, _____ Recorder of Kane County, do hereby certify that above Plat was filed for recording in my office this _____ day of _____, 20__.

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

REVISION:
DATE:

RECORD OF SURVEY
87 W. CENTER
KANAB, UT

SCALE: 1" = 20'
REDUCE SCALE BY ½ FOR 11x17 DRAWINGS



TC ENGINEERING
DESIGNING and BUILDING A
BETTER FUTURE
460 EAST 300 SOUTH
P.O. BOX 55, KANAB, UTAH 84741
(435)644-2031 (office) / (435)644-2969 (fax)

FILE: Kanab City_4
DRAWN BY: TWA
SHEET: 1 OF 1

Minor Subdivision Application

Subdivision Name	Zion Pharmacy Subdivision
Property Location	14 E Center Street Kanab- Parcel K-15-13
Applicant Information or Authorized Agent	
First Name	Tom
Last Name	Avant
Address 1	460 E 300 S
Phone	4356442031
City	Kanab
State	Utah
Zip	84741
Total Lots (Max 9)	2
Parcel ID	K-15-13

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

Four (4) 24" x 36" size copy and twelve (12) 11" x 17" size copies of a Minor Subdivision Plat drawing. The plat shall also include:

- The proposed subdivision name. -The name and address of the applicant, engineer, or surveyor for the subdivision and owners of the land to be subdivided. -
- The boundary dimensions and legal description of the subdivision and each lot within 0.010' with the point of beginning clearly labeled. -A minimum scale of 1"=50'.
- Existing rights-of-way and easement grants of record for streets, underground utilities and other public purposes. -A north arrow facing the top of right margin. -
- The latest date on each sheet. -The acreage or square footage for all parcels or lots and the length and width of the blocks and lots intended for sale. -A legend of symbols. -All survey monuments. -The streets indicating numbers and/or names and lots numbered consecutively. -The location, width, center-line bearings and curve data (including delta angle, radius, length, tangent and the long cord on curves) and other dimensions of all existing proposed or platted streets and easements. -The streets, lots, and properties within two hundred feet (200') surrounding the subdivision shown in ghost lines.

Also including the approval signature blocks for:

- Owner's dedication and acknowledgement. -Surveyor's stamped certificate with subdivision boundary legal description. -City Surveyor's approval. -City Engineer's approval. -City Attorney's approval. -Director of Public Works approval. -Planning Commission acceptance. -City Council approval. -City Recorder's certificate.

Utility Service Commitment Letters

A letter from the power, water, and sewer utility provider stating its commitment to provide service to the proposed project and to be operational prior to the issuance of any building permit. Include written approval from the Public Health Department if it is determined that the property is not serviced by the public sewer system.

Initial Application Requested Items

Attach any additional items that may be requested by the Development Committee during the initial application process.

Title Report

Title Report prepared within the previous 30 days.

Kanab City Engineer Review and Approval

This application is not considered complete until all required documents are submitted to the Kanab City Manager for review and approval by the Kanab City Engineer. Typically two weeks is required for this process. The Kanab City Engineer will provide a letter stating that either the application is complete and approves the application or the Kanab City Engineer will indicate in a letter format any missing or incomplete information which is required before approval will be granted. Refer to the Kanab City Subdivision Ordinance and the Kanab General Plan for additional information.

Email

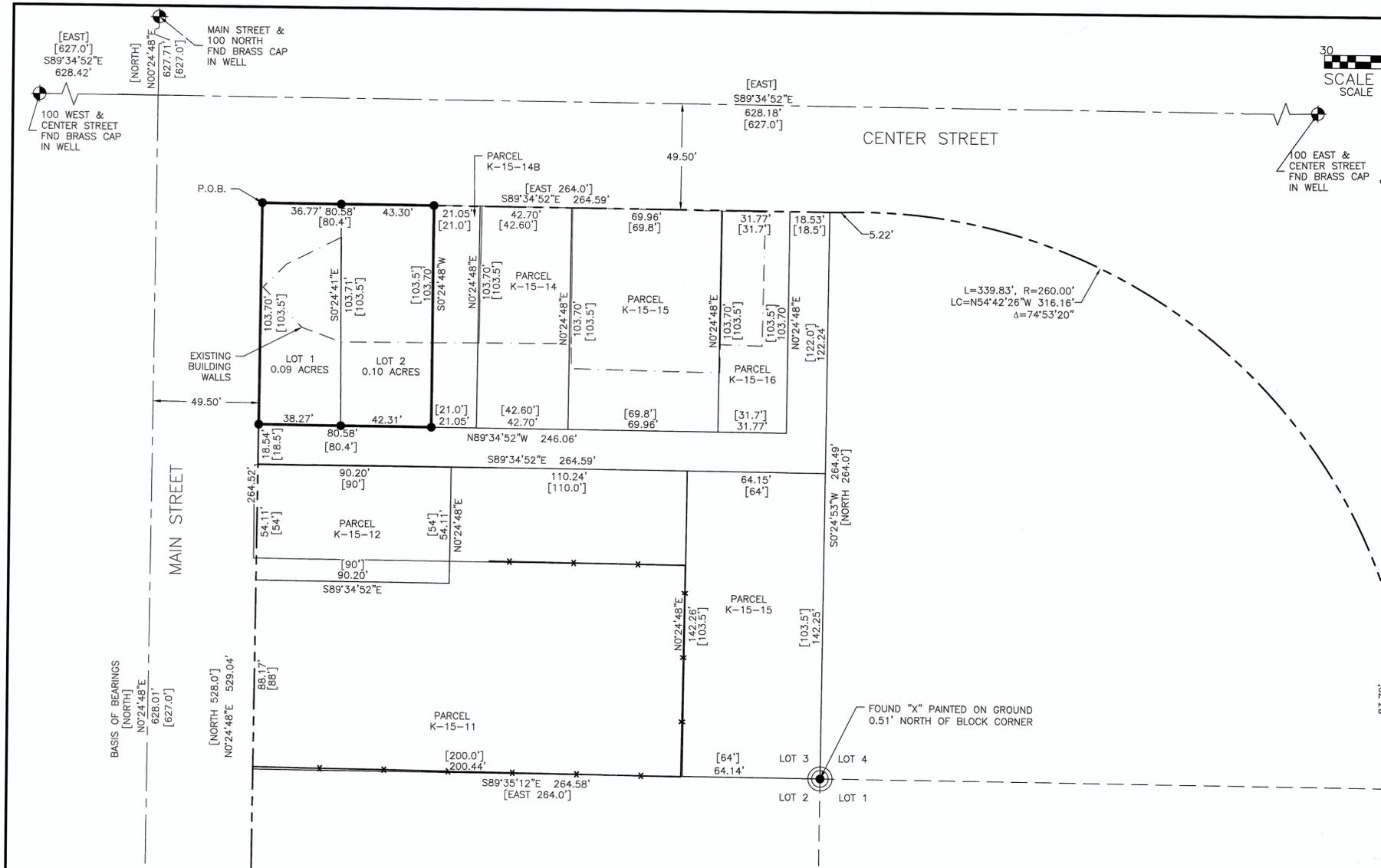
tom@tc-eng.com

Property Owner's Signature

Sign & Date

Kortney Stirland March 22, 2016

Email not displaying correctly? [View it in your browser.](#)



ZION PHARMACY SUBDIVISION PARCEL K-15-13 & K-15-13A

LOCATED IN THE NE 1/4 OF SECTION 28,
TOWNSHIP 43 SOUTH, RANGE 6 WEST,
SALT LAKE BASE AND MERIDIAN,
CITY OF KANAB, KANE COUNTY, UTAH

NARRATIVE
The purpose of this survey was to locate existing property corners and mark on the ground the lines as shown on this record of survey at the request of Kortney Stirland, to delineate the line between the two buildings on the subject property. All corners are set and found as shown. The basis of bearing for this survey is the Utah State Plane coordinate system South Zone.

Descriptions for Parcel K-15-13 & K-15-13A:
Record Description:
Beginning at the Northwest Corner of Lot 3, Block 15, Plat "A" of the Official Survey of Kanab Townsite and running; thence East 80.4 feet; thence South 103.5 feet; thence West 80.4 feet; thence North 103.5 feet, to the Point of Beginning.

As-Measured Description K-15-13 & K-15-13A:
BEGINNING at the Northwest Corner of Lot 3, Block 15, Plat "A" of the Official Survey of Kanab Townsite and running; thence, along the north block line, South 89° 34' 52" East 80.58 feet; thence South 00° 24' 48" West 103.70 feet; thence North 89° 34' 52" West 80.58 feet, to the west block line; thence, along said block line, North 00° 24' 48" East 103.70 feet, to the POINT OF BEGINNING; containing 0.19 acres (more or less).

OWNER INFORMATION:
Kortney Stirland
Zion Pharmacy Properties, LLC
14 E. Center Street
Kanab, Utah 84741

REFERENCED DOCUMENTS:
- Monument Control Map for City of Kanab dated August 1959
- Quit Claim Deed to Zion Pharmacy Properties, LLC recorded in Book 0317, Page 795 in the Office of the Kane County Recorder, Kane County, Utah.

- LEGEND**
- SET 5/8" x 24" PK NAIL W/ WASHER MARKED TC ENG. PLS 5561917
 - ⊕ FOUND CENTER LINE MONUMENT AS SHOWN
 - ⊙ FOUND MONUMENT AS SHOWN
 - PROPERTY LINE
 - - - ADJACENT PROPERTY
 - ▭ EXISTING BUILDINGS
 - SURVEY BOUNDARY
 - - - STREET CENTER LINE
 - CITY BLOCK LINE
 - - - CITY BLOCK-LOT LINE
 - EXISTING FENCE LINE
 - RECORD BEARINGS AND DISTANCES

SURVEYOR'S CERTIFICATE
I, Thomas W. Avant, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate of Registration No. (License No.) 5561917, as prescribed by the laws of the State of Utah. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this Subdivision Plat and described above to be hereafter known as "Zion Pharmacy Subdivision" and that said tract of land has been subdivided into lots as shown on this plat.

Thomas W. Avant, R.P.L.S. No. 5561917 DATE

OWNER'S DEDICATION
Kortney Stirland, as the owner of the real property described in the Boundary Description, having caused the Property to be subdivided into 2 Lots, consent to the preparation and recording of this Plat.

IN WITNESS WHEREOF, Kortney Stirland have made the above dedications this _____ day of _____, 20__.

Kortney Stirland
Zion Pharmacy Properties, LLC
14 E. Center Street
Kanab, Utah 84741

ACKNOWLEDGMENT
STATE OF UTAH,) s.s.
COUNTY OF)
On this _____ day of _____, 20__, personally appeared before me Kortney Stirland of Zion Pharmacy Properties, 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

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
Kanab, Utah

CITY ENGINEER CERTIFICATE
I, _____ Kanab City Engineer, 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 ENGINEER
Kanab, Utah

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

APPROVAL of the PLANNING COMMISSION
On this _____ 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
Kanab, Utah

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

Attest: _____ Mayor
Kanab City Council
Kanab, Utah

KANAB CITY RECORDER

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

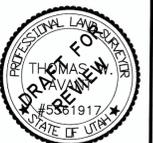
CERTIFICATE OF RECORDING
I, _____ Recorder of Kane County, do hereby certify that above Plat was filed for recording in my office this _____ day of _____, 20__.

KANE COUNTY RECORDER ENTRY NO. _____ RECORDED AND FILED AT THE REQUEST OF: _____

DATE TIME BOOK PAGE FEE

DATE:	REVISION:
4/26/2016	CITY REVISIONS 2
5/3/2016	CITY REVISIONS 2

ZION PHARMACY
SUBDIVISION
Kanab, UT



TC ENGINEERING
BUILDING ON SOLID
FOUNDATIONS
460 EAST 300 SOUTH
P.O. BOX 55, KANAB, UTAH 84741
(435)644-2031 (office) / (435)644-2969 (fax)

FILE: Kanab City_4
DRAWN BY: CH
SHEET: 1 OF 1

3RD REVIEW 5/3/16

Proposed Amendment to the Kanab City Sign Regulations

(draft #3 BN 5-9-16)

Sign Regulations, Chapter 7 of Land Use Ordinance

7-10 Sign Regulations for each Zone (proposed addition is underlined)

4. Flat Signs: May be permitted subject to the following provisions; Flat signs shall not exceed 20% ~~of the face~~ of the front wall area, with one hundred thirty (130) sq ft allowable minimum-maximum whichever is greater. Flat signs on the side or rear of a building shall not exceed 10% of the wall area. The above size limitations apply unless a conditional use permit is approved for a larger sign. A sign shall not project more than 18 inches from the building or structure. A sign shall not rise above the roof line and may be lighted if the source of lighting is not visible.

7-3 Definitions:

Flat sign ; A sign within a frame or cabinet which is affixed to a building ~~front~~ wall which does not project more than 18 inches from the building or structure wall.

**Proposed amendment to Chapter 4 Supplementary Regulations, to create a new
Section 4-33 Outdoor Residential Lighting**

4-33 Outdoor Residential Lighting

Down Lighting: To protect the views of the night sky, all outside lighting shall be "down lighting" so that lighting does not trespass to adjoining properties. All exterior lighting should provide for the illumination of buildings and grounds for safety purposes, but in an aesthetic manner. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.

The above restrictions do not apply to street lights or public parking lots.

Examples of Dark-Sky Sensitive Lighting



Possible Zoning Code amendment to RM (Multi Family) zones
 (new portion is underlined)draft #3 by BN 5/2/16

Chapter 18 Multi-Family Residential Zones

Section 18-4 Density Regulations

The density shall not exceed the densities given in the following table.

UNITS	MINIMUM LOT SIZE				
	RM-7	RM-9	RM-11	RM-13	RM-15
1 st unit	<u>12,000</u> <u>8,000</u> sq ft	<u>11,000</u> <u>7,000</u> sq ft	<u>10,000</u> <u>7,000</u> sq ft	<u>9,000</u> <u>7,000</u> sq ft	<u>8,000</u> <u>7,000</u> sq ft
2 nd unit	<u>6,000</u> <u>2,000</u> sq ft	<u>5,000</u> <u>2,000</u> sq ft	<u>4,000</u> <u>2,000</u> sq ft	<u>3,000</u> <u>2,000</u> sq ft	<u>2,500</u> <u>2,000</u> sq ft
Each additional unit	4,000 sq ft	3,500 sq ft	3,000 sq ft	2,500 sq ft	2,000 sq ft
Density of Existing formula on 1 ac (du/ acre)	6	7	9	12	15
Density w/ Revised formula (on 1 acre)	10	11.8	13.5	15.8	19.2

Proposed amendment to Chapter 18, Multi-Family Residential Zones

(draft #2, 5-9-16; proposed new wording is underlined)

Section 18-6 Modifying Regulations

A. The front yard setback area ~~may~~ **shall not** be used for the location of any parking of any motor vehicles required as a part of the parking requirement or for additional visitor parking.

B. Side yard setback on a street side yard of a corner lot shall be the same as the front yard setback required for the district.

C. All accessory buildings located at least ten (10) feet behind the main building may have a rear yard and side yard of two (2) feet except on the street side of a corner lot.

D. The side and rear setbacks on interior lot boundary lines shall be twenty (20) feet along all boundaries for all two (2) story buildings. An additional ten (10) feet shall be added to the setback for each story over two (2) stories.

E. In group dwellings, no two buildings may be located closer together than 10 feet and the front on any dwelling or to a side or a rear property line on interior lot boundary lines less than 25 feet.

F. At least 30 percent of the land area of any parcel shall be landscaped. Except for the driveway area, the front yard setback area shall be landscaped.

G. Land coverage of all buildings shall not exceed 50 percent of the lot or parcel acreage.

H. A site plan meeting the requirements of section 9-3 is required for multi-family residential buildings in the Multi-Family Residential Zones.

Section 18-7 Supplementary Regulations

Supplementary regulations are provided in Chapter 4 of this