



Kanab City Planning Commission

April 6, 2021 Meeting

Agenda

Facilitator: Chairperson; Scott Colson

6:30 PM Call to Order

- Approval of minutes of previous meeting
Motion; Second; Vote on Minutes

6:35 PM **Public Comment Period**, Call to the Public

1. Action Item: A Public meeting to Approve or Deny a recommendation to the City Council for a site plan with conditions allowing the Kanab Subway to install a temporary semipermanent gazebo for dining purposes on the east side [City easement] of the restaurant; located on 300 E. at the intersection of 300 S. [Applicant; Kevin Blomquist]

2. Action Item: A Public meeting to Approve or Deny a site plan allowing the Sunroc to install a batch plant in the rear area of parcel of K-21-4-ANNEX [recently zoned M2 for the anticipated batch plant], located at 2073 South Hwy. 89A [Applicant; Sunroc Corp.]

3. Public Hearing: A Public Hearing to Discuss and Recommend or Deny revisions and amendments to the Kanab City Land Use Ordinance Chapter 4; Section 4-9, 4-10 and 4-28, Chapter 16; Section 16-5, Chapter 17; Section 17-5, Chapter 18; Section 18-6 and Chapter 19; Section 19-5 regarding the area where an accessory building is allowed to be placed on the property. [Staff]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council to approve the changes and amendments to the Kanab City Land Use Ordinance Chapter 4; Section 4-9, 4-10 and 4-28, Chapter 16; Section 16-5, Chapter 17; Section 17-5, Chapter 18; Section 18-6 and Chapter 19; Section 19-5 regarding the area where an accessory building is allowed to be placed on the property.



4. Public Hearing: A Public Hearing to Discuss a zone change to Parcel K-134-702 in the Kanab Creek Rancho subdivision from M1 (manufacturing) to RR-1 (rural residential 1acre min lot size) on 5.26 acres; located in the approximate area of 2255 S Hopi Dr in Kanab, Utah. [Applicant; Kanab Hills LLC]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council a zone change to Parcel K-134-719 in the Kanab Creek Rancho subdivision from M1 (manufacturing) to RR-1 (rural residential 1acre min lot size) on 5.26 acres; located in the approximate area of 2255 S Hopi Dr in Kanab, Utah.

5. Public Hearing: A Public Hearing to Discuss and Recommend or Deny revisions and amendments to the Kanab Subdivision Ordinance Chapter 2 and Kanab Land Use Ordinance Chapter 1 & 4 referring to private lanes or streets. [Staff]

Recommendation: Motion; Second; Discussion; Vote to Recommend or Deny a recommendation to the Kanab City Council to approve the changes and amendments to the Kanab Subdivision Ordinance Chapter 2 and Kanab Land Use Ordinance Chapter 1 & 4 referring to private lanes or streets.

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 the Kanab City Offices.

See entire packet online a minimum of 24 hours before the meeting at:

<http://www.utah.gov/pmn/index.htm>

Mike Reynolds [Kanab Land Use Coordinator];
Janae Chatterley [Assistant];
435-644-2534

— A Western Classic —

Kanab City Planning and Zoning Commission Meeting
March 16, 2021
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Scott Colson; Chair Pro Tem Kerry Glover; Commission Members Donna Huntsman, Boyd Corry, Ben Aiken (arrived @ 6:40), and Ben Clarkson; City Attorney Jeff Stott; Land Use Coordinator Mike Reynolds; City Planner Bob Nicholson; Building Inspector Janae Chatterley; City Council Liaison Arlon Chamberlain.

Not in Attendance: Commission Member Chris Heaton

Approval of Minutes: A motion was made by Donna Huntsman to approve the minutes from 3/2/2021, second by Chris Heaton. Unanimous vote, motion passed.

Public Comment: None

Administrative Review and Vote to approve or deny new signage for a new restaurant [Havana Cabana] located in the C1 design area at 310 S 100 E on parcel K-B-10-11 [Applicant; Havana Cabana].

Mike Reynolds explained that the building the Havana Cabana is located in is part of the Commercial Design Standard area. Havana Cabana is planning on using the signs that are currently on the property and just changing out the face, no structural changes will occur. These signs have been in place for many years and are legal but non-conforming. Planning Commission discussed the height of the signs, the signs over the parapet wall that have banners attached to them and the banner on the patio rails. Planning Commission would like to see the banner signs removed as they are temporary in nature and only allowed for 6-month time period. The banners are not allowed with the current sign ordinance and should not be allowed to be replaced unless the banner signs are within the parameters of the current sign ordinance. Mr. Reynolds explained that the request received for review and approval of the signs are for the two pole signs by the restaurant and the strip mall signage at the corner. Kerry Glover made a motion to approve the three signs presented to the City for the new restaurant Havana Cabana located at 310 S 100 E, Ben Clarkson seconds; unanimous vote.

Review and General discuss of the Kanab General Plan

During the last discussion the Planning Commission review Donna Huntsman and Ben Clarkson's suggestion up to Section 2.5. Planning Commission finished reviewing Donna and Ben's suggestions. Planning Commission will set a plan during the next discussion to identify items that needed more in-depth review.

Staff Report: Mike Reynolds reported on some developments that are being discussed which would require annexation into City limits. Updated the Commission on the City's plan for Annexation. Bob Nicholson suggested that during annexation is a good time to provide easements for trails.

Commission Member Report: None

Council Member Liaison Report: Arlon Chamberlain reported that La Estancia Phase III was approved

Kerry Glover motions to adjourn the meeting second by Boyd Corry, unanimous vote.

Chairperson

Date

Subway Site Plan



KANAB

— UTAH —

Kanab City

26 N 100 E

Kanab, Utah 84741

435-644-2534

Site Plan Review Application

Conditional Use

Name of Project: Kanab Subway Gazebo/Deck

Description or Summary of Project: Construct a Gazebo/Deck on the east side of Kanab Subway. Deck (12x30) constructed from wood. Assemble/attach pre-fab gazebo (12x20) to constructed deck. Deck will be used for outside dining. Please note: this addition will help increase sales. Currently, the eating area in our lobby is restricted by 50% due to Covid-19 spacing requirements. We will gain this back with the construction of this gazebo. -thank you.

Location: 295 East 300 North

Parcel #: k-292

Acres .24

Property Owner: Kevin Blomquist

Address: 295 East 300 South

Phone #: 4358999221

Email Address: kblomquist@kanab.net

Applicant Name: Kevin Blomquist

Address: 974 West Kanab Creek Drive

Phone #: 4358999221

Email Address: kblomquist@kanab.net

Engineer: Kevin Blomquist

Address:

***Contact Person:** Kevin Blomquist

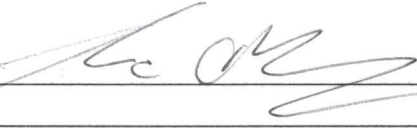
Phone # 4358999221

Must include with this Application:

1. List of names, street addresses and mailing addresses labels for owners of property within 140 feet from the outer boundary of the subject property. (Note: This includes 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 Existing rights-of-way and easement grants of record for streets.
2. Site Plan Drawing(s) must clearly showing building, elevation views, color and material and architectural design of building, outside lighting, landscaping, parking, drainage retention area, and underground utilities and other public utilities.
3. Copies of a drainage report prepared by a professional civil engineer licensed in the State of Utah upon full plan review.
4. All documents and drawings submitted for the site plan review must comply with Chapter 9 of the Kanab City Land Use Ordinance.
5. All projects should be familiar with Land Use Ordinance chapters, 4, 6,7, 9, 20, or any other chapter related to their project.
6. A fee of \$600 plus \$50 per acre is required prior to initiating the site plan review.

Site Plan Review Continued

Ref. Name of Project: Kanab Subway Gazebo/Deck

Applicant Signature:  **Date:** 3-16-2021
Print: Kevin C. Blomquist

Owner Signature:  **Date:** 3-16-21
Print: Kevin C. Blomquist

Received by Kanab City, Signature: _____ Date: _____

Kanab Planning Commission:

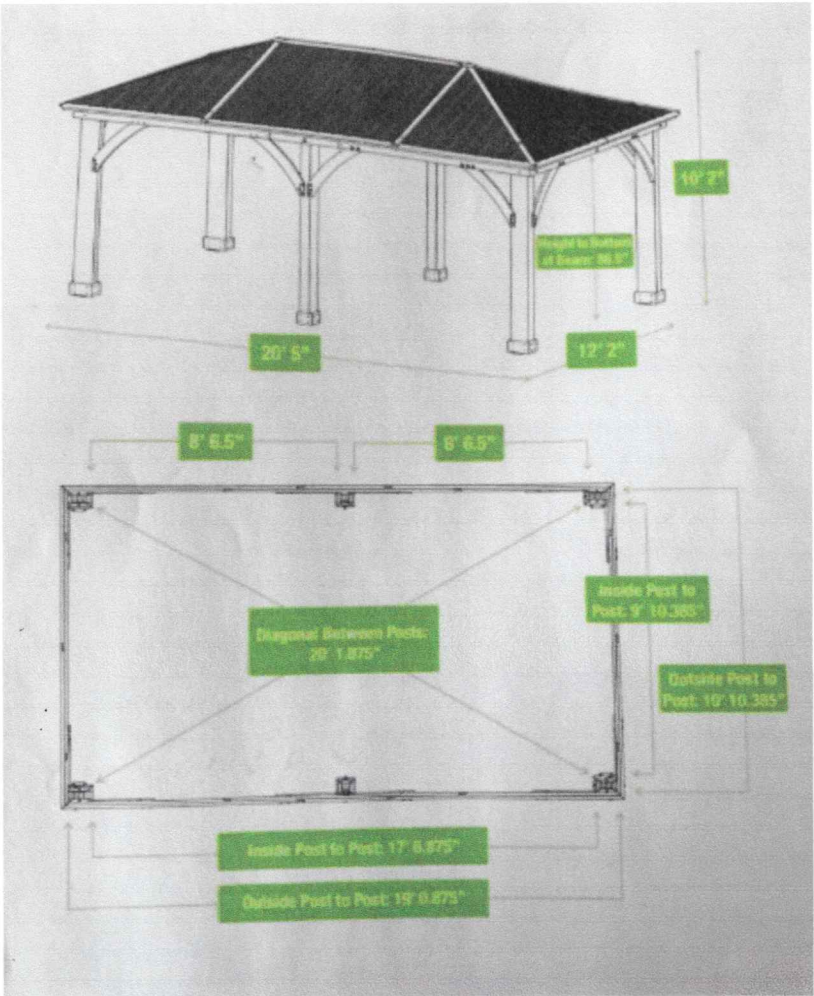
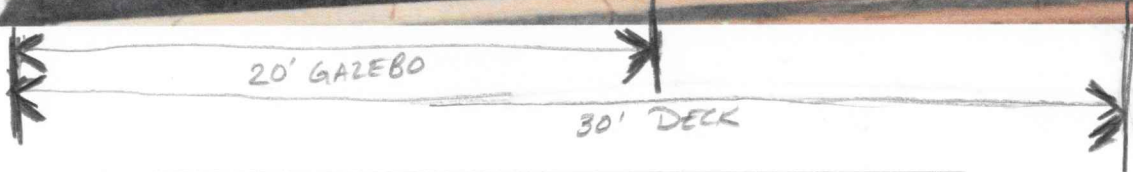
Recommended Date; _____

Denied Date; _____

Kanab City Official Signature: _____ **Date:** _____
Print: _____

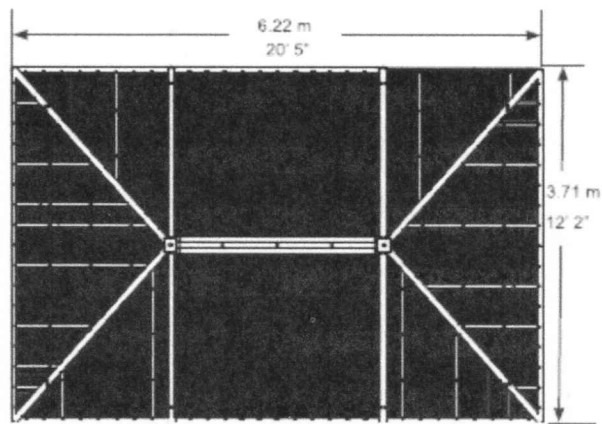
KANAB SUBWAY GAZEBO/DECK

APPROX. LOCATIONS



KANAB SUBWAY GAZEBO/DECK

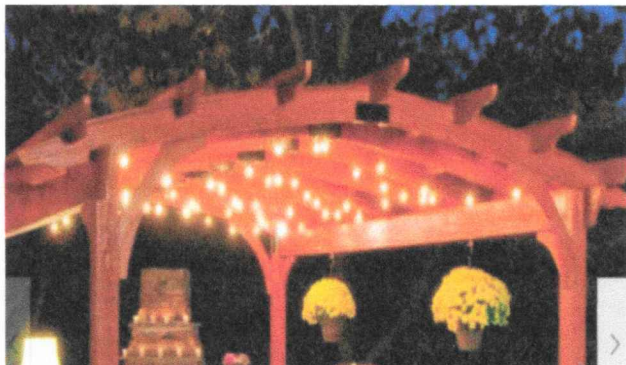
EAST
&
WEST
FACING



NORTH
&
SOUTH
FACING



APPROX.
6 TABLES



STRING
LIGHTING



HEIGHT:
3.099 m / 10'2"

Sunroc Site Plan



KANAB
—UTAH—

Kanab City

26 N 100 E

Kanab, Utah 84741

435-644-2534

Site Plan Review Application

Name of Project: Sunroc Corp Concrete Batch Plant

Description or Summary of Project: Set up a concrete batch plant
on back half of property

Location: 2073 S Highway 89A Parcel #: K-21-4-Amm Acres 2.5 (5.31)

Property Owner: Joseph T. Johnson Address: P.O. Box 154, Kanab, UT 84741

Phone #: 435 616 2550 Email Address: JPT1621@gmail.com

Applicant Name: Adam Cook Address: 1825 E 3850 S St. George UT 84790

Phone #: 435-272-7612 Email Address: acook@sunroc.com

Engineer: _____ Address: _____

*Contact Person: Adam Cook Phone # 435-272-7612

Must include with this Application:

1. List of names, street addresses and mailing addresses labels for owners of property within 140 feet from the outer boundary of the subject property. (Note: This includes 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 Existing rights-of-way and easement grants of record for streets.
2. Site Plan Drawing(s) must clearly showing building, elevation views, color and material and architectural design of building, outside lighting, landscaping, parking, drainage retention area, and underground utilities and other public utilities.
3. Copies of a drainage report prepared by a professional civil engineer licensed in the State of Utah upon full plan review.
4. All documents and drawings submitted for the site plan review must comply with Chapter 9 of the Kanab City Land Use Ordinance.
5. All projects should be familiar with Land Use Ordinance chapters, 4, 6, 7, 9, 20, or any other chapter related to their project.
6. A fee of \$600 plus \$50 per acre is required prior to initiating the site plan review.

Site Plan Review Continued

Ref. Name of Project: Sunroc

Applicant Signature: Adam Cook Date: 3/19/21

Print: Adam Cook

Owner Signature: Joseph Johnson Date: 3/19/21

Print: Joseph Johnson

Received by Kanab City, Signature: Mike Leavitt Date: 3-23-21

Kanab Planning Commission: 4-6-21

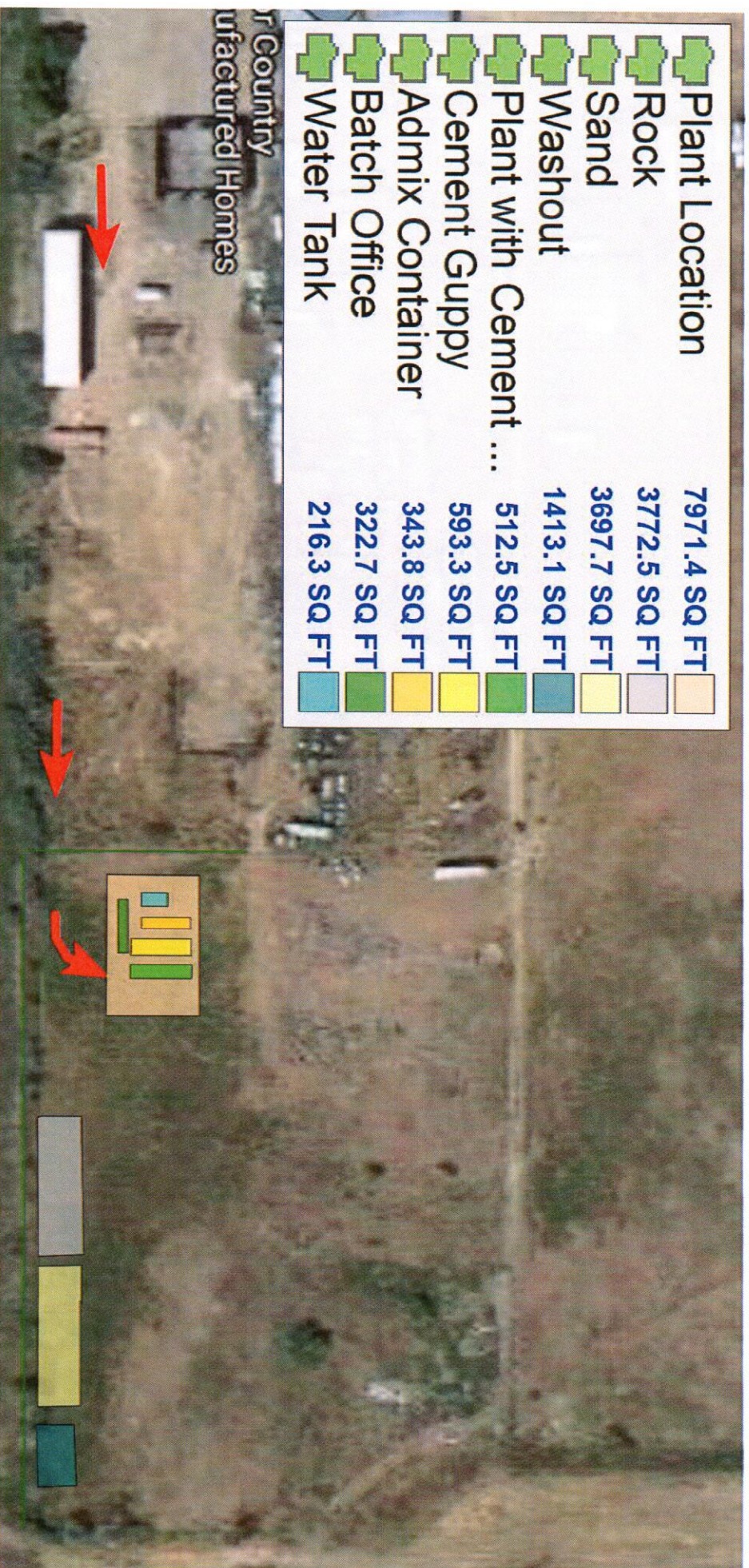
Recommended Date; 4-

Denied Date; _____

Kanab City Official Signature: _____ Date: _____

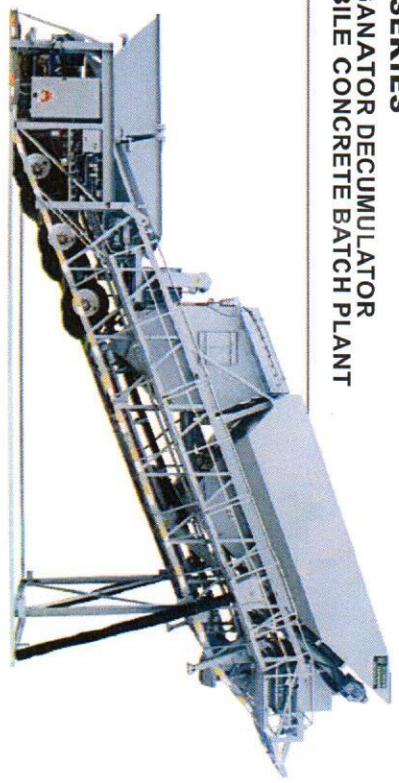
Print: _____

	Plant Location	7971.4 SQ FT	
	Rock	3772.5 SQ FT	
	Sand	3697.7 SQ FT	
	Washout	1413.1 SQ FT	
	Plant with Cement ...	512.5 SQ FT	
	Cement Guppy	593.3 SQ FT	
	Admix Container	343.8 SQ FT	
	Batch Office	322.7 SQ FT	
	Water Tank	216.3 SQ FT	



Plant Specs

HS SERIES **HAGANATOR DECUMULATOR** **MOBILE CONCRETE BATCH PLANT**



HAGANATOR "HS" SERIES DECUMULATOR SPECIFICATIONS			
Standard Model HS	HS-12400B	Optional Equipment	
Two Compartment Aggregate Batcher	12 cu. yds. total 20K load cells	2 individual Agg. Batcher 12 cu. yds. total	
Batch Transfer Belt Conveyor	30' x 43' @ 380 fpm	24' & 36'	
Cement Silo	400 bbl. / 1600 cu. ft.	200 - 300 - 365 BBL	
Cement Screw Feeders	Twin 10' multi-flight, 20hp, 100 cfm	Single 7' • 10' • 12" Twin 7' • 10' • 12"	
Cement Batcher	12 yd / 111 cu. ft. 3.0K load cells	12 yd / 122 cu. ft. 3.0K load cells	
Cement Batcher Discharge	10" butterfly valve	8" butterfly valve	
Water Meter, electric	3" system	2" system	
Air Compressor	15hp with 120 gallon tank, 50.5 cfm	10hp • 20hp • 25hp	
Batching Controls	Manual Push Button	Computer Automated	
Electrical (pre-wired in EMT conduit & UL Listed)	460V/3PH/60HZ	230V/3PH/60HZ	
Motors (electric)	TEFC	TEFC	
Mobile Chassis	Truss design, 10'-0" wide dual axles with dual 11R x 22.5 radial tires and air brakes	Truss design, 10'-0" wide triple axle with dual 11R x 22.5 radial tires and air brakes	

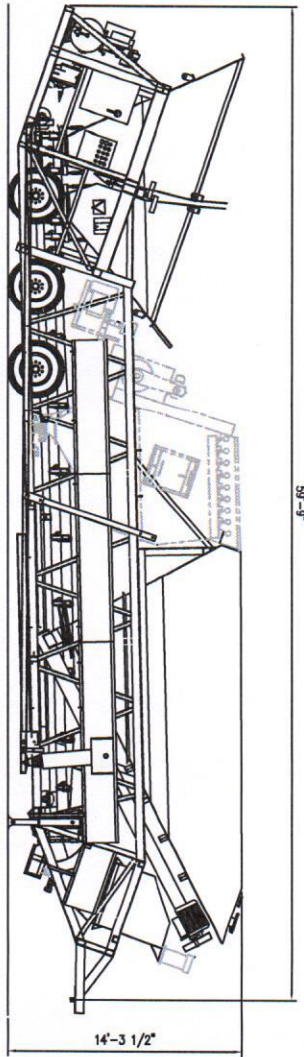
HYDRAULIC SELF ERECT OPTION

ELIMINATES THE NEED & COST OF CRANES - FAST & EASY SET UP IN REMOTE LOCATIONS

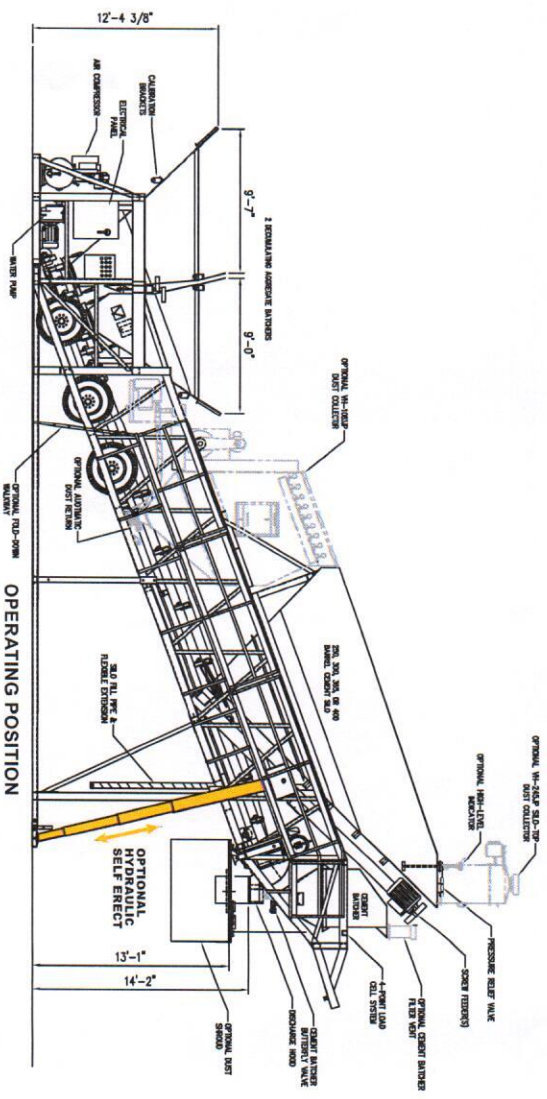


THE HS SERIES ELIMINATES THE NEED FOR AGGREGATE CONVEYORS AND TRAVELS AS ONE LOAD OF FREIGHT

The HS mobile plant is the perfect choice for on-site projects that require production of 40 to 80 cubic yards per hour. This unit has a patented truss frame design and travels as one piece with axle(s) and 5th wheel towing assembly. The unit includes a one or two compartment decumulative aggregate batcher, single compartment accumulative cement batcher, batch transfer belt, one or two compartment in-truss silo with twin screw feeders, optional in-truss dust collection system, water system, complete air system and pre-wired electrical in EMT conduit to NES (National Electric Standards) all on one truss frame. With the available electric or gasoline powered hydraulic self erect option, there is no need for any other equipment (except for power) to set up and start batching concrete.



TRAVEL POSITION



OPERATING POSITION

Notes on Batch Plant,

- It is fully portable plant, oversized in the steel framing to support the needs of the plant.
- We set the plant on 2' X 2' X 6' concrete blocks, which we have done on all our portable plant setups for the last 15 years.
- We will prep the ground with road base at the appropriate depth, most likely 1' deep

Accessory Buildings

Section 4-10 Area of Accessory Buildings – Guest Houses

- A. No accessory building or group of accessory buildings in any residential district shall cover more than twenty-five (25) percent of the front or rear yard.
- B. No building which is accessory to a single-family or multi-family dwelling shall be erected to a height greater than twenty-five (25) feet.
- C. Accessory buildings shall not have fluorescent or metallic colors on the exterior of any structure.
- D. Accessory building: All accessory buildings shall have front yard, rear yard and side yard setbacks as required by the Zoning Ordinance. Accessory buildings shall not be built over dedicated easements or septic systems.
 - 1. Accessory buildings shall be painted the same or similar color as the main residence and have a minimum 10-foot separation from any other building on the property.
 - 2. Accessory buildings allowed in the front yard shall be placed at an angle or offset from the primary residence. Accessory building(s) shall not obstruct the primary residence's front elevation more than 20% (standing centerline of the residence). All accessory buildings in the front yard cannot have a combined footprint (sq.ft.) greater than 100% of the living area of the primary residence (see additional requirements for guest house below). Accessory buildings shall meet the setbacks required for a residential structure by the zoning ordinance.
 - 3. Accessory buildings allowed in the side yard shall meet the setbacks required for a residential structure by the zoning ordinance (except for corner lots and side yards on a public street, setbacks shall be 25 ft.)
 - 4. Accessory buildings, with the exception of a guest house, allowed in the rear shall have a minimum 2-foot set-back from rear property line (except for corner lots which shall maintain a minimum 25' setback along the street side yard).
- E. Guest Houses: Shall have the same architecture, color scheme, materials of the primary residence. The square footage of the guesthouse shall not be greater than fifty (50) percent of the area of the main floor of the primary residence. Guest houses shall meet the set-back requirement for residential structures by the zoning ordinance for front, side and rear yards and have a minimum 10-foot separation from any other building on the property
- F. Cargo or other similar storage containers may be approved as an accessory building based on the following criteria:
 - 1. Must be in the rear yard.
 - 2. Installation of appropriate fencing or other screening.
 - 3. Painted with color scheme similar to the primary residence.
- G. Chicken Coops shall be enclosed, covered, ventilated & predator-resistant. Chicken coops are only allowed in the rear yard.

- H. Sheds used for storage and maintenance equipment (excluding private garages or private shops) are only allowed in the rear yard.

Section 4-9 Yards to be Unobstructed – Exceptions

Every part of a required yard shall be open to the sky, unobstructed except for trees, vegetation, accessory buildings, where exceptions allowed the ordinary projections of skylights, sills, belt courses, cornices, chimneys, flues, and other ornamental features which project into a yard not more than two and one-half (2 ½) feet, and open or lattice-enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers projecting into a yard not more than five (5) feet.

Section 4-28 Home Occupations

Home Occupations, as defined by this Ordinance, must comply with the following requirements:

- A. The Zoning Administrator shall determine whether the home occupation is classified as "Home Occupation - light" or "Home Occupation - heavy" as defined by this Ordinance.
- B. The Home Occupation shall not occupy a total area greater than twenty-five (25) percent of the improved portions of the dwelling and shall not change the character thereof.
- C. Accessory buildings may be used, but outside storage or activities are not permitted except for nursery schools, in which case, it is presumed that rear yard space is utilized and the rear yard space must be completely fenced with at least a six foot (6) high fence.

Section 16-5 Modifying Regulations

- 1. Side Yards - On corner lots the side yard setback shall be the same as the front yard setback (refer to Section 16-4 above).
 - a. Accessory Buildings - See Chapter 4, Section 4-10 Accessory Buildings - a guest house or garage may be attached or detached to the main residence. Side structures shall maintain the required side setback of (8) eight or (10) ten feet, according to zone and structure requirement.

Section 17-5 Modifying Regulations

- A. Side yards - On corner lots the side yard setback shall be the same as the front yard setback
- B. Accessory Buildings - See Chapter 4, Section 4-10

Section 18-6 Modifying Regulations

- A. The front yard setback area shall not be used for the parking of motor vehicle, except for tandem parking (behind another a vehicle) within the normal driveway area. Unless otherwise approved by the Planning Commission, the driveway area shall not exceed 50% of the front setback area.
- 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 see Chapter 4, Section 4-10

Section 19-5 Modifying Regulations

- A. On corner lots, the side yard setback shall be the same as the front yard setback.
- B. A detached private garage or accessory building See Chapter 4, Section 4-10.
- C. A guest house or garage may be attached or detached to the main residence. Side structures shall maintain the required side setback of (8) eight or (10) ten feet, according to zone and structure requirement

Kanab Hills zone
change

From: noreply@civicplus.com
To: mreynolds@kanab.utah.gov; kohlwiler@kanab.utah.gov; jchatterley@kanab.utah.gov
Subject: Online Form Submittal: Zone Change Application
Date: Tuesday, March 9, 2021 3:26:50 PM

Zone Change Application

Fees

The calculated fees for a Zone Change of \$250 + \$10/mailer 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	Field not completed.
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Last Name	Kanab Hills LLC
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Address1	1445 East Golden Circle
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Phone	(801)234-0464
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City	Alpine
------	--------

State	UT
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Zip	8400
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Property Location	2255 S. Hopi Drive
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Existing Use of Property	M-1
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Use of Adjacent Property	M-1, M-2, RR-1
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(Section Break)

Select the current Zone District that you are requesting to change FROM.	M-1 (Manufacturing Zones)
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Select the current Zone District that you are requesting to change TO.	RR1 - (Rual Residential 1 acre)
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Acres	5.26
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Parcel ID	K-134-702
Development Time Table	To begin home construction by early May 2021
Intended Use of Property	Single Family Residence
Describe All Sensitive Lands Imacts	None
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.	Kanab Hills LLC (2291 S. Hopi Drive, 2291 S. Powell Drive, 2253 S. Powell Drive) 1445 East Golden Circle Alpine, UT 84004 Ada M. Judd (Parcel 4-6-4-6) P. O. Box 393 Fredonia, AZ 86022 Jackie D. Dushane (2225 South Hopi Drive) James D. Bolon Mara Layne Buttery 8372 Belmont Valley Las Vegas, NV 89123 Katherine A. Walker Trust (2221 S. Powell Drive) P. O. Box 10 Kanab, UT 84741
Provide information for Owner(s)/Manager(s) if different than applicant.	Eric Magleby 1445 East Golden Circle Alpine, UT 84004 (801)234-0464

The following items may be required before processing of Application can begin:

A. Development Plan

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 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.

What is the present General Plan designation for the property?	Very Low Density Residential
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Is the requested zone consistant with the General Plan designation?	Yes
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Attach a property plat showing the proposed rezone parcel highlighted.	Lot Plat Map.pdf
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(Section Break)

Email	dirkclayson@gmail.com
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Date	3/9/2021
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Signature of All Property Owner's (if more than one)	Eric Magleby
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Email not displaying correctly? [View it in your browser.](#)

Account 0147390

<u>Location</u>	<u>Owner</u>	<u>Value</u>
Parcel Number K-134-702	Name KANAB HILLS LLC	Market (2020) \$107,408
Tax District 02 - KANAB CITY	1445 E GOLDEN EAGLE CIR	Taxable \$107,408
Acres 5.26	ALPINE, UT 84004	Tax Area: 02 Tax Rate: 0.010584
Situs Address 2255 S HOPI DR		Type Actual Assessed Acres
Legal ALL OF LOT 702 KANAB CREEK RANCHOS UNIT 7.		NON-
Child Accounts		PRIMARY \$107,408 \$107,408 0.000
Child Parcels		LAND
Parent Accounts		
Parent Parcels		

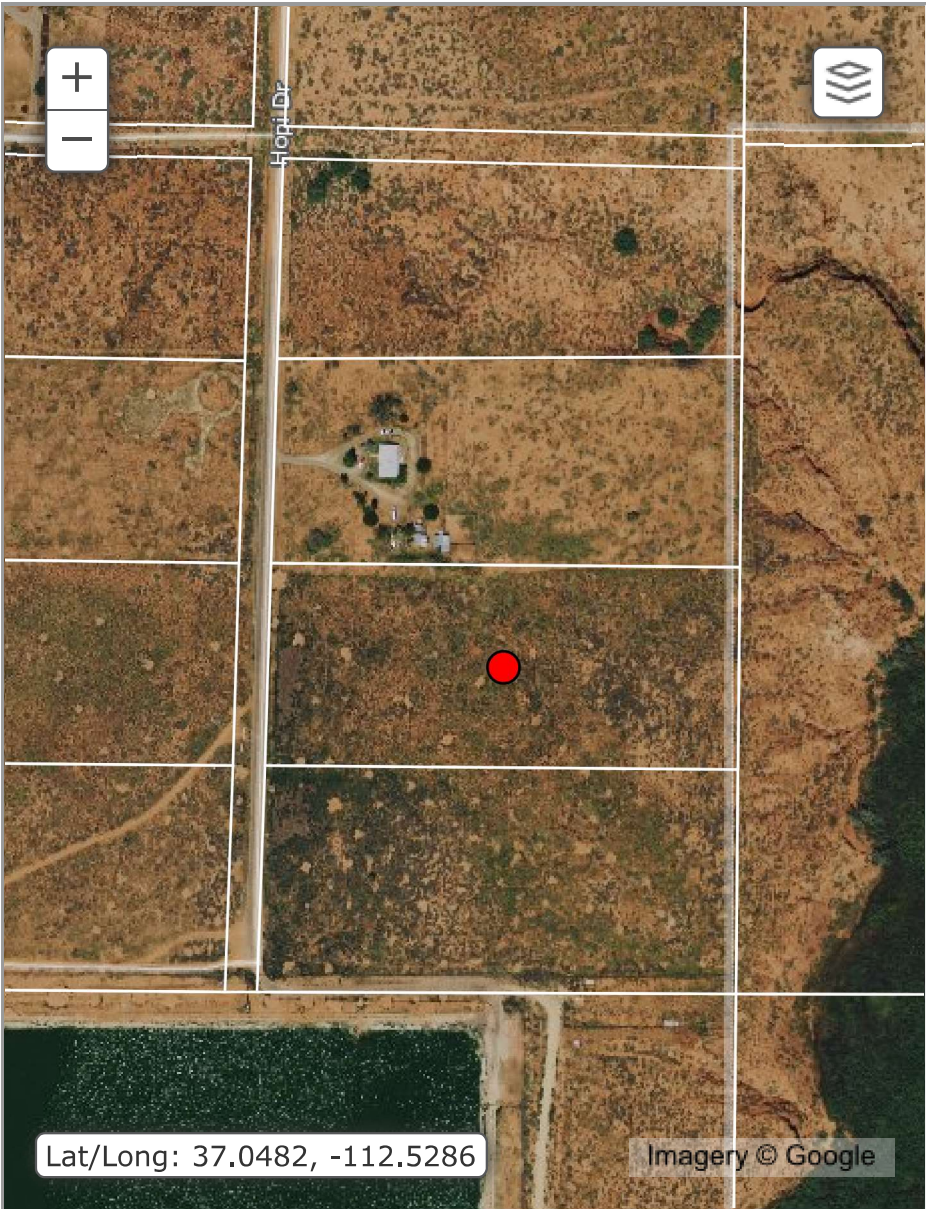
Transfers

<u>Recording Date</u>	<u>Book</u>	<u>Page</u>	<u>Doc Description</u>
07/10/2006 08:20:00 AM	0306	500	Warranty Deed
07/10/2006 08:10:00 AM	0306	487	Warranty Deed
07/10/2006 08:10:00 AM	0306	485	Warranty Deed
07/10/2006 08:10:00 AM	0306	483	Warranty Deed
07/07/2006 10:30:00 AM	0306	371	Quit Claim Deed
03/08/2006 08:35:00 AM	0298	759	Warranty Deed
03/08/2006 08:35:00 AM	0298	756	Warranty Deed
03/08/2006 08:35:00 AM	0298	753	Warranty Deed
03/02/2006 01:25:00 PM	0298	457	Warranty Deed
03/02/2006 01:25:00 PM	0298	454	Warranty Deed
03/02/2006 01:25:00 PM	0298	451	Warranty Deed
03/02/2006 01:25:00 PM	0298	448	Warranty Deed
03/02/2006 01:25:00 PM	0298	445	Warranty Deed
03/02/2006 01:25:00 PM	0298	442	Warranty Deed
01/07/2005 01:30:00 PM	0274	24	Warranty Deed

Tax

Images

<u>Tax Year</u>	<u>Taxes</u>	
2020	\$1,136.81	• Google Maps
2019	\$1,015.05	• Photo
		• GIS
		• Map



Private Lanes

Draft prepared by Jeff Stott

private lane draft 3-30-21

Minor Subdivision 2-2.1.

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 **or private street**, comply with the applicable zone standards, and are approved through the process as outlined herein.

Lots may front a private lane, in lieu of a dedicated public street, under the following conditions:

- i) All requirements are met in Chapter 4-21 of the Land Use Ordinance;**
- ii) The private lane is paved if servicing more than three lots;**
- iii) The proposed private lane will not interfere with the future transportation plans or needs of the City;**
- iv) The proposed private lane will allow sufficient access for emergency vehicles.**

Section 1-6 Definitions

Private Lane. A thoroughfare upon land not owned by the City, and which does not amount to a Private Street but does meet the requirements for Private Lane as set forth in this Ordinance.