

**Mayor**

**Robert Houston**

**City Manager**

**Joseph Decker**

**Treasurer**

**RaeLene Johnson**



**KANAB**  
**UTAH**

**City Council**

**Brent Chamberlain**

**Joe B. Wright**

**Jeff Yates**

**Michael East**

**Byard Kershaw**

**KANAB CITY COUNCIL**

June 14th, 2016

76 NORTH MAIN, KANAB, UTAH

**NOTICE** is hereby given that the Kanab City Council will hold its regular council meeting on the 14th day of June, 2016, in the Commission Chambers at the Kane County Courthouse, 76 North Main, Kanab, Utah. The Council Meeting will convene at 6:30 p.m., and the agenda will be as follows:

6:30 P.M. Work Meeting

**Business Meeting**

1. Call to Order and Roll Call
2. Approval of Agenda
3. Approval of minutes of previous meeting
4. Approval of Accounts payable vouchers
  
5. Public Comment Period – Members of the public are invited to address the Council. Participants are asked keep their comments to 3 minutes and follow rules of civility outlined in Kanab Ordinance 3-601
  
6. Approval of Lot line adjustment for parcels 474,475, and 476 of Kanab Creek Ranchos
  
7. Approval of Minor subdivision for parcel # K-15-13 and K-15-13A, 14 E Center Street
  
8. Approval of Resolution 6-1-16 R “ A Resolution Adopting Kanab City Cemetery Rules and Regulations”
  
9. Approval of Resolution 6-2-16 R “A Resolution Adopting Kanab City Consolidated Fee Schedule”
  
10. Approval of Ordinance 6-1-16 O “ An Ordinance Designating Restricted Areas Within Kanab City for the Discharge of Fireworks”
  
11. Closed Session:
  - Discuss the purchase, exchange, or lease of real property
  - Discuss the character, professional competence, or physical or mental health of an individual.
  - Discuss pending or reasonably imminent litigation.

Times listed for each item on the agenda may be accelerated as time permits. 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.

**– A Western Classic –**

**KANAB CITY COUNCIL MEETING**  
**MAY 24, 2016**  
**KANE COUNTY COMMISSION CHAMBERS**

**PRESENT:** Mayor Robert D. Houston, Council Members Byard Kershaw, Michael East, Jeff Yates, Brent Chamberlain and Joe B. Wright, Recorder Joe Decker, Attorney Jeff Stott and Treasurer RaeLene Johnson.

**WORK MEETING:** Mayor Houston opened the Work Meeting. Mr. Decker reviewed the Kanab City Fee Schedule with the Council which included new water and sewer rates. He said he would like to have this fee schedule approved by July 1, 2016. Mr. Decker also reviewed the Cemetery Regulations with the Council. The Cemetery Regulations included a cost increase for burial lots, perpetual care and opening and closings of graves. This item will be on the next agenda for approval.

Mayor opened the regularly scheduled meeting at 7:10 p.m. and roll call was taken. Prayer was offered by Council Member Yates and the pledge was led by Council Member East.

**APPROVAL OF AGENDA:** A motion was made by Council Member Wright and 2<sup>nd</sup> by Council Member Chamberlain to approve the agenda for May 24<sup>th</sup> with including an R after the Resolution #5-1-16 R. Motion passed unanimously.

**APPROVAL OF MINUTES:** A motion was made by Council Member Yates and 2<sup>nd</sup> by Council Member East to approve the minutes of May 10<sup>th</sup>. Motion passed unanimously.

**APPROVAL OF ACCOUNTS PAYABLE VOUCHERS:** A motion was made by Council Member Wright and 2<sup>nd</sup> by Council Member Yates to approve the Accounts Payable Vouchers and check register in the amount of \$143,033.98. Motion passed unanimously.

Mr. Joe Decker informed the Council that the airport had its annual FAA Compliance Inspection. They reported that the overall maintenance was excellent. There were two problems. One was the old wind sock and the other was the use of un-manned aircraft at the airport. They said that should cease. They also reported that the present Airport Manager is doing an excellent job.

**PUBLIC COMMENT PERIOD:** Mr. Will James with Dreamland Safari Tours addressed the Council on the Wave lottery. He gave Mr. Decker some information to be emailed to the Council. He would like the Council to review the information before next meeting when he hoped to be able to be on the agenda.

**PUBLIC HEARING TO CONSIDER ADOPTING OPERATING BUDGET FOR FISCAL YEAR 2016/2017:**

Mr. Decker reviewed the budget with the Council. He said there had not been any changes since their last review. A motion was made by Council Member Wright and 2<sup>nd</sup> by Council Member Chamberlain to go in and out of Public Hearing at the discretion of the Mayor to discuss the operating budget for Fiscal Year 2016/2017. Motion passed unanimously. Mr. Jeff Frey asked about not having excess revenues over the 25%. Mayor Houston explained that is why the City transfers the excess to a Capital Project Fund. This keeps the City in compliance. Out of Public Hearing. A motion was made by Council Member Wright and 2<sup>nd</sup> by Council Member Yates to adopt Resolution 5-1-16 R adopting budgets for the fiscal year ending June 30, 2017. Motion passed unanimously by roll call vote. Mr. Decker reviewed the budget totals that included May. The City is doing very well in revenues and the expenditures are right where they need to be. (A copy of the budget is available in the City Office.)

**ORDINANCE 5-2-16 O/AN ORDINANCE AMENDING ALL OF KANAB CITY GENERAL ORDINANCE SECTION 14:**

Since this has been previously discussed, a motion was made by Council Member Chamberlain and 2<sup>nd</sup> by Council Member Wright to adopt Ordinance 5-2-16 O amending all of Section 14 of the General Ordinances. Motion passed unanimously by roll call vote.

A motion to adjourn was made by Council Member Yates and 2<sup>nd</sup> by Council Member Chamberlain. Motion passed unanimously.

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MAYOR      ROBERT D. HOUSTON

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RECORDER      JOE DECKER

## 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.*

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### Applicant Information

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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

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(Section Break)

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### 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.*

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### 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.*

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### 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.*

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### 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.*

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

*Field not completed.*

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(Section Break)

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

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Subdivision Name and Description Kanab Creek Ranchos

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

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**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.*

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**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.*

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Email [danhallrealtor@yahoo.com](mailto:danhallrealtor@yahoo.com) [kanabsue@gmail.com](mailto:kanabsue@gmail.com)

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Date 4/26/2016

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

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

CITY OF KANAB, UTAH  
LOCATED IN THE NE<sup>1</sup>/<sub>4</sub> 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

5/10/2016  
Date:

### NARRATIVE

The purpose of this survey was to locate existing property corners and mark on the ground the lines as shown in this record of survey at the request of Hodge and Bell. All corners are set and found as shown. The basis of bearing for this survey is the Utah State Plane coordinate system South Zone. Lot 475 is being eliminated and joined into lots 476 and 474.

### 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 and 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 and 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)
- Found Talbot Corners- No Record of Survey Filed

### SENSITIVE LANDS:

- THERE ARE NO FLOOD PLAINS ON THIS PLAT
- THERE ARE NO SENSITIVE LANDS ON THIS PLAT

### 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 T. & SUSAN L. 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

### 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

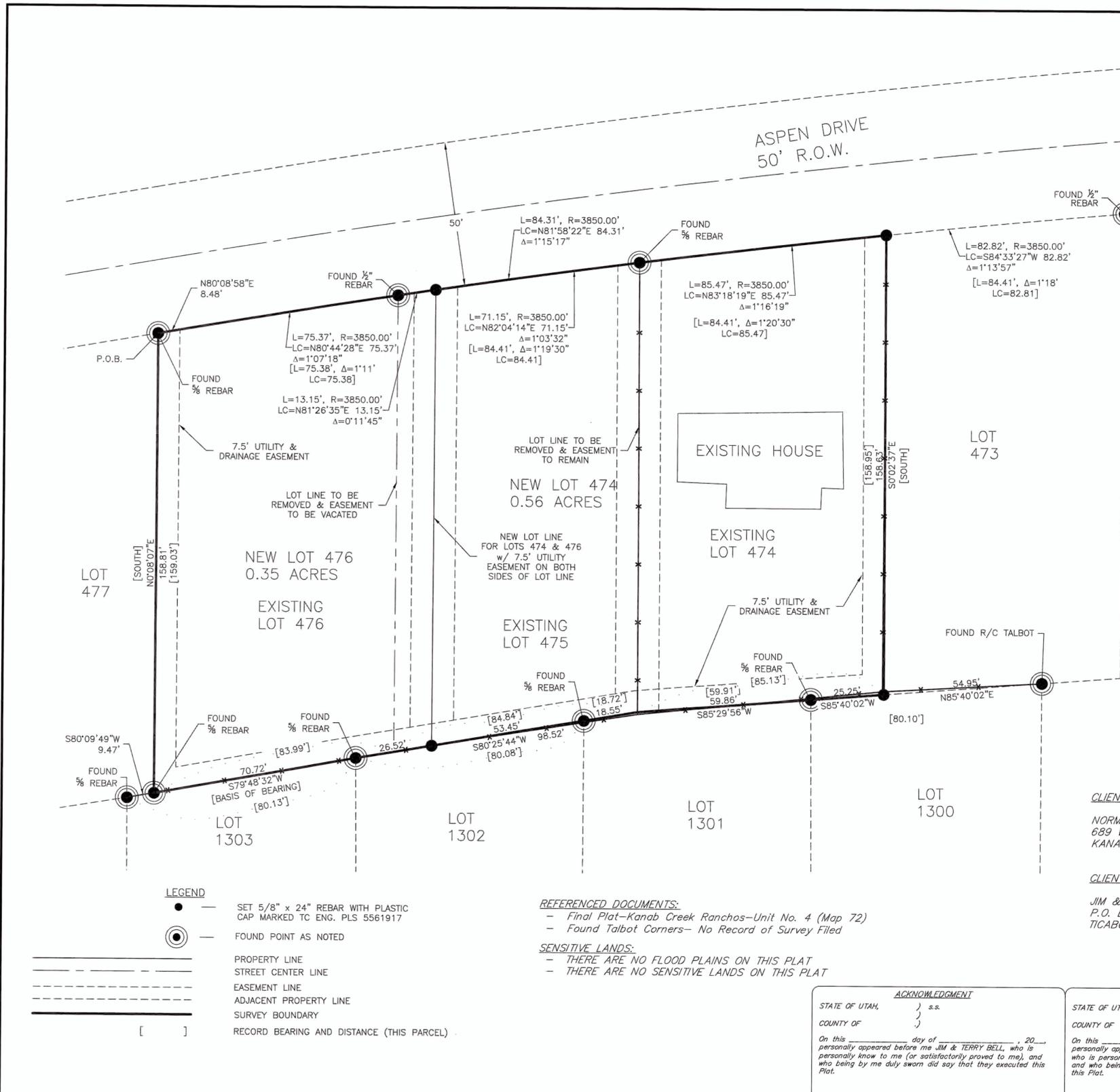
TERRY BELL  
P.O. BOX 2184  
TICABOO, UTAH  
84533-2184

### 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



### 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)

### 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 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 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 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

### 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:	5/16/2016
CITY REVISIONS	

AMENDED LOTS  
474, 475 & 476  
Kanab Creek Ranchos-Unit N04  
SCALE= 1"=20'  
REDUCE SCALE BY 1/2 FOR 11x17 DRAWINGS



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

2ND REVIEW 5/17/16

# 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.*

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Initial Application Requested Items

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

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Title Report

*Title Report prepared within the previous 30 days.*

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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.*

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Email

[tom@tc-eng.com](mailto:tom@tc-eng.com)

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Property Owner's Signature

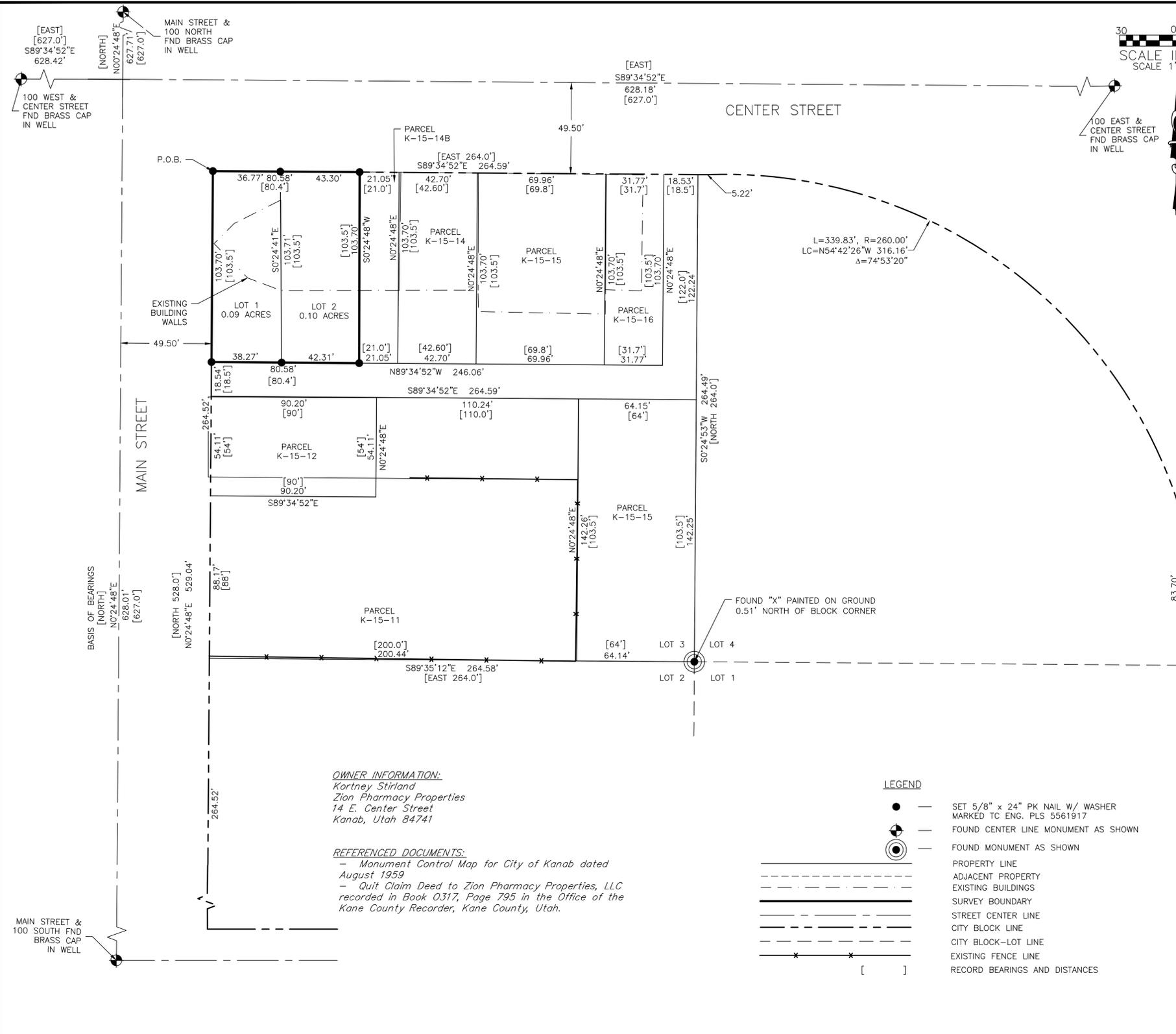
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Sign & Date

Kortney Stirland March 22, 2016

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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  
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  
14 E. Center Street  
Kanab, Utah 84741

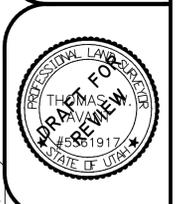
**ACKNOWLEDGMENT**  
STATE OF UTAH, ) s.s.  
COUNTY OF )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me Kortney Stirland of Zion Pharmacy Properties, who is personally know to me (or satisfactorily proved to me), and who being by me duly sworn did say that they executed this Plat.

NOTARY PUBLIC

DATE:	REVISION:
7/26/2016	CITY REVISIONS
5/3/2016	CITY REVISIONS 2

**ZION PHARMACY  
SUBDIVISION**  
**Kanab, UT**  
 SCALE = 1:30  
 REDUCE SCALE BY 1/2 FOR 11x17 DRAWINGS



**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

**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, 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

**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 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  
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

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

**KANAB CITY RESOLUTION 6-1-16 R**

**A RESOLUTION ADOPTING KANAB CITY CEMETERY RULES  
AND REGULATIONS.**

**WHEREAS**, staff has recommended various rules and regulations for Kanab Cemetery, a copy of which is attached; and

**WHEREAS**, the Council has reviewed and given input on the Rules and Regulations, and

**WHEREAS**, the Council has determined that it is in the best interest of the health, safety, and welfare of the inhabitants of the City to adopt the Rules and Regulations, a copy of which is attached.

**WHEREAS**, notice of time and place of the required public hearing on said Budgets has been properly given.

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Council that the Rules and Regulations be adopted This Resolution shall take effect July 1<sup>st</sup> 2016. It shall be published or posted as required by law.

**Passed** by the City Council of the City of Kanab this 14<sup>th</sup> day of June, 2016

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Robert Houston, Kanab City Mayor

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Attest: Joseph Decker, Recorder

# Kanab City Cemetery Regulations

## General

1. Access to Kanab City Cemetery is restricted to day light hours only.
2. The speed limit within the Cemetery is 5 miles per hour.
3. Vehicles shall not park and/or drive on the sod areas.
4. Animals are not permitted in the cemetery.
5. The city is not responsible for personal property left in the Cemetery.
6. The Cemetery reserves the right to remove all flowers (Artificial or Fresh Cut), Grave Decorations, plants, Holiday wreaths, etc when they become withered, faded, inhibits or prevents grounds keeping, or at the discretion of the Cemetery Sexton.
7. All Remains to be interred shall be recorded at the City Office.

## Decoration of Graves

1. **Funeral Flowers and Floral Pieces**
  - a. Shall be removed without notice within five (5) days after interment.
2. **Flower Containers**
  - a. The placing of baskets, boxes, pots, jars, cans, sheppard's hooks, etc will not be permitted on sodded areas.
  - b. Permanent containers must be a part of the marker or cast into the cement foundation (no glass or ceramic vases).
3. **Artificial Flowers**
  - a. Artificial flowers are permissible if placed in a permanent container.
4. **Grave Decorations**
  - a. Decorations shall not be allowed on sodded areas from March 1<sup>st</sup> to October 31<sup>st</sup>, except during the Memorial Day Holiday.
  - b. Artificial flowers and grave decorations are permitted on any location from November 1<sup>st</sup> to February 28<sup>th</sup>, Memorial Day and 4<sup>th</sup> of July. Memorial Day decorations shall be removed before 8:00 a.m. 14 days after Memorial Day. 4<sup>th</sup> of July decorations shall be removed before 8:00 a.m. of the 11<sup>th</sup> of July.
5. **Fresh Cut Flowers**
  - a. Fresh Cut Flowers are permitted in permanent containers anytime.
6. **Planting or Excavating**
  - a. No planting of any type of plant material, digging or disturbing the sod within the cemetery will be permitted.

## Markers and Monuments

1. Grave Markers shall either be flush with the ground or at least twelve inches (12") in height or higher, but not to exceed four and a half feet (54") in total height, except on Graves 5,6,7,8 they shall be flush with the ground.
2. Grave Markers shall have a finished, grass-level stone or cement base(mow strip) extending outward from the outer perimeters of the stone or metal marker for at least four inches (4").
3. The combined length of the mow strip and grave marker shall not exceed 40 inches (40") for a single headstone, eighty inches (80") for a double headstone.

4. The inscription with the names of the deceased on all grave markers or monuments shall be positioned on the stone or metal so that a person may be able to read it when facing east.
5. Kanab City will not be responsible for temporary grave markers.
6. The installation of all grave markers or monuments will be under the supervision of the Cemetery Sexton.
7. A notice to Kanab City by the Monument Company or responsible party must be given 24 hours prior to the installation.
8. No foot stones shall be permitted
9. Only one (1) marker per grave shall be allowed

## **Fees**

### **Burial Spot**

- Resident : \$200.00
- Non – Resident : \$400.00

### **Rose Garden**

- Resident : \$200.00 - includes perpetual care and opening of Rose Garden on a weekday
- Non – Resident : \$400.00 - includes perpetual care and opening of Rose Garden on a weekday
- Opening of Rose Garden on weekend - \$50.00
- Opening of Rose Garden on Legal Holiday - \$100.00

### **Perpetual Care**

1. Perpetual care payment must be made prior to the opening of a grave.
  - a. Resident : \$250.00 per grave
  - b. Non Resident: \$500.00

### **Open and Closing Graves**

- All payments for opening graves must be paid prior to the opening of the grave.
- Interment
  - i. Week Days: Resident- \$200.00 Non Resident – \$350.00
  - ii. Weekends : Resident - \$300.00 Non Resident - \$450.00
  - iii. Legal Holidays : Resident - \$400.00 Non Resident - \$550.00
- Disinterment
  - i. \$300.00 plus vault disposal fee
- The City will open and close all graves
  - i. Plots will be located by the Cemetery Sexton or his designee with close communication with the city office, prior to the opening of any grave (including cremations), or placement of any grave marker or monument.



**KANAB CITY RESOLUTION 6-2-16 R**

**A RESOLUTION ADOPTING KANAB CITY CONSOLIDATED FEE SCHEDULE.**

**WHEREAS**, Kanab City maintains and operates a variety of programs and services to the public; and

**WHEREAS**, Utah code Ann. Section 10-3-717, as amended and certain Kanab City Ordinances authorize the City to establish, impose, and collect fees to defray the costs of providing certain programs and services, and

**WHEREAS**, the City Council has directed the City staff to prepare the attached “Kanab City Consolidated Fee Schedule” to establish and set forth the rates and fees to be charged by the City henceforth to defray the cost of providing services..

**NOW THEREFORE, BE IT HEREBY RESOLVED** by the Council that the attached “Kanab City Consolidated Fee schedule” is hereby adopted and shall go into effect on July 1<sup>st</sup> 2017.

**Passed** by the City Council of the City of Kanab this 14<sup>th</sup> day of June, 2016

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Robert Houston, Kanab City Mayor

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Attest: Joseph Decker, Recorder

# Kanab City Consolidated Fee Schedule

## Adopted 6/14/16 Effective 7/1/16

	Rates	Deposit
<b>Multi Purpose Room</b>		
Daily	\$25.00	\$25.00
Daily With Food	\$75.00	\$25.00
Non-Profit Weekly/Year	\$0.00	\$25.00
For-Profit once per Week/All Year	\$500.00	\$25.00
For- Profit with food once per week/All Year	\$750.00	\$25.00

<b>Airport Conference Room</b>		
Daily	\$25.00	\$25.00

<b>Parks</b>		
Residents		
JHP 2 Hour Minimum<100	\$30.00	
JHP Per Hour <100	\$15.00	
JHP 2 Hour Minimum 101-200	\$40.00	
JHP Per Hour 101-200	\$20.00	
JHP 2 Hour Minimum 201+	\$60.00	
JHP Per Hour 201+	\$30.00	
Serving Room	\$25.00	\$25.00
Ranchos Per Day (resident)	\$25.00	
Ranchos Per Day (non-resident)	\$50.00	

<b>Water</b>		
Monthly Base (7K gal)	27.00 (7K Gal)	
Per 1K gal Gal. Over 7K	0-7000 - \$0.00	
	7001-10000 - \$1.00	
	10001-15000 - \$1.10	
	15001-20000- \$1.25	
	20001-25000 - \$1.30	
	25001-30000 - \$1.35	
	30001-35000 - \$1.40	
	35001-40000 - \$1.45	
	40001-45000 - \$1.50	
	45001-50000 - \$1.55	
	50001-55000 - \$1.70	
	55001-60000 - \$1.75	
	60001+ - \$1.85	
Deposit	\$110.00	
Connection/Turn on	\$40.00	
Read	\$10.00	
Disconnect Fee	\$15.00	
Hydrant Deposit	\$750.00	
Hydrant Per Day	\$3.00	
Hydrant Per 1K gal	\$1.85	
Water outside of City Limits	same structure as above except all rates are double.	

<b>Sewer</b>	
Residential	\$12.56
Small Commercial	\$32.81
Large Commercial	\$109.38
Schools	\$163.75
Apart. Per Room	\$6.56
Hotel/Motel/RV Per Room	\$4.00

<b>Library</b>	
Late Per Day Per Book	\$0.10
County Resident Per Year	\$2.50
County Family Per Year	\$5.00
Copies	\$0.10
Printer	\$0.20
Fax	\$0.50
Color Copies	\$0.50

<b>Heritage House &amp; Museum</b>		
Per Day	\$75.00	
Bathrooms & Serving Room	\$25.00	\$25.00
Special Tour	\$15.00	\$25.00

<b>Cemetery</b>		
Resident		
Lot	\$200.00	
Open/Close	\$200.00	
Weekend	\$300.00	
Legal Holiday	\$400.00	
Perpetual Care	\$250.00	
Disinterment	300.00 Plus Vault Disposal	
Non-Resident		
Lot	\$400.00	
Open/Close	\$350.00	
Weekend	\$450.00	
Legal Holiday	\$550.00	
Perpetual Care	\$500.00	
Disinterment	300.00 Plus Vault Disposal	

# Kanab City Consolidated Fee Schedule

## Adopted 6/14/16 Effective 7/1/16

**Animal**

Dog License (Spayed/Neutered)	\$15.00
Dog License (Not Spayed/Neutered)	\$25.00
Dog License Late Fee	\$10.00
Additional Dog Household Permit	\$40.00
Daily Impound	\$10.00
Kennel Permit	\$170.00
Emergency Euthanasia	\$40.00
pick up fee	\$35.00

**Business Licensing**

Business License	\$50.00 per year plus \$10.00 per each employee
Solicitor License	(a) Day Permit Fee: \$25.00 per person (b) Week (7 day) Permit Fee: \$50.00 per person (c) Fourteen day Permit Fee: \$75.00 per person (d) Three-Month to twelve-month Permit Fee: \$150.00
Mass Gatherings	\$100.00 for each 24-hour period \$250.00 for each 24-hour period with 300 or more persons
Special Sales Event	Must have a current City Business License
Non-Profit Special Events	\$5.00 per business for each day of operation
Seasonal Business	\$50.00 plus \$25.00 Fire Inspection fee
Beer License	Class A License \$125.00 Class B License \$125.00 Class C License \$300.00 Class D License \$300.00 Class E License \$125.00 Class F License \$25.00 per day
Late Fee	\$10.00 30 days past the due date \$25.00 60 days past the due date

**Building Inspection**

Current Rates as Documented in the International Building Code

**Planning and Zoning**

Annexation	\$600	Deposit
Appeals officer	\$175	Fee
Conditional use permit non-public hearing (residential)	\$100	Fee
Conditional use permit (all others) or W/Public Hearing	\$300	Deposit
General plan amendment	200 + acreage charge 1, 2, 6	Deposit
Home occupation permit	\$75	Fee
Lot line adjustment	\$600	Deposit
Development Committee Review	\$25	Fee
Sign Permit	Wall signs \$50, freestanding \$1!	Fee
	+ inspections	+ inspections
Site Plan Review <sup>3</sup>	\$600 + \$50 per acre	Deposit
Preliminary and Final plat	\$2200 + \$85 per lot	Deposit
Amendments – Final plat	\$300 + \$15 per lot	Deposit
Zone Change	\$250 + \$10 per mailer <sup>1, 4, 6</sup>	Deposit
Development agreements	\$5,500	Deposit
PD Overlay	\$600 + acreage charge <sup>1, 4</sup>	Deposit
Engineering Reviews and Inspections <sup>7</sup>	\$600	Deposit
Excavation and Grading Permits	\$400	Deposit
Minor Subdivision	\$600	Deposit

**Airport**

T Hanger, monthly	To Be Addressed in the Airport Master Plan
Larger Hanger, yearly	

**Administrative**

Returned Check	\$22.00
Police Report	\$5.00
Addressed Lables	\$18.00
Addresses on regular paper	\$7.50
Copies	\$0.10
Grama	\$5.00

# Kanab City Consolidated Fee Schedule

## Adopted 6/14/16 Effective 7/1/16

### Swimming Pool

Daily open swim	\$3.00
10 Punch Pass	\$28.00
Individual season pass	\$90.00
Senior season pass (65 and older)	\$45.00
Family Pass	250.00 Family consist of 2 adults and 4 children, Each additional child is 20.00
Lap swim	\$3.00
Night Swim	\$3.00
Water aerobics	\$5.00
Water aerobics 10 punch pass	\$40.00
Water aerobics Season pass	\$90.00
Swim lessons	50 - 40.00 per child if 2 or more
Private one on one swim lessons	\$100.00
Pool rental for private party	90.00 per hour for up to 25 people, each additional person is 2.00
party room rental	\$25.00
Non Resident	\$5.00

**ORDINANCE NO. 6-1-16 O**

**AN ORDINANCE DESIGNATING RESTRICTED AREAS WITHIN  
KANAB CITY FOR THE DISCHARGE OF FIREWORKS**

**WHEREAS**, Utah Code Annotated 15A-5-202.5 authorizes the legislative body of a municipality to prohibit the discharge of fireworks in specified areas if the local fire code official determines that hazardous environmental conditions exists; and

**WHEREAS**, the Fire Chief of Kanab City has determined that hazardous environmental conditions exist which necessitate controlled use of fireworks within specified areas of Kanab City; and

**WHEREAS**, the City Council desires to prohibit the discharge of fireworks within the specified areas of the City as more particularly provided herein, based on the determination by the Fire Chief that hazardous environmental conditions exist which necessitate the controlled use of such sources and because the areas lay within a wildland urban interface; and

**WHEREAS**, the City Council has determined that the restrictions provided herein are in the best interests of the health, safety and welfare of its residents and are necessary to take all steps possible to prevent a fire from starting within the City by means of a reasonable regulation of the time, place and manner of the discharge of fireworks within the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF  
KANAB CITY, STATE OF UTAH:**

**Section 1. Restricted Area for Prohibited Discharge of Fireworks.**

Pursuant to U.C.A. 15A-5-202.5 and Kanab Fireworks Restrictions issued June 1, 2016 by the Fire Chief of Kanab City determining that hazardous environmental conditions exist which necessitate controlled use of fireworks within specified areas of Kanab City, the Kanab City Council hereby prohibits the discharge of fireworks in Kanab City in the following areas:

- A. All areas south of Kanab Creek Drive
- B. All areas west of 300 West
- C. All areas east of 600 East (east of Cemetery)
- D. These areas include all of Kanab Creek Ranchos, Cedar Heights and La Estancia subdivisions

**Section 2. Severability Clause.**

If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all provisions, clauses and words of this Ordinance shall be severable. This Section shall become effective without codification.

**Section 3. Punishment.**

Violation of this ordinance shall be a class B misdemeanor punishable by both fine and imprisonment as set forth in Utah law.

**Section 4. Effective Date.**

This Ordinance shall become effective immediately upon posting.

**Section 5. Sunset Provision.**

This ordinance shall automatically sunset without further action of the City Council on August 1, 2016.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF KANAB CITY,  
STATE OF UTAH, THIS 14<sup>th</sup> DAY OF JUNE, 2016.**

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Robert D. Houston , Mayor

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Attest: Joseph Decker, Recorder