

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

July 26th, 2016

76 NORTH MAIN, KANAB, UTAH

NOTICE is hereby given that the Kanab City Council will hold its regular council meeting on the 26th day of July, 2016, in the Commission Chambers at the Kane County Court House, 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. Vote on Zone Change on Parcel K-B-17-1 From RR-1 to RR 1-10 For Milo McCowan
7. Vote on Minor Subdivision on Parcel K-16-4A (65 S 100 W) for Shirley Bentley
8. 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.
9. Consider agreement with Kane County School Board and Kane County on the Civic Center

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
JULY 12, 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 Rob VanDyke and Treasurer RaeLene Johnson. Attorney Jeff Stott excused.

WORK MEETING: Jviation presented an update on the Airport Master Plan to the Council. Samuel Fletcher and Hillary Roth presented a power point, and discussed about the alternatives and financial planning on the Master Plan. Ms Roth reminded the Council that they had approved Scenario #1 (growth rate +1.7%). The current traffic at the airport is predominately piston and small aircraft. The airfield capacity exceeds the demand, and the runway has adequate protection zones. Mr. Fletcher went over the recommendations for improvements within the next 20-years. Near the end of the 20 years, there will need to be a full parallel taxiway which is a safety improvement. Study the feasibility of a PAPI (precision approach path indicator) on Runway 19 and coordinate with the FAA. Utilize space adjacent to existing hangars for future hangar development. Purchase snow removal equipment and build a building to store equipment. Install remote communications outlet. Lease land for non-aeronautical development. Jviation will be back in October to finalize the Master Plan and sign the resolution.

Ms Kristen Lavelett addressed the Council concerning “Buy Local First”. Local First Utah is a non-profit organization with the mission to empower a movement to recognize the value of locally owned, independent businesses to our economy and community. They are the backbone of any community. Some of the reasons for shopping locally are you create more jobs, keep your tax dollars local, embrace the character of your community, keep American dreams alive and make Kanab a destination area. Ms Lavelett encouraged the community to shift their spending. The campaign launches annually for citizens to shift their holiday spending by just 10% and buy locally. Businesses that join “Buy Local First” will be included on an online directory and are authorized to use the Local First Utah brand, and an online toolkit to strengthen their businesses. The Council agreed to support the Local First Utah organization.

Prayer was offered by Council Member Chamberlain and pledge was led by Mayor Houston. Mayor called the regularly scheduled meeting to order and roll call was taken.

APPROVAL OF AGENDA: A motion was made by Council Member Wright and 2nd by Council Member Chamberlain to approve the agenda for the July 12th meeting. Motion passed unanimously.

APPROVAL OF MINUTES: A motion was made by Council Member Yates and 2nd by Council Member East to approve the minutes of the June 28th meeting. Motion passed. Council Member Chamberlain abstained since we was not at the June 28th meeting.

APPROVAL OF ACCOUNTS PAYABLE VOUCHERS: A motion was made by Council Member Wright and 2nd by Council Member Chamberlain to approve the vouchers and check register dated July 12, 2016 in the amount of \$319,945.63. Motion passed unanimously.

PUBLIC COMMENT PERIOD: Ms Colette Cox addressed the Council. She encouraged the Council to support the “Buy Local First” organization. She invited the Council to the Chamber of Commerce meetings on the 2nd Tuesday of each month. She also informed the Council of the new web site. She thanked the Council for all the work that has been done on Center Street. She said it looks wonderful.

Mr. Kelly Stowell expressed thanks for the support for trails and parks and the new tennis courts and basketball courts. He said the pump track demonstration was a success. There has been a grant application with the State for \$300,000 to be used for tails around Jackson Flat Reservoir. He expressed the popularity of mountain bike trails.

A motion was made by Council Member Wright and 2nd by Council Member Chamberlain to go into Closed Session to discuss the purchase, exchange or lease of real property. Motion passed unanimously.

Out of Closed Session

A motion to adjourn was made by Council Member Chamberlain and 2nd by Council Member Wright. Motion passed unanimously.

MAYOR

ROBERT D. HOUSTON

RECORDER

JOE DECKER

zoning

From: noreply@civicplus.com
Sent: Wednesday, June 8, 2016 4:31 PM
To: zoning@kanab.net; kanabcity@kanab.net
Subject: Online Form Submittal: Zone Change Application

Zone Change Application

Fees

The calculated fees for a Zone Change of \$100 + Acreage Charge are required before processing of this application can begin. After submitting this application, the applicant will have the opportunity to pay by mail or hand deliver to the Kanab City Office.

Applicant Information

First Name	McCowan
Last Name	Milo
Address1	400 West Lydias Canyon Rd
Phone	435.648.2688
City	Glendale
State	Utah
Zip	84729
Property Location	Block 17 - Kanab City, Utah
Existing Use of Property	range land
Use of Adjacent Property	commercial / residential

(Section Break)

Select the current Zone District that you are requesting to change FROM.	RR1- (Rural Residential 1 acre)
Select the current Zone District that you are requesting to change TO.	R1-10 (Single Family Residential 10,000sf)
Acres	3.72

Parcel ID	K-B-17-1
Development Time Table	1-5 Years
Intended Use of Property	Multi Family Residential
Describe All Sensitive Lands Imacts	NA
Developer Address (if different than applicant)	
First Name	<i>Field not completed.</i>
Last Name	<i>Field not completed.</i>
Address1	<i>Field not completed.</i>
Phone	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip	<i>Field not completed.</i>
A list of names, street addresses and mailing addresses for owners of property within 140 feet from the outer boundary of the subject property. This includes the property owners across the street and in the rear of the subject property. In determining the 140 feet, the width of any intervening street or alley shall not be included.	Craig & Jill S Baird - 490 South 400 West - Kanab, UT 84741 PUB Chaco LLC - PO Box 520965 - Salt Lake City, UT
Provide information for Owner(s)/Manager(s) if different than applicant.	Project Engineer - Jeff Albrecht - Savage Albrecht Engineering - 1925 South Industrial Park Rd., Richfield, UT 84701
The following items may be required before processing of Application can begin:	
<p>A. Development Plan</p> <p><i>Two (2) copies of a development plan with necessary sketches drawn to scale showing the subject property and the surrounding properties within 140 feet of subject property and where pertinent, the use or uses, dimensions and locations of proposed and existing structures (including signs), area to be reserved for vehicular</i></p>	

and pedestrian circulation, parking, public uses, landscaping and other open spaces.

B. Covenants and Deed Restrictions

If there are any covenants or deed restrictions in effect relative to any of the subject property.

C. Legal Description of Subject Property, certified by a licensed land surveyor in the State of Utah.

(Section Break)

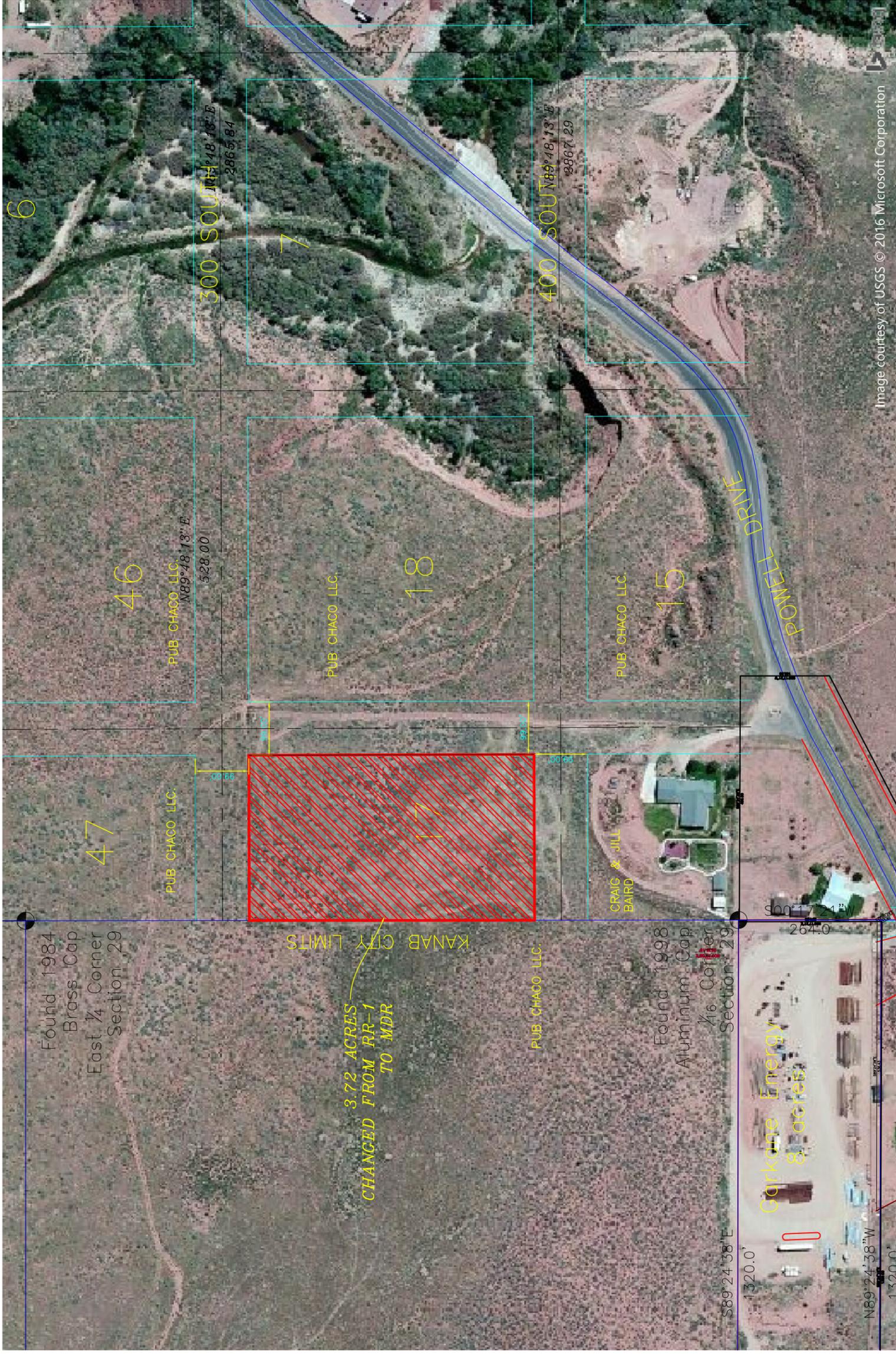
Email dospollosllc@gmail.com

Date 6/8/2016

Signature of All Property Owner's (if more than one) Milo Mccowan Boni Mccowan

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

Total fees configured at; \$355



1925 South Industrial park Rd.
 Richfield, UT 84707
 Office: 435-896-8635
 Fax: 435-896-0220

**ALL OF BLOCK 17
 ZONE CHANGE MAP**

ENGINEER	J.T.A	SCALE	1" = 200'	SHEET NO.	ZC-2
CHECKED	R.W.S.	PROJ#:	1605-001	DWG/NM:CM	
DRAWN	JTA	DATE	06/08/2016		



KANAB
— UTAH —

Kanab City

76 N Main, Kanab, Utah 84741

435-644-2534

Land Use Coordinator

435-616-0784

Date: July 21, 2016,
To: Joe Decker, City Manager
From: Mike Reynolds, Land Use Coordinator
Subject: Staff Report; Zone Change to Parcel K-B-17-1

On July 19, 2016, the Planning Commission held and conducted a public hearing on a Zone Change to Parcel K-B-17-1 from RR-1 to R1-10 on 3.72 acres located in Kanab, Utah. The Zone Change application was submitted by Milo McCowan. The surveyor's drawings and application were reviewed by City Planner Bob Nicholson as well as me. The drawing was shaded to clearly identify the entire parcel K-B-17-1. Mr. McCowan's application stated the intended use was 'multifamily residential'. Staff identified the intended use of the property as non-compatible to the R1-10 zoning. Mr. McCowan conceded that the 'multifamily residential' intended use of the property is in error and should read 'low-density residential'. Staff concurred with clarification of its intended use by Mr. McCowan.

The Zone Change to Parcel K-B-17-1 meets all requirements of Kanab City Ordinance and future Planning and Zoning. All public notifications and postings were made in accordance to State and local laws. I received no negative contacts or concerns regarding this issue prior to the public hearing. During the public hearing no one voiced any concerns. Except for the issue as stated above related to the intended use of the property, there were no other concerns.

Planning Commissioner Melvin Watson made the motion to recommend to Kanab City Council a Zone Change to Parcel K-B-17-1 from RR-1 to R1-10 on 3.72 acres located in Kanab, Utah, as recommended by staff and correction to the intended use of the property to low-density residential. Planning Commissioner Stuart Allen made the 2nd to the motion and the motion was carried by a unanimous roll call vote.

Mike Reynolds,
Land Use Coordinator



KANAB
UTAH

Subdivision Initial Application

76 North Main
Kanab, Utah 84741
Phone: (435) 644-2534
Fax: (435) 644-2536
www.Kanab.Utah.Gov

by Hand Version

KCfrmSIA-Ver-1.0.4

Applicant Information:

Name Shirlee Bentley Phone (435) 899-0735 ^{Brock - Son} 678-634-668
Address 65 SOUTH 100 WEST P.O. Box _____
City KANAB State UT Zip Code 84741

Legal Property Owner(s) Check if 1st listed Owner - Same As Applicant

Provide information for Owner(s)/Manager(s) below. Use button to add additional owner(s)/manager(s).

Name _____ Phone _____ 0
Address _____ P.O. Box _____
City _____ State _____ Zip Code _____

Name _____ Phone _____ 1
Address _____ P.O. Box _____
City _____ State _____ Zip Code _____

Name _____ Phone _____ 2
Address _____ P.O. Box _____
City _____ State _____ Zip Code _____

Property Information

Parcel ID K-16-4A Acres .55 No acreage charge for total acres under 1.



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Property Existing Zoning:

- RR-1 (Rural Residential)
- R-1-15 (Low Density Residential)
- R-1-20 (Low Density Residential)
- R-1-8 (Medium Density Residential)
- R-1-10 (Medium Density Residential)
- RM-7 (High Density Residential)
- RM-9 (High Density Residential)
- RM-11 (High Density Residential)
- RM-13 (High Density Residential)
- RM-15 (High Density Residential)
- KCR-720 (KCR)
- PD OVERLAY (Planned Development Overlay)
- C1 (Commercial Zone)
- C2 (Commercial Zone)
- C3 (Commercial Zone)
- CPD (Commercial Planned Development)
- M1 (Business Parks)
- M2 (Light Manufacturing)
- M3 (Heavy Manufacturing)
- RA-10 (Residential Agricultural)
- RA-5 (Residential Agricultural)
- RA-2 (Residential Agricultural)

General Plan Zone in which property is located:

- RA - Rural Agricultural
- VLDR - Very Low Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- VHDR - Very High Density Residential
- C - Commercial
- MD - Manufacturing District

Desired Development Committee Meeting Date

Meeting Date Requested: _____

mmddyyyy

NOTE: Development Committee Meetings are normally held on Wednesday(s) at 10:00am in the Kane County Commission Chambers. This application will need to be submitted a minimum of one week in advance of the date listed above.



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Description

Briefly describe the nature of Applicants request or information required from the Development Committee:

Request to divide existing lot into two parcels.



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Sketch Plan

Attach a sketch plan exhibit including the following:

- A. A vicinity map or recent aerial photograph showing the general location of the subdivision and the property boundary of the proposed area to be subdivided clearly shown, including a North Arrow, map scale and designated public street access. The exhibit should show any significant natural and man-made features on the site and within one-half (1/2) mile of any portion of the subdivision boundary.

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 delivery to the Kanab City Office.

Sketch Plan:

These items are required before processing of Application can begin:

- B. The sketch plan should clearly show the acreage of the proposed subdivision boundary, the number of lots, typical lot dimensions and the approximate area of each lot.

You must submit these Exhibits by email, mail or hand delivery to the Kanab City Office.

Sketch Plan:

These items are required before processing of Application can begin:

- C. The sketch plan should clearly designate any mapped Floodplains and Sensitive Areas relative to the subdivision boundary as outlined in the Kanab City Land Use Ordinance, Chapter 11.

You must submit these Exhibits by email, mail or hand delivery to the Kanab City Office.



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Narrative:

These items are required before processing of Application can begin:

Attach a brief written statement which clearly describes in detail the intent of the applicant regarding the subdivision request including public street access, connection to existing public utilities, and type of wastewater disposal system proposed.

You must submit this narrative by either entering this information in the description field above or by submitting it by email, mail or hand delivery to the Kanab City Office.

Fees Required

Fees Required _____

The calculated fees that are shown above are required before processing of this application can begin. After submitting this form the applicant will have an opportunity to pay the required fees/deposits by either making payment on-line, by mail or by hand delivery to the Kanab City Office in the form of a check or money order.

NOTE: Additional deposits will be required when initial deposits are fully expended. Any unused portion of deposits will be refunded to applicant upon completion of the project.

Contact Information:

Applicant must provide at least one email address for correspondence with City Administrative Staff.

Primary Email

2nd Email - optional

bbmotodog@gmail.com

Applicant(s) Requesting Development Committee Meeting

NOTE: Filling in Signature Name and Date and submitting form will serve as a valid signature. Form will be date and time stamped when submitted.

Important Note - once form has been submitted the form information can not be edited. If you need to change any information please contact the Kanab City Office.



KANAB
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Subdivision Initial Application

by Hand Version

KCfrmSIA-Ver-1.0.4

Signatures - continued

Signature	<u><i>Shirley Bentley</i></u>	Date (mmddyyyy)	<u>9-1-15</u>	0
Signature	_____	Date (mmddyyyy)	_____	1
Signature	_____	Date (mmddyyyy)	_____	2
Signature	_____	Date (mmddyyyy)	_____	3

For City Use ONLY

Accepted _____ Date (mmddyyyy) _____

0020290 K-9-7
SUNSET TRUST/ MANAGEMENT/
GROUP-#10222010B
PO BOX 37
LITCHFIELD PARK, AZ 85340-0037

0177888 K-9-7A
DAME RICHARD L -TR-
1620 GEORGIA AVE
BOULDER CITY, NV 89005

0020308 K-9-8
COX DONALD & SHAWNA
1969 S HWY 89A
KANAB, UT 84741

0020316 K-9-9
NELSON DON E & KIRSTEN E
89 W 100 S
KANAB, UT 84741

0020183 K-9-10
DAME RICHARD L & ROSALIE H -
TR-
1620 GEORGIA AVE
BOULDER CITY, NV 89005-3643

0020191 K-9-11
BROCK WILLIAM TORY & KATHRIN S
39 W 100 S
KANAB, UT 84741-3406

0020209 K-9-12
LAWSON MARILYN B -CO-TR-
45 E 100 N
KANAB, UT 84741-3505

0012693 K-17-1
GKD INVESTMENTS LTD
7337 E DOUBLETREE STE 290
SCOTTSDALE, AZ 85258

0012727 K-17-2
GOLDY MA -TR-
70 E RED SHADOW CIR
KANAB, UT 84741-3642

0013261 K-21-2
KANAB SOUTH CORP CHURCH OF
LDS
CORP OF PRESIDING BISHOP
50 E NORTH TEMPLE ST FL 22
SALT LAKE CITY. UT 84150-0002

0013279 K-21-3
STATE BANK OF SOUTHERN UTAH
377 N MAIN ST
CEDAR CITY, UT 84721

0012495 K-16-1
BROCK TORY & KATHRIN
39 W 100 S
KANAB, UT 84741-3406

0012610 K-16-3
HOYT JOLYNN & GAYLAN
87 S 100 W
KANAB, UT 84741-3401

0012644 K-16-5
GKD INVESTMENTS LIMITED
PARTNERSHIP
7337 E DOUBLETREE RANCH RD
#210
SCOTTSDALE, AZ 85258

0151855 K-16-6A1
RAJARATAKA LLC
DESERT OASIS MANAGEMENT LLC
7272 EL CAPITAN WAY #2
LAS VEGAS, NV 89148

0012503 K-16-10
TERRA AIKEN LLC
39 W CENTER ST
KANAB, UT 84741-3447

0012545 K-16-15
ALDERMAN TERRY G & LINDA D
19 W CENTER ST
KANAB, UT 84741-3543

0012560 K-16-16
WILLOWS RESOURCE LC
7 W CENTER ST
KANAB, UT 84741

0012594 K-16-2
GARGSTON LC
GARGANO JAIME
2261 S CAMINO REAL
WASHINGTON, UT 84780

0012628 K-16-4
CSENGE RICHARD F & DEBRA
295 N MAIN ST
KANAB, UT 84741

0012651 K-16-6
ISGREEN DR JONATHAN & KANYA
FAIMUNVI
1435 W 146TH ST APT 206
GARDENA, CA 90247-2459

0012677 K-16-6B
CHEETA LOUISE LLC
97 W CENTER ST
KANAB, UT 84741

0012511 K-16-11
BOTICA ESPECIAL LLC
267 E 450 N
KANAB, UT 84741-3318

0012552 K-16-15A
32 SOUTH MAIN LLC
267 E 450 N
KANAB, UT 84741

0147028 K-16-17
YATES JEFFRY J & JENNIFER L -TR-
247 E 450 N
KANAB, UT 84741-3318

0012602 K-16-2A
GKD INVESTMENTS LIMITED
PARTNERSHIP
7337 E DOUBLETREE RANCH RD
#210
SCOTTSDALE, AZ 85258

0012636 K-16-4A
BENTLEY SHIRLEE S -TR-
65 S 100 W
KANAB, UT 84741

0012669 K-16-6A
ROGERS ADAM S & ROBYN
91 W CENTER ST
KANAB, UT 84741

0012685 K-16-8
GKD INVESTMENTS LIMITED
PARTNERSHIP
7337 E DOUBLETREE RANCH RD
#210
SCOTTSDALE, AZ 85258

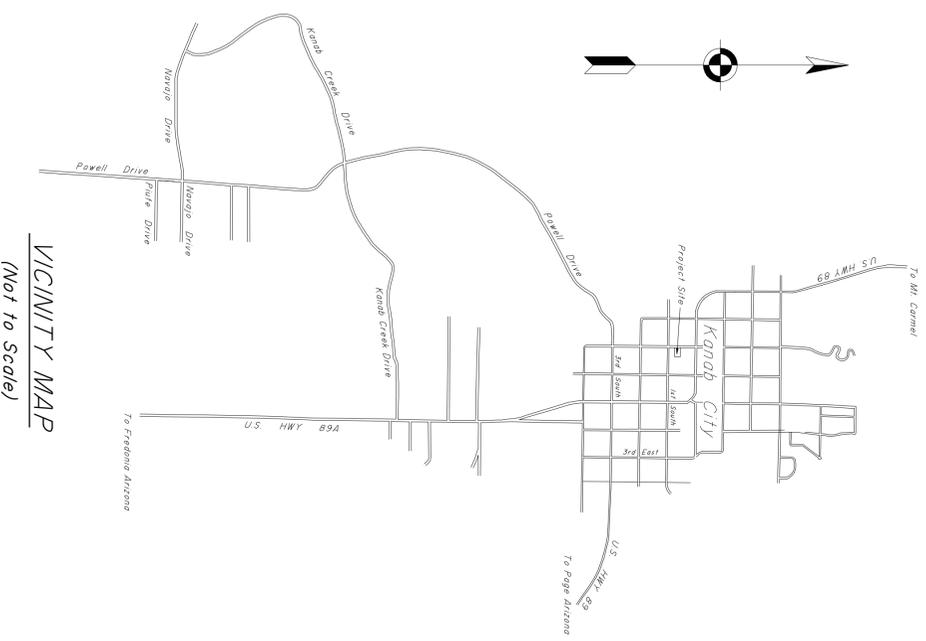
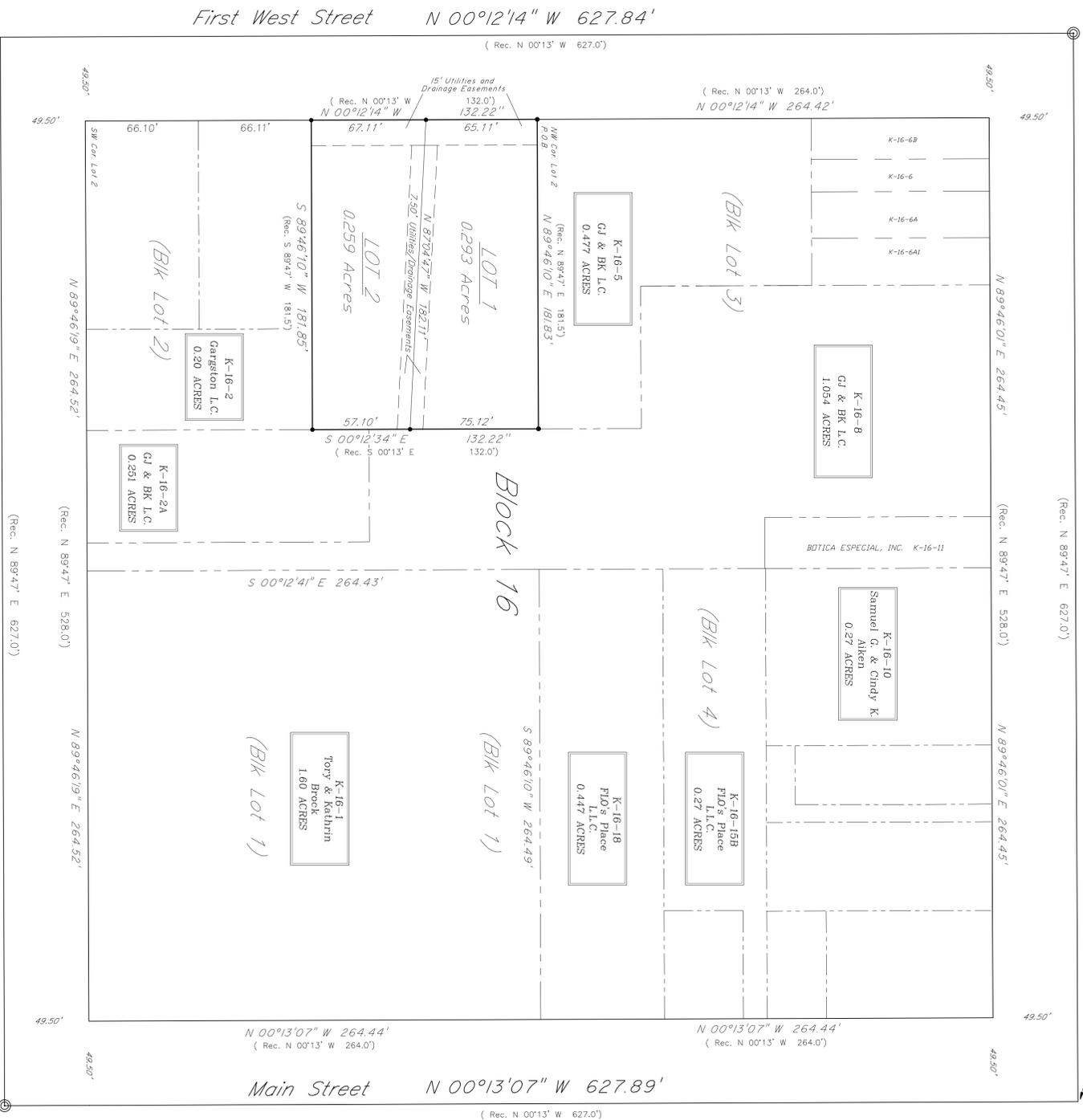
0012529 K-16-13
ROUNDY PAUL FINDLAY & VICKY
SUE
137 S MAIN ST
KANAB, UT 84741-3421

0156110 K-16-15B
FLO'S PLACE LLC
267 E 450 N
KANAB, UT 84741-3318

0012586 K-16-18
FLO'S PLACE LLC
267 E 450 N
KANAB, UT 84741-3318

Base of Bearings - N 89°46'15" E (Between Monuments)
Center Street
N 89°46'01" E 627.89'

SHIRLEE'S MINOR LOT SUBDIVISION, KANAB, UTAH
BLOCK 16, PLAT "A" KANAB TOWNSITE SURVEY, KANAB UTAH



BOUNDARY DESCRIPTION

Beginning of the Northwest Corner of Lot 2, Block 16, Plat "A" of the Official Kanab Townsite Survey, Kanab, Utah, and running thence North 89°46'10" East along the north line of said Lot 2, 181.83 feet; thence South 00°12'34" East 132.22 feet; thence South 89°46'10" West 181.85 feet to the west line of said Lot 2, Block 16; thence North 00°12'14" West along the west line of said Lot 2, Block 16, 132.22 feet to the point of beginning containing 0.552 acres.

OWNER'S DEDICATION

Know all men by these presents that I, the undersigned owner of the above described tract of land, having cause some to be subdivided into lots to be known as "SHIRLEE'S MINOR LOT SUBDIVISION" do hereby dedicate for the perpetual use of the public all utilities and drainage easements as shown or noted on this plat.

IN WITNESS I have hereunto set my hand this _____ day of _____ 2016.

Shirlee S. Bentley, Trustee
Shirlee S. Bentley Revocable Trust

ACKNOWLEDGEMENT

On this _____ day of _____ 2016, Shirlee S. Bentley personally appeared before me, a Notary Public, and did acknowledge to me that she did execute the foregoing Owners Dedication.

NOTARY PUBLIC
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I, Lanny K. Talbot, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 165634, as prescribed under the laws of the State of Utah. I further certify that this plat correctly represents a survey made by me or under my direction in conformance with the laws and accepted methods and procedures of surveying, at the request of the Owners and that the same has been correctly surveyed and staked on the ground.

Lanny K. Talbot
Lanny K. Talbot R.P.L.S. No. 165634

June 20, 2016
Date



LEGEND
● - SET 5/8" x 30" REBAR AND/OR 2" T-BAR WITH CAP W/ID. R.P.L.S. 165634, LANNY TALBOT CORNERS SHOWN IN KEY PLANS SET AS NOTED.
⊙ - KANAB CITY SURVEY CONTROL MONUMENT
┌ ┐ - RECORD BEARING AND/OR DISTANCE PER KANAB CITY MONUMENT CONTROL PLAT
< > - RECORD DEED BEARING AND/OR DISTANCE

FLOOD ZONE NOTE:
The subject property in Designated Zone "C" - Areas of minimal flooding, as shown on FIRM City of KANAB, UTAH, No. 490095-0005-A, August 19, 1985.

BASE OF BEARINGS NOTE:
The basis of bearings for this survey is based on Polaris observations taken on the line between the 1939 Kanab City Monument Control located at Center Street/100 West and the Monument at Center Street/100 East Street, the bearing being North 89°46'15" East (Record North 89°47' East).

Street intersections were calculated by Double Proportion Measurement against existing Kanab City Control Monuments. Block lines were calculated by Single Proportion Measurement along each individual block line and interior lines by intersecting lines between corresponding points.

FINAL PLAT

<p>CITY SURVEYOR APPROVAL</p> <p>I, the KANAB CITY SURVEYOR, do hereby certify that this office has examined this MINOR LOT SUBDIVISION PLAT and have determined it to be in substantial compliance with the Kanab City Subdivision Ordinance 2-3-81/15.3.</p> <p>KANAB CITY SURVEYOR Kanab, Utah</p>	<p>CITY ENGINEER APPROVAL</p> <p>I, the KANAB CITY ENGINEER, do hereby certify that this office has examined this MINOR LOT SUBDIVISION PLAT and have determined it to be in substantial compliance with the Kanab City Subdivision Ordinance 2-3-81/15.3.</p> <p>KANAB CITY ENGINEER Kanab, Utah</p>	<p>APPROVAL AND ACCEPTANCE by the KANAB CITY COUNCIL</p> <p>We the KANAB CITY COUNCIL have reviewed the heron MINOR LOT SUBDIVISION PLAT, and by authorization of said Kanab City Council recorded in the minutes of its meeting of the _____ day of _____, 2016, hereby accept the said plat with all commitments and all obligations pertaining thereto.</p> <p>CHAIRMAN KANAB CITY COUNCIL KANAB, UTAH</p>	<p>APPROVAL of the PLANNING COMMISSION</p> <p>On this the _____ day of _____, 2016, the Planning Commission of Kanab City, Utah, having reviewed the above MINOR LOT SUBDIVISION PLAT, and having found that it complies with the requirements of the Kanab City's planning ordinances, and by authorization of said commission hereby approve said plat for acceptance by Kanab City, Utah.</p> <p>CHAIRMAN Planning Commission Kanab City, Utah</p>	<p>RECORDED No. _____</p> <p>STATE OF UTAH COUNTY OF KANE RECORDED AND FILED AT THE REQUEST OF: _____</p> <p>DATE _____ TIME _____ BOOK _____ PAGE _____</p> <p>FEE _____ KANE COUNTY RECORDER</p>	<p>APPROVAL as to FORM</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2016</p> <p>KANAB CITY ATTORNEY</p>	<p>SHIRLEE'S MINOR LOT SUBDIVISION</p> <p>LOCATED IN _____</p> <p>LOT 2, BLOCK 16, PLAT "A," KANAB TOWNSITE SURVEY, KANAB, UTAH</p> <p>TALBOT LAND SURVEYORS, INC. 765 S. MAIN ST., P.O. BOX 1193, PANGLITCH, UT 84759 PHONE: (435) 676-8018</p> <p>REVISION 06/20/16 PERMITTED L. TALBOT DATE 02/14/18 DRAWN CAD Consulting - LKT DWG. NO. Block 16-Block Bentley-FF</p> <p>SCALE 1" = 40' SHEET 1 of 1</p>
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KANAB
— UTAH —

Kanab City

76 N Main, Kanab, Utah 84741

435-644-2534

Land Use Coordinator

435-616-0784

Date: July 21, 2016,
To: Joe Decker, City Manager
From: Mike Reynolds, Land Use Coordinator
Subject: Staff Report; Bentley Minor Subdivision

On July 19, 2016, the Planning Commission held and conducted a public hearing on a Minor Subdivision for parcel K-16-4A located at 65 S. 100 W., Kanab, UT. The Minor Subdivision application was submitted by Shirley Bentley and her son Brock Bentley. The surveyor's drawings and application were reviewed by City Engineer ALPHA Engineering and City Planner Bob Nicholson as well as me. Several adjustments and corrections were required in the drawing provided by the Bentley State certified surveyor. Final approval by staff was provided prior to the Planning Commission's consideration.

The Minor Subdivision meets all requirements of Kanab City Ordinance and future Planning and Zoning. All public notifications and postings were made in accordance to State and local laws. The intent of the Bentley Minor Subdivision is for Brock Bentley to build a home on the parcel. I received no negative contacts or concerns regarding this issue prior to the public hearing. During the public hearing no one voiced any concerns.

Planning Commissioner Stewart Allen made the motion to recommended to Kanab City Council a Minor Subdivision to parcel K-16-4A located at 65 S. 100 W., Kanab, UT. Planning Commissioner Melvin Watson made the 2ed to the motion and the motion was carried by a unanimous roll call vote.

Mike Reynolds,
Land Use Coordinator