

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



**City Council**  
**Arlon Chamberlain**  
**Scott Colson**  
**Chris Heaton**  
**Kerry Glover**  
**JD Wright**

## **KANAB CITY PLANNING COMMISSION**

26 North 100 East  
Kanab, UT 84741

**March 21, 2023**

**NOTICE** is hereby given that the Kanab Planning Commission will hold its regular Commission Meeting on the 21<sup>st</sup> day of March 2023, in the City Council Chambers at the Kanab City Office located at 26 North 100 E in Kanab. The Planning Commission meeting will convene at 6:30 PM and the agenda will be as follows:

### **Agenda Items:**

1. Call to Order and Roll Call
2. Approval of minutes of previous meeting
3. Public Comment Period – Members of the public are invited to address the Planning Commission. Participants are asked to keep their comments to 3 minutes and follow rules of civility outlined in Kanab Ordinance 3-601

### **Administrative Decision Items:**

1. Discuss, Approve, or Deny a Site Plan Review for an addition and renovation to the Kane County Building located at 76 North Main St.
2. Discuss and recommend to City Council a positive/negative recommendation a Final Site Plan for Catori Canyon Subdivision, Phase I.
3. Discuss and recommend to City Council a positive/negative recommendation a Final Plat Plan for Catori Canyon Subdivision, Phase I.
4. Discuss and recommend to City Council a positive/negative recommendation a revision to the Kanab City Design Standards.

### **Work Meeting:**

5. Open & Public Meetings Training.
6. Discussion possible amendments to the Land Use Ordinance Chapter 4-16 Fences Walls and Hedges.
7. Discussion possible amendments to the Land Use Ordinance Chapter 4-22 Temporary Lodging.
8. Discussion possible amendments to the Land Use Ordinance Chapter 13 Recreational Vehicle Park Section 13-5 Extended Stay.

**– A Western Classic –**

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**Legislative Decision Items:**

9. None

**Staff Report:**

**Commission Member Report**

**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.

**– A Western Classic –**

**Kanab City Planning and Zoning Commission Meeting**  
**Mar 7, 2023**  
**Kanab City Council Chambers**  
**26 North 100 East**  
**6:30 PM**

**Present:** Chair Boyd Cory; Commission Members Ben Aiken (6:35), Russ Whitaker, Ben Clarkson, Taylor Glover; Heather Russel; Terry Edwards; Building Inspector Janae Chatterley and Colton Porter; City Council Liaison Arlon Chamberlain; and City Attorney Kent Burggraaf.

**Not Present:** City Planner Bob Nicholson.

**Approval of Minutes:** Russ Whitaker made a motion to approve the minutes from the February 7<sup>th</sup>, 2023 meeting. Terry Edwards second. Unanimous vote, motion carried.

Boyd Cory (Chair) stated that we are changing item 6 to item 7 and vice versa.

**Public Comment:** None.

Kent Burggraaf (City Atto

to the end of the meeting, Approved by Boyd Cory.

7. Discuss and recommend a zone change to City Council from RR-1 [Rural Residential] to C-3 [Commercial] for parcel K-7-21-Annex and K-7-1-Annex located in the approximate area of 700 South and 900 East off Terrel Dr.

Janae Chatterley stated that the Property Owner Jeff Yates and Dirk Clayson represented by Jeff Yates, are requesting a zone change to rezone parcel K-7-21-Annex and K-7-1-Annex from Rural Residential (RR-1) to Commercial Zone (C-3). The property owners would like to develop Storage units or Mobile Home Park and a Commercial zone is required to do this.

## Public Hearing;

Cathryn Terrill stated, I live out by where they are wanting to develop, and have done some research, and it is true that the one side only has a 33 foot easement going back into that property. I was told that in my quest for information that they have to have a 50 foot road to access to develop a commercial property. Also with a mobile home park there is now sewer in there, so that would all be septic. All of us that live out there, most of us at least own five acres, and or single-family homes on at least five acres, and it is very rural. Garkane, has a substation there. That's not to much of an issue with anybody, but we have a lot of property out their as well and I just don't think it's a good precedence to start putting commercial property out in that area, because of the homes that are in that area. Its right underneath hillside drive, I do not know if most of you are familiar with hillside drive. Most people have beautiful homes up there, and I do not think any of them would like to look down on a mobile home park. I just do

40 not think that it is a good fit for that area. That is my main concern. There are no roads there, if  
41 you look at the property, those aren't roads their just dirt roads that go back, Pat Shirly is here  
42 she owns the property strictly adjacent to it she has a single-family house right there. And  
43 basically, if you tried to put that out to fifty feet, it would be in her front yard. And the traffic  
44 that would be going up and down through them with a mobile home park and storage units, I  
45 just don't think it is a very good fit for that area.

46

47 Russ Whitaker asked what other properties were Catherine's in that area, and they discussed  
48 the locations, and the plans that they had for their family property for the future. Catherine  
49 stated that they are going to stay farm and agricultural property.

50

51 Jeff Yates stated: What I would ask you to do on the adjacent properties like on the Garkane  
52 Property, I don't know if it is RR-1 or RA, but it is being used as an industrial property, they  
53 didn't go in and have a zone change or anything like that. On the access to the property we  
54 own there is an easement and we have another easement from Garkane. Russ Whitaker asked  
55 him to clarify where the easement was. Right now, that is not a road that is just an access  
56 because the type of property that it currently is. Were we are up against an industrial property I  
57 think it's a good buffer between the two, if you look right across the street from the Garkane  
58 property that was just designated C-3. And a lot of the properties along there were just  
59 designated commercial. I think we need to look at what it is being used for, Garkane is using  
60 something that is zoned RR-1 as industrial Property, which kind of limits what we can do  
61 because nobody wants to build single family homes next to an industrial property. We believe  
62 this to be a good buffer and consistent with some of the uses that are around it.

63

64 Kent Burggraaf commented, the state legislature including the governor, have been strongly in  
65 favor of more development to go forward, they have several different bills this legislative  
66 session that may be termed as pro development. Governor Cox is concerned that the rural  
67 areas sometimes are against any kind of development. The State legislature did put a few bills  
68 that would pertain to roadways, if the governor signs it, it may have some bearing in how wide  
69 a road has to be, and it may as small as a 32' roadway.

70 (Boyd Cory) did some personal research and shared his findings on commercial zones in that  
71 area. Planning Commission discussed the land use map in that area.

72

73 Pat Shirley; asked if it were changed to a commercial zone what would that included as C-3  
74 zone? (Boyd Cory) The two things that it does include is that it has to be a C-3 zone to be able to  
75 build any kind of storage facility or trailer park.

76

77 Pat Shirley; That is a flood zone and Garkane, has a ditch around their property to deal with the  
78 storm water, if it is taken out does the water flood my house? (Russ Whitaker) there are laws in  
79 place to protect you and prevent them from flooding your property.

80

81 Ben Aiken made motion to send a positive recommendation to City Council, Russ Whitaker  
82 second; Split vote; Ben Aiken: Yes; Ben Clarkson: Yes; Heather Russel: No; Terry Edwards: No;  
83 Russ Whitaker: Yes; Taylor Glover: No. Boyd Cory (Chair) voted yes to break the tie vote;  
84 Motion carries.

85

86 **6. Discuss and recommend to City Council a Development Agreement for a Planned**  
87 **Development Overlay [Ventana Village Resort] located on Parcel K-13-UTAH-ANNEX in the**  
88 **approximate area of 550 E Kane Plex Drive.**

89 Janae Chatterley presented a PowerPoint that went over the different aspects of the  
90 Development Agreement. Planning Commission discussed about Kane Plex Dr., the  
91 easement, Attainable housing for the project, and the cost of "Attainable Housing". They  
92 also discussed the town homes and the single-family homes in the project and the intended  
93 use as far as for vacation rental of the properties or full time living. Their was a traffic study  
94 done for the development. The trails for the development trail system was discussed and  
95 how they will be privately maintained but open to the public so that they can be joined to  
96 the existing trails in the area. Applicant (Steve Laski) stated that "the pickle ball courts and  
97 pool will available to public for a small fee. But they will be available."

98 It was also discussed that the developer is looking to use some of the short-term rental  
99 revenues to be donated to the sports and recreation programs within the city, such as 4-H,  
100 school programs, athletic booster clubs, etcetera. And how they would donate that revenue.

101 The developers, Steve Laski and Deven Anderson "We are excited to give back to the  
102 community and help however we can with youth sports that are sometimes hard for parents  
103 to fund in a small town."

104 Ben Clarkson shared his frustration and disgust that the Planning Commission were put back  
105 in a situation that they have to look at and make a decision on something that "they have  
106 not had more than 24 hours to review."

107 **Iron Rock Engineering;** (Tom Avant), explained why the Planning Commission was given a  
108 new document just before the meeting, the whole reason that we did that was something  
109 that got discussed in the last day or so, and instead of coming here and let's make the  
110 condition of a proposal. We decided to include it to have a formal document with wording  
111 that the had been sent to staff to try and help you out so that you could do a motion based  
112 on what is their in front of you. Versus a conditional that changes what's in front of you.

113 Kyler Ludwig (City Manager) Explained what a P.I.D. is and how they are asking for the PID,  
114 and what it will entail for the Planning Commission and they discussed it at length.

115      Applicant Steve Laski and Planning Commission discussed about the existing road on the  
116      west side of the property. That has been used as an access to the BLM gravel pit and a  
117      Garkane access for power lines along the west side of the property.

118      **Public Comment:** Mike Noel I'm here to represent the Kane County Water Conservancy  
119      District, we own 400 acres of property, known as the Jackson Flat Recreational Area. An area  
120      for local residents to come recreate, we have a lot of activities and events there. On this  
121      right of way, I've got some real questions on it, they said that the right of way lapsed, that is  
122      a title five right of way, right of ways don't laps? You get notice that their going to come up  
123      for the return. I don't know that the record says about that. But it was issued to I believe the  
124      Western Kane County Special Cervices District? Is that correct? (Janae Chatterley) We are  
125      talking two different Easements, the easement we are talking about that has terminated is  
126      going to the BLM gravel pit, we got confirmation from the BLM that it was only a 30-year  
127      term and it has lapsed. (Mike Noel) But it was issued under title 5? Kent Burggraaf stated  
128      that it was not a title 5. (Mike Noel) I guess my point is this, we have this beautiful  
129      recreation area which is obviously why our great developers put in their development here,  
130      they have already said we have access to Jackson Flat Reservoir and the trails and I just want  
131      to make sure that everybody knows that this is going to be a huge impact to that area, with  
132      500 additional homes within walking distance of it. Have you looked at that in terms of what  
133      that would do, to our over \$20,000,000.00 project, I think you need to take that into  
134      consideration, you already passed your zone change.

135      Amanda Buhler Water Conservancy District representative. My biggest concern is the road to the BLM  
136      pit obviously being gone on the plans, I sit in the office across from the development and I see the trucks  
137      that come in all day every day and if I was the developer I wouldn't want the trucks going through the  
138      subdivision to access the pit if it isn't played out buy phase 6. We are working on putting in a trail system  
139      and adding more recreation on the adjacent lot, and if that road goes away and BLM needs access how  
140      does that work? At the end of the day if that access is not there for the BLM its going to cause  
141      problems for them and us. We are the only other option for them to access that pit we own all the  
142      other property around it. If we have to help the BLM gain access that affects us, we are paying for all the  
143      recreation on our own.

144  
145      Applicant Devin Anderson, stated that they would to like to work together with the Water Conservancy  
146      to connect the trail system, our intent was not to make a land locked property we are talking ten years  
147      from now before that road is relocated. We want to provide that access, and to do the right thing.

148  
149      Dirk Cayson. I also have some concerns about the Water Conservancy lands around that property. The  
150      road on that west side has been talked about, as a Former Commissioner it was our intent to  
151      memorialize those roads, in the process we found a few errors like this, where an existing road didn't  
152      get memorialized. But if you look at that from a master plan standpoint it's a 90-degree intersection, it  
153      makes sense that it should be there. If the other property was developed to have some recreational  
154      areas, that road serves the purpose for that as well. I completely disagree that that road could be  
155      internalized. I am also concerned about the lack of access the other end of this road is a private  
156      easement for the landfill. The concerns about the traffic flowing in that area when big events are

157 happening at and around the reservoir. Kane Plex Dr. was never put in to city standards. I applaud the  
158 effort to make their trails access into public areas, and the benefit to the development to tie into the  
159 trail structure in the neighboring infrastructure is far more valuable than for the neighboring  
160 infrastructure to change to fit the development. We want to keep easements along the Arizona state  
161 line so public access can be maintained.

162

163 Kent Burggraaf made a clarification that we cannot go forward with a site plan approval short of getting  
164 the Development Agreement approved either simultaneously or advanced.

165 Planning Commission Discussed more about the roads in that area.

166

167 Applicant Devin Anderson, I just discussed the road access with the Water Conservancy District and  
168 what they are interested in is the access to the pit. So if you the Planning Commission want to change  
169 the wording so that access remains we are more than happy to make that remain.

170

171 Russ Whitaker made a positive recommendation on the Development Agreement, with the stipulation  
172 that they will maintain the access on the west border to the BLM pit and this be reflected in the  
173 documents in the development agreement. Terry Glover asked if Russ would amend his motion, Russ  
174 Whitaker amended that they will also maintain the road connections of the road that is existing on the  
175 south of the property. Terry Edwards 2<sup>nd</sup>.

176 Split vote, Terry Glover: yes, Terry Edwards: Yes, Ben Aiken: Yes, Russ Whitaker: Yes, Ben Clarkson: No,  
177 Heater Russel: Yes. Motion Carries.

178

179 (Janae Chatterley) We have had a request to move up the site plan for the sign for the All  
180 Women's City Council. Chair (Boyd Cory) approved.

181

182 **12. Planning Commission review to approve or deny a sign that will be located in the  
183 Design Standards of the C-1/Downtown area.**

184

185 Janae Chatterley stated Kanab Heritage Board would like to construct a  
186 Monument sign near 75 North 100 West honoring the All-Women City Council.  
187 The Monument sign will be located on the City easement near Comfort Suites  
188 parking lot entrance that is and located in the area designated for the C-1 design  
189 standards, which require approval from the Planning Commission. The use of a  
190 permanent sign on City property was approved by City Council on February 28,  
191 2023.

192 Janae Chatterley summarized for the Planning Commission where the monument will be  
193 placed and Planning Commission discussed briefly

194

195 Heather Russel Made a motion to approve the sign based on staff findings and conditions  
196 found in staff report 2023005, Russ Whitaker 2<sup>nd</sup>, Unanimous vote

197  
198  
199

200 **8. Discuss and recommend a zone change to City Council from M-1 [Manufacturing] to RR-1 [Rural Residential] for parcel K-134-701 located in the approximate area of 2291 South Hopi Dr.**

203 Janae Chatterley stated Property Owners Kathleen and David Gardner  
204 represented by Iron Rock Engineering, is requesting a zone change to rezone  
205 parcel K-134-701 from Manufacturing (M-1) to Rural Residential (RR-1). This is a  
206 5.33 acre undeveloped parcel located next to the sewer lagoons currently zoned  
207 Manufacturing. The property owner intended use is residential, currently  
208 manufacturing zones do not allow residential use unless it is incidental to the  
209 primary use of the business.

210 **Public Comment:** None.

211 Planning commission discussed.

212  
213 Ben Aiken made a positive recommendation to city council; Ben Clarkson rejoined  
214 the meeting. Terry Glover 2<sup>nd</sup>, Unanimous vote.

215  
216 **9. A discussion and recommendation to City Council on a Zone Change of Parcel K-7-9-2A-Annex from RR-1 to R-1-15 located off Chinle Dr. in the approximate area of 450 South and 650 East [Applicant Arlon Chamberlain]**

217  
218 Janae Chatterley stated an application for a Conditional Use Permit was received for a Private  
219 Lane, Arlon Chamberlain is requesting a Private Lane on Parcel K-7-8A-Annex that will provide  
220 access to Parcel # K-7-2A- Annex.

221  
222 Applicant Arline Chamberlain, it does not match the other lots but my lot is  $\frac{3}{4}$  acre. And  
223 eventually way down the line the fields will be developed and it will just blend in with the rest  
224 of the houses at that time.

225  
226 Russ Whitaker made motion to send a positive recommendation to City Council to assign zone  
227 R-1-15 Parcel k-7-9-2a annex based on findings and conditions in staff report 2023008, Heather  
228 Russel 2<sup>nd</sup>, unanimous vote

229  
230  
231 **11. A discussion and recommendation to City Council for a Conditional Use Permit to allow  
232 a Private Lane on Parcel K-7-9-2A-Annex located off Chinle Dr. in the approximate area  
233 of 450 South and 650 East [Applicant Arlon Chamberlain]**

235  
236 Janae Chatterley stated, this is an application for a Conditional Use Permit for a Private Lane,  
237 Arlon Chamberlain. An application for a Conditional Use Permit was received for a Private Lane,  
238 Arlon Chamberlain is requesting a Private Lane on Parcel K-7-8A-Annex that will provide access  
239 to Parcel # K-7-2A-Annex.

240  
241 Taylor Glover moved to send a positive recommendation to City Council for the Conditional Use  
242 Permit for a private lane based on staffs findings and conditions listed in staff report file  
243 20232009 and the findings in chapter 8 section 8-6b. Russ Whitaker 2<sup>nd</sup>, Unanimous vote.

244  
245 **13. Conditional Use Permit\_Bed'n'Breakfast.**  
246 Janae Chatterley stated Property Owner, Sara Bichler is requesting a Conditional Use Permit for  
247 a Bed and Breakfast at 617 West Vance Drive, which is zoned R-1-8. Per the Business License  
248 Application, she will be renting out one (1) room of the residence to a maximum of two (2)  
249 guests.

250 Russ Whitaker made motion to approve the conditional use permit for bed and breakfast  
251 located at 617 West Vance Drive based on staff review and the findings in chapter 8-6b listed in  
252 staff report file 2023007, Heather Russel 2<sup>nd</sup>, Unanimous vote.

253  
254 **14. Conditional Use Permit\_Private Kennel**  
255  
256 Janae Chatterley Stated property owners, Michael and Jody Amacher are requesting a  
257 Conditional Use Permit for a Private Kennel at 1126 West Grand Canyon Drive, which is zoned  
258 RR-1. Currently the property owners have four (4) dogs which are licensed in the City and a one-  
259 time fee for an Additional Dog Household Permit was paid in 2018. Their four dogs are  
260 household pets and are kept inside during the day and night, they are allowed outside for  
261 exercise, play and elimination purposes. They would like to adopt a fifth dog to add to their  
262 family. The property owners were not able to attend the scheduled meeting but did provide a  
263 letter in their absence.

264  
265 Heather Russel made motion to approve the Conditional Use Permit for a private kennel  
266 located at 1126 west Grand Canyon Drive based on staffs review of the ordinances and the  
267 findings in chapter 8 section 8-6b listed in the staff report file 2023003, Ben Aiken 2<sup>nd</sup>,  
268 unanimous vote.

269  
270 **10. Discuss and recommend to City Council a Preliminary Site Plan for a Planned Development  
271 Overlay [Ventana Village Resort] located on Parcel K-13-UTAH-ANNEX in the approximate  
272 area of 550 E Kane Plex Drive.**

273  
274 Janae Chatterley Stated Mountain West Development, developer, and their representative, Iron  
275 Rock Engineering have applied for a Preliminary Site Plan of a Planned Development Overlay.

276 Planned Development Overlays are regulated through the Kanab City Land Use Ordinances,  
277 Chapter 23. A Planned Development Overlay zoning designation with an underlying zone of R-1-  
278 8 was approved by City Council in April 2022 (Ordinance No. 4-3-22 O). The property is 101.11  
279 acres and the development will consist of 93 Single-family homes, 120 Workforce housing, 203  
280 Multi-Family units, 120 unit Hotel with Commercial spaces for a total of 536 units. The  
281 underlying zone would allow for 551 units. The development will have private and public  
282 roadways, the main roads going through the development will be public and the roads for the  
283 neighborhoods and townhomes will be private. The development has a 100-foot public  
284 roadway easement through the property (commonly known as Kane Plex Drive), discussions  
285 have begun with Kane County (Grantee of the easement) regarding this road/easement. The  
286 open space consists of 24.60% of the development and there are 2.73 acres of trails.

287  
288 Ben Clarkson asked on the attainable housing number of floors. (Steve Laski) that they would  
289 be 3 stories.

290  
291 Planning Commission discussed having larger parking for trucks and trailers at the resort with  
292 the applicant.

293  
294 Russ Whitaker made motion to move to approve the preliminary sight plan for Ventana Resort  
295 Village, based on the findings and conditions of approval as outlined in staff report 2023002  
296 and contingent of the recording of an approved development agreement. Heather Russel 2<sup>nd</sup>,  
297 unanimous vote

298  
299 Chair (Boyd Cory) postponed open and public training until next meeting.

300  
301 **Staff Report:** Janae Chatterley, discussed the need for a second meeting this month.

302  
303 **Council Member Liaison Report:** none

304  
305 Ben Aiken made a motion to adjourn, Heather Russel second, Unanimous vote, meeting  
306 adjourned.

307  
308

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## Kanab City Planning Commission Staff Report Reference File #2023012

<b>Date:</b>	<b>March 17, 2023</b>
<b>Meeting Date:</b>	<b>March 21, 2023</b>
<b>Agenda Item:</b>	<b>Planning Commission review to approve or deny a Site Plan Review for the Kane County Building located at 76 N Main Street</b>
<b>Subject Property Address:</b>	<b>76 N Main Street</b>
<b>Applicant:</b>	<b>Kane County</b>
<b>Applicant Agent:</b>	<b>Michael Maxwell</b>

### Exhibit:

Exhibit A: Building and Site Plan

### Summary:

Kane County has applied for a Building Permit to add an 1,180 square foot addition to the northwest side of the building and renovate areas in the building. Due to the addition of square footage to the building the request for a Building Permit triggers Chapter 9 – Site Plan Review of the Land Use Ordinances. The addition will remove 4 parking spaces two of which are ADA parking. The addition will enlarge the Council Chambers, add a lobby area and a conference room. Renovations will include the corridor area and a set of bathrooms, as well as mechanical (HVAC) and electrical work.

### Applicable Regulation(s):

Kanab Land Use Ordinance, Chapter 9 – Site Plan Review regulates commercial buildings and site plans. The ordinance requires that a Site Plan review is done on all new construction, alteration/renovation of more than 50%, modification to the square footage of an existing building, or any change of occupancy type or use of an existing building, except for single-family homes or their accessory buildings. The Site Plan review requires a review of the plans, proposed construction and improvements, new or re-model parking (incl. access, individual parking stalls, trails, curb, gutter and sidewalk, and circulation patterns), and a landscaping plan.

Parking Requirements are regulated through Kanab City Land Use Ordinances, Chapter 6.

### Analysis:

Staff has reviewed the application, Sketch Plan, and Narrative provided by the applicant. Staff has determined that:

- Chapter 9 – Site Plan Review of the Kanab Land Use Ordinances;

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- Addition of building meets the requirements in Chapter 9 except in regards to the parking considerations in section 9-7 #3: the arrangement and adequacy of off-street parking facilities, including the requirements listed in Chapter 6.
- Chapter 6 – Parking requirements:
  - The addition of 1,180 square feet is eliminating 4 parking spaces, two of which are ADA parking, this leaves 54 off-street parking stalls.
  - The total of square footage of the building with the addition is 27,175 sq. ft. per section 6-4 a total of 91 off-street parking spaces are required (27,175 x 1stall/300sq.ft.= 90.6). In order to meet the parking requirements there is a need of 41% qualification in the parking reductions outlined in section 6-9.
  - The County is currently working with the Kane County School Board to secure a shared parking agreement which will allow up to a 40% reduction.
  - The County qualifies for on-street parking which will allow for up to a 20% reduction.
  - The County qualifies for bicycle parking reduction that will allow for up to a 10% reduction.
- The existing landscaping meets the Site Plan requirements.
- The requirements for accessible parking per Building Code was identified in the Site Plan review, if the northwest parking will be a public parking a minimum of one ADA parking stall is required. The County has started the process to request approval from City Council allowing use of the City easement for ADA parking stalls.

### **Proposed Findings:**

1. This building permit application was initiated by Maxwell Construction, triggering a Site Plan Review as outlined in Chapter 9 of the Kanab City Land Use ordinances.
2. The Site Plan Review has been satisfied in all areas except for the parking requirements. The County is currently working.
3. The owner is responsible for securing the appropriate development permits prior to any construction activity.

### **Conditions of Approval:**

1. Approval is contingent on meeting the parking reduction of at least 41% with the reduction allowances outlined in Chapter 6 of the Kanab City Land Use Ordinances
2. Approval is contingent on meeting the accessibility for parking (ADA) requirements outlined in the building codes.

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**Staff Recommendation:**

After reviewing and analyzing the application and submittal documents, staff recommends that the Planning Commission approve the Site Plan for the Kane County Building addition and renovations with the conditions of approval and findings outlined in the staff report.

**Recommended Motion:**

I move that we approve the Kane County Building addition and renovations with the conditions of approval and findings outlined in the staff report, #2023012.

**Alternate motion:**

I move that we approve the Kane County Building addition and renovations with the conditions of approval and findings outlined in the staff report, #2023012, and the following additional finding(s): .

I move that we deny the Kane County Building addition and renovations, i.e., demonstrating the applicant has not meet the standards outlined in the Kanab City ordinances: .

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**Kerry Glover**  
**JD Wright**

## **Exhibit A:** **Building and Landscape Plans**

**— A Western Classic —**

# KANE COUNTY BUILDING - SITE RENOVATION

## CONSTRUCTION DRAWINGS

KANAB, UTAH

20 0 20  
SCALE IN FEET  
SCALE 1" = 20'



PROJECT INFORMATION:  
PROJECT LOCATION: KANE COUNTY, UTAH  
PARCEL NUMBER: K-22-8

**R**  
IRON ROCK  
GROUP

Building on Solid Foundations

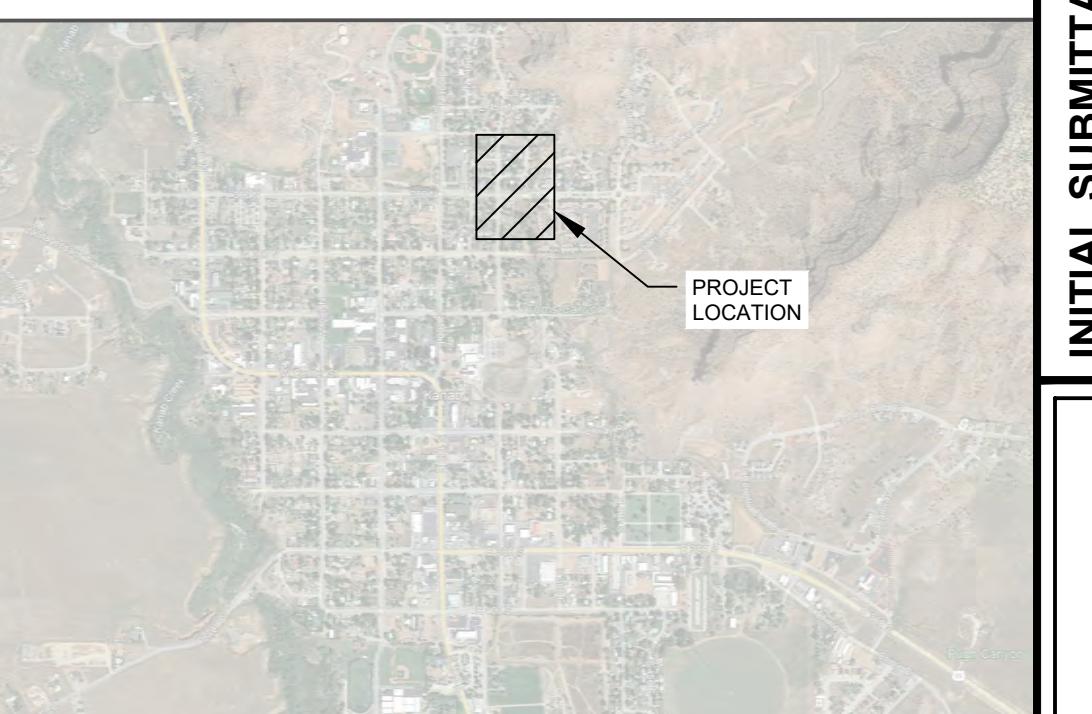
460 E. 300 SOUTH  
KANAB, UTAH 84741  
435-644-2031  
[www.ironrockeng.com](http://www.ironrockeng.com)

**TITLE SHEET**

KANE COUNTY BUILDING - SITE RENOVATION

76 N. MAIN ST.  
KANAB, UT 84741

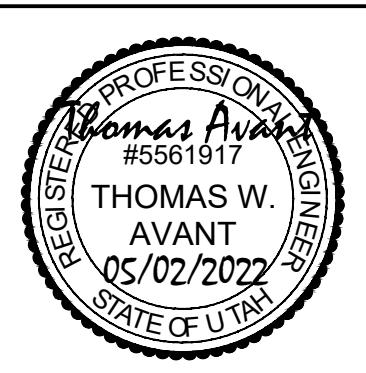
**SHEET INDEX:**  
COVER SHEET  
SPECIFICATIONS SHEET  
DEMOLITION PLAN  
SITE/GRADING PLAN  
C001  
C002  
C100  
C200



VICINITY MAP

**Know what's below. 811**  
**Call 811 before you dig.**  
**BLUE STAKES OF UTAH**  
UTILITY NOTIFICATION CENTER, INC.  
[www.bluestakes.org](http://www.bluestakes.org)  
1-800-662-4111

INITIAL SUBMITTAL:	5/2/2022
REV#:	
DATE:	



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DRAWN BY: RLB  
SCALE: 1"=20'

SHEET:

**C001**



5 0 5  
SCALE IN FEET  
SCALE 1" = 5'

SCOPE OF WORK:  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE  
SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS  
SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① EXISTING CONCRETE CURB
- ② EXISTING SIDEWALK
- ③ EXISTING PAINT MARKING
- ④ REMOVE EXISTING CONCRETE CURB
- ⑤ REMOVE EXISTING SIDEWALK
- ⑥ REMOVE EXISTING PAINT MARKING
- ⑦ REMOVE AND RELOCATE EXISTING SIGN
- ⑧ SAWCUT AND REMOVE ASPHALT

**IR**  
IRON ROCK  
GROUP

Building on Solid  
Foundations

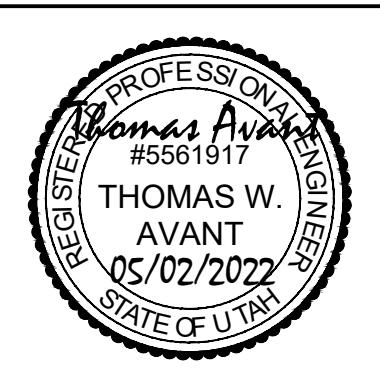
460 E. 300 SOUTH  
KANAB, UTAH 84741  
435-644-2031  
www.ironrockeng.com

## DEMOLITION PLAN

KANE COUNTY BUILDING - SITE RENOVATION

INITIAL SUBMITTAL: 5/2/2022

REV#: DATE: DESCRIPTION:



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DRAWN BY: RLB

SCALE: 1"=5'

SHEET:

C100



# *Building on Solid Foundations*

460 E. 300 SOUTH  
KANAB, UTAH 84741  
435-644-2031  
[www.ironrockeng.com](http://www.ironrockeng.com)

# SITE/GRADING PLAN

76 N. MAIN ST.  
KANAB, UT 84741

**COPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE  
SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS  
SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 PROPOSED CONCRETE. PER DETAIL 1 & 2
- 2 PROPOSED ASPHALT. PER DETAIL 1
- 3 PROPOSED PAINT MARKING (TYP.)
- 4 ADA ACCESSIBLE PARKING SPACE NOT TO EXCEED 2% IN ANY DIRECTION. PAINT SQUARE INTERNATIONAL SYMBOL OF ACCESSIBILITY (TYP.)
- 5 RELOCATED SIGN
- 6 PROPOSED ADA PARKING SIGN. PER DETAIL 3
- 7 PROPOSED ADA VAN PARKING SIGN. PER DETAIL 3

The image contains two cross-section diagrams of road construction, labeled "PAVED AREA" and "CONCRETE SECTION".

**PAVED AREA:** This diagram shows a cross-section of a paved area. The total thickness is 3' 0". The layers from top to bottom are: Asphalt (3"), Road Base (6"), Prepared Sub-grade (1' 0"), and Undisturbed Soils (1' 0"). A red dashed line indicates the top of the prepared sub-grade. A yellow horizontal line is at the bottom of the undisturbed soils. A label "#3 REBAR 24" O.C. EACH WAY" points to the rebar reinforcement within the concrete pavement layer.

**CONCRETE SECTION:** This diagram shows a cross-section of a concrete section. The total thickness is 4' 0". The layers from top to bottom are: Concrete Pavement (4"), Road Base (6"), and Prepared Sub-grade (1' 0"). A red dashed line indicates the top of the prepared sub-grade. A yellow horizontal line is at the bottom of the undisturbed soils. A label "#3 REBAR 24" O.C. EACH WAY" points to the rebar reinforcement within the concrete pavement layer.

# 1 PAVEMENT NTS

This cross-section diagram illustrates the layers of a concrete pavement system. The layers from bottom to top are: PREPARED SUB-GRADE (hatched pattern), ROAD BASE (light gray), CONCRETE PAVEMENT (top layer with a dotted pattern). A red line indicates the outer dimensions of the concrete slab. A green line shows the dimensions of a rectangular opening. Callouts provide specific dimensions: '4" CLR' (Clearance) on the right side of the opening, '3" CLR' (Clearance) at the bottom of the opening, '4" CLR' (Clearance) at the bottom of the opening, '6" MAX.' (Maximum height) for the opening, '6"' (6 inches) for the thickness of the ROAD BASE, and '4"' (4 inches) for the thickness of the CONCRETE PAVEMENT. Labels include 'PREPARED SUB-GRADE', 'ROAD BASE', 'CONCRETE PAVEMENT', '#3 REBAR 24" O.C. EACH WAY', '3" CLR', '6" MAX.', '4"', '6"', and '4"'. Vertical dimensions are marked on the left side: '1' 0"' (1 foot 0 inches) for the total height, '6"' (6 inches) for the ROAD BASE, and '4"' (4 inches) for the CONCRETE PAVEMENT.

**2 THICKEND EDGE SIDEWALK  
NTS**

The diagram illustrates the dimensions and materials for an ADA sign detail. The sign is a rectangular panel with a blue background and white letters, featuring a wheelchair accessibility symbol. It is mounted on a vertical 2-inch steel tube that is primed and painted white. The tube is set into a concrete footing. The sign is 1 foot 6 inches high and 1 foot 0 inches wide. The tube is 5 feet 0 inches long, sloping away from the concrete footing. The concrete footing is 2 feet 0 inches wide and 2 feet 6 inches deep. The ground surface is labeled 'FINISH GRADE'. The sign panel is labeled with 'FIBERGLASS SIGN WITH SILK SCREEN LETTERS AND CONCEALED FASTENERS. BLUE BACKGROUND WITH WHITE LETTERS'. The tube is labeled '2" STEEL TUBE PRIMED AND PAINTED (WHITE)'. The concrete footing is labeled 'CONCRETE FOOTING'. The slope of the tube is labeled 'SLOPE CONCRETE AWAY FROM TUBE'. The overall width of the sign and tube assembly is 1 foot 0 inches.



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DRAWN BY: RLE

SCALE: 1"=10

HEET:

C200



**EXISTING BUILDING**

76 N MAIN ST  
KANAB, UT 84741

INITIAL SUBMITTAL: 05/30/22

REV#: DATE: DESCRIPTION:



DRAWN BY: MH  
SCALE: AS NOTED  
SHEET: A002

1 EXISTING FLOOR PLAN  
3/32" = 1'-0"



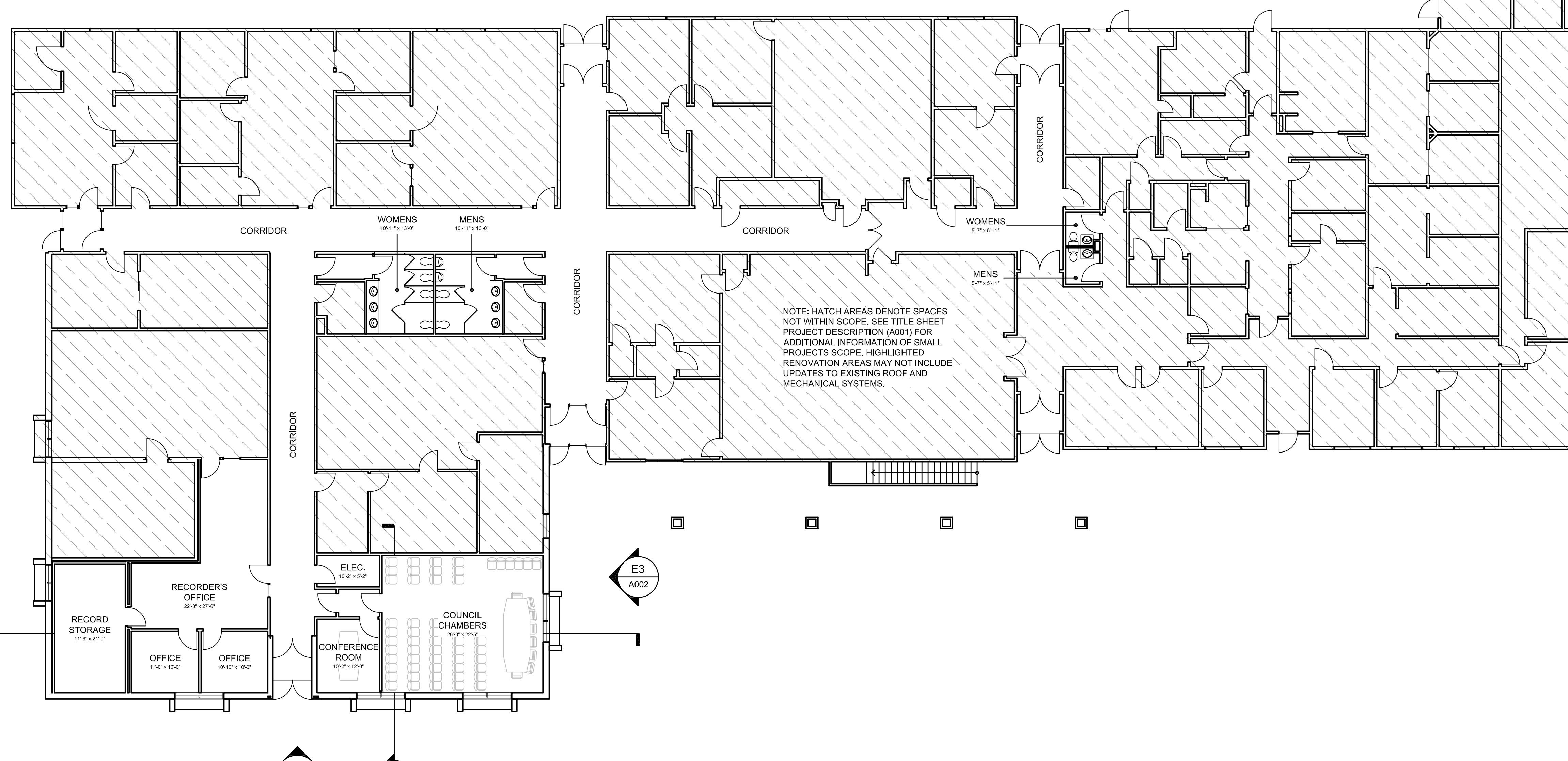
E2 EXISTING BUILDING ELEVATION: NORTH

E1 EXISTING BUILDING ELEVATION: WEST

E3 EXISTING BUILDING ELEVATION: SOUTH

C2 EXISTING BUILDING SECTION: WEST - EAST

C1 EXISTING BUILDING SECTION: SOUTH - NORTH



NOTE: HATCH AREAS DENOTE SPACES  
NOT WITHIN SCOPE. SEE TITLE SHEET  
PROJECT DESCRIPTION (A001) FOR  
ADDITIONAL INFORMATION OF SMALL  
PROJECTS SCOPE. HIGHLIGHTED  
RENOVATION AREAS MAY NOT INCLUDE  
UPDATES TO EXISTING ROOF AND  
MECHANICAL SYSTEMS.

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DRAWN BY: MH

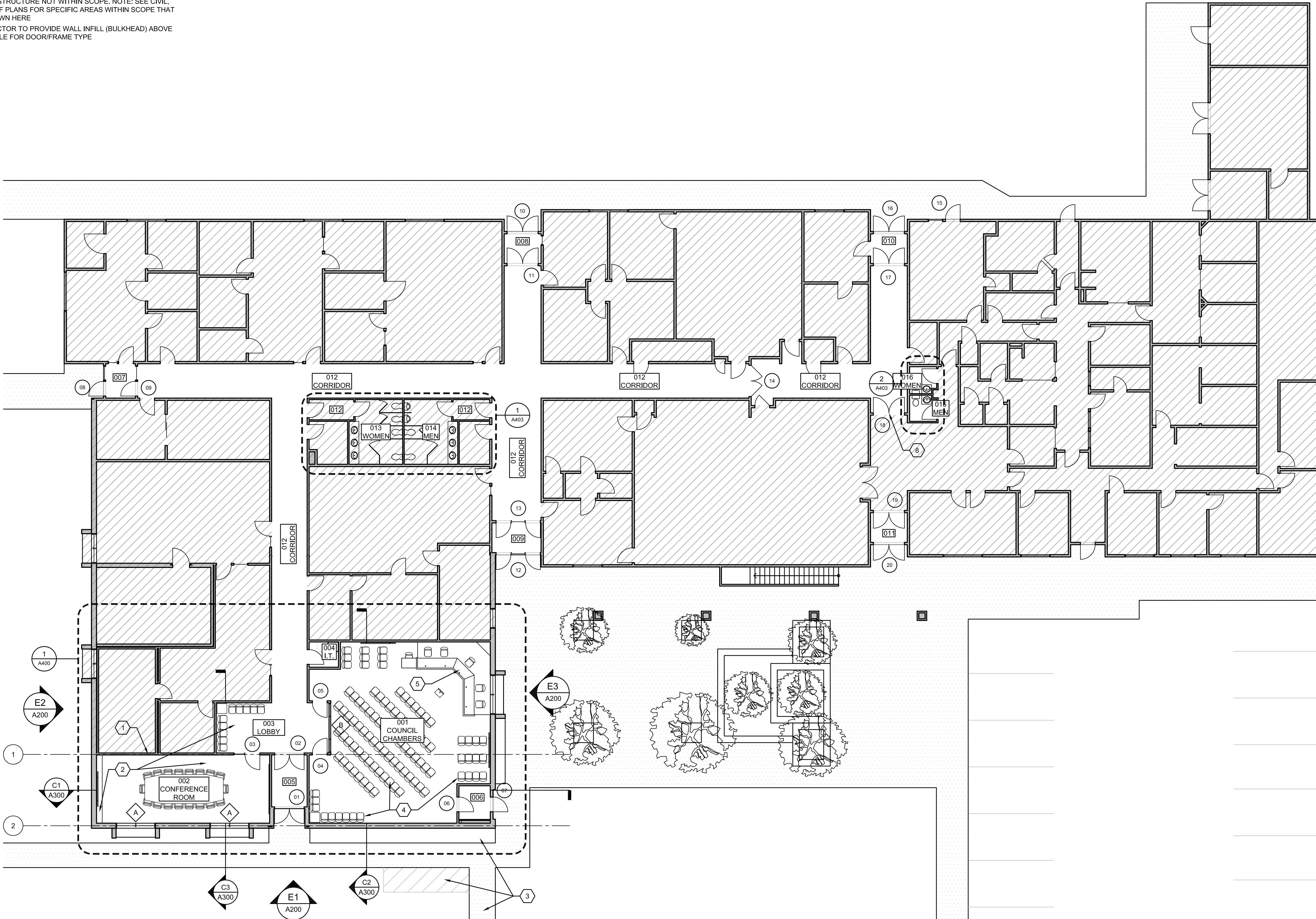
SCALE: AS NOTED

SHEET:

A002

PLAN KEYNOTE LEGEND

- 1) DENOTES LINE WHERE NEW CONSTRUCTION MEETS EXISTING. IF ANY CONFLICT IS FOUND BETWEEN FIELD DIMENSIONS AND ARCHITECTURAL DRAWINGS, CONTRACTOR MUST COORDINATE ALL NECESSARY DESIGN REVISIONS W/ DESIGN TEAM IMMEDIATELY TO ENSURE THAT ANY CHANGES AND SUBSEQUENT DESIGN IMPLICATIONS ARE ADEQUATELY ADDRESSED PER DESIGN INTENT
- 2) SEE INTERIOR ELEVATIONS AND FINISH PLANS FOR ALL FINISH INFORMATION PER SPACE
- 3) SEE CIVIL DRAWINGS FOR ALL SITE MODIFICATIONS (CIVIL DRAWINGS TAKE PRECEDENCE FOR ALL SITE WORK)
- 4) FF&E PROVIDED BY OWNER. PROPOSED LAYOUTS MAY VARY BASED ON FINAL SELECTIONS
- 5) CORNER SEATING AND PODIUM UNIT BY OTHERS. CONTRACTOR TO COORDINATE ELECTRICAL AND/OR AV REQUIREMENTS BASED ON UNIT SHOP DRAWINGS AND SPECIFICATIONS (BY OTHERS). CONTRACTOR TO CONSTRUCT RAISED PLATFORM
- 6) NOT USED
- 7) DENOTES AREAS OF EXISTING STRUCTURE NOT WITHIN SCOPE. NOTE: SEE CIVIL, MECHANICAL, AND ARCHL. ROOF PLANS FOR SPECIFIC AREAS WITHIN SCOPE THAT MAY NOT BE ADEQUATELY SHOWN HERE
- 8) ELIMINATE TRANSOM. CONTRACTOR TO PROVIDE WALL INFILL (BULKHEAD) ABOVE NEW DOOR. SEE DOOR SCHEDULE FOR DOOR/FRAME TYPE



INITIAL SUBMITTAL: 05/30/22		DESCRIPTION:	
<p>GENERAL PLAN NOTES</p> <ol style="list-style-type: none"> <li>CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND CONSTRUCTION TO ASSESS EXISTING CONDITIONS</li> <li>ANY FINISHES, MATERIAL, EQUIPMENT, ETC. NOT SPECIFIED ARE ASSUMED TO MATCH ADJACENT EQUIVALENTS OF THE EXISTING BUILDING.</li> <li>WHERE EXISTING BUILDING ELEMENTS CANNOT BE REASONABLY MATCHED, CONTRACTOR TO COORDINATE W/ AND OBTAIN DESIGN TEAM AND OWNER'S APPROVAL FOR REASONABLE SUBSTITUTIONS</li> <li>ALL DIMENSIONS ARE FROM "NEW CONSTRUCTION" GRID LINE AND/OR FACE OF STUD U.N.O.</li> <li>VARIOUS PLAN SHEET SERIES ARE ASSUMED TO BE SYNONYMOUS WITH EACH OTHER. INFORMATION GIVEN FOR ONE DISCIPLINE SET, SHOULD BE ASSUMED FOR ALL</li> <li>CONTRACTOR TO REPORT ANY DISCREPANCIES DISCOVERED IN WRITING TO THE DESIGNER. WORK INSTALLED AND FOUND IN CONFLICT WITH THE REQUIREMENTS INDICATED ON DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR</li> <li>REFERENCE DOOR AND WINDOW MANUFACTURERS' SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZE. SEE A600 SERIES FOR DOOR AND WINDOW TYPES</li> <li>DOORS IN PLACES OF EGRESS SHALL BE EQUIPPED WITH HARDWARE COMPLYING WITH CHAPTER 101, IBC</li> <li>DOORS REQUIRED TO BE ACCESSIBLE SHALL BE EQUIPPED WITH HARDWARE COMPLYING WITH THE AMERICANS WITH DISABILITY ACT, AS WELL AS ALL LOCAL AND STATE ACCESSIBILITY REGULATIONS. COMPLIANCE WITH ONE CODE DOES NOT NECESSARILY GUARANTEE COMPLIANCE WITH ALL</li> <li>ACCESSIBLE FACILITIES MUST BE DESIGNED TO COMPLY WITH ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITY ACT, AS WELL AS ALL LOCAL AND STATE ACCESSIBILITY REGULATIONS. COMPLIANCE WITH ONE CODE DOES NOT NECESSARILY GUARANTEE COMPLIANCE WITH ALL</li> <li>FLOOR CLEAN OUTS ARE TO BE LOCATED IN INCONSPICUOUS PLACES AND NOT IN MAIN ROOMS. ALL FLOOR CLEAN OUTS LOCATED IN CARPETED AREAS ARE TO BE FITTED WITH CARPET INSERTS. ALL CLEAN OUTS ARE TO BE FLUSH TO FLOOR/WALL</li> <li>ALL NEW PARTITIONS ARE TO BE CONSTRUCTED FROM TOP OF SLAB TO UNDERSIDE OF ROOF DECK AND FULLY INSULATED W/ MIN. R-13 ACOUSTICAL BATT INSULATION FOR SOUND ATTENUATION BETWEEN SPACES</li> </ol>			
REV#:	DATE:		
<p>DRAWN BY: MH</p> <p>SCALE: 3/32" = 1'-0"</p> <p>SHEET: A100</p>			



Building on Solid Foundations

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KANAB, UTAH 84741  
435-644-2031  
www.ironrockeng.com

MAIN FLOOR PLAN

76 N MAIN ST  
KANAB, UT 84741

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



**City Council**  
**Arlon Chamberlain**  
**Chris Heaton**  
**Scott Colson**  
**Kerry Glover**  
**JD Wright**

## Kanab City Planning Commission Staff Report File #2023014

<b>Date:</b>	<b>March 17, 2023</b>
<b>Meeting Date:</b>	<b>March 21, 2023</b>
<b>Agenda Item:</b>	Discuss and recommend to City Council a Final Site Plan, Phase 1 [Catori Canyon] located between the Kanab Creek Ranchos Subdivision and Cedar Heights Subdivision.
<b>Subject Property Address:</b>	<b>Located between the Ranchos Subdivision and the Cedar Heights Subdivision</b>
<b>Applicant:</b>	<b>Kenny Seng</b>
<b>Applicant Agent:</b>	<b>Iron Rock Engineering</b>
<b>Zoning Designation:</b>	<b>R-1-20 PD &amp; RR-1 PD</b>
<b>General Plan Designation:</b>	<b>Medium Density Residential</b>
<b>Parcel #:</b>	<b>K-38-1-Annex, K-B-7-1, K-6-1, K-47-1</b>
<b>Applicable Ordinances:</b>	<b>Kanab City Land Use, Chapter 23</b>

### Attachments:

**Exhibit A: Vicinity Map**

**Exhibit B: Final Site Plan**

### Summary:

Kenny Seng, property owner, and their representative, Iron Rock Engineering have applied for a Final Site Plan, Phase 1. Final Site Plans are regulated through the Kanab City Land Use Ordinances, Chapter 23. The Planned Development Overlay and Preliminary Site Plan were approved on August 17, 2022 and then amended and approved on November 8, 2022. Phase 1 of Catori Canyon Subdivision consists of 81 Townhomes, 25 single-family lots, one (1) 10.97 commercial lot and 5 open space lots. For a total of 107 buildable lots and 5 open space lots.

### Applicable Regulations:

Kanab City Land Use Ordinance Chapter 23, Section 23-9 regulates a Final Site Plan process. An application shall be submitted within twelve (12) months of the approved Planned Development Overlay. The following documents shall be submitted with the application for the Final Site Plan: Final Site Plan Layout, Grading and Drainage, Utilities, Landscaping, and Typical Building Elevations. Phased plans are required to submit a final site plan for each phase.

### Analysis

All required documents for the application have been received by the applicant or the representative. The Development Committee have reviewed the documents and forwarded to the

**– A Western Classic –**

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



**City Council**  
**Arlon Chamberlain**  
**Chris Heaton**  
**Scott Colson**  
**Kerry Glover**  
**JD Wright**

City Attorney, City Engineer, and Public Works Director. The City Engineer is currently reviewing the submitted documents to see if any further recommendations may be needed. One concern is the drainage on the North side of the Planned Development, the drainage canal required for the whole development is currently not part of the Phase 1 drainage plans. The Engineer is reviewing the drainage report and will determine if the drainage on the north side of the Planned Development will impact Phase 1 and if any mitigations will need to be done with phase 1 or within the different phases of the development.

### **Findings of Fact:**

- The Catori Canyon Final Site Plan, phase 1 meets the application process and the required document submittals.
- The construction drawings are being reviewed with the City Engineer.

### **Conditions of Approval:**

1. Approval is contingent on the completion of the City Engineer's review that the Construction Drawings have been satisfied and meet the Kanab City Design Standards prior to scheduling with City Council.

### **Staff Recommendation:**

Staff recommends a positive recommendation to City Council contingent on the conditions of approval and findings in the staff report.

### **Recommended Motion:**

I make a motion to send a positive recommendation to City Council for the Final Site Plan on Phase 1, Catori Canyon Subdivision based on the findings and conditions of approval as outlined in the staff report for file #2023014.

### **Alternate motion:**

I make a motion to send a positive recommendation to City Council for the Final Site Plan on Phase 1, Catori Canyon Subdivision based on the findings and conditions of approval as outlined in the staff report for file #2023014, with the additional findings and conditions: .

I make a motion to send a negative recommendation to City Council for the Final Site Plan on Phase 1, Catori Canyon Subdivision demonstrating the applicant has not met the standards outlined in the Kanab City ordinances): .

**– A Western Classic –**

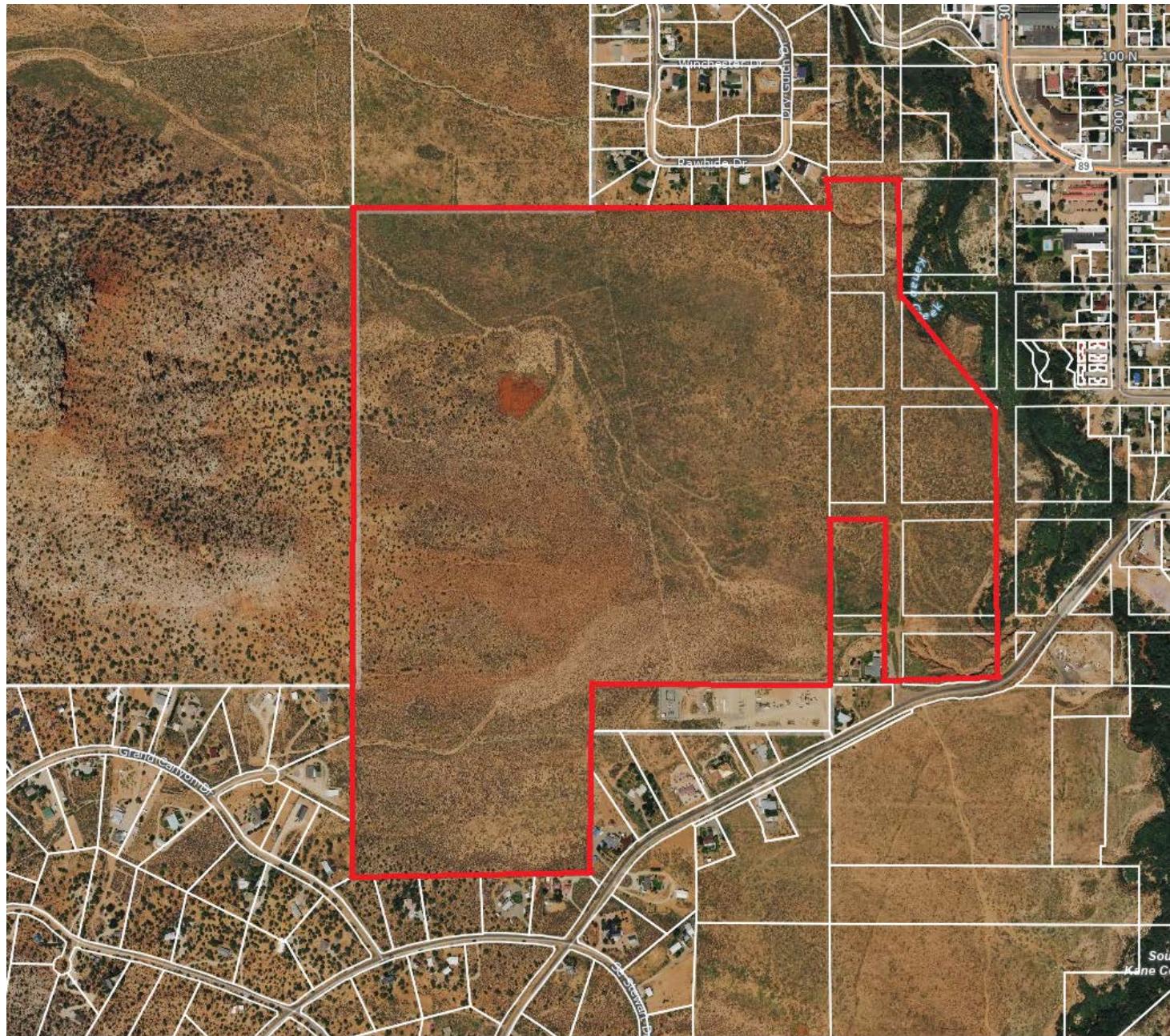
**Mayor**  
**T. Colten Johnson**  
**City Manager**  
**Kyler Ludwig**  
**Treasurer**  
**Danielle Ramsay**



**City Council**  
**Arlon Chamberlain**  
**Chris Heaton**  
**Scott Colson**  
**Kerry Glover**  
**JD Wright**

## **Exhibit A: Vicinity Map**

**— A Western Classic —**



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



**City Council**  
**Arlon Chamberlain**  
**Chris Heaton**  
**Scott Colson**  
**Kerry Glover**  
**JD Wright**

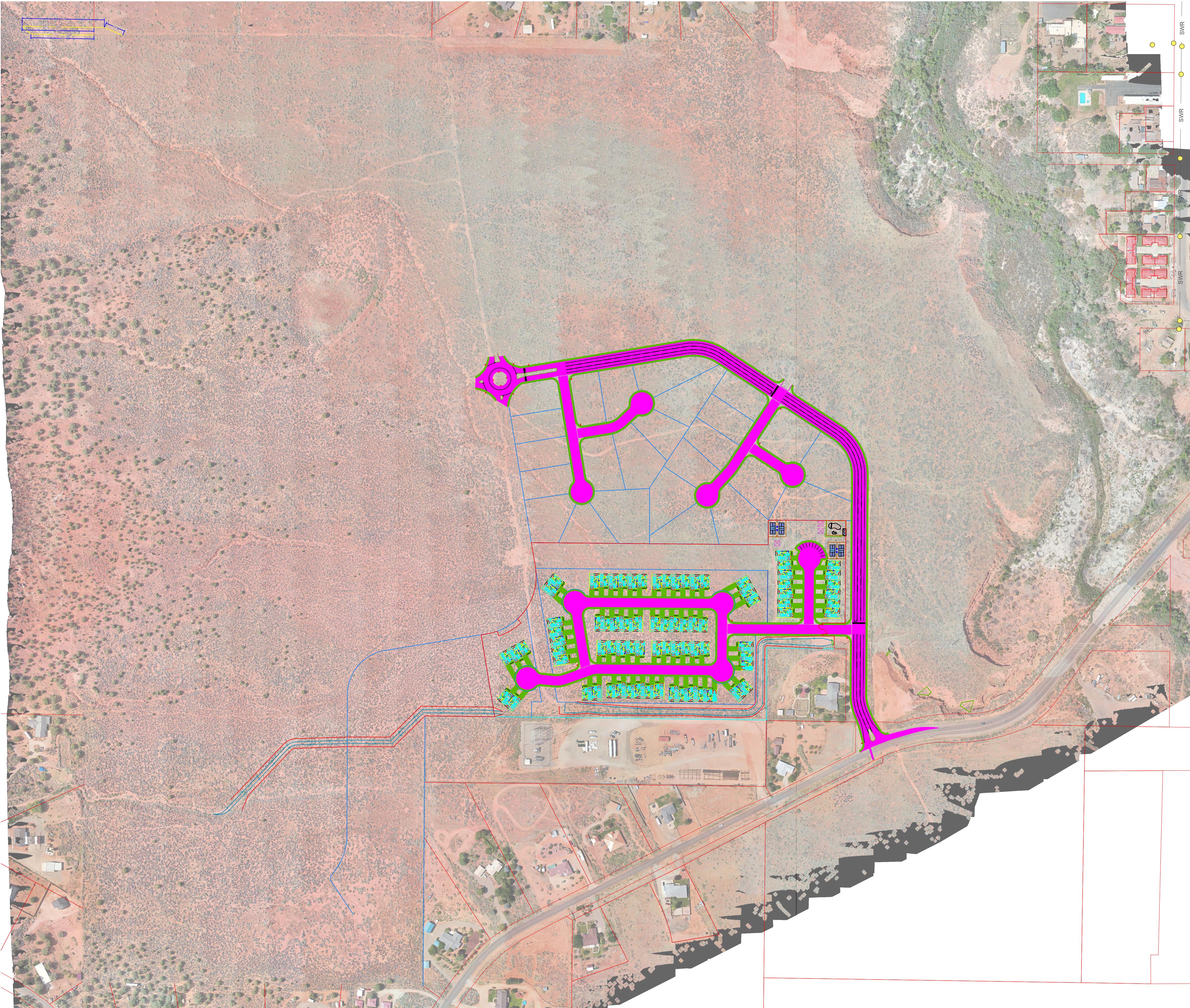
## Exhibit B: Preliminary Plat

— A Western Classic —

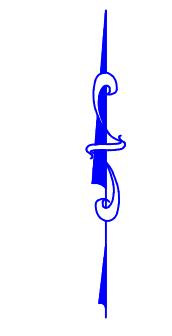
# CATORI CANYON PHASE 1

## CONSTRUCTION DOCUMENTS

KANAB, UTAH



200  
0  
200  
SCALE IN FEET  
SCALE 1" = 200'



**IRON ROCK**  
GROUP

Building on Solid Foundations

460 E. 300 SOUTH  
KANAB, UTAH 84741  
435-644-2031  
[www.ironrockeng.com](http://www.ironrockeng.com)

### PROJECT INFORMATION:

PROJECT LOCATION: KANAB CITY, UTAH

PARCEL NUMBER: R-1-20-PD

ZONE: PD

OWNER & DEVELOPER: KENNY SENG  
8592 SOUTH 1150 EAST  
SPANISH FORK, UT 84660

DESIGN SPECIFICATIONS: KANAB CITY ZONING ORDINANCE

### CATORI CANYON PHASE 1

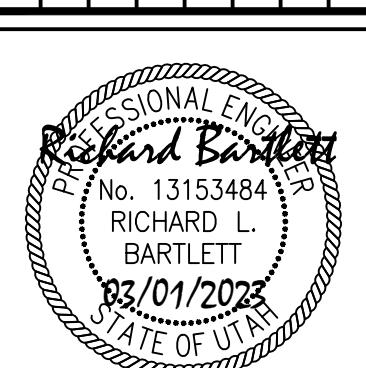
### TITLE SHEET

NORTH POWELL DRIVE  
KANAB, UTAH 84741

### SHEET INDEX:

COVER SHEET	C001
SPECIFICATIONS SHEET	C002-C004
GRADE PLAN	C200
GRID PLAN	C300
PLAN AND PROFILE	C301-C316
UTILITY PLAN	C400
CHANNEL LAYOUT	C401-C405
DRAINAGE BASIN LAYOUT	C406-C409
DETAIL SHEET	C500-C503
LANDSCAPE PLAN	L100

INITIAL SUBMITTAL:	3/1/2023
REV#:	



VICINITY MAP

PROJECT LOCATION

STATE OF UTAH

83/01/2023

PROFESSIONAL ENGINEER

Richard L. Bartlett

No. 13153484

IRON ROCK GROUP

**SITE PLAN**

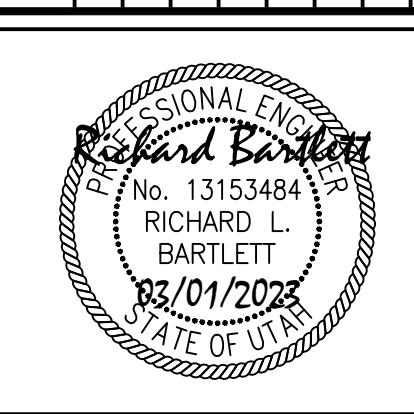
NORTH POWELL DRIVE  
KANAB, UTAH 84741

80 0 80  
SCALE IN FEET  
SCALE 1" = 80'

SCOPE OF WORK:  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE  
SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS  
SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① PROPOSED 66' ROW ROAD. PER DETAIL 1 SHEET C500
- ② PROPOSED 50' ROW ROAD. PER DETAIL 2 SHEET C500
- ③ PROPOSED KIVA RESIDENCES. SEE ARCHITECTURAL PLANS
- ④ PROPOSED ADA RAMP. PER DETAIL 9 & 10 SHEET C500
- ⑤ PROPOSED POOL AREA (BY OTHERS)
- ⑥ PROPOSED PAVILION (BY OTHERS)
- ⑦ PROPOSED STOP SIGN. PER DETAIL 7 SHEET C500
- ⑧ PROPOSED A CURB. PER DETAIL 4 SHEET C502
- ⑨ PROPOSED CONCRETE CROSS GUTTER. PER DETAIL 4 SHEET C500
- ⑩ PROPOSED PICKLE BALL COURT (BY OTHERS)
- ⑪ PROPOSED SIGHT TRIANGLE
- ⑫ PROPOSED 6' HIGH PRIVACY FENCE. PER OWNER SPECIFICATIONS
- ⑬ PROPOSED 8' HIGH PRIVACY FENCE. PER OWNER SPECIFICATIONS
- ⑭ PROPOSED AUTOMATED GATE. PER OWNER SPECIFICATIONS
- ⑮ PROPOSED MAN GATE. PER OWNER SPECIFICATIONS
- ⑯ PROPOSED ROUND ABOUT
- ⑰ PROVIDE 6" DIA HOLE THROUGH PROPOSED FENCE EVERY 10 FOR DRAINAGE
- ⑱ PROPOSED ADVANCED WARNING CIRCULATION PLAQUE SIGN (W2-6)
- ⑲ PROPOSED YIELD SIGN (R1-2)
- ⑳ PROPOSED DIRECTIONAL ARROW SIGN (R6-4a)
- ㉑ PROVIDE CROSS WALK

INITIAL SUBMITTAL:	3/12/2023
REV#:	
DATE:	
DESCRIPTION:	



DRAWN BY: RLB  
SCALE: 1"=80'  
SHEET:

C200

80 0 80  
SCALE IN FEET  
SCALE 1" = 80'

SCOPE OF WORK:  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① PROPOSED SEWER LINE. PER DETAIL 1 & 2 SHEET C501
- ② PROPOSED SEWER MANHOLE. PER DETAIL 5 SHEET C501
- ③ PROPOSED 6" DR-21 PRESSURE SEWER LINE TO EXISTING GRAVITY SEWER LINE ON EAST SIDE OF KANAB CREEK. PER DETAIL 1 SHEET C501
- ④ PROPOSED SEWER LIFT STATION. PER DETAIL SHEET C503
- ⑤ PROPOSED WATER LINE. PER DETAIL 1 & 2 SHEET C501
- ⑥ PROPOSED WATER VALVE ON EACH LEG OF INTERSECTION. PER DETAIL 3 SHEET C502
- ⑦ PROPOSED FIRE HYDRANT. PER DETAIL 4 SHEET C501
- ⑧ PROPOSED WATER METER (TYP.). PER DETAIL 3 SHEET C501
- ⑨ PROPOSED COM LINE. PER DETAIL 1 & 2 SHEET C501
- ⑩ PROPOSED POWER LINE. PER DETAIL 1 & 2 SHEET C501
- ⑪ EXISTING WATER LINE
- ⑫ EXISTING POWER LINE (OVERHEAD)
- ⑬ EXISTING POWER POLE
- ⑭ CONNECT TO EXISTING WATER LINE
- ⑮ PROPOSED 4" PVC SEWER SERVICE LINE (TYP.). PER DETAIL 2 SHEET C502

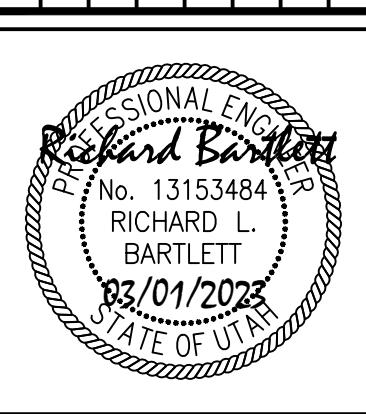
## UTILITY PLAN

NORTH POWELL DRIVE  
KANAB, UTAH 84741

CATORI CANYON PHASE 1



INITIAL SUBMITTAL:	3/1/2023
REV#:	
DATE:	
DESCRIPTION:	



DRAWN BY: RLB  
SCALE: 1"=80'  
SHEET:

C400



Building on Solid Foundations

460 E. 300 SOUTH  
KANAB, UTAH 84741  
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## LANDSCAPE PLAN

NORTH POWELL DRIVE  
KANAB, UTAH 84741

INITIAL SUBMITTAL:	3/1/2023
REV#:	
DATE:	
DESCRIPTION:	



DRAWN BY: RLB  
SCALE: 1"=80'  
SHEET:

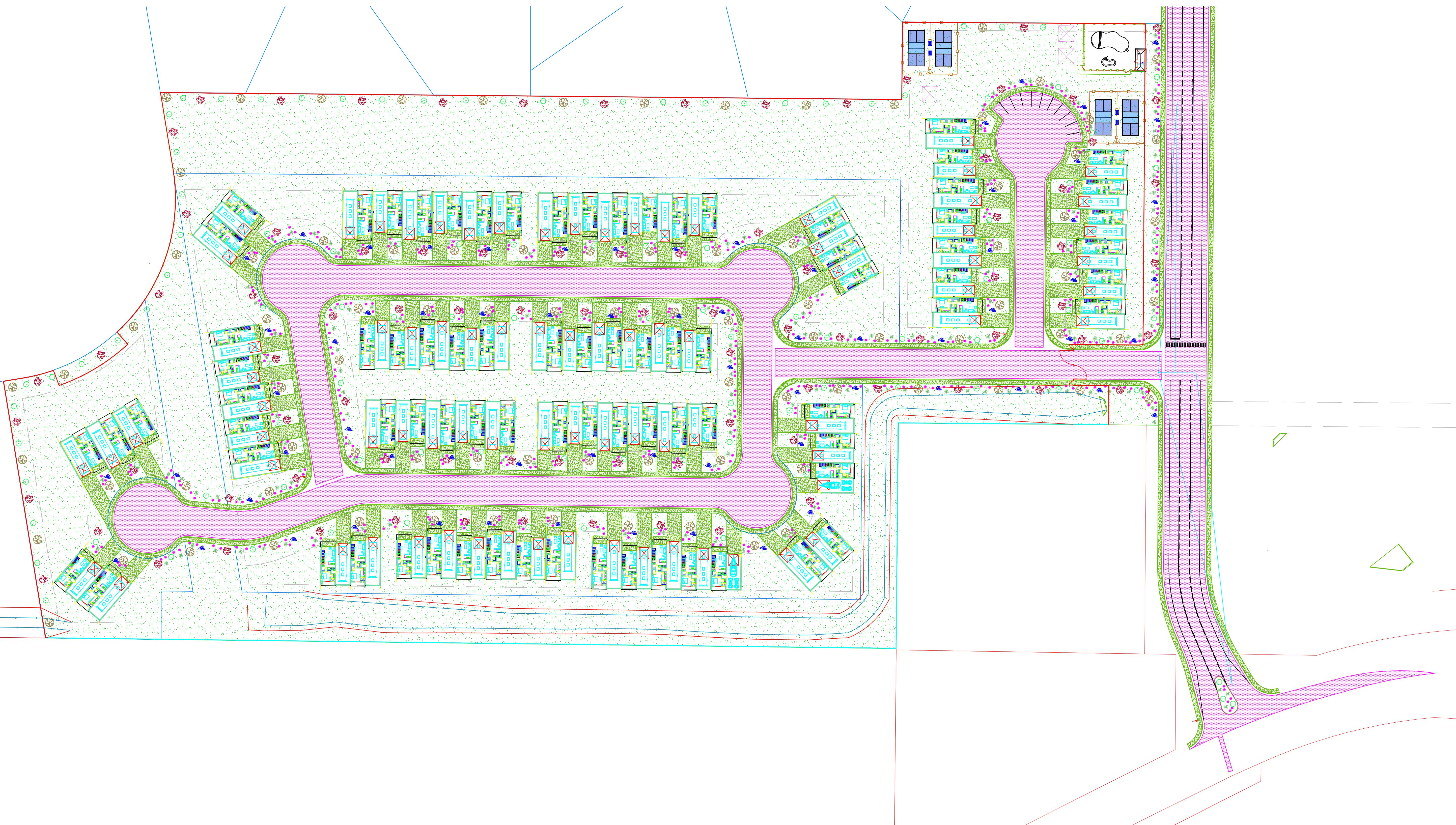
L100

### PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL
D1	45	acer glabrum	ROCKY MOUNTAIN MAPLE	B&B	2"
D2	44	gleditsia triacanthos inermis	SKYLINE HONEY LOCUST	B&B	2"
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL
E1	86	pinus edulis	PINION PINE	B&B	8' HT
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	
S1	54	juniperus chinensis	OLD GOLD JUNIPER	5 GAL	
S2	55	ribes alpinum	GREEN MOUND ALPINE CURRANT	5 GAL	
ANNUAL/SUPERPERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	
A1	238	penstemon eatonii	FIRECRACKER PENSTEMON	1 GAL	
A2	238	oryzopsis hymenoides	INDIAN RICE GRASS	1 GAL	
SUCCULENTS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	
C1	30	yucca perfoliata	PENNIPLATE YUCCA	1 GAL	
C2	96	yucca angustissima	RED YUCCA	1 GAL	
BOULDERS / ROCKS	QTY	DECORATIVE BOULDERS / ROCKS NATIVE TO THE AREA TO RANGE FROM 2' - 5' LENGTHS AND VARYING HEIGHTS AND WIDTHS			
	136-204				

LANDSCAPE SURFACING: 462823.72 SQUARE FEET

80 0 80  
SCALE IN FEET  
SCALE 1" = 80'





Utah First Property Management





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



**City Council**  
**Arlon Chamberlain**  
**Chris Heaton**  
**Scott Colson**  
**Kerry Glover**  
**JD Wright**

## **Kanab City Planning Commission Staff Report**

### **File #2023013**

<b>Date:</b>	<b>March 17, 2023</b>
<b>Meeting Date:</b>	<b>March 21, 2023</b>
<b>Agenda Item:</b>	Discuss and recommend to City Council a Final Plat, Phase 1 [Catori Canyon] located between the Kanab Creek Ranchos Subdivision and Cedar Heights Subdivision.
<b>Subject Property Address:</b>	<b>Located between the Ranchos Subdivision and the Cedar Heights Subdivision</b>
<b>Applicant:</b>	<b>Kenny Seng</b>
<b>Applicant Agent:</b>	<b>Iron Rock Engineering</b>
<b>Zoning Designation:</b>	<b>R-1-20 PD &amp; RR-1 PD</b>
<b>General Plan Designation:</b>	<b>Medium Density Residential</b>
<b>Parcel #:</b>	<b>K-38-1-Annex, K-B-7-1, K-6-1, K-47-1</b>
<b>Applicable Ordinances:</b>	<b>Subdivision Ordinance, Chapter 2</b>

#### **Attachments:**

**Exhibit A: Vicinity Map**

**Exhibit B: Final Plat**

#### **Summary:**

Kenny Seng, property owner, and their representative, Iron Rock Engineering have applied for a Final Plat, Phase 1. Final Plats are regulated through the Kanab City Subdivision Ordinances, Chapter 2. This applicant has also submitted a Final Site Plan application. The preliminary plat was approved on August 17, 2023, there have been some modifications made on the final plat. An additional area of multi-family (13 units) and one additional single-family lot has been added to the plat. Phase 1 of Catori Canyon Subdivision consists of 81 Townhomes, 25 single-family lots, one (1) 10.97 commercial lot and 5 open space lots. For a total of 106 buildable platted lots and 5 open space platted lots.

#### **Applicable Regulations:**

Kanab City Subdivision Ordinance Chapter 2, Section 2-3.8 regulates a Final Plat process. After approval of the preliminary plat the applicant can submit an application for the final plat. The application should include the Final Plat drawing, Subdivision Lot Addresses, Subdivision Improvement Plans, Title Report, and any other requested items during the approval process. The application and submitted documents are sent to the Development Committee to review for compliance with the ordinance. The application may be sent to the City Attorney, City Engineer,

**– A Western Classic –**

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**JD Wright**

Public Works Department, or other interested parties who will review the documents and make recommendations to the Development Committee.

### **Analysis**

All required documents for the application have been received by the applicant or the representative. The Development Committee have reviewed the documents per the ordinance and forwarded to the City Attorney, City Engineer, and Public Works Director. The City Engineer is currently reviewing the Subdivision Improvement Plans and the Final Plat to see if any further recommendations may be needed. One concern is the drainage on the North side of the Planned Development, the drainage canal required for the whole development is currently not part of the Phase 1 improvement plans. The Engineers is reviewing the drainage report and will determine if the drainage on the North side of the Planned Development will impact Phase 1 and if any mitigations will need to be done with these improvements or as a future required improvements in a different phase of the development.

### **Findings of Fact:**

- The Catori Canyon preliminary plat, phase 1 meets the initial application process and document submittals.

### **Conditions of Approval:**

1. Approval is contingent on the completion of the City Engineer's review that the Final Plat and the required Subdivision Improvement have been satisfied and meet the Kanab City Design Standards prior to scheduling with City Council.

### **Staff Recommendation:**

Staff recommends a positive recommendation to City Council contingent on the conditions of approval and findings in the staff report.

### **Recommended Motion:**

I make a motion to send a positive recommendation to City Council for the Final Plat on Phase 1, Catori Canyon Subdivision based on the findings and conditions of approval as outlined in the staff report for file #2023013.

### **Alternate motion:**

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**JD Wright**

I make a motion to send a positive recommendation to City Council for the Final Plat on Phase 1, Catori Canyon Subdivision based on the findings and conditions of approval as outlined in the staff report for file #2023013, with the additional findings and conditions: .

I make a motion to send a negative recommendation to City Council for the Final Plat on Phase 1, Catori Canyon Subdivision demonstrating the applicant has not met the standards outlined in the Kanab City ordinances): .

– A Western Classic –

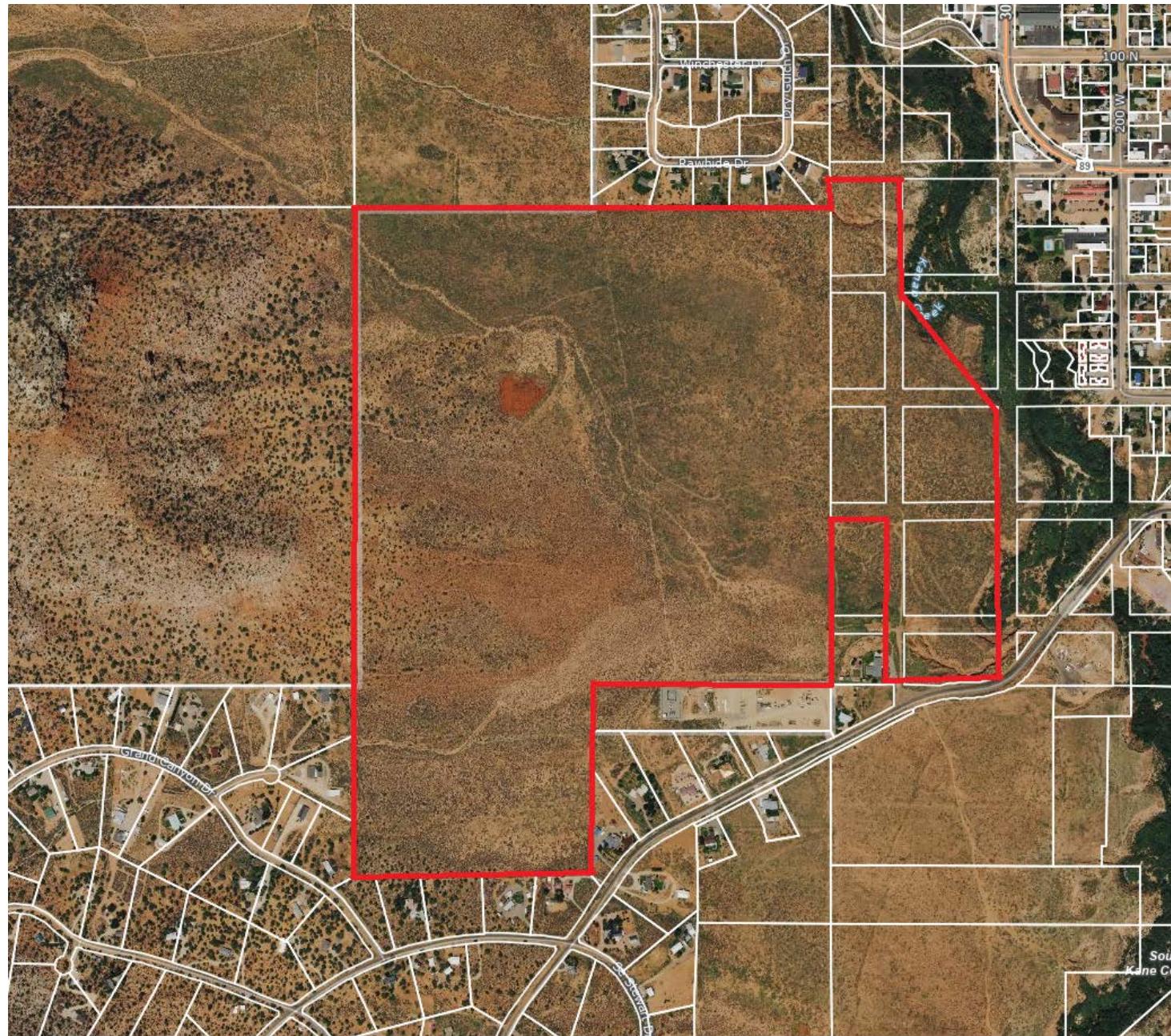
**Mayor**  
**T. Colten Johnson**  
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**City Council**  
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## **Exhibit A: Vicinity Map**

**— A Western Classic —**



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**City Manager**  
**Kyler Ludwig**  
**Treasurer**  
**Danielle Ramsay**



**City Council**  
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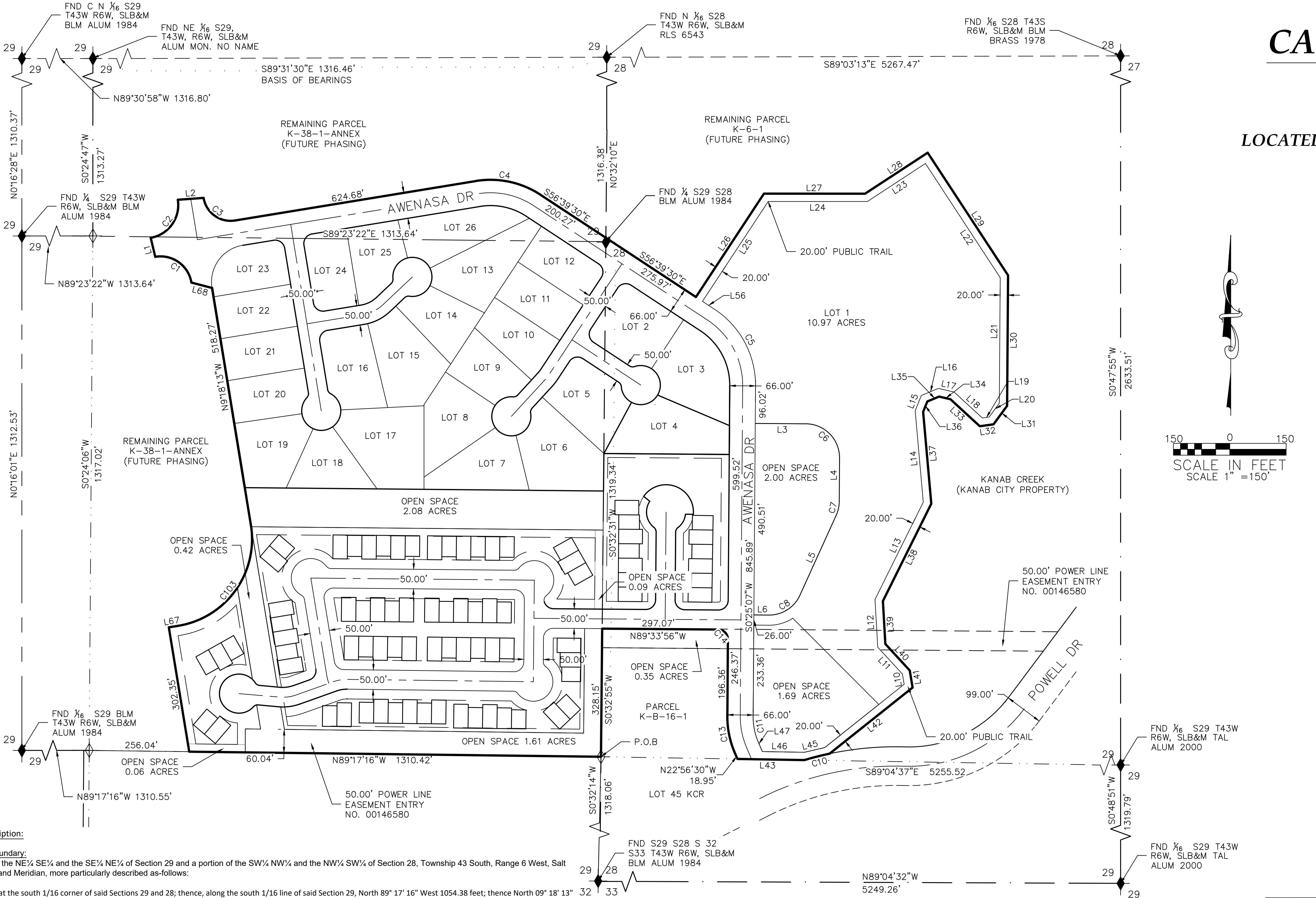
## Exhibit B: Preliminary Plat

— A Western Classic —

# CATORI CANYON PHASE 1 SUBDIVISION

CITY OF KANAB, UTAH

LOCATED IN E $\frac{1}{2}$  OF SECTION 29 & THE W $\frac{1}{2}$  OF SECTION 28,  
TOWNSHIP 43 SOUTH, RANGE 6 WEST,  
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE  
I, Thomas W. Avant, a Professional Land Surveyor, License No. 5561917, hold this license in accordance with Title 58, Chapter 22, Professional Land Surveyors and Professional Land Surveyor License Act and have completed this survey of the property described herein in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat. I certify that by authority of the herein owners, I have made a survey of the tract of land as shown on this Plat and have subdivided the same tract into 106 lots as well as Public Utility and Ingress & Egress Easements, as shown, which are herein after known as "CATORI CANYON PHASE 1" and that the same has been correctly surveyed and staked on the ground as shown on this plat.

Thomas W. Avant, PLS # 5561917 Date: \_\_\_\_\_

NARRATIVE  
The purpose of this survey was to subdivide 106 lots from Parcel K-38-1-ANNEX, K-6-1, K-6-2, K-6-3, K-6-4, K-6-5, K-6-6, K-6-7, K-6-8, K-6-9, K-6-10, K-6-11, K-6-12, K-6-13, K-6-14, K-6-15, K-6-16, K-6-17, K-6-18, K-6-19, K-6-20, K-6-21, K-6-22, K-6-23, K-6-24, K-6-25, K-6-26, K-6-27, K-6-28, K-6-29, K-6-30, K-6-31, K-6-32, K-6-33, K-6-34, K-6-35, K-6-36, K-6-37, K-6-38, K-6-39, K-6-40, K-6-41, K-6-42, K-6-43, K-6-44, K-6-45, K-6-46, K-6-47, K-6-48, K-6-49, K-6-50, K-6-51, K-6-52, K-6-53, K-6-54, K-6-55, K-6-56, K-6-57, K-6-58, K-6-59, K-6-60, K-6-61, K-6-62, K-6-63, K-6-64, K-6-65, K-6-66, K-6-67, K-6-68, K-6-69, K-6-70, K-6-71, K-6-72, K-6-73, K-6-74, K-6-75, K-6-76, K-6-77, K-6-78, K-6-79, K-6-80, K-6-81, K-6-82, K-6-83, K-6-84, K-6-85, K-6-86, K-6-87, K-6-88, K-6-89, K-6-90, K-6-91, K-6-92, K-6-93, K-6-94, K-6-95, K-6-96, K-6-97, K-6-98, K-6-99, K-6-100, K-6-101, K-6-102, K-6-103, K-6-104, K-6-105, K-6-106, K-6-107, K-6-108, K-6-109, K-6-110, K-6-111, K-6-112, K-6-113, K-6-114, K-6-115, K-6-116, K-6-117, K-6-118, K-6-119, K-6-120, K-6-121, K-6-122, K-6-123, K-6-124, K-6-125, K-6-126, K-6-127, K-6-128, K-6-129, K-6-130, K-6-131, K-6-132, K-6-133, K-6-134, K-6-135, K-6-136, K-6-137, K-6-138, K-6-139, K-6-140, K-6-141, K-6-142, K-6-143, K-6-144, K-6-145, K-6-146, K-6-147, K-6-148, K-6-149, K-6-150, K-6-151, K-6-152, K-6-153, K-6-154, K-6-155, K-6-156, K-6-157, K-6-158, K-6-159, K-6-160, K-6-161, K-6-162, K-6-163, K-6-164, K-6-165, K-6-166, K-6-167, K-6-168, K-6-169, K-6-170, K-6-171, K-6-172, K-6-173, K-6-174, K-6-175, K-6-176, K-6-177, K-6-178, K-6-179, K-6-180, K-6-181, K-6-182, K-6-183, K-6-184, K-6-185, K-6-186, K-6-187, K-6-188, K-6-189, K-6-190, K-6-191, K-6-192, K-6-193, K-6-194, K-6-195, K-6-196, K-6-197, K-6-198, K-6-199, K-6-200, K-6-201, K-6-202, K-6-203, K-6-204, K-6-205, K-6-206, K-6-207, K-6-208, K-6-209, K-6-210, K-6-211, K-6-212, K-6-213, K-6-214, K-6-215, K-6-216, K-6-217, K-6-218, K-6-219, K-6-220, K-6-221, K-6-222, K-6-223, K-6-224, K-6-225, K-6-226, K-6-227, K-6-228, K-6-229, K-6-230, K-6-231, K-6-232, K-6-233, K-6-234, K-6-235, K-6-236, K-6-237, K-6-238, K-6-239, K-6-240, K-6-241, K-6-242, K-6-243, K-6-244, K-6-245, K-6-246, K-6-247, K-6-248, K-6-249, K-6-250, K-6-251, K-6-252, K-6-253, K-6-254, K-6-255, K-6-256, K-6-257, K-6-258, K-6-259, K-6-260, K-6-261, K-6-262, K-6-263, K-6-264, K-6-265, K-6-266, K-6-267, K-6-268, K-6-269, K-6-270, K-6-271, K-6-272, K-6-273, K-6-274, K-6-275, K-6-276, K-6-277, K-6-278, K-6-279, K-6-280, K-6-281, K-6-282, K-6-283, K-6-284, K-6-285, K-6-286, K-6-287, K-6-288, K-6-289, K-6-290, K-6-291, K-6-292, K-6-293, K-6-294, K-6-295, K-6-296, K-6-297, K-6-298, K-6-299, K-6-300, K-6-301, K-6-302, K-6-303, K-6-304, K-6-305, K-6-306, K-6-307, K-6-308, K-6-309, K-6-310, K-6-311, K-6-312, K-6-313, K-6-314, K-6-315, K-6-316, K-6-317, K-6-318, K-6-319, K-6-320, K-6-321, K-6-322, K-6-323, K-6-324, K-6-325, K-6-326, K-6-327, K-6-328, K-6-329, K-6-330, K-6-331, K-6-332, K-6-333, K-6-334, K-6-335, K-6-336, K-6-337, K-6-338, K-6-339, K-6-340, K-6-341, K-6-342, K-6-343, K-6-344, K-6-345, K-6-346, K-6-347, K-6-348, K-6-349, K-6-350, K-6-351, K-6-352, K-6-353, K-6-354, K-6-355, K-6-356, K-6-357, K-6-358, K-6-359, K-6-360, K-6-361, K-6-362, K-6-363, K-6-364, K-6-365, K-6-366, K-6-367, K-6-368, K-6-369, K-6-370, K-6-371, K-6-372, K-6-373, K-6-374, K-6-375, K-6-376, K-6-377, K-6-378, K-6-379, K-6-380, K-6-381, K-6-382, K-6-383, K-6-384, K-6-385, K-6-386, K-6-387, K-6-388, K-6-389, K-6-390, K-6-391, K-6-392, K-6-393, K-6-394, K-6-395, K-6-396, K-6-397, K-6-398, K-6-399, K-6-400, K-6-401, K-6-402, K-6-403, K-6-404, K-6-405, K-6-406, K-6-407, K-6-408, K-6-409, K-6-410, K-6-411, K-6-412, K-6-413, K-6-414, K-6-415, K-6-416, K-6-417, K-6-418, K-6-419, K-6-420, K-6-421, K-6-422, K-6-423, K-6-424, K-6-425, K-6-426, K-6-427, K-6-428, K-6-429, K-6-430, K-6-431, K-6-432, K-6-433, K-6-434, K-6-435, K-6-436, K-6-437, K-6-438, K-6-439, K-6-440, K-6-441, K-6-442, K-6-443, K-6-444, K-6-445, K-6-446, K-6-447, K-6-448, K-6-449, K-6-450, K-6-451, K-6-452, K-6-453, K-6-454, K-6-455, K-6-456, K-6-457, K-6-458, K-6-459, K-6-460, K-6-461, K-6-462, K-6-463, K-6-464, K-6-465, K-6-466, K-6-467, K-6-468, K-6-469, K-6-470, K-6-471, K-6-472, K-6-473, K-6-474, K-6-475, K-6-476, K-6-477, K-6-478, K-6-479, K-6-480, K-6-481, K-6-482, K-6-483, K-6-484, K-6-485, K-6-486, K-6-487, K-6-488, K-6-489, K-6-490, K-6-491, K-6-492, K-6-493, K-6-494, K-6-495, K-6-496, K-6-497, K-6-498, K-6-499, K-6-500, K-6-501, K-6-502, K-6-503, K-6-504, K-6-505, K-6-506, K-6-507, K-6-508, K-6-509, K-6-510, K-6-511, K-6-512, K-6-513, K-6-514, K-6-515, K-6-516, K-6-517, K-6-518, K-6-519, K-6-520, K-6-521, K-6-522, K-6-523, K-6-524, K-6-525, K-6-526, K-6-527, K-6-528, K-6-529, K-6-530, K-6-531, K-6-532, K-6-533, K-6-534, K-6-535, K-6-536, K-6-537, K-6-538, K-6-539, K-6-540, K-6-541, K-6-542, K-6-543, K-6-544, K-6-545, K-6-546, K-6-547, K-6-548, K-6-549, K-6-550, K-6-551, K-6-552, K-6-553, K-6-554, K-6-555, K-6-556, K

# CATORI CANYON PHASE 1

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## SUBDIVISION

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## **CITY OF KANAB, UTAH**

*LOCATED IN E $\frac{1}{2}$  OF SECTION 29 & THE W $\frac{1}{2}$  OF SECTION 28,  
TOWNSHIP 43 SOUTH, RANGE 6 WEST,  
SALT LAKE BASE AND MERIDIAN*

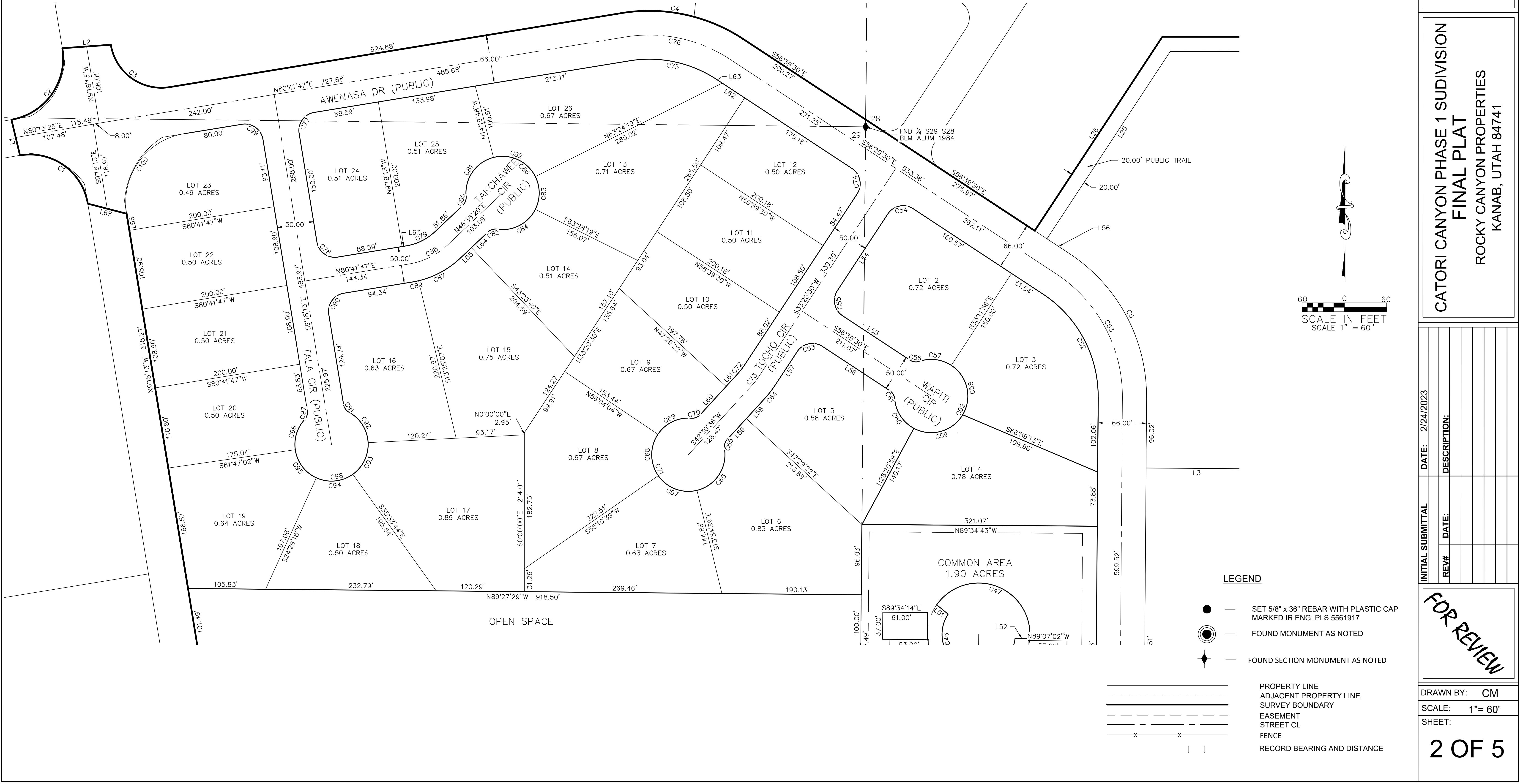


## *Building on Solid Foundations*

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**CATORI CANYON PHASE 1 SUDIVISION  
FINAL PLAT  
ROCKY CANYON PROPERTIES**

# ROCKY CANYON PROPERTIES KANAB, UTAH 84741

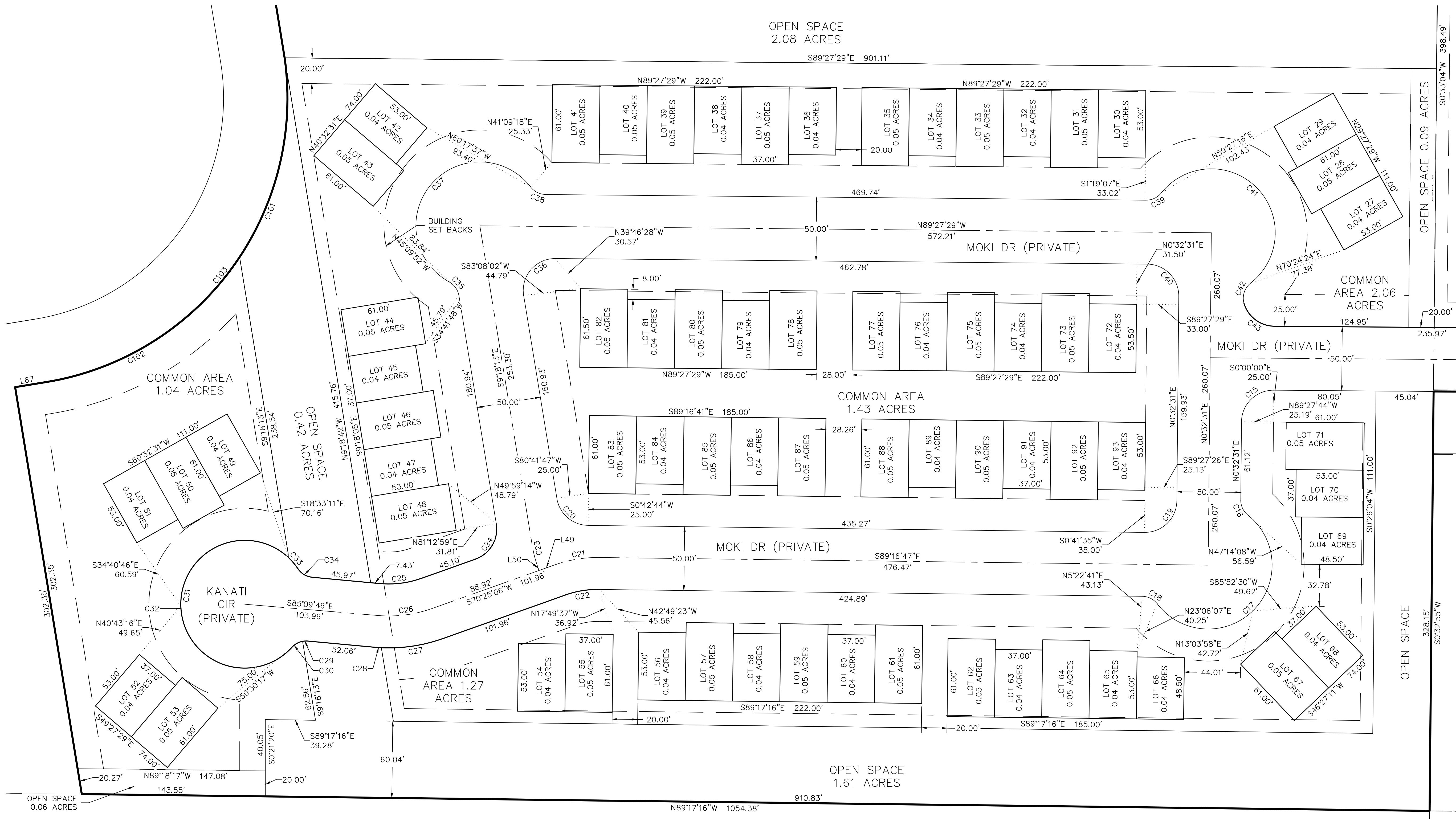
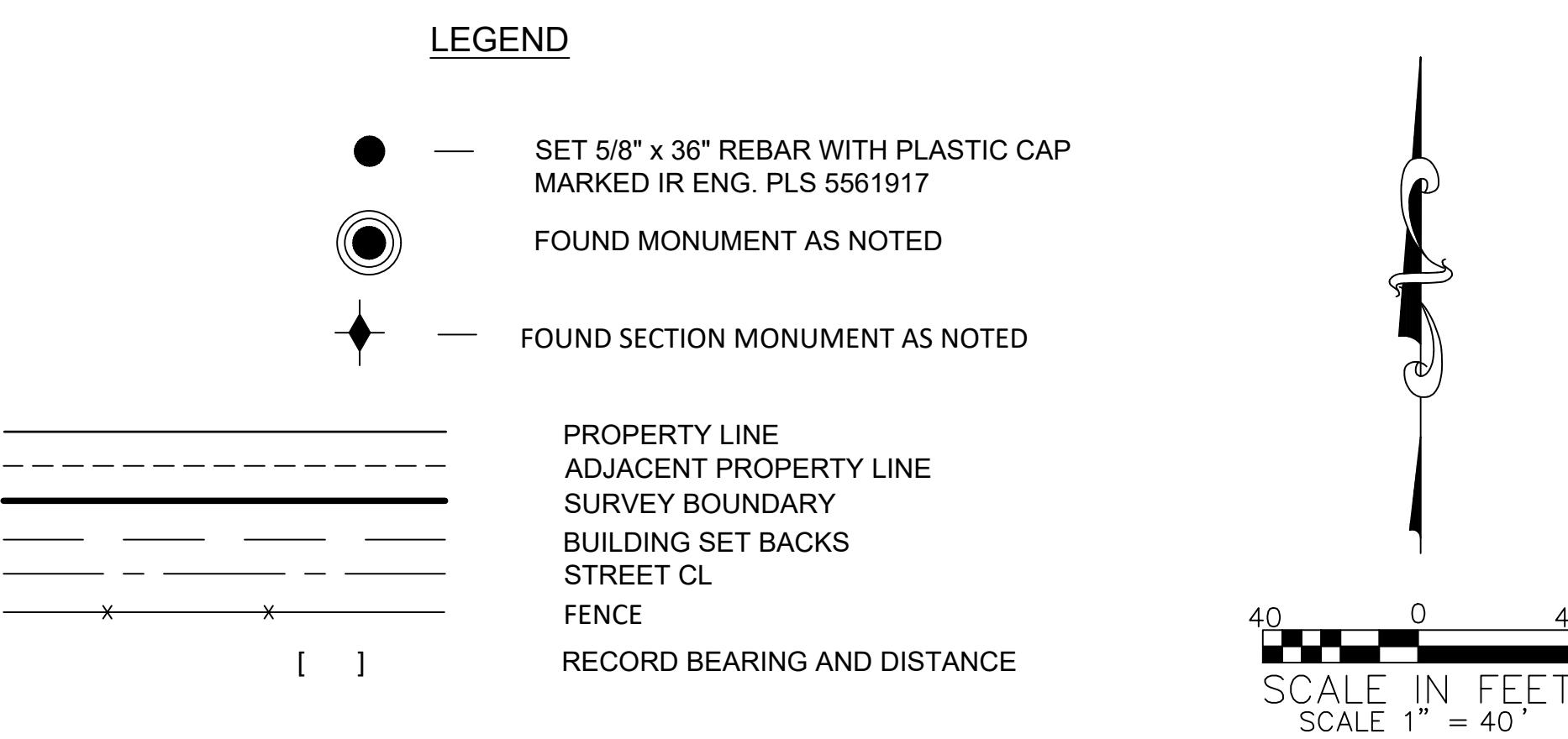


2 OF 5

# CATORI CANYON PHASE 1 SUBDIVISION

CITY OF KANAB, UTAH

LOCATED IN E $\frac{1}{2}$  OF SECTION 29 & THE W $\frac{1}{2}$  OF SECTION 28,  
TOWNSHIP 43 SOUTH, RANGE 6 WEST,  
SALT LAKE BASE AND MERIDIAN



CATORI CANYON PHASE 1 SUBDIVISION  
FINAL PLAT  
ROCKY CANYON PROPERTIES  
KANAB, UTAH 84741

INITIAL SUBMITTAL	DATE:	REV#	DATE:	DESCRIPTION:

DRAWN BY: CM  
SCALE: 1" = 40'  
SHEET: 3 OF 5

# CATORI CANYON PHASE 1 SUBDIVISION

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**CITY OF KANAB, UTAH**

**CITY OF KANAB, UTAH**

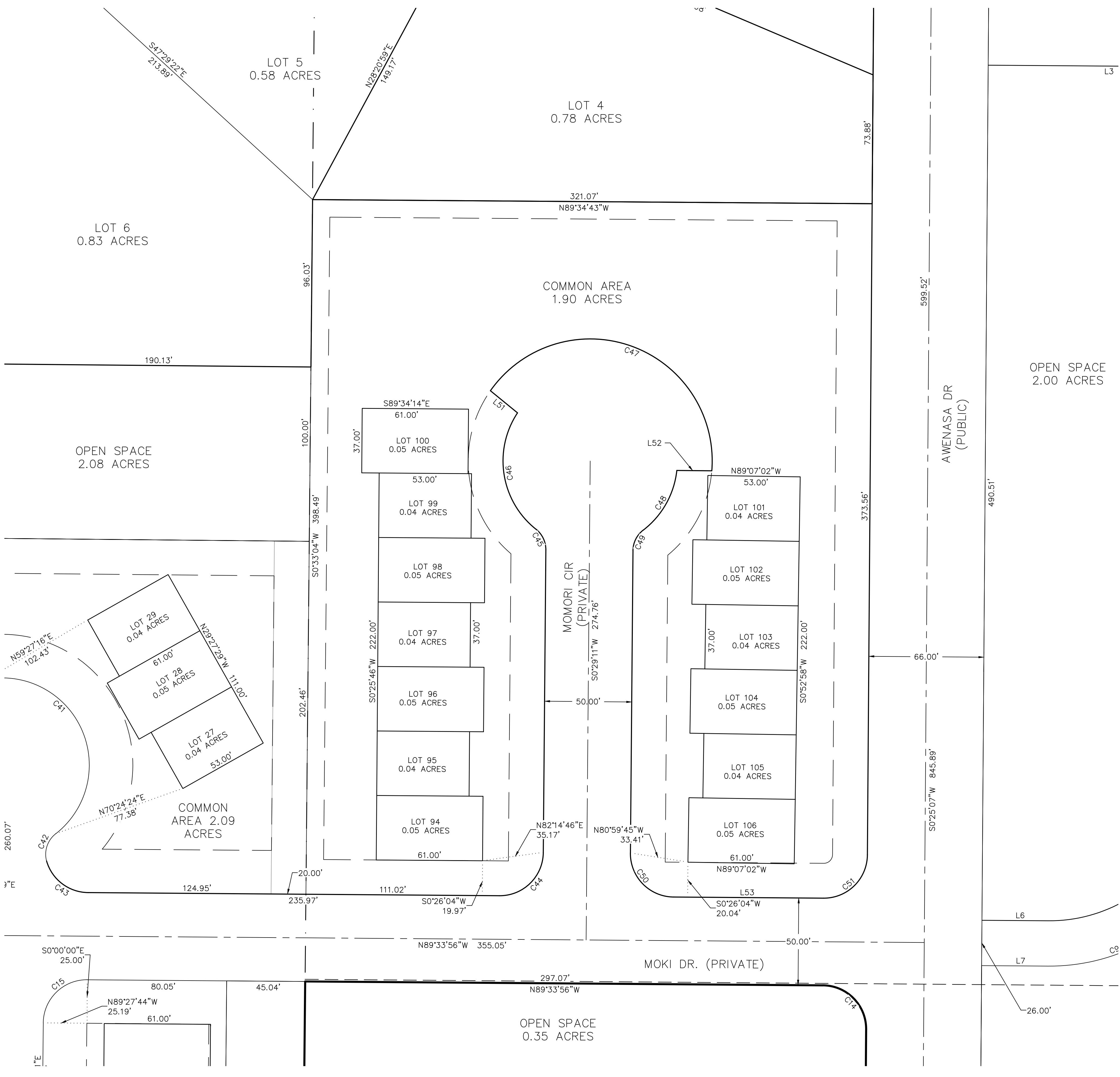
*LOCATED IN E $\frac{1}{2}$  OF SECTION 29 & THE W $\frac{1}{2}$  OF SECTION 28,  
TOWNSHIP 43 SOUTH, RANGE 6 WEST,  
SALT LAKE BASE AND MERIDIAN*



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RI CANYON PHASE 1 SUBDIVISION  
FINAL PLAT  
ROCKY CANYON PROPERTIES  
KANAB, UTAH 84741



## LEGEND

- SET 5/8" x 36" REBAR WITH PLASTIC CAP  
MARKED IR ENG. PLS 5561917
- FOUND MONUMENT AS NOTED
- FOUND SECTION MONUMENT AS NOTED

PROPERTY LINE  
ADJACENT PROPERTY LINE  
SURVEY BOUNDARY  
ASEMENT  
TREET CL  
ENCE  
RECORD BEARING AND DISTANCE

4 OF 5

FOR REVIEW

DRAWN BY: CM  
SCALE: 1" = 30'  
SHEET:

# CATORI CANYON PHASE 1 SUBDIVISION

CITY OF KANAB, UTAH

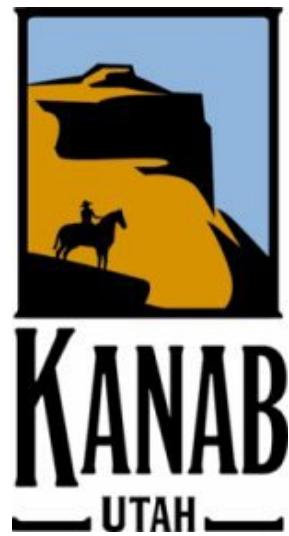
LOCATED IN E<sup>1</sup>/<sub>2</sub> OF SECTION 29 & THE W<sup>1</sup>/<sub>2</sub> OF SECTION 28,  
TOWNSHIP 43 SOUTH, RANGE 6 WEST,  
SALT LAKE BASE AND MERIDIAN

CATORI CANYON PHASE 1 SUBDIVISION  
FINAL PLAT  
ROCKY CANYON PROPERTIES  
KANAB, UTAH 84741

Curve Table					
Curve #	Length	Radius	Delta	Chord D	Chord L
C1	126.32'	80.00'	90°28'23"	N54° 32' 24"W	113.60'
C2	132.62'	85.00'	89°31'37"	N35° 27' 36"E	119.71'
C3	109.96'	70.00'	90°00'00"	S54° 18' 13"E	98.99'
C4	173.42'	233.00'	42°38'42"	S77° 58' 51"E	169.45'
C5	232.11'	233.00'	57°04'38"	S28° 07' 11"E	222.63'
C6	136.66'	87.00'	90°00'00"	N44° 34' 53"W	123.04'
C7	36.43'	87.00'	23°59'20"	N12° 24' 47"E	36.16'
C8	100.23'	87.00'	66°00'40"	N57° 24' 47"E	94.78'
C9	65.09'	113.00'	33°00'20"	N73° 54' 64"W	64.20'
C10	66.71'	821.59'	43°39'08"	S75° 46' 25"W	66.69'
C11	68.09'	167.00'	23°21'37"	S11° 15' 41"E	67.62'
C12	81.54'	200.00'	23°21'37"	N11° 15' 41"W	80.98'
C13	95.00'	233.00'	23°21'37"	N11° 15' 41"W	94.34'
C14	39.26'	25.00'	89°59'03"	N44° 34' 24"W	35.35'
C15	39.22'	25.00'	89°53'34"	N45° 29' 18"E	35.32'
C16	13.62'	15.00'	52°01'12"	N25° 28' 06"W	13.16'
C17	169.48'	50.00'	194°12'38"	N45° 37' 37"E	99.23'
C18	13.62'	15.00'	52°01'12"	S63° 16' 40"E	13.16'
C19	39.34'	25.00'	90°10'13"	N45° 37' 37"E	35.41'
C20	34.90'	25.00'	79°59'03"	S49° 17' 44"E	32.13'
C21	35.43'	100.00'	20°18'08"	N80° 34' 09"E	35.25'
C22	26.57'	74.99'	20°18'08"	S80° 34' 09"W	26.43'
C23	17.94'	100.00'	10°16'42"	S14° 26' 33"E	17.91'
C24	34.79'	25.00'	79°43'18"	N30° 33' 27"E	32.05'
C25	32.58'	74.99'	24°53'30"	N82° 51' 51"E	32.32'
C26	43.44'	100.00'	24°53'30"	N82° 51' 51"E	43.10'
C27	48.73'	125.01'	22°20'09"	S81° 35' 10"W	48.42'
C28	5.58'	125.01'	23°32'21"	N85° 58' 05"W	5.58'
C29	4.24'	15.00'	16°10'56"	S87° 13' 07"W	4.22'
C30	9.63'	15.00'	36°47'05"	S60° 44' 07"W	9.47'

Curve Table					
Curve #	Length	Radius	Delta	Chord D	Chord L
C31	236.79'	50.00'	27°20'09"	S1° 59' 20"E	69.88'
C32	233.44'	50.00'	26°30'16"	N3° 54' 17"W	72.23'
C33	11.06'	50.00'	12°40'45"	S39° 58' 53"E	11.04'
C34	13.36'	15.00'	51°02'54"	S59° 09' 58"E	12.93'
C35	13.62'	15.00'	52°01'12"	S35° 18' 49"E	13.16'
C36	43.57'	25.00'	99°50'43"	S40° 37' 09"W	38.26'
C37	177.92'	50.00'	203°53'08"	S40° 37' 09"W	97.84'
C38	13.62'	15.00'	52°01'12"	N63° 26' 53"W	13.16'
C39	13.62'	15.00'	52°01'12"	S64° 31' 54"W	13.16'
C40	39.27'	25.00'	90°00'00"	N44° 27' 29"W	35.36'
C41	168.84'	50.00'	193°28'50"	N44° 44' 17"W	99.31'
C42	18.23'	15.00'	69°37'42"	N17° 11' 37"E	17.13'
C43	31.39'	25.00'	71°56'22"	N53° 35' 45"W	29.37'
C44	39.25'	25.00'	89°59'03"	N44° 34' 24"W	35.35'
C45	39.22'	25.00'	89°53'34"	N45° 29' 18"E	35.32'
C46	13.62'	15.00'	52°01'12"	N25° 31' 25"W	13.16'
C47	74.20'	50.00'	85°01'56"	S9° 01' 03"E	67.58'
C48	40.39'	50.00'	46°18'47"	N29° 22' 00"E	39.30'
C49	13.62'	15.00'	52°01'12"	S26° 29' 47"E	13.16'
C50	39.29'	25.00'	90°03'07"	S44° 32' 22"E	35.37'
C51	39.28'	25.00'	90°03'57"	N45° 25' 36"E	35.36'
C52	166.36'	167.00'	57°04'38"	N28° 07' 11"W	159.57'
C53	199.24'	200.00'	57°04'38"	N28° 07' 11"W	191.10'
C54	39.27'	25.00'	90°00'00"	S78° 20' 30"W	35.36'
C55	39.27'	25.00'	90°00'00"	S11° 39' 30"E	35.36'
C56	13.62'	15.00'	52°01'12"	N20° 35' 43"E	13.16'
C57	45.27'	50.00'	51°52'39"	S82° 44' 23"E	43.74'
C58	76.42'	50.00'	87°34'33"	S13° 00' 48"E	69.20'
C59	76.42'	50.00'	87°34'33"	S74° 33' 45"W	69.20'
C60	49.75'	50.00'	57°00'41"	N33° 08' 38"W	47.72'

Curve Table					
Curve #	Length	Radius	Delta	Chord D	Chord L
C61	13.62'	15.00'	52°01'12"	N30° 38' 54"W	13.16'
C62	247.87'	50.00'	284°02'25"	N33° 20' 30"E	61.54'
C63	39.27'	25.00'	90°00'00"	S78° 20' 30"W	35.36'
C64	20.00'	125.00'	91°00'08"	S37° 55' 34"W	19.98'
C65	13.62'	15.00'	52°01'12"	S16° 30' 02"W	13.16'
C66	74.99'	50.00'	85°55'55"	S33° 27' 23"W	68.16'
C67	60.00'	50.00'	68°45'18"	N69° 12' 00"W	56.46'
C68	60.00'	50.00'	68°45'18"	N0° 26' 42"W	56.46'
C69	52.88'	50.00'	60°35'54"	N64° 13' 54"E	50.45'
C70	13.62'	15.00'	52°01'12"	N68° 31' 14"E	13.16'
C71	247.87'	50.00'	284°02'25"	N47° 29' 22"W	61.54'
C72	12.00'	75.00'	91°00'08"	N37° 55' 34"E	11.99'
C73	16.00'	100.00'	91°10'08"	S37° 55' 34"W	15.99'
C74	39.27'	25.00'	90°00'00"	N11° 39' 30"E	35.36'
C75	124.30'	167.00'	42°38'42"	N77° 58' 51"W	121.45'
C76	148.86'	200.00'	42°38'42"	N77° 58' 51"W	145.45'
C77	39.27'	25.00'	90°00'00"	S35° 41' 47"W	35.36'
C78	39.27'	25.00'	90°00'00"	S54° 18' 13"E	35.36'
C79	44.63'	75.00'	34°05'28"	N63° 39' 04"E	43.97'
C80	13.62'	15.00'	52°01'12"	N20° 35' 43"E	13.16'
C81	70.76'	50.00'	81°05'05"	N35° 07' 40"E	65.00'
C82	67.84'	50.00'	77°44'07"	S65° 27' 45"E	62.75'
C83	46.36'	50.00'	53°07'22"	S0° 02' 00"E	44.72'
C84	62.92'	50.00'	72°05'51"	S62° 34' 37"W	58.85'
C85	13.62'	15.00'	52°01'12"	S72° 36' 56"W	13.16'
C86	247.87'	50.00'	284°02'25"	N43° 23' 40"W	61.54'
C87	65.40'	125.00'	29°58'33"	S61° 35' 36"W	64.65'
C88	59.50'	100.00'	34°		



**Standard Specifications for Design & Construction**

for  
**Kanab City**

**2022**

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# KANAB CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION

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These Standard Specifications shall be used for work located within public streets, rights-of-way, and easements within Kanab City. Many of the requirements of these documents are also applicable to the interior development of lots and subdivisions.

No item in these specifications shall be construed to prohibit the construction of higher type improvements, as approved by the City. In case of any conflict between these standards and City adopted ordinance or standard, the most stringent of the standards shall govern.

**Commented [KS1]:** Kent wants to consider adding a cell tower standard

**Commented [KS2R1]:** Not seeing much as far as examples for municipalities

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- R-07: 10' Trail Section
- R-08: 99' R/W – City Streets
- R-09: UDOT Arterial, US 89A, SR 11 – 105' Road Section
- R-10: Arterial Road with Bike Path – 90' Road Section
- R-11: Major Collector with Bike Lane – 66' Road Section
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- R-14: Minor Collector without Bike Lane – 60' Road Section
- R-15: Major Local – 50' Road Section
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### **Water**

- W-01: Gate or Butterfly Valve and Collar
- W-02: Fire Hydrant Assembly
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- W-04: 6 inch PRV Assembly
- W-05: Pipe Restraints: Vertical Bend
- W-06: Pipe Restraints: Horizontal Bend
- W-07: Pipe Restraints: Tee
- W-08: Pipe Restraints: Reducer
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## **LIST OF APPENDICES**

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**Appendix A:** Minimum Field-Testing Checklist

**Appendix B:** List of APWA Required Submittals

**Appendix C:** Final Inspection Checklist

**Appendix D:** Geotechnical Report Checklist

**Appendix E:** Water Usage Form

**Appendix F:** Drainage Report Checklist

**Appendix G:** Traffic Impact Study Report Format

**Appendix H:** Construction Drawing Review Checklist

## INTRODUCTION

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These Standard Specifications shall be used for all work located within public streets, rights-of-way, and easements within Kanab City. Many of the requirements of these documents are also applicable to the interior development of lots and subdivisions.

Nothing in these specifications shall be construed to prohibit the construction of higher type improvements, as approved by the City. In the case of any conflict between these standards and any City adopted ordinance or standard, the most stringent of the standards shall govern.

As used in this document, the phrases "approved by the City" and/or "prior City approval" or similar language shall mean and require prior approval by the City Engineer.

This document is divided into four parts:

### **Part 1: General Improvement Requirements**

Most property development requires approval of engineering and design drawings for the construction of improvements. Part 1 defines the processes and standards that are applied to all construction projects of this nature.

### **Part 2: Engineering & Design Standards**

In an effort to be equitable in the design of improvements for Kanab City, it is necessary to develop engineering and design standards that pertain to all construction. Part 2 identifies these standards.

### **Part 3: Standard Specifications for Construction**

In this document, **Kanab City adopts the most recent edition, including all amendments, of the APWA Utah Chapter's Manual of Standard Specifications**. Part 3 is a listing of all the specifications from the APWA manual and identifies any modifications that have been made to these specifications. This section also includes specifications that have developed specifically for Kanab City. These standard specifications apply to all City contracts (unless otherwise specified) as well as all developer improvements.

### **Part 4: Standard Drawings for Construction**

In this document, **Kanab City also adopts the most recent edition, including all amendments, of the APWA Utah Chapter's Manual of Standard Plans**. Part 4 is a listing of all these standard drawings. It identifies which drawings are applicable to Kanab City, which are applicable with minor modifications, and which are not applicable. Also, standard drawings are included that are developed specifically for Kanab City. These standard drawings apply to all City contracts (unless otherwise specified) as well as all developer improvements.

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## **PART 1 GENERAL IMPROVEMENT REQUIREMENTS**

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## **1.1. Introduction**

This section defines the engineering and design requirements within Kanab City. These requirements should be used along with professional judgement to serve as a guide to establish consistency in design. In no instance shall any plan deviate from these standards without the written approval of the City Engineer on a case-by-case basis

## **1.2. Definitions**

- A. Wherever used in these specifications, the following terms have the meanings indicated which are applicable to both the singular and plural thereof.
  - 1. APPROVED DOCUMENTS: The approved drawings, standard specifications, standard drawings, and any other approved supplemental specifications and conditions.
  - 2. APPROVED DRAWINGS: The graphic and pictorial portions of the approved documents approved by the City's Representative showing the design, location and dimensions of the work, and generally include, the plan, profiles, elevations, cross sections, details, schedules and diagrams, etc.
  - 3. APWA: The American Public Works Association
  - 4. APWA Manual of Standard Specifications: The most recent specifications published by the Utah LTAP Center, Utah State University, Logan, UT in conjunction with the Utah Chapter of APWA, adopted by Kanab City with the modifications contained within this document.
  - 5. APWA Manual of Standard Plans: The most recent graphical and text displays published by the Utah LTAP Center, Utah State University, Logan, UT in conjunction with the Utah Chapter of APWA, adopted by Kanab City with the modifications contained within this document.
  - 6. BONDS: An instrument of security submitted by the owner and approved by the City to guarantee and/or warranty the required improvements.
  - 7. CITY: Kanab City, Utah, a governmental entity having authority to adopt and enforce ordinances.
  - 8. CITY ENGINEER: The officially appointed Professional Engineer designated as the "City Engineer" to act in behalf of and for Kanab City. May also refer to the City Engineer's designated representative.
  - 9. CITY'S REPRESENTATIVE: The person designated to act for and in behalf of Kanab City.
  - 10. CONTRACTOR: The person, firm or corporation with whom the owner has entered into an agreement to construct the necessary work.
  - 11. DEVELOPER: The authority, corporation, association or firm which undertakes the development or subdivision of land or properties and with whom the Contractor has entered into an agreement and for whom the work is to be provided.
  - 12. DEVELOPMENT: The process of constructing a building or group of buildings for residential, commercial, industrial or other uses or the general changing of land or property into something other than its current or natural state or condition.

13. **DRAWING OF RECORD:** The drawing(s) or plan(s) which show the locations and dimensions of constructed facilities, based on actual measurements taken in the field, as governed by City policy and ordinances.
14. **ENGINEER:** A Civil Engineer registered with the Utah State Department of Business Regulation and licensed to practice as a Professional Engineer in the State of Utah.
15. **OWNER:** The authority, corporation, association or firm with whom the Contractor has entered into an agreement and for whom the work is to be provided. This can refer to the Developer or the Owner of the property being developed.
16. **OWNER'S ENGINEER (OR THE ENGINEER):** The professional engineer or engineering firm (registered with the Utah State Department of Business Regulation) which has been retained by the Owner to produce plans, specifications, oversee work, etc. required by the Owner in the prosecution of the development of said Owner's properties. (See engineer).
17. **OWNER'S REPRESENTATIVE:** The person, firm, or corporation designated to act for and in behalf of the owner.
18. **PLANS (DRAWINGS):** The graphic and pictorial portions of the documents approved by the City's Representative showing the design, location and dimensions of the work, which generally include all details, schedules and diagrams required for construction of the project.
19. **PRIVATE IMPROVEMENTS:** The work or improvements which are undertaken by the Owner or Developer for the benefit of a select group of private individuals and are not maintained or repaired by the City and are not dedicated to the City for public use.
20. **PROJECT:** The total work to be provided under the approved documents.
21. **PUBLIC IMPROVEMENTS:** The work or improvements which are dedicated to and maintained by the City for the benefit of the public-at-large.
22. **SPECIFICATIONS:** Those portions of the approved documents consisting of these Standard Specifications as well as other requirements for materials, equipment, construction systems, standards and workmanship as applied to the work and certain applicable administrative details.
23. **STANDARD SPECIFICATIONS:** The specifications as contained and as referenced in these documents including the APWA Standard Specifications.

### **1.3. Required City Permits**

#### **A. Construction Permit**

1. Required for any of the following:
  - a. Construction of improvements required for a subdivision.
  - b. Construction of improvements required for a commercial and multi-family site development or site developments that include public improvements.
  - c. Site grading of areas greater than 1 acre.
2. No permit shall be issued, and no construction shall be started until:

- a. Construction/Site Plans are approved.
- b. Qualifications of Contractor hired by developer/owner are verified.
- c. Storm Water Pollution Prevention Plan is approved and UPDES NOI has been issued.
- d. Other necessary permits have been obtained.
- e. When applicable, developer agreements are signed and executed.
- f. When applicable, final plat application is approved.
- g. When applicable, restoration bond has been posted.

3. Expires after 1 year unless contractor is showing diligent effort to complete the project in a timely manner. Additional fees will apply for any reapplication.
4. See Construction Permit Form for additional information on requirements and fees.

B. Encroachment Permit

1. Required when:
  - a. Excavating within any right-of-way.
  - b. Removing, undermining, or tunneling under any pavement or other material within any right-of-way.

#### 1.4. Other Applicable Permits

A. UPDES Stormwater Permit

1. A UPDES (Utah Pollutant Discharge Elimination System) Permit from the State of Utah is required for all projects that disturb greater than 1 acre or are less than 1 acre and part of common plan of development or sale that is greater than 1 acre.
2. Refer to Section 2.6 of these documents for additional City requirements regarding this permit and pollution controls.

B. Utah Department of Transportation (UDOT) Encroachment Permit

1. A UDOT encroachment permit is required when any construction or maintenance activity is digging or requires traffic control within the UDOT right-of-way.
2. Information and guidelines regarding the procurement of a UDOT encroachment permit can be found on UDOTs website.

C. Building Permits

1. No building permit shall be issued for a subdivision until:
  - a. Roadbase is placed, graded, compacted, and approved on entire road surface.
  - b. Curb and gutter is in place.
  - c. Street signs are to be installed prior to the occupancy of the buildings.
  - d. All underground utilities are in place, accepted, and functional.

Commented [KS3]: Tom says this is restrictive

- e. It is reasonable to expect the subdivision improvements to be completed prior to the occupancy of the buildings.

D. Occupancy Permits

- 1. A developer shall not sell any portion of an approved development without informing the prospective buyer or builder that occupancy may not be obtained until all permanent improvements are installed and approved by the City.

### **1.5. Construction Drawings/Plans**

A. City Approval of Drawings Required For:

- 1. Subdivisions
- 2. Site Developments that include any of the following:
  - a. Grading more than one acre.
  - b. Installation of improvements required by City.
  - c. Installation of any improvements intended to become public.
  - d. When determined to be necessary by the City Engineer.

B. Site Plan General Standards

- 1. Final approval of the project shall not be granted until the plans have been reviewed and recommended for approval by the city engineer.
- 2. All drawings and prints shall be clear and legible and conform to good engineering and drafting practices.
- 3. A site plan, drawn to scale, shall show, as applicable:
  - a. Scale of plan and direction of north point.
  - b. Lot lines, adjacent streets, roads, trails, and rights-of-way.
  - c. Location of all existing structures on subject property and adjoining properties, with utility lines, poles, and other equipment, fully dimensioned.
  - d. Location of proposed construction and improvements with location and dimension of all signs.
  - e. Any new or re-modeled parking lot to be built.
  - f. Proposed motor vehicle access, circulation patterns, with individual parking stalls, trails, and curb, gutter, and sidewalk.
  - g. Explanatory notes as needed.
  - h. Name, address, and telephone number of the builder, engineer, and owner.
  - i. A landscaping plan, according to the requirements found in the Kanab City Land Use Ordinance Chapter 9.

- j. All other information related to the site plan and reasonably required as determined by the Kanab City Planning Commission or the Kanab City Zoning Administrator when authorized.

**C. Approval Process for Construction Drawings**

1. The Kanab City Planning Commission, or the Kanab City Zoning Administrator when authorized by the Commission, shall determine whether a proposed site plan is consistent with the general objectives and requirements of this document and applicable ordinances, and shall give or withhold approval accordingly. Denial or approval by the Kanab City Planning Commission or the Zoning Administrator may be appealed to the Kanab City Council. Additional requirements include those found in the Kanab City Land Use Ordinance Chapter 23.
2. First Submittal of Construction Plans:
  - a. Submit Construction Drawing Checklist, as included in Appendix H of these documents.
  - b. Submit construction cost estimate.
  - c. Submit digital set of construction drawings.
  - d. Must be stamped by a professional engineer.
  - e. The approximate review period for the first submittal is 14 to 21 calendar days.
  - f. Upon initial request, one set of marked up construction drawings will be returned identifying the required changes for approval.
3. Subsequent Submittals of Construction Plans:
  - a. Submit markup copy of construction drawings from previous submittal.
  - b. Submit comment response letter providing a narrative to the corrections.
  - c. Submit one original set of revised construction drawings stamped and signed by professional engineer.
  - d. City intends to keep the original set in its files. If the owner/developer or engineer wants to have a set of originals, additional originals may be provided.
  - e. Submit updated construction cost estimate, if necessary.
  - f. The approximate review period for the subsequent submittals is 7 to 14 calendar days.
  - g. Upon review, if all marked changes were corrected in the submittal, the original set of construction drawings will be returned with all necessary city signatures.
    - 1) Utility signatures include City Public Works Director, Garkane Power, South Central Communications, Southern Utah Health Department (septic only).
4. Final Submittal of Approved Construction Plans
  - a. Submit original signed and stamped set of construction drawings.
  - b. Submit electronic copies of construction drawings in a PDF format and any final approved plats in AutoCAD, GIS Shapefiles, and in a PDF format.

5. Design Revisions

- a. The approved drawings may be amended on or after the effective date to provide for additions, deletions, and revisions in the work thereof.
- b. All amendments, supplements, changes, and directives require approval of the City Engineer or its Authorized Representative.
- c. Process for Drawing Revisions
  - 1) Submit revised drawings using clouds to highlight revised areas and referenced to a revision block that provides the date and brief descriptions.
  - 2) Drawing revisions must be stamped and signed by professional engineer.
    - i. If not the same professional engineer in the original sheet, provide a written consent from the original engineer for the revision, or a reasonable justification for not being able to provide the consent.
  - 3) Include location in the revision block for City Engineer and Public Works Director to initial for approval.
  - 4) Submit original electronically for City files.
  - 5) If approved, City will return electronic original, or if not approved, a markup copy will be returned.
  - 6) If deemed necessary, it may be required to receive consent from any affected utilities prior to approval of a revision.
  - 7) No work on revision shall be allowed until approval of drawing.
- d. Process for Field Revisions
  - 1) No field revisions shall be allowed without the consent of the City Engineer or its authorized representative.
  - 2) No field revision shall be allowed without the consent of the professional engineer that stamped the plans.
  - 3) Any field revision that has the potential to impact more than three segments of a utility or more than an acre of area shall be required to submit a revised drawing unless otherwise approved by the City Engineer.
  - 4) Field revisions shall be noted on the plans held by the City Engineer, the City Inspector, and the Contractor.
- e. Expiration of Approval
  - 1) Approval of construction drawings shall expire one year after approval by the city if no construction work has begun on the development.
  - 2) Construction drawings shall also expire if construction of improvements is stopped during the construction for one year, unless an extension is granted by the city council prior to the expiration date or is included in the development agreement.
- f. Drawing of Record Requirements

- 1) Drawing of Record required to be submitted prior to request for final inspection.
- 2) Developer shall submit record drawing for all utilities and other improvements required.
- 3) Developer shall provide 1 paper copy set plus an electronic copy of the drawing of record for review by city staff.
- 4) Upon approval of submitted record drawing, developer shall provide:
  - i. One corrected set of record drawings.
  - ii. Electronic version as a scanned pdf.
  - iii. Electronic version as an AutoCAD file.
  - iv. Text file of survey points collected for production of record drawing using State Plane NAD83 (Utah South) coordinate system.
- 5) Drawing of Record shall be prepared by a licensed surveyor or professional engineer and shall be stamped and signed.
- 6) Shall include the following:
  - i. Actual surveyed locations of the sewer mains and manholes (tied to acceptable positions) with their depths, grades, sizes and types. Also, the distance from the closest property line of each lot or parcel to the sewer lateral service shall be shown.
  - ii. Actual surveyed locations with ties to all valves for the culinary water, secondary water and irrigation company water shall be shown. Actual surveyed locations of the water mains, with their sizes and the type of water main, shall also be shown.
  - iii. Actual surveyed location of the storm drain and sub-drain manholes, catch basins, inlet boxes and pipes with their depths, grades, sizes and types.
  - iv. Actual surveyed location of above ground dry utility appurtenances and approximation of buried dry utility lines.
  - v. Benchmarks (at least 2) established and shown on the drawing of record that shall be located on or near the development.
  - vi. The drawing of record shall reflect all field changes or any aspect of the original construction plans.
  - vii. An elevation shall be established at the ends of all new curb and gutter, waterways and sidewalks, which are stubbed at the ends of the development.
  - viii. Actual surveyed building pad elevations shall be shown and shall not vary from the construction plans by more than 0.5 feet
  - ix. Detailed landscaping plans for landscape areas to be maintained by the City.

- x. Actual surveyed top and bottom elevations of walls adjacent to city streets at least every 100 feet with elevation of nearest curb.
- 7) Drawing of record must be approved prior to final acceptance and start of warranty period.

## **1.6. Coordination**

### **A. Coordination with Development Review Committee**

1. The Development Committee will review each project application and advise the applicant of ordinance requirements and utility availability. Applicant must conform to all requirements as outlined in Chapter 2 of the Kanab City Subdivision Ordinance.

### **B. Prior to Beginning Construction**

1. All work completed in the right of way shall use a qualified contractor.
  - a. Contractor shall be licensed in accordance with state laws.
  - b. When Kanab City is unfamiliar with a contractor, the contractor may be required to submit information regarding past experience with contact information of references from other municipalities for whom the contractor has completed public works type projects.
  - c. The City may refuse a contractor from public works construction for any of the following reasons from the past 5 years:
    - 1) Failure to pay suppliers or subcontractors on previous work.
    - 2) Poor communication.
    - 3) Threatening or intimidating communications.
    - 4) Willful and deceptive efforts to perform defective or substandard work.
    - 5) Defective or substandard work on previous projects.
    - 6) Unethical acts.
  - d. Any contractor banned from public works construction in any local municipality within Kane County shall not be allowed to perform any public works construction in Kanab City.
2. Construction Permit Required
3. Preconstruction Meeting
  - a. Required on all development or public works construction projects.
  - b. Verify:
    - 1) Construction Permit Issued.
    - 2) Storm Water Pollution Prevention Plan is approved and UPDES NOI has been issued.
    - 3) Other necessary permits have been obtained.

- 4) When applicable, developer agreements are signed and executed.
- 5) When applicable, final plat application is approved.
- 6) When applicable, assurance/completion bond has been posted.
- c. Attendance is required by contractor project manager and site supervisor(s), design engineer, geotechnical engineer, surveyor, significant subcontractors, significant suppliers, Public Works Director, City Engineer, City Inspector unless otherwise approved.
- d. Discuss Items:
  - 1) Site supervisors and 24-hour contacts
  - 2) Coordination
  - 3) Schedule
  - 4) Required Submittals – Review form in Appendix B
  - 5) Geotechnical issues
  - 6) Survey issues
  - 7) Inspection
  - 8) Specifications & Standards

4. Submittals

- a. As required in Standard Specifications. Appendix B is a summary list of all submittals required.
- b. Submit prior to manufacture, delivery, or installation unless otherwise indicated in the specifications.
- c. Material suppliers may submit general product submittals for approval for all work in the City.
  - 1) Submit to office of City Engineer.
  - 2) Such submittals shall expire at the end of 12 months.

5. Inspections and Testing

- a. All work and materials must be inspected to ensure that they comply with all related requirements and standards.
- b. No materials or work of a required improvement shall be installed and buried or otherwise covered without inspection by the City.
- c. Requests for inspection shall be the responsibility of the Developer and Contractor and must be submitted at least twenty four (24) hours in advance of the work; however, the work shall be available for inspection at all times.

- d. All testing and reporting shall be the sole responsibility of the Developer and Contractor; however, the City can require additional testing if it is deemed necessary.
- e. The minimum required testing is as listed in Appendix A.
- f. All tests shall be performed by an independent testing firm and the test results shall become the property of the City.
- g. All test results must be submitted to the City in a timely manner. Any failed test shall be immediately reported to the City.
- h. The City shall be notified of the appointed time for testing at least 4 hours prior to any testing and shall have authority to direct the testing technician in selecting locations and materials for testing.
- i. A Final Grading Report shall contain:
  - 1) An organized copy of all tests performed (with pertinent identifying information).
  - 2) Map of test locations.
- j. The final grading report shall be submitted to the City by the testing firm prior to conditional acceptance of the improvements by the City.
- k. The City shall halt all work that has not been inspected or tested or for which test results have not been submitted.
- l. Any work for which testing is required, but for which the testing was not performed, shall be subject to a 150% cash penalty (non-refundable and based on the cost to repair, remove and/or replace the work) or the work must be removed and replaced by the Contractor and properly tested.
- m. The Contractor shall be responsible to ensure that each portion of the work requiring testing complies fully with the standards.
- n. Any item of work that fails its test must be brought into compliance by an acceptable method and retested by the same firm that performed the original test, or it will be assessed a cash penalty commensurate with the potential seriousness of failure and the degree of non-compliance.
- o. Any deviations from the standards must be approved in writing by the City Engineer or Public Works Director.
- p. The City shall have the right to halt construction for any violation or non-compliance with any provisions of this or other related ordinances, resolutions or policies established by the Local, State or Federal Governments.

- q. Any work for which inspection is required, but for which the inspection was not ordered and done as stated above, shall be subject to a 150% cash penalty (non-refundable and based on the cost to repair, remove and/or replace the work) or the work must be removed and replaced by the Contractor and properly inspected.

6. Existing Utilities

- a. The contractor shall be responsible to physically locate all existing utilities which may be affected by construction activities.
- b. Any existing utilities that must be raised, lowered, or relocated to accommodate the development, shall be done at the expense of the contractor and developer.
- c. No interruption in existing service shall occur before affected residents are notified.
- d. No interruption shall be longer than 6 hours.
- e. All notified interruptions shall during normal business hours.
- f. Notification shall be given no less than 24 hours, and no more than 72 hours in advance of a scheduled disruption in service.

7. Final Inspection Prior to Conditional Acceptance

- a. After all construction work is complete, the Developer shall request a "Construction Completion Inspection" (final inspection).
- b. The initial submittals of the drawing of record and the final grading report shall be delivered prior to any final inspection.
- c. Upon receipt of the request the City shall schedule the final inspection with the appropriate parties. Any missing, faulty or defective work shall be detailed in the City's inspection report or punch list.
- d. All faulty and defective work shall be corrected within 30 days from the date of the City's inspection report.
- e. It is the responsibility of the Developer/Contractor to contact the City when all punch list items are complete.
- f. Conditional acceptance of the project will not be granted, and the guarantee period will not commence until all faulty work has been corrected.

8. Construction Closeout

- a. The following items shall be provided prior to starting the warranty period.
  - 1) All required improvements have been installed.
  - 2) All punch list items have been corrected.
  - 3) Final inspection and conditional acceptance has been provided by the City Public Works department.

- 4) The final grading report has been submitted, reviewed and approved by the City.
- 5) The record drawings has been submitted (including all electronic documents), reviewed and approved by the City.
- 6) Notice of termination (NOT) for the UPDES construction stormwater discharge permit is filed with the State of Utah, Division of Water Quality. The contractor must provide appropriate evidence to the City.

9. **Warranty Period and Performance Guarantees**

- a. Refer to Chapter 4 of the Kanab City Subdivision Ordinance for requirements.
- b. It is further agreed and understood that the determination for necessity of repairs and maintenance of the work rests with the City Engineer or Public Works Director. Their decision upon the matter shall be final and binding upon the Developer, and the guarantee hereby stipulated shall extend to and include, but shall not be limited to, the entire street base, and all pipes, joints, valves, backfill, hydrants, and compaction, as well as the working surface, curbs, gutters, sidewalks, and other accessories that are, or may be affected by the construction operations.
- c. Where, in the opinion of the City, a developer fails or neglects to satisfactorily install the required improvements or make required corrections, or to pay all liens in connection with said improvements, make payment to the City for administration and inspections, or otherwise fails in carrying out the activity for which the performance guarantee was required, the City may, after a public hearing with due notice on the matter, declare the performance guarantee forfeited and thereafter may install or cause the required improvement to be installed using the proceeds from the guarantee to defray the costs; provided, that the city shall not be responsible for work beyond the limits of the bond amount. Any funds remaining after completion of the required improvements will be returned to the developer.

10. **Final Acceptance**

- a. Prior to the end of the guarantee period, a final walk through will be conducted. The Owner and the Contractor should contact the City's Representative to schedule the walk through. All work found to be defective shall be corrected within 30 days. This is preparatory to final acceptance by the City.

Commented [KS4]: Something of this is already in an ordinance.  
May need to be removed

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- b. If, on the basis of Owner's and Contractor's request that work be given final acceptance and City's Representative is satisfied that the work has been satisfactorily completed and after a final walk through has taken place, the City's Representative will give written notice to Owner that the work is acceptable, and the guarantee period will end. Otherwise, City's Representative will indicate in writing to Owner the reasons for refusing to recommend final acceptance, in which case Owner shall make the necessary corrections and resubmit request for final acceptance approval.

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## **PART 2 ENGINEERING & DESIGN STANDARDS**

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## **2.1. Introduction**

- A. This section defines the engineering and design requirements within Kanab City. These requirements should be used along with professional judgment to serve as a guide to establish consistency in design. In no instance shall any plan deviate from these standards without the approval of the City Engineer on a case-by-case basis. All applicable and adopted ordinances shall also be considered in the engineering and design process. If any requirements differ from these standards and the Kanab City Ordinances, the more stringent will govern.

## **2.2. Surveying**

- A. All surveying of property lines and construction surveying for the locating of construction improvements shall be conducted by a professional licensed surveyor.
- B. Survey Monuments
  - 1. Monument classifications shall be as follows:
    - a. Class I – When within pavements use ring and lid per APWA Plan No. 274. Outside of paved roadways may use monument cap and base per APWA Std. Plan No. 272.
    - b. Class II – Rebar and aluminum cap stamped with PLS number driven flush to pavement surface.
    - c. Class III – Regular 8 inch spike or railroad spike with washer stamped with PLS number driven flush to pavement surface.
  - 2. Monuments shall be set at:
    - a. All angle points in survey boundary (Class II).
    - b. All angle points of tangency and points of curvature on and along survey boundary (Class II).
    - c. All street centerline intersections (Class I).
    - d. At a P.I. outside of right-of-way (Class II).
    - e. If the P.I. falls outside the limits of pavement then P.C.'s and P.T.'s shall be monumented with Class I.
    - f. If the P.I. falls inside the pavement area then a Class I monument is required and no monumentation required for P.C.'s and P.T.'s.
    - g. All intersections of street centerlines at survey boundary (Class II).
    - h. Six-hundred-foot intervals, unless otherwise approved. If line of sight is not obtainable within a six-hundred-foot interval, then monuments will be required to be closer together unless otherwise approved by the City.

3. All the above established points which fall within the limits of public or private rights-of-way shall be referenced with four permanently established reference points within a radius of twenty (20) feet to one hundred (100) feet all of which shall be outside the pavement area. The angle from tie to tie shall be as near ninety degrees as possible, radiating from the established intersection points.
4. A copy of the survey notes documenting the setting of the reference ties shall be kept by the responsible surveyor and a copy shall be delivered to the office of the City Engineer and the County Surveyor's depository.
5. When a section corner, quarter corner or sixteenth corner falls within a fully improved roadway and must be set, or reset, the responsible surveyor shall contact the County and City Engineer for directions and/or requirements.
6. All monuments shall have brass marker or aluminum cap in accordance with the standard drawings. The surveyor's registration or license number shall be stamped on the cap.
7. Monuments must be set prior to the final acceptance of the improvements.
8. Where hard rock or other physical obstructions are encountered, monument length sufficient to resist removal may vary within reasonable limits.
9. All monuments shall be set in such a manner that the accuracy of their relative positions is not less than second-order Class II, in accordance with the specifications established by the U.S. Federal Geodetic Control Committee. When monuments are being reset, the initial order used in the setting shall be used, but in no event shall it be less than second-order Class II.

C. Easements

1. All plats shall show the existing and proposed easements. When easements are to be provided without a plat map, an easement agreement, legal description and exhibit map shall be provided to the City.

D. Plats

1. Refer to Appendices in the Kanab City Subdivision Ordinance for preliminary and final plat submittal and approval process.
2. Subdivisions
  - a. All subdivision plats shall be in accordance with the Kanab City Subdivision Ordinance.
  - b. Covenants, conditions, and restrictions (CC&R's) are required for a plat review to be performed.

3. Right-Of-Way Dedication: All roadways to be dedicated shall have a plat prepared in accordance with the standards for subdivision plats as defined in the Kanab City Subdivision Ordinance.
4. Road Abandonment: Road abandonment plats require City Council approval.

**E. Construction Surveying**

1. All public improvements shall be installed based on construction survey stakes provided by a Utah Professional Licensed Surveyor.
2. GPS surveying equipment shall be used to establish the grades for gutters, sewers, storm drains, or waterlines with slopes less than 2%.
3. Survey stakes for the construction of streets shall be installed at an interval no greater than 100 feet.
4. Fire hydrants shall not be installed without verifying the finished grade at the exact location of the hydrant to prevent improperly depressed or elevated hydrants.
5. All curb returns shall be installed based on a radius point provided by the surveyor.

**2.3. Geotechnical Engineering**

A. All projects require a geotechnical investigation of the soils. All soil reports must be submitted to Kanab City for review and concurrence.

1. Minimum Level of Investigation

a. Subdivisions and Site Developments:

- 1) Minimum required extent and depth of exploration shall be in accordance Kanab City Geotechnical Report Check List as provided for reference in Appendix D.
- 2) This form shall be submitted with any geotechnical report (at preliminary plan for subdivisions, prior to submittal of construction drawings for site developments).
- 3) Subdivisions and Site Developments must also comply with minimum requirements for new construction of streets where applicable.

b. For New Construction or Reconstruction of Arterial and Major Collector Streets:

- 1) For new construction and reconstruction projects, the minimum sampling requirements are as follows:
  - i. Excavate test holes to a minimum depth of 5 feet below subgrade.

- ii. 3 test holes for the 1,000 feet and 1 for every 700 feet thereafter, or as soil type varies.

2) Calculate "R" values using AASHTO T 190-93 or ASTM D2844-69 (1975) using exudation pressure of 300 PSI (2070 KPA) corrected to 2.50 inches (63.50 mm) specimen. Calculate "CBR" values using AASHTO T 193-93 three point using T180 (Method D) for mold compaction with exceptions as listed in 5.1.1 through 5.1.3 of Test Method T193-93. Minimum testing frequency is:

- i. 2 tests with at least 1 test per significant soil type for roadway lengths up to 1,000 feet.
- ii. 3 tests with at least 1 test per significant soil type for roadway lengths of 1,000 feet to 5,000 feet.
- iii. 4 tests with at least 1 test per significant soil type for roadway lengths of 5,000 feet to 16,000 feet.
- iv. 2 tests per 5,000 feet of roadway with at least 1 per significant soil type for any roadway over 16,000 feet.

3) Conduct sieve analysis using either AASHTO T27-91 or ASTM C136-95. Conduct a sand equivalent test to determine the presence or absence of plastic fine material using either AASHTO T176-86(1993) 4.3.2 alternate method No. 2, pre-wet 4.3.3 mechanical shaker or ASTM D2419-91 9.4.2 Procedure B, 11.6.1 mechanical shaker. Minimum testing frequency is:

- i. 1 test for each stratum.

4) Calculate density in place using the drive-cylinder method ASTM D2937-83 or nuclear method ASTM D2922-93. Minimum testing frequency is:

- i. 2 tests per test hole.

5) Expansion index of soils shall be determined using the Standard 60-pound swell test method per Section 1802.3.3 of the Southern Nevada Amendments to the 2006 International Building Code.

- i. This test shall be conducted whenever potentially expansive soils are encountered in a test hole.

6) The above testing and design requirements may be waived by the City's Representative providing a prior development has already performed the above testing, design and construction on the first half of the roadway in the same location. In this case the new development shall be equal to or greater than the existing roadway section.

## 2. Pavement Design

a. Pavement designs are based on traffic indices. The following table shows what traffic index should be used for each road functional classifications for the design of pavements. Also shown are minimum asphalt concrete (AC) thicknesses.

TABLE 1: TRAFFIC INDEX REQUIREMENTS

Classification	Projected ADT	Traffic Index	Minimum AC Thickness (in.)	Minimum Base Thickness (in.)
Residential Access	<100	4	2.5	6
Minor Local	101-500	5	3.0	6
Rural Residential	501-1,250	5	3.0	6
Major Local	501-1,250	10	3.0	8
Minor Collector	1,251-2,000	5.5	3.0	8
Major Collector	2,001-6,000	6	3.0	8
Arterial	>6,000	8	4.0	8

b. Pavement must be designed structurally by accepted Engineering design methods for flexible pavement (i.e. AASHTO, UDOT).

3. Road Subgrades

a. The geotechnical engineer shall identify each type of soil involved in the project and recommend subgrade preparations in accordance with geotechnical best practices. Geotech shall classify soils in accordance with AASHTO T-27, determine "R" value or "CBR" value for each soil type and subgrade preparation requirements shall be as a minimum:

- 1) Class A-1, A-2, A-3 or A-4 Soils: The subgrade shall be scarified to a depth of 8 inches, moisture conditioned and compacted.
- 2) Class A-5 Soils: The subgrade shall be over-excavated a minimum of 8 inches, replaced with a Class B aggregate (Section 32 11 23).
- 3) Class A-6 or A-7 Soils: The subgrade shall be over-excavated and reconditioned in accordance with geotechnical recommendations.

TABLE 2: AASHTO SOIL CLASSIFICATION CHART

General Classification	Granular Materials (35% or less passing the 0.075 mm sieve)								Silt-Clay Materials (>35% passing the 0.075 mm sieve)			
Group Classification	A-1		A-3	A-2				A-4	A-5	A-6	A-7	
	A-1-a	A-1-b		A-2-4	A-2-5	A-2-6	A-2-7				A-7-5	A-7-6
	Sieve Analysis, % passing											
2.00 mm (No. 10)	50 max	...	...	...	...	...	...	...	...	...	...	...
0.425 (No. 40)	30 max	50 max	51 min	...	...	...	...	...	...	...	...	...
0.075 (No. 200)	15 max	25 max	10 max	35 max	35 max	35 max	35 max	36 min	36 min	36 min	36 min	36 min
Characteristics of fraction passing 0.425 mm (No. 40)												
Liquid Limit	...	...	40 max	41 min	40 max	41 min	40 max	41 min	40 max	41 min <sup>(1)</sup>		
Plasticity Index	6 max	N.P.	10 max	10 min	11 min	11 min	10 max	10 max	11 min	11 min		
Usual types of significant constituent materials	stone fragments, gravel and sand	fine sand	silty or clayey gravel and sand				silty soils		clayey soils			
General rating as a subgrade	excellent to good					fair to poor						

NOTE (1): PLASTICITY INDEX OF A-7-5 SUBGROUP IS EQUAL TO OR LESS THAN THE LL – 30. PLASTICITY INDEX OF A-7-6 SUBGROUP IS GREATER THAN LL – 30.

#### 4. Utility Trench Backfill Material

a. The geotechnical engineer shall classify materials for suitability of trench backfill material as follows:

- 1) Class I: Crushed Stone
- 2) Class II: Gravelly Sand (GW, GP, SW, SP, GW-GC, SP-SM, Non plastic SM)
- 3) Class III: Sandy Silt (GM, GC, SM, SC) Class
- 4) IV: Inorganic clays (ML, CL, MH, CH) Class
- 5) V: Organic soils (OL, OH, PT)

i. Refer to Construction Specification Section 33 05 20 Backfilling Trenches

#### 5. Collapsible Soils

a. Collapsible soils are present in Kanab City and design of pavements and structural foundations shall consider this serious soil hazard. All public streets and utilities constructed over collapsible soils shall employ mitigation techniques as recommended by the geotechnical engineer to ensure stable streets and utilities.

#### 6. Expansive Soils

- a. Expansive soils are present in Kanab City and design of pavements and structural foundations shall consider this serious soil hazard. All public streets and utilities constructed over expansive soils shall employ mitigation techniques as recommended by the geotechnical engineer to ensure stable streets and utilities

7. Groundwater

- a. Shallow groundwater shall be considered as a potential problem in all areas where any of the following conditions exist:
  - 1) Historic seepage of groundwater to the surface is evident by the presence of alkali salts on the ground surface.
  - 2) Test pits or borings show any groundwater within 5 feet of the ground surface. Areas where soils are clayey shall install temporary piezometers to verify the absence of shallow groundwater.
  - 3) The area has similar soils adjacent to an area with evident surface alkali salts.
- b. Anywhere groundwater is considered a potential problem, a groundwater investigation shall be conducted prior to any subdivision or site development construction drawing approval. The groundwater investigation shall at a minimum:
  - 1) Describe the risk of shallow groundwaters to surface.
  - 2) Install a sufficient number of groundwater monitoring wells.
  - 3) Determine an approximate contour map of the groundwater surface. Show the direction of flow.
  - 4) Identify potential sources of the groundwater.
  - 5) Determine the following chemical properties of the groundwater:
    - i. pH
    - ii. Total dissolved solids
    - iii. Sulfates
    - iv. Hardness
    - v. Selenium
  - 6) Determine measures to mitigate/prevent groundwater from surfacing within areas to be developed with any habitable structure or paved streets, sidewalks, curbs and gutters.
- c. It is recommended that, prior to a groundwater investigation, the firm conducting the study submit a scope of work for City concurrence. If firm fails to submit scope, the City may require additional monitoring prior to approval of the study. Monitoring of the wells may be required for up to 1 year.

- d. If a groundwater analysis is conducted, the drains to mitigate surface groundwater shall be as designed by a professional geotechnical engineer and in accordance with a groundwater analysis. Basements may be considered as recommended by the geotechnical engineer.
- e. No groundwater drainage system shall affect downstream private properties without written permission.
- f. All groundwater drains shall discharge to an approved drainage facility in a location as approved by the City Engineer.

## **2.4. Storm Water Design**

### **A. General**

- 1. All subdivisions and site developments shall be designed to accommodate rainfall in systems separate and independent from the sanitary sewer system. A flood control system shall be designed and approved as part of the construction plans. Flood water may be conveyed in approved drainage facilities which is defined to mean storm drain pipes, major washes, designated floodway easements, or dedicated city streets. Minor washes may also be considered approved drainage facilities if the discharge of storm water from a developed area does not exceed what the natural flow of the wash was prior to any development or if a dedicated drainage easement or its equivalent for the wash is provided.

### **B. Storm System Sizing Criteria**

- 1. The following criteria are used in determining and designing flood conveyance:
  - a. Storm water runoff from the 10-year storm will be conveyed by approved drainage facilities such that all collectors and arterials shall maintain at least two 12-foot drivable lanes. All residential streets shall maintain at least one 12-foot drivable lane. When underground systems are provided, all waters from the 10-yearflood shall be contained within the system and not include over-ground flows as a portion of the capacity.
  - b. The 100-year storm will be conveyed within the limits of the street right-of-way or easements. All arterial streets must have a minimum 12-foot lane of travel.
  - c. Culverts and bridges should be sized as follows:
    - 1) Arterial Streets – convey the 100-year flood plus 1' of freeboard.
    - 2) Collectors – convey the 50-year flood plus 1' of freeboard.
    - 3) All other streets – convey the 25-year flood plus 1' of freeboard.
  - d. Any exceptions must be approved by the City Engineer.

### **C. Precipitation**

- 1. All drainage studies shall use rainfall data published by the National Oceanic and Atmospheric Administration (NOAA) in the NOAA Atlas 14, Precipitation – Frequency Atlas

of the Western United States, Volume 1, Version 4.0, or any modifications of such data by NOAA.

**D. Storm Runoff Calculations**

1. The following storm distributions/methods are recommended for use:
  - a. Rational Method - recommended for small sites (less than 5 acres) and sizing individual inlets. Engineer may apply the 0.5 factor to the rational equation as recommended by the Clark County Hydrologic Criteria and Drainage Design Manual (1999, p611).
  - b. Farmer-Fletcher 3-hour Storm Distribution
  - c. SCS Type II 24-hour Storm Distribution
2. The rational method may be used with hand calculations, however, if the Farmer Fletcher or SCS Type II distribution is used then a computer application must be used applying either the SCS TR-55, SCS Unit Hydrograph or Kinematic Wave method. All computer input and output data should be provided in the drainage report. If a detention basin is being recommended, a storm distribution modeled through a computer application must be applied and a 3-hour and 24-hour storm shall be considered.
3. Time of Concentration (Tc) may be calculated as per the following methods
  - a. Velocity method as defined by Technical Release 55 from the National Resources Conservation Service (NRCS)
  - b. Lag method as defined in Part 630 of the National Engineering Handbook.
  - c. Methods recommended by the Clark County Hydrologic Criteria and Drainage Design Manual
  - d. Or as approved by engineer.
4. When using SCS curve numbers, if the proposed conditions have a curve number that is lower or nearly equal to the existing conditions then it may be necessary to calculate the runoff solely from the estimated proposed impervious areas.
5. In a development where a fence or wall that would interrupt surface drainage is allowed but not installed with the development improvements, drainage must be designed as if such fencing were existing.

**E. Hydraulic Analysis**

1. Any system with two or more inlets must be designed using hydraulic analysis software.
2. The EGL and HGL must be determined throughout the reaches of the pipe and must be shown on the construction drawings.

**F. Streets**

1. Streets may be used as the primary storm drainage system in many subdivisions and site developments. Streets must be shown to adequately handle the variety of storms per the storm system sizing criteria given above.

2. All subdivisions and site development should indicate the carrying capacity of the street using the Manning's equation.
3. Highback curbs (versus modified curbs) may be required in locations where streets are on a grade 2% or steeper with a curvilinear shape.

**G. Manholes**

1. Manholes shall be provided for maintenance purposes at a maximum horizontal distance of 500 feet.
2. Cleanouts are not allowed in lieu of manholes.
3. Required at all changes in pipe size, horizontal alignment, or vertical alignment.

**H. Drop Inlets**

1. Combination curb opening/grate inlet type shall generally be used in any urban street unless otherwise approved.
2. A drop inlet shall be used to collect storm water in lieu of a cross gutter whenever located within 300 feet of an underground storm drainage system. The City will review infeasibilities on an individual basis. Any improvements in or across UDOT right-of-way will require UDOT approval.
3. Inlets must be considered with 50% blockage.
4. The applicant's Engineer shall verify inlet capacity.

Commented [KS6]: What is the purpose? What about US-89?  
 Commented [KS7R6]: Case-by-case for infeasibilities.  
 Exceptions for UDOT ROW impacts.

**I. Storm Drain Pipelines**

1. Located within a dedicated right-of-way, drainage easement or equivalent.
2. Pipelines shall be designed to convey entire flood as per sizing criteria given above with no surface flooding following any inlets.
3. Minimum pipe diameter is 18-inches.
4. Minimum pipe cover is 12-inches. If less than 24-inches, developer must use reinforced concrete pipe with Class I backfill only. Less than 12-inches cover may be allowed with concrete encasement or designed specifically for a direct drivable surface.
5. Pipelines must be installed straight between manholes/inlets. Curvilinear pipes may be considered if pipe is running parallel to a curvilinear road.

Commented [KS8]: Consider HS-20 loading and standard  
 Commented [KS9R8]: Ask Jake about pipe  
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**J. Culverts**

1. The minimum culvert size is 18-inches in diameter.
2. The engineer shall consider a blockage factor of 50 percent for all culverts conveying storm drainage from undeveloped areas as determined by the City.
3. Trash racks shall be used where the City determines that there is a high risk of severe blockages.

**K. Bridges**

1. A minimum of 2 feet of freeboard shall be provided.

2. Local and regional scour analysis are required on the structure, upstream and downstream and embankments. All potential scour shall be mitigated.

L. Open Channels

1. Located within a dedicated right-of-way, drainage easement or equivalent.
2. Convey the 100-year flood event with a minimum freeboard of 1 foot.
3. Line with rock or other similar erosion control if velocities are expected to exceed 2 feet per second.
4. No side-slopes steeper than 2H:1V.

M. Detention/Retention

1. Required when:
  - a. Downstream conveyance facilities are considered to be at full capacity.
  - b. Discharging to public property or a public conveyance system.
  - c. Discharging to private property without a drainage easement unless discharge does not exceed that which existed prior to development, nor does it concentrate.
2. Minimum freeboard of 1 foot
3. Maximum of 3H:1V side-slope.
4. Provide monitoring and maintenance plan.
5. Provide vehicular access.
6. Provide emergency spillway sized for the 100-year event.
7. All detention facilities shall be lined with rock and specified on the landscaping plan of the development.
8. No reduction of size shall be made for evaporation or infiltration.
9. Maximum water depth of 3 feet unless otherwise approved.
10. Outlet shall have a minimum discharge area of 6 square inches.
11. Retention basins:
  - a. Only allowed in extreme situations with written approval by City.
  - b. Percolation test must show that the capability of draining within 48 hours of storm event.
  - c. When located within 25 feet of adjacent property or structure, must be certified by geotechnical engineer to have no impact on the foundation stability strength of the soil underlying the adjacent property or structure.
  - d. Provide detailed maintenance plan.

N. Post-Construction Pollution Prevention

1. Storm water treatment for oil and grease are required on all sites with more than 6 parking spaces.
2. Provide a maintenance plan for the storm water treatment facility.
3. Erosion/sediment basins are required on developed sites that have the potential to produce more erosion than the natural desert environment as determined by the City.

O. Drainage Reports

1. A preliminary drainage report shall be provided at preliminary plan for subdivisions.
2. A final drainage report shall be provided prior to any review of construction drawings for a subdivision or site development.
3. The drainage report shall contain all the information as provided in the drainage report checklist attached to these specifications in Appendix F. All reports shall be submitted with this checklist attached.

P. Private Drainage Systems

1. Private systems not maintained by Kanab City must meet these above requirements except as follows:
  - a. Approved pipe and inlet materials do not apply.
  - b. Smaller pipe sizes may be used for systems draining roofs, landscape areas, or any area that is not considered common area nor used for public access and parking.
  - c. Cleanouts may be used in lieu of manholes.

## 2.5. Grading

A. All grading of site developments and subdivisions shall comply with the grading requirements of this section and Appendix J of the International Building Code (IBC) which has been adopted to be applicable to Kanab City. All grading must also conform to the requirements listed in Chapter 11 of the Kanab Land Use Ordinances.

B. Streets

1. Streets should be designed to match natural grade as much as practical within design requirements. Any fills greater than 1 foot, measured at the street centerline, except for the crossing of washes and significant depressions may be determined by the City Engineer to be excessive.
2. When the design centerline of new streets exceeds 2% grade, the streets shall be tabled across intersections at a grade that does not exceed 2% for the consideration of ADA compliant crosswalks.

C. Cuts/Fills

1. Any cut or fill greater than 4 feet within 10 feet of a property line is generally prohibited.

2. Filling in a drainage may be acceptable if the drainage report shows the drainage is no longer necessary.
3. Imported fills shall meet requirements of the geotechnical report.
4. Fills over the top of existing slopes steeper than 5H:1V shall be benched in accordance with IBC Appendix J.

**D. Slopes**

1. Maximum slope of an embankment is 2H:1V except as allowed by the IBC Appendix J.
2. Cut and fill slopes shall be set back from the property lines in accordance with IBC Appendix J.

**E. Subdivision Lots, Existing Lots, and Parcels**

1. If the pad elevations for two adjacent 11,000 square foot or smaller lots vary more than three feet, a retaining wall shall be required.
2. It is recommended that subdivisions with lots greater than 11,000 square feet be left with natural vegetation ungraded.
3. All lots graded flat shall be reseeded or be designed to retain water in a 1.5-inch storm event assuming no infiltration or evaporation during the storm.
  - a. Methods of retention may be by berming around the edge of the flat portion of the lot or by depressing the center of the lot.
  - b. Sizing of the berm or depth of depression must consider any sloped areas that drain into the lot.
  - c. The retaining area must have at least 3-inches of freeboard.
  - d. Water running onto a lot from an adjacent property should be diverted around any area to be left bare without vegetation.
  - e. Methods of retention/detention shall prevent storm water from crossing property lines.
4. Pad elevations must be set at 12-inches above top of curb elevation measured at the center of the lot. Pad may be additionally raised no higher than curb elevation at upslope lot line.

**2.6. Erosion Control**

**A. General**

1. Necessary measures shall be taken to prevent erosion due to drainage at all points in new developments.

2. During grading and construction, the developer shall control all potential storm runoff so that eroded soil and debris cannot enter any downstream water course or adjoining property.
3. All drainage that leaves a new development shall be adequately addressed to mitigate all erosion on adjacent properties.
4. Erosion mitigation shall be permanent unless otherwise approved.

**B. Utah Pollutant Discharge Elimination System (UPDES) Permit**

1. All new construction that disturbs one acre of land or more shall obtain a UPDES Storm Water General Permit for Construction Activities (Permit #UTR300000) before construction begins.
2. The permit requires the operator, typically the contractor, to control and eliminate storm water pollution sources through the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).
3. The permit also requires inspection of the Best Management Practice (BMP) controls either:
  - a. At least once every 7 calendar days, or
  - b. At least once every 14 days and within 24 hours of the end of a storm event of 0.5 inch or greater.

**C. Stormwater Pollution Prevention Plan (SWPPP)**

1. The SWPPP shall be prepared and submitted to the City for review before the contractor can obtain the UPDES permit.
2. Section 3.5 of the UPDES Permit No. UTR300000 describes in detail what shall be included in the SWPPP.
3. The plan shall include, among other things:
  - a. Possible sources of storm water pollutants
  - b. Selection of BMPs to reduce or eliminate pollutant impacts.
4. A SWPPP template that addresses all of the information required in the SWPPP can be obtained from the State of Utah Division of Water Quality web site.

**D. Permitting Process**

1. The Operator prepares a SWPPP in accordance with the UPDES Permit.
2. The Operator Submits SWPPP to City for review.
3. Once the City has reviewed the SWPPP, the operator applies for the UPDES Permit by completing the Notice of Intent (NOI) form.

4. Construction may commence only after:
  - a. The SWPPP has been reviewed by the City
  - b. The NOI has been submitted
  - c. The Operator has attended a pre-construction meeting with designated City personnel to review and discuss the SWPPP, and
  - d. All other applicable permits have been obtained from the City.
5. Once construction has been completed and the site stabilized, the contractor shall complete the Notice of Termination (NOT) form and submit to the Division of Water Quality.

## 2.7. Street Design

### A. General Design Standards

1. Streets shall conform to the following design standards:
2. Streets shall be designed to provide adequate stopping and sight distance, degree of curve, and superelevation in accordance to standard engineering practice.

TABLE 3: GENERAL STREET DESIGN STANDARDS

Classification	Type	Design Volume (ADT)	Dwelling Units	Max. Grade (%)	Right-of-Way (ft)	Pavement Width (ft)	Sidewalk Width (ft)	Curb Return Radius (ft)	Curb Type*	Design Speed (mph)
Residential Access	Private	<100	2-10	15	34/38	26	4	20	24"	25
Minor Local	Private	101-500	11-50	15	42	30	4	25	24"	25
Rural Residential	Public	501-1,250	1-125	15	50/60/66	26/26/40	-	25	HB30-7 (30")	25
Major Local	Public	501-1,250	1-125	15	50	35	5	25	HB30-7 (30")	25
Minor Collector	Public	1,251-2,000	126-200	12	60	45	5	30	HB30-7 (30")	30
Major Collector	Public	2,001-6,000	201-600	10	66	51	5	30	HB30-7 (30")	35-40
Arterial	Public	>6,000	>600	8	≥90	≥67	6	40	HB30-7 (30")	≥40

\*Variance will be accepted based on review by City Engineer

3. Subdivisions and other developments shall be designed to provide future access to adjoining vacant parcels.
  - a. Developments shall also be designed so that existing stub streets in existing developments will be connected to the proposed streets and accesses.
  - b. Where a stub street is provided which accesses more than 2 lots on each side, a temporary turnaround and public use easement at least 96 feet in diameter shall be provided.
  - c. The city may require improvements to be installed in temporary turnaround areas.
4. Streets in subdivisions, excluding collector streets, exceeding 80 feet in length are encouraged to be curvilinear or provide sufficient alignment variation to calm traffic and enhance aesthetic appeal in the subdivision.
5. Cul-de-sac streets may not exceed 600 feet in length as measured from the center of the intersection of a connecting through street to the center of the turnaround area.
  - a. The maximum length of a cul-de-sac street may not be extended by additional turnarounds between the intersecting through street and the cul-de-sac.
  - b. If the distance from the end of a proposed cul-de-sac to a connecting road is less than 1/3<sup>rd</sup> the length of the proposed cul-de-sac street, connection to the connecting road shall be required if doing so does not violate requirements of the Kanab City transportation master plan, does not disturb or eliminate any unique geographical feature, and does not prevent full development of approved densities.

**B. Cross Sections**

1. Cross-sections are as approved by the Kanab City Transportation Master Plan.
2. All asphalt edges for half street sections shall abut concrete or a 2-foot aggregate base shoulder.

**C. Road Networks**

1. All streets in a development shall conform to the Kanab City Transportation Master Plan.
2. Curvilinear streets are encouraged to reduce or eliminate long straight stretches of residential roadways.
3. Streets and accesses to streets should be completed in accordance with the access management standards provided in the Transportation Master Plan.

**D. Technical Design Requirements**

1. Street grades:
  - a. All street grades shall have a maximum grade as shown in Table 3.

- b. A request to increase the maximum street grades shown in Table 3 may be considered upon submittal of a request and information justifying such a request to the City Engineer. Request for approval must be based upon and in accordance with the latest edition of AASHTO's "A Policy on Geometric Design of Highways and Streets" guidelines. Any approvals for increased grades must be consistent with access requirements of fire apparatus as defined by the Fire Department. The City Engineer's decision will be final. Cost of construction will not be justification for approval.
- 2. Intersections:
  - a. Street intersections shall be as near to 90 degrees as possible.
  - b. Up to 15 degree skew angle may be allowed on a case by case basis if no other reasonable option exists.
  - c. Street intersection centerline offsets shall be not less than 150 feet.
  - d. Intersections should be sloped at an angle no greater than 2 percent to accommodate pedestrian crossings. It may be necessary to "table" an intersection in new construction areas.
  - e. Proper combination of horizontal and vertical alignment should be obtained by engineering study and consideration of the general guidelines listed in AASHTO (Section Titled: Combination of Horizontal and Vertical Alignment, 1990 edition).
  - f. Intersections should not be located on the interior of, or near, sharp curves. Intersections should be located a sufficient distance from all curves to provide proper sight distance for vehicles on the intersecting road or driveway and on the through road.
  - g. New intersections with more than four "legs" are generally not permitted.
  - h. When designing local road networks, "T" and "L" intersections are desired. Four-leg intersections on local road networks are generally discouraged. A development must obtain approval from City Engineer prior to design of the road network.
  - i. When designing local road networks, block lengths without an intervening connector street shall not exceed eight hundred feet (800') in length unless previous approval has been obtained from the City Engineer. Cul-de-sacs are not considered an intervening connecting street.
  - j. The intersection of two local roads should be designed to operate with minimal traffic control devices. For example, do not design an intersection to operate with a four-way stop or signal control.

- k. Direct access will not be allowed for parking, loading or driveway areas that require backing maneuvers onto major collector or higher order streets. This requirement shall apply to commercial and industrial use regardless of the order or classification of street.
- l. Residential and commercial developments are generally required to provide at least two improved accesses to the development depending upon the forecasted traffic volumes and number of homes and lots. See the Kanab City Transportation Master Plan for more information regarding a second access.

**E. Curb Side Mailboxes**

- 1. All roadside mailboxes should be installed in accordance with applicable postal standards in the following locations:
  - a. In areas where the sidewalk is next to the curb, install boxes behind the sidewalk so as not to encroach into the sidewalk;
  - b. In areas where a planter strip is provided, mailboxes may be installed within the strip, provided no part extends into the sidewalk or beyond the back of the curb;
  - c. In rural areas where no barrier curb is installed, a minimum clear zone of 10 feet from the traveled way should be provided.

- 2. All mailboxes shall be handicap accessible

**F. Signs and Pavement Markings**

- 1. All street name and traffic control signs and pavement markings required on the street system within a development or as a result of the development, shall be installed at the developer's expense in accordance with the standard drawings, MUTCD standards, and chapter 7 of the Kanab City Land Use ordinances.
- 2. A signing plan should be submitted with the engineering drawings, however, additional signing and traffic control may be added to the project as determined by the City's Representative.

**G. Pavement**

- 1. All streets, public or private, shall be surfaced to grade, with asphalt concrete pavement, to the required minimum width and thickness in accordance with these specifications.
- 2. All streets require a fog seal coat to be installed no sooner than 6 months after completion yet prior to release of the warranty bond.

**H. Curb and Gutter**

- 1. All public or private streets shall use curb and gutter of the type shown in standard cross-sections unless otherwise approved by the City Engineer.

2. No curb shall be cut for the installation of a driveway without the installation of a concrete apron in accordance with standard details.

I. Transitions/Tapers

1. All streets shall transition with tapers set at a ratio of no less than 12:1.
2. The transition taper area may be installed as a temporary asphalt section with no less than 2 inches of asphalt over 6 inches of roadbase.

J. Waterway Transition Structures

1. No waterway transition structure shall be allowed across major collector or major and minor arterial streets.
2. On commercial and industrial streets, waterway transition structures are generally not allowed and require approval by the City Engineer for their use.
3. The City Engineer may prohibit construction of waterway transition structures on any street deemed necessary.

K. Sidewalks

1. Widths shall be in accordance with Table 3.
2. A maximum grade of 5%, or 2% greater than the existing/proposed street grade, whichever is less, shall be required as measured along the running length of a meandering sidewalk.
3. If the existing/proposed street grade is greater than 5%, then a meandering sidewalk shall not be permitted.
4. Whenever any sidewalk connects with any trails, paths and/or other sidewalks that are larger or smaller in width, a transitional area will be required for design and safety standards.
5. Sidewalk and bike paths should be ~~meandering~~ on streets 66 feet wide or wider.
6. ~~Meandering sidewalks are encouraged with new development. This would require the developer to provide additional right-of-way to maintain the required asphalt width.~~  
Meandering sidewalks shall be shown on the construction plans as follows:
  - a. Distance between inflection points of meander shall be typically spaced 200 to 300 feet.
  - b. In no case shall the distance be less than 100 feet unless necessary to avoid an obstacle as approved by the City.
  - c. Meander should not curve at a radius less than 200 feet unless necessary to avoid an obstacle as approved by City.

**Commented [KS11]:** What is the point? This would require a change to Roadway sections in the master plan.

**Commented [KS12]:** Commission has concerns about maintaining landscape within ROW from meandering. City wants to "encourage" it

**Commented [KS13R12]:** Developer would need to give up more ROW

7. Additional easements may be required for the placement of serpentine sidewalks along the rights-of-way.

8. All pedestrian accesses shall conform to ADA standards.

L. Concrete Color

1. Only allowed where privately maintained.

M. Planter Strips

1. Must be designed and installed in accordance with Chapter 9 Section 8 of the Kanab City Land Use Ordinances.

2. Must be landscaped with at least 25%, by area of matured plant, of live vegetation.

3. Shall not be filled with any impervious material.

4. Shall be sloped at a minimum of 2% and a maximum of 12%.

N. Asphalt Trails/Paths

1. Shared use trails shall be installed in accordance with the Transportation Master Plan.

2. Provide a 10-foot wide trail with 2.5-inches of asphalt over 4-inches of roadbase.

3. Meandering trails should comply with the meandering requirements of sidewalks.

O. Parking

1. Parking and parking lot design and installation shall conform to chapter 6 of the Kanab Land Use Ordinances.

## 2.8. Traffic

A. Access Management

1. Corner Spacing

a. Access distance from corners is as given in the following table:

TABLE 4: ACCESS DISTANCE ACCORDING TO ROAD CLASSIFICATION

Classification	Public Street Spacing	Required Sight Distance	Minimum Driveway Spacing	
			Same Side Upstream, Downstream, & Opposing Upstream	Opposing Downstream
Residential Access	150'	300'	50'	50'
Minor Local	250'	300'	100'	75'
Rural Residential	150'	300'	100'	75'
Major Local	250'	400'	150'	125'
Minor Collector	250'	400'	150'	125'
Major Collector	660'	400'	175'	150'
Arterial	660'	500'	200'	150'

Notes:

1. All access is determined by the City and distances shown may be adjusted on a case-by-case basis if warranted by specific traffic conditions.
2. Measurement of public streets spacing shall be from centerline of right-of-way to centerline of right-of-way.
3. Measurement of driveway spacing shall be from centerline of proposed access to corner/edge of nearest driveway or road.
4. When two or more accesses serve the same multi-family/commercial development, distance between shall be at least 300 feet on Arterials and Major Collectors and 200 feet for all other roads.
5. When non-residential driveways cannot be separated with the spacing shown above, they should be combined into a shared access with necessary access easements and agreements.

- 1) Access to corner lots should be from the lesser-classified road at the greatest distance possible from the intersection and should not be less than the distances shown in the table above.
- 2) Accesses should be aligned directly with existing access on opposite side of the right-of-way or road.
- 3) Where it is not feasible to align driveways, major driveways on opposite side of the street should not be offset less than 150 feet.
- 4) Where commercial lots are not large enough to allow access on opposite sides of the street to be aligned, the center of driveways not in alignment should be offset a minimum of 250 feet on all collector streets, and 300 feet on all major and arterial streets.
- 5) Greater distances may be required if needed for left-turn storage lanes.
- 6) Where two or more accesses serve the same or adjacent non-single family residential development, the minimum distance between the centerlines of accesses should be at least 200 feet on streets with design speeds below 30 mph and 300 feet on streets with design speeds above 30 mph.

- 7) If adjacent driveways cannot be separated by the distances outlined, they should be combined into a single joint access.
- 8) At least 300 feet of clear sight distance shall be provided for drivers entering or leaving all accesses onto local streets; 400 feet for collector streets; and 500 feet for arterial streets.

2. **Number of Accesses per Parcel**

- a. Refer to Section 6-5 of the Land Use Ordinance for access requirements.

3. **Single Family Residential Access**

- a. Refer to Kanab Land Use Ordinance Chapters 6 & 23 for additional access guidelines.
- b. New single family residential developments and subdivisions shall not have driveway access on arterials and major collectors.
- c. Minor subdivisions or “flag lots” are discouraged along arterials and major collectors.
- d. Accesses for these minor subdivisions are under the same criteria for design and spacing listed in the table above.
- e. When two or more accesses serve adjacent single-family residential property, the minimum distance between the nearest points of the two accesses shall be at least 6 feet.
- f. For corner residential lots, one access on each frontage may be permitted if it is determined by the City that two driveways are needed to provide safe access for traffic entering and leaving the lot because of site distance and geometric design considerations.
- g. Double frontage residential lots will only have one access onto the lesser classified roadway unless approved by the City.
- h. Circular driveways are considered one access.
- i. If a lot has a circular driveway then only a maximum of one more additional access may be granted.
- j. Single-family residential driveways shall have a maximum curb cut of 50 feet.
- k. Circular driveways should have a maximum curb cut of 20 feet per side.

4. Right-turn Deceleration Lanes

- a. Minimum requirements for installation of a right-turn lane on a rural two-lane road that is 40 mph or less is 50 vehicles per hour (vph).

**Commented [KS14]:** Needs to match new Chapter 6 in land use ordinance

**Commented [KS15R14]:** It didn't really match. There were some addition items here, but I didn't think they were helpful enough to keep.

**Commented [KS16]:** Needs to match Chapter 6 ordinance

**Commented [KS17R16]:** Anything that was in chapter 6-5 was made to match. Everything was kept for best coverage of the topic

- b. For greater than 40 mph, right-turn traffic of 25 vph or more would require a right-turn deceleration lane.
- c. Taper lengths and storage lengths of these lanes shall comply with AASHTO's Policy on Geometric Design of Highways and Streets.
- 5. Based upon safety and operational studies, median treatments such as Two-Way-Left-Turn Lanes (TWLTL) and Raised non-Transferable medians may be required on major collector and arterial streets, as determined by the City and the Transportation Master Plan.
- 6. New access locations created by development shall be unified whenever possible to create the fewest number of access points onto arterials or major collectors. Joint use agreements shall be required where necessary.

B. Traffic Impact Studies

- 1. Development conditions which trigger Traffic Impact Study (TIS) requirement:
  - a. TIS is required if development will generate new peak hour trips (as determined by the latest edition of ITE Trip Generation Manual) during the morning, afternoon, or Saturday peak hour as follows:

TABLE 5: TIS CATEGORY CLASSIFICATION

Category	Peak Hour Trips Generated by Development
I	100 to 500
II	500 to 1,000
III	More than 1,000

- b. Category I TIS may also be required by the City for any specific traffic problems or concerns such as:
  - 1) Proposed or existing offset intersections.
  - 2) Situation with a high number of traffic accidents.
  - 3) Driveway conflicts with adjacent developments.
  - 4) Nearby intersections that have reached their capacity.
  - 5) Proposed property rezones when there is a significant potential increase in traffic volumes.
  - 6) When the original TIS is more than two years old, or where the proposed traffic volumes in the original TIS increase by more than twenty percent.

2. Scope of each TIS category is as follows:

TABLE 6: TIS PERIOD EVALUATIONS & SCOPE OF STUDY

Category	TIS Period Evaluations				Scope of Study					
	Opening Year of Development	Year of Completion of Each Phase	Completion of Development	Five Years After the Development's Completion	10 Years After the Development's Completion	Site Access Drives	Affected Signalized Intersections	Affected Major Unsignalized Intersections	Signalized Intersections within 1/2 Mile	Unsignalized Major Street Intersections within 1/2 Mile
I	X		X			X	X	X		
II	X	X	X	X		X	X	X	X	X
III	X	X	X	X	X	X	X	X	X	X

3. Initial TIS Determination Process

- Developer, or their agent, estimates number of trips
- City provides concurrence or modifies estimate. City makes recommendation on category of TIS.
- Developer, or their agent, submits a draftable of contents for the TIS, a map of intersections to be analyzed, and a draft of the proposed trip distribution for site traffic.
- City provides concurrence or recommends modifications to the submittal. Upon approval, actual TIS work may begin.

4. Analysis and Approach Methods

- TIS must be conducted and prepared under the direction of a Professional Engineer, licensed in the State of Utah.
- The extent of the study area may be either enlarged or decreased, depending on special conditions as determined by the City.
- Both the morning and afternoon weekday peak hours should be analyzed, unless the proposed project is expected to generate no trips, or a very low number of trips, during either the morning or evening peak periods. If this is the case, the requirement to analyze one or both of these periods may be waived by the City.

- d. Where the peak traffic hour in the study area occurs during a different time period than the normal morning or afternoon peak travel periods (for example mid-day), or occurs on a weekend, or if the proposed project has unusual peaking characteristics, these additional peak hours should also be analyzed.
- e. When directed by the City, traffic volumes for the analysis hours should be adjusted for the peak season, in cases where seasonal traffic data is available.

5. All data should be collected in accordance with the latest edition of the ITE Manual of Traffic Engineering Studies:

- a. Turning Movement Counts: Manual turning movement counts should be obtained for all existing cross-street intersections to be analyzed during the morning, afternoon and Saturday peak periods (as applicable). Turning movement counts may be required during other periods as directed by the City. Turning movement counts may be extrapolated from existing turning movement counts, no more than two years old, with the concurrence of the City.
- b. Daily Traffic Volumes: The current and projected daily traffic volumes should be presented in the report. If available, daily count data from the local agencies may be extrapolated to a maximum of two years with the concurrence of the City. Where daily count data is not available, mechanical counts will be required at locations agreed upon by the City.
- c. Roadway and Intersection Geometrics: Roadway geometric information should be obtained. This includes, but is not limited to, roadway width, number of lanes, turning lanes, vertical grade, location of nearby driveways, and lane configuration at intersections.
- d. Traffic Control Devices: The location and type of traffic controls should be identified at all locations to be analyzed.

6. Trip Generation

- a. The latest edition of ITE's Trip Generation Manual should be used for selecting trip generation rates. Other rates may be used with the approval of the City in cases where Trip Generation does not include trip rates for a specific land use category, or includes only limited data, or where local trip rates have been shown to differ from the ITE rates.
- b. Site traffic should be generated for daily, AM, PM and Saturday peak hour periods(as applicable).
- c. Adjustments made for "pass-by", "diverted-link" or "mixed-use" traffic volumes shall follow the methodology outlined in the latest edition of the ITE Trip Generation Manual or the ITE Trip Generation Handbook.

- d. A "pass-by" traffic volume discount for commercial centers should not exceed twenty-five percent unless approved by the City.
- e. A trip generation table should be prepared by phase showing proposed land use, trip rates, and vehicle trips for daily and peak hour periods and appropriate traffic volume adjustments, if applicable.

7. Trip Distribution and Assignment

- a. Projected trips should be distributed and added to the projected non-site traffic on the roadways and intersection under study.
- b. The specific assumptions and data sources used in deriving trip distribution and assignment should be documented in the report and reviewed with the City.
- c. Future traffic volumes should be estimated using information from transportation models or applying an annual growth rate to the base-line traffic volumes.
- d. The future traffic volumes should be representative of the horizon year for project development.
- e. If the annual growth rate method is used, the City must give prior approval to the growth rate used. In addition, any nearby proposed development projects currently under review by the City ("on-line") should be taken into consideration when forecasting future traffic volumes. The increase in traffic from proposed "on-line" projects should be compared to the increase in traffic by applying an annual growth rate.
- f. If modeling information is unavailable, the greatest traffic increase from either the "on-line" developments, the application of an annual growth rate or a combination of an annual growth rate and "on-line" developments, should be used to forecast the future traffic volumes.
- g. The site-generated traffic should be assigned to the street network in the study area based on the approved trip distribution percentages. The site traffic should be combined with the forecasted traffic volumes to show the total traffic conditions estimated at development completion.
- h. A "figure" should be prepared to represent the site-specific traffic impacts to existing conditions: It must show:
  - 1) Daily and peak period turning movement volumes for each traffic study intersection.
  - 2) Existing base-line volumes of the street network.
  - 3) Volumes of the street network with the site generated traffic added.

8. Capacity Analysis

- a. Level of service (LOS) shall be computed for signalized and unsignalized intersections in accordance with the latest edition of the Highway Capacity Manual.
- b. The intersection LOS should be calculated for each of the following conditions (if applicable):
  - 1) Existing peak hour traffic volumes ("figure" required).
  - 2) Existing peak hour traffic volumes including site-generated traffic ("figure" required).
  - 3) Future traffic volumes not including site traffic ("figure" required).
  - 4) Future traffic volumes including site traffic ("figure" required).
  - 5) LOS results for each traffic volume scenario ("table" required).
- c. The LOS table should include LOS results for AM, PM and Saturday peak periods, if applicable.
- d. The table shall show LOS conditions with corresponding vehicle delays for signalized intersections, and LOS conditions for the critical movements at unsignalized intersections.
- e. For signalized intersections, the LOS conditions and average vehicle delay shall be provided for each approach and the intersection as a whole.
- f. The incremental increases in site traffic from each phase, where applicable, should be included in the LOS analysis for each preceding year of development completion.
- g. A "figure" will be required for each horizon year of phased development.

9. Traffic Signal and Roundabout Studies

- a. An intersection needs study should be conducted for all new proposed roundabouts and/or traffic signals for the base year. If the warrants are not met for the base year, they should be evaluated for each year in the five-year horizon. Traffic signal and roundabout needs studies should be conducted by a method pre-approved by the City.
- b. Speed Considerations: Vehicle speed is used to estimate safe stopping and cross corner sight distances. In general, the posted speed limit represents the 85<sup>th</sup> percentile speed. The design speed of the roadway should be used to calculate safe stopping and cross corner sight distances.
- c. Improvement Analysis: The roadways and intersections within the study area should be analyzed, with and without the proposed development to identify any projected impacts in regard to LOS and safety.
- d. Where the highway will operate at LOS C or better without the development, the traffic impact of the development on the roadways and intersections within the

study area should be mitigated to LOS D for arterial and collector streets and LOS C on all other streets during peak hours of travel. Mitigation to LOS D on other streets may be acceptable with the concurrence of the City.

10. TIS report format shall conform to the format given in Appendix G. Deviations from this format must receive prior approval of the City.

## 2.9. Sanitary Sewer Design

### A. Design Flows

1. All sanitary sewers and appurtenances shall be designed to carry the design flows from all contiguous areas which may, within a reasonable period of time, be tributary thereto.
2. Sanitary sewers shall be designed to carry the peak discharge as specified below:
  - a. Laterals and collector mains: 400 gallons/capita/day
  - b. Interceptor and outfall mains: 250 gallons/capita/day
3. Other flow rates supported by accepted engineering practice may be submitted for review by City Engineer.
4. Minimum manning's "n" value is 0.012.

### B. Minimum Slopes

1. The following shall be the minimum slopes to be provided, unless approved otherwise by the City:

TABLE 7: SEWER PIPE MINIMUM SLOPES

Sewer Size (inches)	Minimum Slope (%)
4	2.00
6	1.00
8	0.50
10	0.40
12	0.35
15	0.30
18	0.25
21	0.20
>24	0.15

2. Any deviation from these minimum slopes will require a justification with calculations from a licensed engineer showing that a 2 foot per second velocity can be maintained even in a low flow condition.
3. Where design velocities are projected to be greater than 15 feet per second, the sewers and manholes shall be protected against displacement by erosion and impact.

C. Minimum Size and Depth

1. Minimum pipe diameter for a sewer main is 8 inches.
2. Sanitary sewers shall be designed of sufficient depth to permit sewer laterals from basements to be connected. Exceptions may be granted in subdivisions or areas in which no basements are to be constructed. A note shall be made on the plat to prohibit basements in these areas.
3. Sewer shall be installed at a depth at least 18-inches below bottom of waterline wherever possible.
4. Minimum depth of a sewer main, to top of pipe, will be not less than 36" below subgrade of roadway and a minimum of 30" below any parallel running water main.

D. Alignment

1. Provide a uniform slope and alignment between manholes.
2. Provide a distance of at least ten (10) feet horizontally from any existing or proposed water main.

E. Service Connections

1. Only one property owner shall be served by each lateral connected to the public main, except in condominium type buildings.
2. All sewer laterals shall intersect the sewer main on the top third of the sewer main pipe.
3. Offset a minimum of ten (10) feet, measured horizontally, from any culinary water line or tapping.
4. All sewer laterals minimum size is as follows:

TABLE 8: SEWER LATERALS MINIMUM SIZE

Type	Sewer Size (inches)
Single Family	4
Townhomes (each unit)	4
Multi-Family Condominiums	4
Mobile Homes	4
Apartments	4
Commercial Establishments	6

5. Lateral size shall be based on the number of fixture units in the residence and slope of lateral. Up to 90 drainage fixture units shall be allowed per each 4-inch lateral set at a 2 percent slope. See International Building Code for larger laterals.
6. Laterals 8-inch diameter and larger shall use manholes for maintenance access in lieu of cleanouts.

7. No roof drains, storm drains, foundation drains, or sub-drains shall be connected to the sanitary sewer system.

**F. Manholes**

1. Provide at all changes in grade, size, alignment, and intersections.
2. Provide at distances no greater than 400 feet apart.
3. City maintenance vehicle accessibility to all manholes is required.
4. Drop manholes shall be provided for a sewer line entering a manhole at an elevation of 18 inches or more above the manhole invert. Drop must be made on exterior of manhole unless otherwise approved by City.
5. Flow lines of straight through-lines (less than 10-degree horizontal bend) shall be graded through the manhole to match the average grade of the incoming and outgoing sewer pipes.
6. Flow lines of junction lines or bend lines greater than 10 degrees shall enter manhole 0.2 feet higher than the outgoing line.
7. When a smaller sewer joins a large one, the invert of the larger sewer should be lowered sufficiently to maintain the same energy gradient.
8. Manholes shall be a minimum 4-foot diameter.
9. Manholes shall be a minimum of 5-foot diameter if any of the following conditions exist:
  - a. Any sewer line is 12-inches or larger.
  - b. The junction of two or more inflowing sewer lines.
  - c. The flowline of the sewer is 12 feet or lower than the rim.
  - d. Drop manholes.

**G. Sewer Main Pipelines**

1. Located within a dedicated right-of-way, sewer easement or equivalent. Sewer easements shall provide at least 20 feet of unobstructed width.
2. Pipelines must be installed straight between manholes/inlets. Curvilinear pipes are not allowed.
3. Approved Pipe Materials:
  - a. Solid Wall PVC, SDR 35, ASTM D3035
  - b. Ductile Iron, cement mortar lined
  - c. Other materials may be approved by the City Engineer on a case-by-case basis.

**H. Utility Clearances**

1. Sewers crossing below water mains shall be separated by a minimum vertical distance of 18 inches.
2. Sewers crossing above water mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer. Sewer joints shall be spaced as far as possible from the crossing. (i.e. 10 feet when using 20-foot lengths of pipe)
3. When it is impossible to obtain proper horizontal and vertical separation as stated above, the sewer shall be designed and constructed of ductile iron pipe with mechanical joints for the minimum distance of 10 feet on either side of the point of crossing. Section must be pressure tested.

I. Pumping and Force Mains

1. Generally not allowed. If allowed, a written agreement with the City must be recorded.
2. Pumps and equipment shall be located in an above ground building structure.
3. Pumps must be as manufactured by Gorman Rupp or approved equal.
4. Other requirements or exceptions may apply on a case-by-case basis.
5. Velocity of force main shall be never less than 3 feet per second.
6. Air relief valves may be required to prevent air lock. Air vent shall be filtered to prevent odor with an approved device. Distance between air-vac combination valves shall be no more than 1,500 ft.
7. No segment of force main shall have zero slope.
8. Force main shall discharge at a manhole and if necessary, provisions shall be made to direct or baffle sewage into the manhole.
9. Force main shall be designed to handle normal pressure, loads and surges. Calculations must be provided.
10. Force mains shall be installed with tracer wire.
11. Minimum force main size shall be 4 inches in diameter for a traditional sewer lift station. Minimum scour velocity shall be 3 feet per second.
12. Odor control equipment using charcoal filters or equivalent as approved by the City shall be installed on any manhole receiving a wastewater discharge from a force main or any other discharge that is expected to have become septic from periods of stagnation in a holding tank.

J. Suspended Crossings

1. Adequate support shall be provided for all joints.
2. Supports shall be designed to prevent frost heave, overturning and settlement.

3. Precautions to prevent freezing such as insulation or increased slope shall be provided.
4. The bottom of the pipe shall be set no lower than the 100-year flood elevation.
5. Supports shall be designed to allow for future grade adjustments.

## 2.10. Water System Design

- A. All culinary water mains and appurtenances shall be designed to provide for adequate future service for all contiguous areas which may, within a reasonable period of time, be tributary thereto.
- B. Design Flow and Pressures
  1. Water mains shall be designed to provide a minimum residual pressure of 20 psi under peak day demand conditions, including designed fire flow.
  2. A minimum of 30 psi residual pressure must be maintained under peak day demand conditions without fire flow.
  3. A minimum of 40 psi residual pressure must be maintained under peak instantaneous conditions without fire flow.
  4. Commercial or industrial areas may require special investigation to determine fire flow requirements.
  5. Existing and future static pressure and flow information used in the design must be obtained from or approved by the City Engineer.

### C. Flow Design Criteria

1. Use the following flow design criteria:

TABLE 9: FLOW DESIGN CRITERIA

Use	Peak Instant	Peak Day	Avg. Annual	Storage Requirement
Total Use	$Q (\text{gpm}) = 10.8 * \text{ERC}^{0.64}$	0.54 gpm per ERC	0.39 AF per ERC	690 gallons per ERC

2. Minimum fire flow is 1,500 gpm for 2 hours for residential areas with dwellings no larger than 3,600 sq. ft per floor.
3. Fire flow for areas with larger residences and commercial residences should be as per International Building Code.
4. Water usage form (Form 7042) included in Appendix E shall be submitted with preliminary plan on subdivisions and with any application for site development.

### D. Hydraulic Analysis

1. A computer network model shall be required for all system expansions in accordance with State of Utah rules.

2. The model must show that the new expansion will not detrimentally impact other areas in the system.

**E. Minimum Size and Depth**

1. The minimum depth of cover for water mains shall be 3 feet below the final grade of the street.
2. Where final grades have not been established, mains shall be installed at least 4 feet deep or greater to ensure three feet of cover below the future grade based on the best information available.
3. The minimum size of a water main, with or without connecting hydrants, shall be not less than 8 inches in diameter.
4. Hydrant barrels and laterals to hydrants may be 6-inches in diameter.
5. Size of mains must be verified to be sufficient through an engineering analysis to meet the prescribed design flows and pressures.

**F. Valves**

1. Valves shall be spaced and system must be looped such that:
  - a. No more than 2 fire hydrants will be isolated at any time.
  - b. No more than 30 services are isolated at any time.
  - c. A maximum of five valves will be required to isolate any location.
2. Install valves within 20 feet of the end of all temporary dead end lines.
3. Transmission mains may space valves at intervals of 2,500 feet when outside of a pressure zone
4. Gate valves shall be used on 12-inch pipe and smaller.
5. Gate valves or butterfly valves may be used on larger pipe.
6. All distribution mains connecting to larger supply mains shall be valved near the connection.
7. A valve near the main shall be located on all services and hydrant laterals greater than 2-inch in size.
8. Valves shall generally be located in clusters near a tee or cross.

**G. Dead End Lines**

1. Dead end mains shall be avoided wherever possible, and if installed, shall not exceed 600 feet.
2. Hydrants shall be located at the end of dead end mains for flushing purposes as well as for fire protection.

3. Dead ends may have a 2-inch flush valve installed in lieu of a fire hydrant, if approved by the City on a case-by-case basis.

#### H. Service Connections

1. Pressure reducing devices shall be installed by the owner on all water connections to buildings.
2. Each service meter shall have a separate tap to the main.
3. Service line shall be located in a perpendicular alignment to the street.
4. Each building shall have a separate line and meter.
  - a. Accessory dwellings and accessory buildings are permitted to share water line and meter with the primary dwelling.
5. Service line size shall match the meter size. Beyond the meter, the line may be increased only one size.
6. Services shall be sized as follows:

TABLE 10: WATER SERVICE CONNECTION SIZES

Service line	Maximum Units to be Served
1"	5
1 1/2"	12
2"	20

7. Exceptions to these guidelines, such as apartment and condominium metering, shall be evaluated on a case-by-case basis with City Development Committee and City Engineer.

#### I. Fire Hydrant Spacing and Location

1. Generally locate on the same sides of streets throughout a subdivision.
2. Fire hydrants are preferred near intersections.
3. In residential areas, fire hydrant spacing shall be no greater than 500 feet, and no house shall be greater than 250 feet from a hydrant via a street access to the property being served.
4. In industrial, business, or commercial areas, fire hydrant spacing shall not be greater than 350 feet, nor shall any building be greater than 175 feet from a hydrant via public access to the property being served.
5. Generally, hydrants shall be located in line with extensions of the property line when located mid-block.
6. Hydrants shall be placed in the park strip or, if there is no park strip, behind the sidewalk in such a manner that no part of hydrant encroaches on the walkway, and at such a

height that lowest water outlet is not less than 18 inches nor more than 30 inches from the final ground elevation.

7. All fire hydrants shall be installed on dedicated easements or public rights-of-way, and will be owned and maintained by the City.
8. Hydrants shall have at least 5 feet of clearance on sides and front and 3 feet on rear.

**J. Culinary Water Pipelines**

1. Located within a dedicated right-of-way, waterline easement or equivalent. Waterline easements shall provide at least 20 feet of unobstructed width.
2. Install in straight segments between bends unless approved by the City.
3. Approved Pipe Materials:
  - a. Solid Wall PVC, AWWA C-900
  - b. Ductile Iron, Class 200, cement mortar lined, must be bagged to prevent corrosion.
  - c. Steel, cement mortar lined and coated, submit calculations for wall thickness, must submit plan for cathodic protection.

**K. Network Hydraulic Analysis**

1. Required when:
  - a. The project is a major subdivision with an internally looped system.
  - b. The project is located in the higher elevations of a low static pressure zone.
  - c. A high fire flow demand is required (greater than 1500 gallons per minute).
  - d. There will be extensive irrigation.
  - e. The new water plans will complete a loop on the current system.
  - f. As otherwise required by the City Engineer.

**2.11. Lighting Design**

A. All lighting designs shall conform to chapter 22 of the Kanab Land Use Ordinances.

**2.12. Utility Layout**

A. The following Design and Construction Standards are to be followed at all times, unless a problem exists. When the Standards cannot be followed, the City Engineer will be required to approve the alternative.

1. All utilities, i.e. cable, power, sewer and water will be shown on the appropriate drawings.

2. Phone, cable and power joint trench will be located on the north and west side of roadways, back of sidewalk within new developments as much as possible. In planned developments without sidewalks, joint utility trench will be located 36 inches back of curb.
3. Water will be located on south and east side of roadway 5 feet into roadway off of curb as much as possible or opposite power.
4. Water, sewer and drainage layout will be first utilities designed.
5. Generally, sewer will be located 10 feet off curb & gutter opposite of waterline. In private development or streets, the centerline will be used to align sewer as much as possible.
6. Generally, storm drain will be designed to fall at the inside lip of curb & gutter as per standard drawings.
7. Cable and phone boxes will be located on the right and left side of power transformers and secondary boxes. Cable will be on the left and phone on the right looking from the street.

## 2.13. Other Design Considerations

- A. Kanab City has developed and adopted design guidelines to promote a general level of design consistency, sensitivity to the scenic environment of Kanab, and to protect and promote the unique identity of the community. The objectives of the guidelines include:
  1. Promote the preservation of open spaces
  2. Protect views
  3. Promote compatibility between development and the natural environment
  4. Promote a subdued character in buildings, lighting, and signage.
  5. Promote continuity of streetscape design
  6. Promote drought tolerant landscaping that is in harmony with the desert environment
- B. It is recommended that the designer of any development become familiar with these guidelines in the initial planning stages.
- C. **Wireless Telecommunication Facilities:** For the purpose of this section, wireless telecommunication facilities or telecommunication facilities shall include but not be limited to small wireless facilities, monopoles, whip antennas, utility pole antennas, and roof and wall mounted equipment. All telecommunication facilities shall comply with the following regulations and all other ordinances of the City and any pertinent regulations of the Federal Communications Commission and the Federal Aviation Administration.
  1. Collocation: The site plan shall examine the potential for collocation at an existing or the proposed telecommunication facility. If collocation is not possible at an existing

telecommunication facility or if the proposed new telecommunication facility is not available for collocation, the applicant shall include a written explanation why colocation is not possible.

2. Height: The height of the antennas and antenna support structures shall be justified through a detailed written analysis that explains in nontechnical terms the reasons why service cannot be effectively provided unless at the requested height. If the proposed telecommunication facility is a roof mount or wall mount, the City may request that the study verify that the existing or proposed screening will screen from view all telecommunication facilities.
3. Visual Analysis: The applicant shall submit a visual analysis which may include photo simulation, field mockup, or other techniques which identify the potential for visual impacts of the proposed telecommunications facility. The analysis shall consider views from public areas (streets, parks, etc.) and from private residences. The analysis shall assess the cumulative impacts of the proposed telecommunications facility and other existing or approved telecommunications facilities in the areas as provided by City staff and shall identify all mitigation measures consistent with the technical aspects and requirements of the proposed telecommunications facility. Proposed color and design shall be included in the analysis including pole attachments, wiring, conduit, pedestals and any other structures associated with the proposed telecommunication. All costs associated with this requirement are to be borne by the applicant.
4. City Property: Telecommunications facilities located on City owned property are an allowed use provided the facilities meet the standards as specified for each type facility as contained in this section, are compliant with all other design standards, and the facility owner has entered into a Franchise Agreement with the City.
5. Cell Tower Types and Requirements
  - a. Wall Mounted Antenna: Wall mounted antennas which comply with the following standards are allowed as a permitted use:
    - 1) Locations: Located on a structure in a Commercial, Industrial, or Professional Office District.
    - 2) Mounting Method: Wall mounted antennas shall not extend above the wall line of the building or extend more than four feet (4') horizontally from the face of the building.
    - 3) Stealth Design: Antennas, equipment facilities, and the antenna support structure shall be constructed with stealth design to match the color of the building or structure and to be architecturally compatible with the building or

to match the color of the background against which they are most commonly seen.

- b. Roof Mounted Antenna: Roof mounted antennas which comply with the following standards are allowed as a permitted use:
  - 1) Locations: Located on a structure in a Commercial, Industrial, or Professional Office District
  - 2) Mounting Location:
    - i. Roof mounted antennas may be located on top of existing penthouses or mechanical equipment rooms provided the telecommunications facilities are enclosed by a structure that creates a visual screen. The screening structure and telecommunications facilities shall not extend more than eight feet (8') above the existing roofline of the penthouse or mechanical equipment room.
    - ii. For roof mounted antennas not mounted on a penthouse or mechanical equipment room, the telecommunications facilities shall be mounted at least five feet (5') from the exterior wall of a building. For antennas mounted between five feet (5') and ten feet (10') from the exterior wall, the maximum height of a roof mounted antenna is directly proportional to the distance the antenna is set back from the exterior wall up to a maximum height of ten feet (10') above the roofline of the building to which the antenna is attached.
    - iii. Telecommunications facilities shall be mounted at least five feet (5') behind any parapet wall. For antennas mounted between five feet (5') and ten feet (10') behind a parapet wall, the maximum height of the antenna is directly proportional to the distance the antenna is set back from the wall up to a maximum of ten feet (10') as measured from the top of the parapet wall.
  - 3) Screening: Roof mounted telecommunications facilities shall be located only on a flat roof and shall be screened, constructed, and/or colored to match the structure to which they are attached. Roof mounted telecommunications facilities for pitched roofs must receive a technical necessity exception.
  - 4) Area Limitations for Wall and Roof Mounted Antennas: A combination of both roof and wall mounted antennas are allowed on a building. The total area for all wall and roof mounted antennas and antenna support structures combined shall not exceed forty (40) square feet for each exterior wall of the building or a total of one hundred sixty (160) square feet per building per carrier. A

maximum of four (4) walls shall be occupied by antennas. The total area is the sum of the area of each individual antenna face, the visible portion of the antenna support structure, and the equipment facility as viewed when looking directly at the face of the building. The total area for a roof mounted antenna shall apply to the closest exterior wall. Up to three (3) carriers may utilize each building side for a maximum of four (4) sides as a permitted use.

- 5) Stealth Design: Antennas, equipment facilities, and the antenna support structure shall be constructed with stealth design to match the color of the building or structure and to be architecturally compatible with the building or to match the color of the background against which they are most commonly seen.
6. Conversion: Conversion of existing flagpoles, light standards, athletic field lights, or other similar structures provided the structure's height is not increased more than ten feet (10') or unless approved by the Community Development Director as provided for in modified site plan review as described in this title are a permitted use.
7. Agreement: All wireless telecommunication facility providers shall be required to enter into a Franchise Agreement prior to installing a telecommunication or small wireless facility in the City's rights-of-way. The Community Development Director shall review the provider's Master Plan prior to execution of any such franchise agreement.
8. Utility Pole Antennas: Utility pole antennas which comply with the following standards are permitted uses. Equipment shall be designed and installed by the provider according to City Design Standards and the utility pole owner's specifications. Equipment may be located on existing utility poles within the right-of-way, provided prior written authorization from the utility pole owner has been provided. Mounted equipment shall have wiring contained within the pole or conduit. Concealment measures such as color, material or design shall be used to minimize visual impact.
9. New Small Wireless Facilities: Small wireless facilities which comply with the following standards are permitted uses:
  - a. Location: New nodes may be located within the public right-of-way provided the nodes comply with the Design Standards of this chapter and the commercial zones.
10. Monopoles: Monopoles are not allowed in any zone within the City without a technical necessity exception being granted by Planning Commission. Following are the minimum standards for a monopole to qualify for a technical necessity exception:
  - a. Independent Review: All applications requesting a monopole under the technical necessity exception provision shall complete an independent radio frequency engineering review of the proposed monopole telecommunications facility in

relation to the requested height, alternative locations, other proposed telecommunications facilities, and existing telecommunications facilities. The cost of the independent review shall be borne by the applicant.

- b. Antenna Sizing: The maximum visible width of antennas and antenna support structures on a monopole shall not exceed eight feet (8') in height or three feet (3') in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna support structure. Top hat design is not permitted.
- c. Location And Minimum Setbacks: Monopoles shall be allowed only in the rear yard area of any commercial or industrial lot which contains a commercial or industrial use or on City property. These structures shall not be located in a required landscaped area, buffer area or required parking area. No such antenna shall be located within one hundred sixty-five feet (165') of a residential property line. However, the Planning Commission may reduce the required setback from a residential property line if practical difficulties are demonstrated by the applicant, (e.g., City Park location, public buildings, etc.).
- d. Height Limit: Monopoles shall not project higher than ten feet (10') above the average building height to a maximum of eighty feet (80') or, if there are no buildings within three hundred feet (300'), these monopoles shall not project higher than ten feet (10') above the average tree canopy height to a maximum of eighty feet (80'), measured from ground level.
- e. Landscaping, Fencing, And Safety: Monopoles shall, at minimum, be landscaped as per the requirements of the zoning district in which they are located. If there are no buildings immediately adjacent to the monopole and equipment facilities, all monopoles and equipment facilities shall be surrounded by dense tree growth to screen view of the facility in all directions. The Planning Commission may require additional landscaping or fencing as part of the site plan approval. The climbing pegs shall be removed from the lower twenty feet (20') of the monopole.
- f. Exception: Monopoles may be allowed in PUD zones without requiring a technical necessity exception if the following conditions are met:
  - 1) The PUD consists of at least one hundred (100) acres.
  - 2) The monopole and equipment facility are placed in an open space or common area within the PUD.
  - 3) The location must be in a mature landscape area to provide a screen and buffer. Alternatively, new landscaping must be provided around the proposed monopole or other types of screening that may be approved by the Planning Commission.

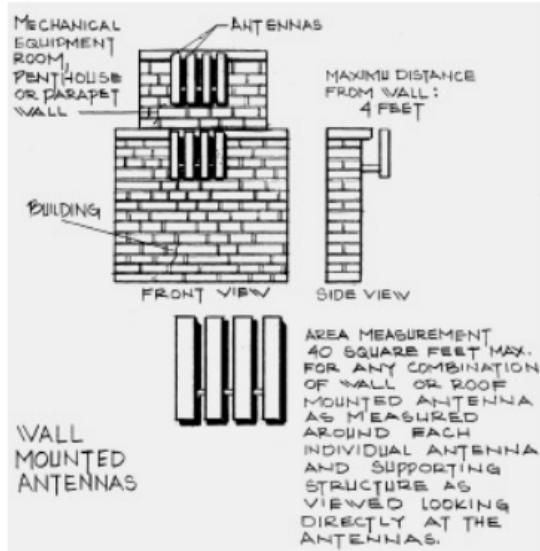
- 4) Any proposed location, including all leased area for the wireless facility, will no longer be considered open space. Therefore, any proposed location must not reduce the open space below the minimum acreage for the development.
- 5) The monopole and equipment facility must utilize stealth technology.
- 6) The monopole shall not project higher than ten feet (10') above the average building height or average tree canopy up to a maximum of forty-five feet (45'). The Planning Commission may increase the height beyond ten feet (10') above the tree canopy if it is determined that this will aid on compliance with stealth requirements. To provide for additional carriers, clustering of multiple poles of varying heights is encouraged.
- 7) No antenna shall be located within one hundred sixty-five feet (165') of a residential property line or residence. However, the Planning Commission may reduce the required setback from a residential property line or residence if the applicant demonstrates that the proposed facility would follow the City's standards for stealth applications more closely or if they can demonstrate other practical difficulties.
- 8) The applicant must demonstrate a technical need (explained in simple terms) for the proposed monopole.

11. Prohibited: The following telecommunications facilities are not allowed in any zone district:

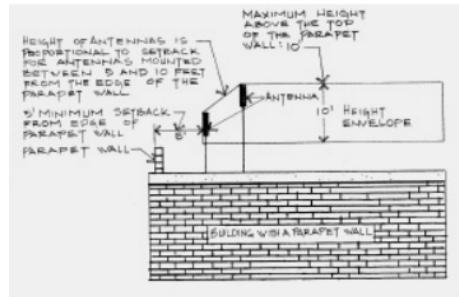
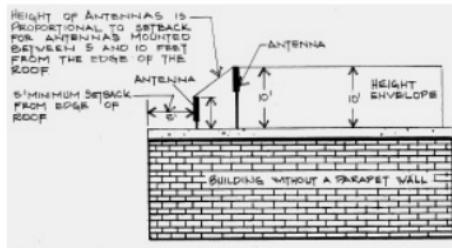
- a. Lattice towers
- b. Whip antennas on wall mounted support structures
- c. Any telecommunications facility not specifically listed in the permitted use subsection or not in compliance with the requirements for a technical necessity exception.

12. Wireless Telecommunications Facilities Illustrations:

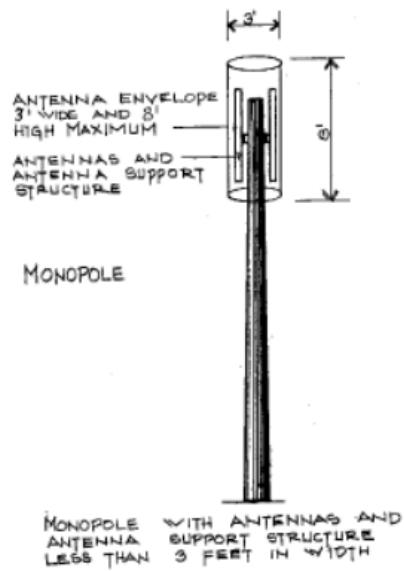
## WALL MOUNTED ANTENNAS



## Roof Mounted Antennas



**Monopoles:**



1.7.

MONOPOLE WITH ANTENNAS AND  
ANTENNA SUPPORT STRUCTURE  
LESS THAN 3 FEET IN WIDTH

## **PART 3 STANDARD SPECIFICATIONS FOR CONSTRUCTION**

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### **3.1. Introduction**

In this document, Kanab City adopts the most recent edition, including all amendments, of the APWA Utah Chapter's *Manual of Standard Specifications*. Part 3 identifies any local modifications that have been made to the specifications from the APWA manual.

In these specifications, any reference to "CONTRACTOR" may also imply a responsibility to the Developer as determined by the Developers private contract with its Contractors. All references to "OWNER" apply to Kanab City. All references to "ENGINEER" refer to Kanab City Engineer or other City representative acting with the scope of assigned duties.

### **3.2. Section 01 29 00 – PAYMENT PROCEDURES**

**Add Section 1.5.I with the following:**

- 1.5.I. Hour Basis: Measure by time documented by Resident Project Representative or ENGINEER.

**Add Section 1.5.J with the following:**

- 1.5.J. Plan Quantity Basis: An ENGINEER generated calculated quantity provided in the Bid Schedule for which payment will be made based on dimensions and widths shown in the Drawings-similar to a lump sum basis.
  1. An adjustment to the final quantity for payment may be made if an error is discovered in the calculated quantity by either the ENGINEER or the CONTRACTOR. Provide all computations, plots, and supporting documentation necessary for the Engineer to verify the error and determine the final quantity for payment. The Engineer may adjust the final quantity for payment by the amount of increase or decrease to the calculated quantity in the Bid Schedule based on provided supporting documentation when the final quantity differs from the calculated quantity by more or less than 10%.

END OF SECTION

### **3.3. Section 31 23 16 – EXCAVATION**

**Add Section 1.5 with the following:**

- 1.5. PERMITS
  - A. For work which is to take place within state and/or federal road and highway rights-of-way, the CONTRACTOR shall be responsible for obtaining all required

encroachment and construction permits prior to beginning any work within the rights-of-way.

B. All work in any city, town or county public right-of-way will also require an approved excavation permit from that entity. The CONTRACTOR shall be responsible for obtaining all required encroachment and construction permits prior to beginning any work within the rights-of-way.

**Add Section 3.3.I with the following:**

3.3.I. The CONTRACTOR may excavate to place the sides of manholes, vaults, valve boxes, inlet structures, catch basins or other accessory structures directly against the excavated surface, provided that the faces of the excavation are firm and unyielding and are at all points outside the structure lines shown on the plans. If the native material is such that it will not stand without sloughing, the CONTRACTOR shall over-excavate to place the structure and this over-excavation shall be backfilled and compacted, using the same material required for the adjoining pipeline trench.

**Add Section 3.3.J with the following:**

3.3.J. To prevent displacement of valve boxes and other accessory structures, trench backfill shall be compacted to at least 95% of maximum density as determined by AASHTO T-99 for 6 feet along the trench on each side of the box or structure.

**Add Section 3.3.K with the following:**

3.3.K. CONTRACTOR is responsible to keep asphalt saw cut lines neat. Trench excavation and pavement restoration are measured by plan quantity neat lines. Any excavation and restoration beyond these quantities will be the responsibility of the CONTRACTOR and at no additional cost to the OWNER.

**Add Section 3.5.C with the following:**

3.5.C. Shoring and/or trench boxes shall be used wherever needed to protect workers and adjacent structures and property of the Work in accordance with OSHA requirements. The arrangement of bracing of shoring shall not be set so as to stress any portion of completed work.

**Add Section 3.7.C with the following:**

3.7.C. Materials excavated within public roadways, regardless of their disposition, shall be piled in such manner that will cause the minimum of inconvenience to public travel and always allow for emergency vehicle passage.

**Add Section 3.10.B with the following:**

3.10.B. The CONTRACTOR shall notify the ENGINEER if soft, spongy, or otherwise unstable native formations, that are not suitable for structure or pipeline foundations, are encountered in excavations. In the event the ENGINEER determines that the existing

foundation materials are unacceptable, the CONTRACTOR will be directed to over-excavate, remove and replace the unsuitable soil materials. The over-excavation shall be backfilled with approved select materials and compacted in accordance with the requirements described herein. Such a situation will be considered as a changed condition and the CONTRACTOR will be compensated in accordance with the General Conditions.

**Add Section 3.13 with the following:**

**3.13. SIDEWALK, CURB AND GUTTER**

- A. Where sidewalk, curb, and gutter exist, excavation may be made by tunneling provided the following requirements are met. Excavation shall be vertical and as near to the curb or sidewalk as possible. The length of the tunnel shall not exceed the width of the sidewalk, curb and gutter. Where a separate sidewalk and curb exist, an excavation shall be made between the sidewalk and the curb. At least three feet of undisturbed earth shall be left under the sidewalk. Where the excavation does not meet these requirements, a section of sidewalk from joint to joint shall be removed and replaced.
- B. Gas Lines and Water Lines may be jacked, augured or jetted under sidewalk, curb and gutter provided the resulting hole diameter does not exceed one (1) inch plus the outside diameter of the pipe installed.
- C. Backfill of Sidewalk Tunnels-Where the sidewalk has been tunneled, the hole shall be filled from each end with earth compacted with mechanical tampers to 90% of AASHTO T 180, Method C. A 3' 0" section of trench on each side of the tunnel and any space between the sidewalk and curb shall be backfilled with mechanically compacted earth as specified.

END OF SECTION

**3.4. Section 31 23 17 – ROCK REMOVAL**

**Add Section 3.1.F with the following:**

3.1.F. Solid rock excavation will receive special consideration IF the following applies:

1. The Contract Documents contain measurement and payment provisions for "Solid Rock Excavation", and
2. Solid rock excavation is not included in another bid item, and

3. Solid rock has been encountered in the excavation, and
4. The CONTRACTOR has made ample (as determined by the ENGINEER) attempts to remove the rock using a large excavator 40 tons, such as a CAT336; then the excavation of such material will be considered as "solid rock excavation". As a general rule, if the specified excavator using a 30" bucket with rock teeth, requires more than two minutes to remove one (1) full bucket of material, the material is considered solid rock.

**Add Section 3.3.E with the following:**

3.3.E. Whenever rock is encountered in the trench bottom, the trench shall be over-excavated, a minimum of 6 inches below the design elevation of the bottom of the pipe. The over-excavated portion of the trench shall be filled with approved bedding material and the bedding compacted, all at the expense of the CONTRACTOR, unless otherwise approved by the ENGINEER and the OWNER.

END OF SECTION

### **3.5. Section 33 05 20 – BACKFILLING TRENCHES**

**Add Section 1.3.C with the following:**

1.3.C. **Haunch Zone:** That zone or portion of the Pipe Zone from the bottom of the pipe to the spring line (middle) of the pipe.

**Add Section 1.9.G with the following:**

1.9.G. When sufficient bedding material cannot be developed from on-site materials, and no provision is contained in the Contract Documents for importing bedding materials, the ENGINEER shall be notified as soon as possible. Alternative measures will be considered, and a change can then be negotiated to provide additional materials in accordance with the General Conditions.

**Add Section 1.9.H with the following:**

1.9.H. Unless directed otherwise in these Specifications, on-site materials complying with Section 31 05 13 shall be used for bedding. If an act, or failure to act on the part of the CONTRACTOR creates a need to use imported bedding materials, the CONTRACTOR shall bear the cost of all additional excavation, transportation and installation for new bedding, and

for removal and disposal of unacceptable materials, as required to correct that situation.

**Add Section 2.4.B with the following:**

- 2.4.B. At roll ends and at places where the tape has been broken, the loose ends shall be tied together to prevent separation during the rest of backfill.

**Delete Section 3.5.A and replace with the following:**

- 3.5.A. Follow Detail R-02 requirements

**Add Section 3.5.F with the following:**

- 3.5.F. Except where piping must remain exposed for tests, fill pipe zone as soon as possible.

**Add Section 3.5.G with the following:**

- 3.5.G. After the pipe is laid, additional material shall be placed in 6-inch lifts to a level even with the spring line of the pipe and compacted. The portion of the trench from the spring line to 12 inches above the top of the pipe shall then be filled and compacted in the same manner.

**Delete Section 3.6.A and replace with the following:**

- 3.6.A. Follow Detail R-01 requirements

END OF SECTION

**3.6. Section 33 08 00 – COMMISSIONING OF WATER UTILITIES**

**Add Section 3.9.B with the following:**

- 3.9.B. Tracer wire shall always be installed in the trench with non-metallic pipes, during or immediately following their installation and may be required in the installation of metallic pipelines where electric conductance is necessary and is not provided through the pipeline because of its type of construction. Tracer wire placement shall be as shown on the Plans but shall generally be immediately beneath (preferred), to the side, or above the pipeline with approximately 4 inches of separation. Tracer wire shall be brought to the surface of the ground at all valves and risers and where otherwise shown on the Plans.

END OF SECTION

**3.7. Section 33 11 00 – WATER DISTRIBUTION AND TRANSMISISON**

**Add Section 1.7 with the following:**

**1.7. CONNECTING TO EXISTING MAINS**

- A. All connections to existing water mains shall be made by the CONTRACTOR, unless otherwise provided in these Specifications. The CONTRACTOR shall provide labor and materials, including special fittings and restraint devices, required to make the required connections between existing lines and new lines.
- B. Where the connection of new work to old requires interruption of service, the OWNER, ENGINEER and CONTRACTOR shall mutually agree upon a date for such connection which will allow ample time to assemble labor and materials and to notify all customers.

**Add Section 2.1.E with the following:**

- 2.1.E. Pipe fittings to be manufactured by Tyler or Romac or approved equal.

**Delete Section 3.3.B and replace with the following:**

- 3.3.B. All sewer crossings shall meet separation rules in Utah Administrative Code R309-550, or an exception to the rule can be applied for with additional mitigation measures to protect public health, in accordance with R309-105-6(2)(b).

**Delete Section 3.5.A and replace with the following:**

- 3.5.A. Concrete thrust blocks shall not be installed.

**Delete Section 3.6.C.3 and replace with the following:**

- 3.6.C.3. Install concrete cover collar in accordance with Detail W-01

**Delete Section 3.7.A and replace with the following:**

- 3.7.A. Concrete thrust blocks shall not be installed.

**Delete Section 3.7.B and replace with the following:**

- 3.7.B. Install joint restraints with all valves and fittings in accordance with details W-05 through W-09 or at a distance acceptable to the ENGINEER.

**Add Section 3.7.C with the following:**

- 3.7.C. All joints of pipe installed under streambeds or canal crossings, or installed in casing pipes, shall be protected with mechanical restraint. Restraint

protection of above ground or exposed piping in buildings or enclosures shall be accomplished only with mechanical restraints.

**Add Section 3.7.D with the following:**

3.7.D. Pressure pipe shall be properly restrained at all fittings, wherever the pipeline makes a change in direction of 11.25 degrees or more, wherever it changes sizes, or wherever it ends. All restraints shall be in place before any hydrostatic testing and flushing are performed on the system. The CONTRACTOR shall allow visual inspection of every thrust block or mechanical restraint before it is buried.

**Add Section 3.7.E with the following:**

3.7.E. Mechanical restraint of piping shall be accomplished with one of the following restraining systems or on approved equal:

1. Grooved Ductile Iron AWWA Couplings by Victaulic Company of America (use only with exposed piping systems).
2. MEGALUG thrust restraints by EBAA Iron Sales, Inc. The restraint shall consist of a split bell ring to go behind the bell and a split, serrated ring to grip the pipe on the other side of the joint. The harness shall be held together with clamping bolts and tie bolts. The rings shall be fabricated of 60-42-10 DI conforming to ASTM A-536. Clamping bolts shall be grade 5 zinc coated machine bolts. Tie bolts are of low alloy steel. The harness shall have a minimum working pressure of 150 psi.
3. FIELDLOK restraint gaskets by U.S. Pipe Company. Without the written approval of the ENGINEER, use of this restraint device is limited to joints in carrier pipe installed in a casing pipe.

**Delete Section 3.10.F**

**Add Section 3.16 with the following:**

**3.16. INSTALLATION – CONNECTING TO EXISTING PIPE AND FACILITIES**

- A. Make connections to existing pipe and underground structures so connections will conform as nearly as practicable to requirements specified for new work.
- B. When connections are to be made to any existing pipe or appurtenances, for which the actual elevation or position cannot be determined without excavation, the CONTRACTOR shall excavate for and expose the existing pipe or appurtenances before laying any new pipe. The ENGINEER shall be allowed to inspect the existing pipe or appurtenances before any connection

is made. The CONTRACTOR shall make any adjustments in line or grade which may be necessary to accomplish the intent shown on the Drawings.

C. Where new fittings, valves, meters, restraints etc., are required to be installed in, or attached to, existing piping, or where connections are to be made to existing piping, the CONTRACTOR shall furnish and install the necessary components needed to accomplish the work, whether or not specifically indicated on the Drawings.

END OF SECTION

### **3.8. Section 33 12 16 – WATER VALVES**

**Add Section 2.1.I with the following:**

2.1.I. Valves on water mains shall have the following features

1. In-line valves shall have push-on or mechanical joints conforming to AWWA C-111.
2. Valves attached to side outlets shall be flanged.
3. By-pass valves shall be flanged.
4. Valves in blow-off lines shall be flanged.
5. Valves in fire hydrant lines shall have push-on or mechanical joints.
6. Valves in air release and vacuum relief lines shall be flanged or threaded.
7. Valves 12-inches and smaller shall be equipped with O-ring packing.

**Add Section 2.1.J with the following:**

2.1.J. Valves shall be oriented with the operating nut vertical. Valve boxes shall be centered and plumb over the operating nut and shall be set so that no shock or stress will be transmitted to the valve. Tops of the valve boxes shall be set flush with the ground surface, concrete collars, or street surfacing, unless otherwise shown on the Drawings.

**Add Section 2.1.K with the following:**

2.1.K. Concrete collars around the valve slip sleeve shall have pipe directional arrows and pipe size in inches clearly stamped or cut into the concrete collar. The pipe size will be shown above or adjacent to the arrow stem. All pipe size at a given valve cluster will be in the same orientation so all sizes are easily read at once. The pipe size will be displayed as follows: 12".

**Add Section 2.7.F with the following:**

2.7.F. Valves shall be provided with pilot control which operates such that positive and gradual closure can occur to prevent any surge or line shock. Pressure reducing valves shall be equipped with a valve position indicator, cocks to isolate the pilot system, speed for control of closure and a strainer on the pilot system inlet.

END OF SECTION

**3.9. Section 33 12 19 – HYDRANTS**

**Add Section 2.1.C with the following:**

2.1.C. Hydrants shall be manufactured by Kennedy or approved equal.

END OF SECTION

**3.10. Section 32 12 33 – WATER METER**

**Add Section 2.2.A with the following:**

2.2.A. Water meters shall be Badger Ultrasonic Flow Meters or approved equal, and be the size indicated by OWNER.

**Add Section 2.2.B with the following:**

2.2.B. Unless indicated otherwise on the Drawings, a check valve shall be provided with each meter setting. Check valves shall be copper alloy bodied, dual valves which meet the requirements of the State and local health authorities and conform to ASTM/AWWA C-510.

**Delete Section 3.7.C and replace with the following:**

3.7.C. Cover: Polymer to be approved by submittal with utility inscription.

**Add Section 3.16 with the following:**

**3.16. METER LOCATION**

A. Meter to be set on inside edge of the property line or back side of sidewalk.

**Add Section 3.1.E with the following:**

3.1.E. Installation of water service connection components shall be as shown on the Drawings. All connections to PVC pipe shall be made by using a saddle

rather than a direct tap. Service lines shall be slightly snaked in the trench near the connection to the water main to allow for some movement to avoid a rigid connection.

**Add Section 3.1.F with the following:**

3.1.F. When replacement of specified components of service connections is required, the CONTRACTOR shall: protect existing equipment, provide appropriate connecting fittings to accommodate the new component, use care in removal and salvaging of the existing component, and deliver the existing components to the OWNER's maintenance shop or headquarters.

END OF SECTION

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## PART 4 STANDARD DRAWINGS FOR CONSTRUCTION

### 4.1. Introduction

In this document, Kanab City adopts the most recent edition, including all amendments, of the APWA Utah Chapter's *Manual of Standard Specifications*. Part 4 identifies any local modifications that have been made to the specifications from the APWA manual.

In these specifications, any reference to "CONTRACTOR" may also imply a responsibility to the Developer as determined by the Developers private contract with its Contractors. All references to "OWNER" apply to Kanab City. All references to "ENGINEER" refer to Kanab City Engineer or other City representative acting with the scope of assigned duties.

### 4.2. Roadway

- R-01: Utility Trench
- R-02: Pipe Zone Backfill
- R-03: Sign Post Materials
- R-04: Sign Post Installation
- R-05: Standard Street Sign
- R-06: Typical Intersection Sign Placement
- R-07: 10' Trail Section
- R-08: 99' R/W – City Streets
- R-09: UDOT Arterial, US 89A, SR 11 – 105' Road Section
- R-10: Arterial Road with Bike Path – 90' Road Section
- R-11: Major Collector with Bike Lane – 66' Road Section
- R-12: Major Collector without Bike Lane – 66' Road Section
- R-13: Minor Collector with Bike Lane – 60' Road Section
- R-14: Minor Collector without Bike Lane – 60' Road Section
- R-15: Major Local – 50' Road Section
- R-16: Private Minor Local – 42' Road Section
- R-17: Private Residential Access – 34'/38' Road Section
- R-18: Rural Residential Street – 50'/60'/66' Road Section

#### **4.3. Water Systems**

W-01: Gate or Butterfly Valve and Collar

W-02: Fire Hydrant Assembly

W-03: Air Valve Assembly

W-04: 6 inch PRV Assembly

W-05: Pipe Restraints: Vertical Bend

W-06: Pipe Restraints: Horizontal Bend

W-07: Pipe Restraints: Tee

W-08: Pipe Restraints: Reducer

W-09: Pipe Restraints: Dead End

# Kanab

## Land Use Ordinance

### Chapter 04 – Supplementary Regulations

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#### Lots or parcels

- 4-1 Substandard Lots at Time of Ordinance Passage
- 4-2 Lot Standards
- 4-3 Cul-de-Sac Lot Frontage Requirements
- 4-4 Every dwelling to be on a Lot – Exceptions
- 4-5 Yard Space for One Building Only
- 4-7 Sale or Lease of Required Space
- 4-8 Minimum Lot Size Required for Subdivision

#### Buildings, Dwellings, and Yard Setbacks

- 4-6 Residential Occupancy Standards
- 4-9 Yards to be Unobstructed – Exceptions
- 4-10 Area of Accessory Buildings – Guest Houses
- 4-11 Building Height Calculation
- 4-12 Exceptions to Building Height Limitations
- 4-13 Minimum Height of Main Buildings
- 4-14 Maximum Height of Accessory Buildings

#### Miscellaneous development standards

- 4-15 Clear View of Intersecting Street
- 4-16 Maximum Height of Fences, Walls, and Hedges
- 4-17 Water and Sewer Requirements
- 4-18 Curbs, Gutters and Sidewalks
- 4-19 Effect of Official Map
- 4-20 Flag Lots - Special Provisions
- 4-21 Private Lanes - Special Provisions
- 4-22 Temporary Lodging
- 4-25 [reserved]
- 4-26 Residential Zones Design Standards
- 4-27 American National Standard Manufactured Home Installations
- 4-29 Streets and Trails Connectivity
- 4-32 Outdoor Residential Lighting

#### Home Occupations, Group Homes, Leasing Property, R&D, and IADUs

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- 4-24 Elderly Residential Facilities
- 4-28 Home Occupations
- 4-30 Residential Facilities for Persons with Disability
- 4-31 Research and Development Activities
- 4-33 Short Term Leases of Residential Properties
- 4-34 Internal Accessory Dwelling Units
- 4-35 Archery Range

Adopted January 22, 2008; Amended December 13, 2022

# Kanab

## Land Use Ordinance

### Chapter 04 – Supplementary Regulations

#### Section 4-15 Clear View of Intersecting Street

At every intersection there shall be a triangular area (shown in Figure 1 of this section) deemed to be a clear sight triangle. The clear sight triangle shall be determined by the intersecting centerlines and a diagonal line connecting the two points, one at each centerline. The length of each centerline shall be determined as follows: seventy-five (75') feet from the intersection of such centerlines for a street with a local classification; one hundred (100') feet from the intersection of such centerlines for a street with a collector classification; and one hundred fifty (150') feet from the intersection of such centerlines for a street with an arterial classification.

In residential and commercial districts, a clear unobstructed vision at the corners of intersecting streets shall be maintained between the height of two (2) feet and seven (7) feet above the established elevation at the intersecting property lines nearest the corner.

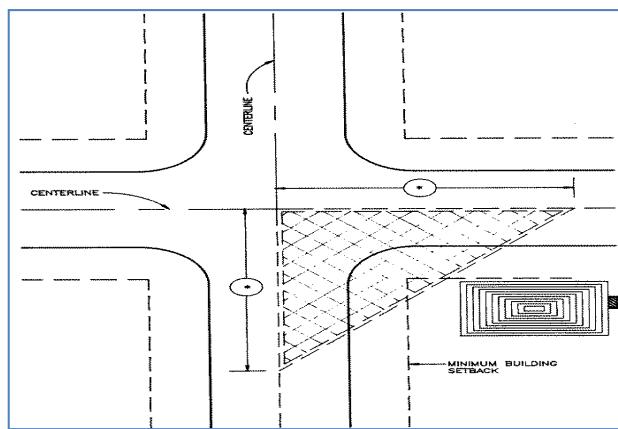


Figure 1 - Clear View of Intersecting Street

#### Section 4-16 Maximum Height of Fences, Walls, and Hedges

Purpose: To regulate the construction and maintenance of fences on public and private property. The regulations outlined in this section aim to promote safety, privacy, and aesthetic appeal while addressing potential issues such as obstructed views, property line disputes, and neighborhood cohesion.

Adopted January 22, 2008; Amended December 13, 2022

# Kanab

## Land Use Ordinance

### Chapter 04 – Supplementary Regulations

A building permit is required for construction of all fences and walls over 7-feet in height in order to ensure that the construction meets the current building codes for safety and suitability.

A. Fences and walls at the property line may be erected to a maximum height of eight (8) feet as described in this chapter (see letter E for specific requirements on corner lots).

**B.** Corner Lots: Fences facing the front and side yard ~~W~~ithin the triangle formed as required in Paragraph 4-15, ~~fences~~ shall be limited to four (4) feet in height and have a 70% visibility factor. Front facing fences outside of the triangle shall be limited to four (4) feet in height and may have full privacy fencing. Side street fences outside the triangle shall follow the height and setback requirements in sections D and E of this section.

**B.C.** Interior Lots: Fences in the Front and side street fences outside the triangle shall be limited to four (4) feet in height and may be a complete barrier to view: e.g. a 0 % visibility factor.

**C.D.** Side and rear interior yard fences shall be a maximum of four (4) feet in height from the front property line to a point twenty-five (25) feet back along the side property line and then allowed to be a maximum of eight (8) feet in height on the remainder of the interior side and rear property line.

**D.E.** On the side street of a corner lot, a fence can be a maximum of eight (8) feet in height from the point in line with the front plain of the primary residence or a minimum of 25 ft. back extending from the front property line and continue on the interior side and rear property lines if the street side fence is set back from the sidewalk or street property line a minimum of 6 feet.

**E.F.** Fences and walls may be erected to a height of, but may not exceed, 8 feet when located within the setback area on the side and rear property lines. A building permit is required for any fence or wall over 7 feet in height.

**F.G.** Commercial and manufacturing fence regulations.

- a. In C-2, C-3, and M-1 zones, a fence up to eight (8) feet in height shall be permitted on the rear, side and front property lines. When property fronts on Highway 89 and/or Highway 89A, a fence that exceeds four (4) feet in height shall be approved by conditional use permit. A fence up to ninety-six (96) Inches in height in the side and rear property lines shall be by conditional use permit. Razor or barbed wire is not allowed as fence material in the above zones.
- b. Fences in M-2 and M-3 zones shall not exceed eight (8) feet in height and shall be allowed in the rear, side and front property lines. Razor or barbed wire is permitted and shall be included in the maximum fence height. When a side yard fence in a commercial or manufacturing zone is adjacent to a

**Commented [MC1]:** City Council would like a discussion on what the appropriate set-back should be.

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private or commercial driveway, the fence shall meet clear view requirements above three (3) feet height and ten (10) feet from the front property line.

c. When a fence on commercial and/or manufacturing property abuts a residential lot, the fence is required and shall be at least eight (8) feet in height in the side and rear yard and be constructed of privacy materials.

G.H. Permitted fencing materials include:

1. Post and rail
2. Chain link
3. Wood plank, diminished lumber
4. Block or masonry wall on foundation
5. Vinyl fencing
6. Picket fencing
7. Wrought iron
8. Corrugated Metal with trim or framing around perimeter edges
9. Welded wire and smooth wire with trim or framing around perimeter edges
10. Cedar or other poles with bark
11. Rough-sawn half rounds

Fence materials not permitted on residential lots include:

1. Barbed wire
2. Wire, Mesh or Nylon Net fencing
3. Chicken wire
4. Pallets
5. Any other materials not listed as permitted.

Materials listed in numbers one through three (1-3) are permitted in Rural Residential (RR-1) and Residential Agricultural (RA) zones.

H.I. Any fencing constructed must allow free and easy access to all utility meters located within the fenced area.

I.J. For purpose of this Section, single shrub planting shall not constitute a hedge if the closest distance between the foliage of any two (2) plants is and remains at least five (5) feet.

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## Land Use Ordinance

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**J-K.** Where a fence, wall, or hedge is located along a property line separating two lots and there is a difference in the grade of the properties on the two sides of the property line, the fence, wall, or hedge may be erected or allowed to the maximum height permitted on either side of the property line.

**K-L.** Fencing and walls six (6) feet in height, including protective gates, must be installed around the following:

1. in-ground swimming pools.
2. Above-ground swimming pools, jacuzzies, and similar structures that have a deck at the same grade or less than thirty-six (36") inches from the rim of the structure.

Above fence requirements may be waived if the structure has a safety cover that meets ASTM F standards per building code regulations to prevent people and animals from accidental drownings.

Above Ground swimming pools, jacuzzies and other similar structures that have a minimum of thirty-six (36") from grade level to the rim of the structures are not required to be fenced.

**L-M.** To determine the "visibility factor" of fence material as that term is used in this Ordinance, one square foot of the fence material is viewed perpendicular to its installed surface. The square inches of solid fence material contained in the square foot of fence material is subtracted from 144 to determine the square inches of open area within that square foot of fence material. The "visibility factor" is the percentage obtained by dividing the square inches of open area by 144.

**M-N.** Tennis courts, sport courts, batting cages, etc.: Fence type enclosures for uses such as tennis courts, sport courts, swimming pools, ball diamond backstops, batting cages, etc., may be erected to a height greater than eight feet (8') but not more than eighteen feet (18'), including any retaining walls, provided:

1. Such enclosure does not constitute a part of a fence enclosing a property.
2. All portions of the enclosure shall be located within the rear/side enclosure area of the lot.
3. All portions of the enclosure above a height of eight feet (8') shall be non-sight obscuring.
4. The enclosure shall be set back from the property line of adjoining properties and also the main building upon the lot to which it is appurtenant for a distance of not less than twenty feet (20').
5. On corner lots, the enclosure shall be set back not less than ten feet (10') from the street.

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- 4-30 Residential Facilities for Persons with Disability**
- 4-31 Research and Development Activities**
- 4-33 Short Term Leases of Residential Properties**
- 4-34 Internal Accessory Dwelling Units**
- 4-35 Archery Range**

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#### Section 4-22 Temporary Lodging

##### 1. Hotel - Motel - Extended Stay - Bed and Breakfast Establishments

Are conditional uses and permitted uses within certain zones as provided hereafter in this ordinance and must comply with the following requirements:

###### A. Purpose

This ordinance will help promote the Health, safety and welfare of the general public that utilizes the establishments listed in this section.

###### B. General Provisions

**Extended-Stay Establishments:** Structures consisting of one or more buildings with provisions for living, eating, and kitchen facilities. Rooms designated as Extended-Stay room(s) shall have a food preparation area which include, but not limited to, refrigerators, conventional microwave ovens and/or a stove or cook-top. For sanitation purposes a separate bathroom and kitchen sink, and bed(s) in each unit. Maximum stay is limited to 240 days. Each room shall be a minimum of 275 square feet in area, exclusive of bathroom, closet, or balcony space. Minimum weekly services for each dwelling unit of linen change, towel change, soap change, general clean-up. A registration lobby and/or a phone number provided by the management are both required. For purposes of this Section, all references to "hotel" or "motels" include Extended Stay Hotels or Motels.

###### Motels – Hotels:

Refer to definitions in Chapter 1 of the Kanab City LUO for a description of a Motel and or Hotel.

###### Bed and Breakfast:

Refer to Subsection 2 of this Section for specific requirements.

###### C. Definitions

"Owner" means any person, operator, firm or corporation, or an agent of any person, operator, firm or corporation who is authorized to act on the Owner's behalf, and being one or more of the following:

1. Having a legal or equitable interest in the property;
2. Recorded in the official records of the State, County, or Municipality as holding title to the property; or

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## Land Use Ordinance

### Chapter 04 – Supplementary Regulations

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3. Otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

"Premises" means the site upon which the hotel, motel, extended-stay and bed and breakfast facilities are located, including the land and all buildings.

"Establishment" means a hotel, motel, extended-stay or Bed and Breakfast facility.

#### D. Permits

- a) The City of Kanab shall issue a Business License to the Owner of all establishments upon application and compliance with the provisions of this Chapter.
- b) Every Owner that operates a establishment within the City of Kanab shall apply for a renewal of the Establishment's Business License. No Business License shall be issued to the Owner unless the following documents are provided to the City with the application for renewal:
  1. A copy of the current inspection report for the Premises from the local fire inspector.
  2. A copy of the current inspection report for the Premises from the Zoning Administrator.
  3. A letter designating the responsible person at the Establishment to whom a Notice of Violation(s) can be delivered and accepted, and the person or persons that have authority to act on behalf of the Owner in the Owner's absence or unavailability.

The above three items are valid for a period of 60 days from inspection date to license issue or renewal.

#### E. Fees

The Owner shall pay an annual Business License Fee.

#### F. Inspections

- a) The Zoning Administrator shall inspect all establishments within its jurisdiction referenced in this section once a year to determine if the establishment is in compliance with all applicable provisions of the City's Ordinances, including the receipt of a Business License from the City.
- b) The Owner of an Establishment in the City shall allow the Zoning Administrator to inspect the establishment at any reasonable time. The Owner of the establishment shall provide the Zoning Administrator access to all areas of the Premises at all reasonable times for the purpose of such inspections. Every guest of an

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establishment shall provide the Owner or manager thereof with access to their guest room for the purpose of inspection and compliance with the City's Ordinances.

#### G. Staffing

Every hotel, motel, extended-stay or bed and breakfast establishment operating within the City of Kanab shall be adequately staffed to maintain the establishment in a safe and sanitary condition.

#### H. Appeals

Any Owner of a hotel, motel, extended-stay or bed and breakfast may appeal the denial of a Business License to the City's Appeals Officer within ten (10) days of notification that a Business License has been denied.

#### I. Transfer of Ownership

It shall be unlawful for the Owner of any hotel, motel, or extended-stay establishment who has received a Notice of Violation or order and who is not in compliance with the notice or order, to sell, transfer, or lease the establishment until it has been brought into compliance with this Chapter; provided, that the Owner may sell, transfer or lease the establishment if the Owner furnishes the buyer, transferee or lessee with a true copy of the Notice of Violation or order, and provides to the Zoning Administrator a signed and notarized statement from the buyer, transferee or lessee acknowledging receipt of such Notice of Violation or order and fully accepting responsibility without condition for making the corrections required to bring the establishment into compliance with the provisions of this Chapter.

#### 2. Bed and Breakfast Inn

- A. A Bed and Breakfast Inn is a conditional use within certain zones as provided hereafter in this ordinance and must comply with the following requirements:
- B. The owner of the premises must reside therein.
- C. There must be a minimum of one guest room and not more than five guest rooms. No more than four guests may occupy any room. No guest may stay more than fifteen consecutive days.
- D. One off-street parking stall must be provided per guest room with two off-street parking stalls provided per premise owner.
- E. No cooking facility may be present in any guest room. No cooking may occur in any guest room. Meal services may be offered only to overnight guests.
- F. Other than a sign permitted for a Bed and Breakfast Inn established by conditional use permit may have no advertising of any type.

**Commented [MC1]:** I recently came across this requirement when doing a CUP for a Bed'nBreakfast. This section has not been enforced or regulated at a minimum in the last five years. I am asking Planning Commission and City Council to review this requirement and remove the section if it no longer applies to Temporary Lodging.

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- G. Any permit granted is revocable upon notice and hearing if the use of the property creates traffic, noise, health, safety, parking, or other problems in the area.
- H. A site plan that complies with Chapter 9 must be submitted.
- I. Any hearing for the establishment of a Bed and Breakfast Inn conditional use permit shall be advertised as required by this ordinance.

#### 3. Temporary Lodging used during construction

A recreational vehicle may be placed upon any lot during the actual period of construction of a principal dwelling or commercial building on the premises subject to the following limitations:

- A. A recreational vehicle shall be permitted to remain upon premises for a maximum of 180 days during the construction of a residential structure. Approval may be granted by the Kanab Land Use Coordinator or assigned agent with the following conditions;
  - 1. Must be connected to approved sewer system, electric, and city water.
  - 2. Must be parked on the property.
  - 3. Must have a valid building permit issued by Kanab Building Department.
- B. A recreational vehicle shall be permitted to remain upon the premises during construction of a commercial or industrial building for a period of time not to exceed the time limit for construction under the contract or one (1) year, whichever is shorter.
- C. The time limits provided herein shall not be extended without approval of the Planning Commission.

#### 4. See Chapter 13 for Recreational Vehicle Park regulations.

#### Section 4-23 Handicapped Residential Facilities

- A. Permitted Use - Multiple Family Zone - A residential facility for handicapped persons is a permitted use in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings. Prior to establishing a residential facility for handicapped persons, a permit must be obtained by application to the Planning Commission and thereafter to the City Council, which shall be issued if the applicant can show that:
  - 1. the facility meets all Kanab City building, safety, zoning and health ordinances applicable to similar dwellings;
  - 2. the residents of the facility will be properly supervised on a 24-hours basis;
  - 3. a community advisory committee will be established through which all complaints and concerns of neighbors may be addressed;

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4. adequate off-street parking space is provided;
5. the facility is capable of use as a residential facility for handicapped persons without structural or landscaping alterations that would change the structure's residential character;
6. no person being treated for alcoholism or drug abuse may be placed in the residential facility for handicapped persons;
7. no person who is violent will be placed in a residential facility for handicapped persons;
8. Placement in the residential facility for handicapped persons shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.
9. Upon application for a permit to establish a residential facility for handicapped persons in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings, a facility that conforms to these ordinances shall be granted a permit. If the Planning Commission and City Council determine that the residential facility for handicapped persons is in compliance with those ordinances, the City shall grant the requested permit to that facility.
10. The use granted and permitted by this subsection is nontransferable and terminates if the structure is devoted to a use other than as a residential facility for handicapped persons or, if the structure fails to comply with the City ordinances.

B. Conditional Use - Single-Family Zones - Subject to the granting of a conditional use permit, a residential facility for handicapped persons shall be allowed in an municipal zoning district which is zoned to permit exclusively single-family dwelling use, if that facility:

1. Conforms to all applicable health, safety, zoning, and building codes;
2. is capable of use as a residential facility for handicapped persons without structural or landscaping alterations that would change the structure's residential character;
3. conforms to Kanab City's criteria adopted by ordinance, governing the location of residential facilities for elderly persons in areas zoned to permit exclusively single-family dwellings;
4. no person being treated for alcoholism or drug abuse may be placed in the residential facility for handicapped persons;
5. no person who is violent shall be placed in a residential facility for handicapped persons;
6. placement in the residential facility for handicapped persons shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility;

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7. meets conditions stated in Chapter 8 of this ordinance;
8. the use granted and permitted by this subsection is nontransferable and terminates if the structure is devoted to a use other than as a residential facility for elderly persons or if the structure fails to comply with applicable health, safety, and building codes.
- C. Discrimination – Discrimination against handicapped persons and against residential facilities for handicapped persons is prohibited. The decision of Kanab City regarding the application for a permit by a residential facility for handicapped persons must be based on legitimate land use criteria, and may not be based on the handicapping conditions of the facility's residents.

#### Section 4-24 Elderly Residential Facilities

- A. Permitted Use - Multiple Family Zone - A residential facility for elderly persons is a permitted use in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings. Prior to establishing a residential facility for elderly persons, a permit must be obtained by application to the Planning Commission and thereafter to the City Council which shall be issued if the applicant can show that:
  1. the facility meets all Kanab City building, safety, zoning and health ordinances applicable to similar dwellings;
  2. adequate off-street parking space is provided;
  3. the facility is capable of use as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character;
  4. no person being treated for alcoholism or drug abuse may be placed in the residential facility for elderly persons;
  5. Placement in the residential facility for elderly persons shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.
  6. Upon application for a permit to establish a residential facility for elderly persons in any area where residential dwellings are allowed, except an area zoned to permit exclusively single-family dwellings, a facility that conforms to these ordinances shall be granted a permit. If the Planning Commission and City Council determine that the residential facility for elderly persons is in compliance with those ordinances, the City shall grant the requested permit to that facility.
  7. The use granted and permitted by this subsection is nontransferable and terminates if the structure is devoted to a use other than as a residential facility for elderly persons or, if the structure fails to comply with the City ordinances.

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B. Conditional Use - Single-Family Zones - Subject to the granting of a conditional use permit, a residential facility for elderly persons shall be allowed in any municipal zoning district which is zoned to permit exclusively single-family dwelling use, if that facility:

1. conforms to all applicable health, safety, zoning, and building codes;
2. is capable of use as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character;
3. Conforms to Kanab City's criteria adopted by ordinance, governing the location of residential facilities for elderly persons in areas zoned to permit exclusively single-family dwellings.
4. no person being treated for alcoholism or drug abuse may be placed in the residential facility for elderly persons;
5. placement in the residential facility for elderly persons shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility;
6. Meets requirements in Chapter 8 of this ordinance.

The use granted and permitted by this subsection is nontransferable and terminates if the structure is devoted to a use other than as a residential facility for elderly persons or if the structure fails to comply with applicable health, safety, and building codes.

C. Discrimination – Discrimination against elderly persons and against residential facilities for elderly persons is prohibited. The decision of Kanab City regarding the application for a permit by a residential facility for elderly persons must be based on legitimate land use criteria, and may not be based on the age of the facility's residents.

D. Other Permitted Uses Not Limited - The requirements of this section that a residential facility for elderly persons obtain a conditional use permit or other permit do not apply if the facility meets existing zoning ordinances that allow a specified number of unrelated persons to live together.

### Section 4-25 Domestic Farm Animals

The following conditions apply to Residential Agriculture, Rural Residential, Single-Family and Kanab Creek Ranchos KCR-720 residential zones:

A. These conditions establish the standards by which domestic farm animals may be kept within Kanab City in a manner that will protect health and minimize the potential for nuisance.

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B. Animal Allowances. The minimum residential lot size for the keeping of farm animals within any zone district and the type of animals shall be permitted per the following chart (not including immature offspring):

Lot size 0.6 to 1 acre	Lot Size 0.23 to 0.59 acre	Lot size less than 0.22 acre
One of the below groups or equivalent combination:		
2 horses	Horses are not permitted	
2 cows	Cows are not permitted	
1 pig (see D(2))	Pigs are not permitted	
2 mules/donkeys	Mules and donkeys not permitted	
4 sheep	2 sheep	Sheep are not permitted
4 goats	2 goats	Goats are not permitted
50 fowl (see E)	15 fowl (see E)	15 chickens (see E)
50 rabbits	10 rabbits	10 rabbits

C. On each lot or parcel larger than 1-acre additional animals can be per the following chart:

On each additional 1/3 acre one of the below groups or equivalent combination:
1 horse
1 cow
1 mule or donkey

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2 sheep
2 goats
20 fowl
20 rabbits

D. For the purpose of this ordinance, domestic farm animals that belong to or are owned by the resident(s) similar in size or weight to the chart above shall be with the same allowances described in the chart.

1. Exotic animals defined in the Utah Office of Administration Rule 58 are not permitted on any lot or parcel in Kanab City.
2. Additional Pig or Swine are permitted at one per each additional acre.

E. Roosters, Toms or similar male fowl are permitted only in Rural Residential and Residential Agriculture zones.

F. In the Residential Agriculture zone, animals, stables, and barns are permitted regardless of if a private occupied residence exists on the same lot. All other zones must have a private occupied residence to keep or house domestic farm animals.

G. All permitted animals and fowl are to be adequately maintained in a sanitary and healthy manner. All animals must be adequately restrained to prevent escape from the lot, marauding nuisance, or damage to other property.

H. The following separation shall be maintained from an pre-existing dwelling on adjacent lot and any building, structure, or enclosure housing livestock:

Lot size 0.6 or larger	Lot Size 0.23 to 0.59 acre	Lot size less than 0.22 acre
50 Feet		15 Feet

I. The keeping of domestic farm animals in accordance with this section and with generally accepted agriculture and management practices, shall not be found to be a public or private nuisance

In the Residential Agricultural zone, the allowable number of domestic farm animals for those in the livestock industry may be significantly increased for purposes of industry practices.

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#### Section 4-26 Residential Zones Design Standards

The following conditions apply to all single and multiple family structures within the residential zones:

- D. Each dwelling must be taxed as real property. If the dwelling is a manufactured home, affidavits as required by Utah Code Annotated Section 70D-2-401 must be filed under that section and a copy thereof submitted to the city prior to receiving a Certificate of Occupancy.
- E. Each dwelling shall have a code-approved site built concrete, masonry, steel, or treated wood permanent foundation which meets the requirements of the City adopted building codes, Utah Code, as set forth in Utah Code Annotated Section 15A-2-103, and the International Code Council (ICC) guidelines for the manufactured housing installations, including any amendments or successors thereto, and must be capable of transferring design, dead loads and live loads and other design loads unique to local home sites due to wind, seismic, soil and water conditions that are imposed by or upon the structure into the underlying soil or bedrock without failure. All perimeter footings must be minimum of 18 inches below grade. All tie down devices must meet City adopted building codes or other applicable building codes. The space beneath the structure must be enclosed at the perimeter of the dwelling with the concrete or masonry type foundation materials. At each exit door there shall be a landing which meets the minimum requirements of the City Building Codes. All manufactured home running gear, tongues, axles and wheels must be removed at the time of installation.
- F. The roof of each dwelling shall have a minimum pitch of 2-1/2:12 or lesser pitch with parapet walls under a design approved by the Building Inspector. At non-gabled ends of the roof there shall be an overhang at the eaves of not less than six inches 6" excluding rain gutters, measured from the vertical side of the dwelling. The roof overhang requirements shall not apply to areas above porches, alcoves and other appendages which together do not exceed 25% of the length of the dwelling. The roof surface shall consist of wood shakes, asphalt, composition wood shingles, tile, metal or fiberglass shingles.
- E.
  - 1. All dwelling units (building front) shall face the public street where adequate public street frontage exists, unless otherwise approved by the city council upon recommendation of the planning commission.
  - 2. The City Council upon recommendation of the planning commission may reduce the front setback on a public street to fifteen feet (15') for homes with a covered, but otherwise open front porch. The front porch shall be part of the overall house design and extend at least one-half (1/2) of the width of the home with a minimum depth of eight feet (8'). The porch covering shall be part of the roof or roof extension and of the same material as dwelling and not simply an awning over the porch. The front

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setback to the garage or carport shall be at least twenty five feet (25') on public streets.

3. Existing single-family dwellings shall not be converted to multi-family units, except when permitted and licensed as an internal accessory dwelling unit.
4. Multi-family housing shall be new construction. Additions to legally existing multi-family buildings shall be considered a conditional use and shall require a conditional use permit.
5. No garage, carport or parking space shall be converted to living space unless the building inspector determines that adequate off street parking is available.
- J. Each dwelling shall have exterior materials of sufficient quality, durability and resistance to the elements to satisfy the purpose of this section. Exterior siding materials shall consist of wood, hardwood, brick, stucco, glass, metal, lap vinyl, lap tile or stone meeting the requirements of the City Building Codes.
- K. The width of the dwelling shall not be less than twenty-four feet (24) feet at the narrowest point of its first floor exclusive of any garages, bay windows, room additions or other similar appendages. A basement shall not be considered as a first floor. The width shall be considered as the lesser of the two primary dimensions. Manufactured homes shall be multiple transportable sections at least twelve feet (12) wide unless transportable in three (3) or more sections, in which case only one section need be twelve (12) feet wide.
- L. Replacement of an existing non-conforming manufactured home on any lot must comply with all the requirements contained in this section.
- M. Each dwelling shall have a minimum floor area on the main floor or floors, exclusive of garages as shown in Section 15-2. A basement shall not be considered as a floor. Measurements to determine the minimum area of the dwelling shall be taken from the outside of the foundation walls.
- N. Any manufactured home that has been previously owned or has been modified is subject to inspection by the building inspector. The building inspector may deny hookups and occupancy if the unit is found to be in noncompliance with Annex A (a final inspection checklist) and Annex C of and ANSI A225.1 - 1994, of the American National Standard Manufactured Home Installations, approved January 4, 1994, by the American National Standards Institute, Inc. A decision of the inspector is considered to be an administrative decision and may be appealed to the Appeals Officer and then to the District Court.

#### Section 4-27 American National Standard Manufactured Home Installations

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A. Final Inspection Checklist - Final inspection shall be made when the home installation (set-up) is complete. A checklist such as the one given below should be developed to ensure that no items have been overlooked and that work has been properly completed.

1. Water and Drain Systems. Check to ensure that:
  - a. Correct materials for water and drain lines have been used.
  - b. Connections and splices are properly made.
  - c. Supports are of correct material and are properly spaced.
  - d. Necessary inspections and tests have been made.
  - e. Water lines are protected from freezing when applicable.
  - f. Proper slope has been maintained on drain lines.
2. Electric Systems. Check to ensure that:
  - a. Panel amperage matches connection to home.
  - b. Electrical inspections have been performed; connections between multi-sections are in accordance with MHCSS and access covers are in place.
3. Gas/fuel Oil Systems. Check to ensure that:
  - a. Correct materials and fittings are used.
  - b. The pressure test has been conducted on the gas system.
  - c. The connection between multi-sections are in accordance with the MHCSS, with access as required.
4. Appliance Function, Operation, and Venting. Check to ensure that:
  - a. Vent or chimney extensions shipped loose on the home have been mounted and serviced in accordance with the manufacturer's instructions.
  - b. Appliances and valves have been tested and are properly working.
  - c. Venting of appliances under unit is in accordance with the MHCSS.
  - d. Dryer is properly vented.
  - e. Solid-fuel-burning fresh air intake is properly installed
  - f. Temporary shipping blocks have been removed.
  - g. Exhaust fan operation and air flow are correct.
5. Windows and Doors. Check to ensure that:
  - a. Windows meet egress requirements and have operation instructions on them.

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- b. Doors function properly.
- c. Temporary shipping hardware has been removed from windows and doors.

6. Exterior of Home. Check:

- a. For damage to under carriage or bottom board.
- b. Chassis, floor joists, or both for installation/transportation damage.
- c. Bottom board for rips or tears.
- d. For damage to siding (cracks, breaks, holes, nail pops., etc.)
- e. For damage to metal or composition room.
- f. For holes or rips in metal roof.
- g. Shingles for damage and sealing.
- h. Drip edge or fascia damage.
- i. Roof openings for sealing (vents, stacks, etc.)
- j. To ensure that when gutters and downspouts are installed, the water is diverted away from the home.

7. Interior of Home. Check:

- a. For damage to floor coverings (vinyl, carpet.)
- b. For damage to wall finish (holes, cracks, nail pops, etc.)
- c. For damage to ceiling finish (holes, cracks, nail pops, etc.)
- d. For damage to interior trim (splits, cracks, nail pops, etc.)
- e. Multi-section common areas for correct finishing.

8. Skirting. Check to ensure that:

- a. Skirting used is in accordance with owner's specifications.
- b. Venting is in accordance with the manufacturer's specifications.
- c. Skirting is constructed to prevent frost movement in areas of where it occurs.
- d. Polyethylene ground cover is correctly installed.

9. Blocking/footings. Check to ensure that:

- a. Footings are of proper size and construction for soil conditions.
- b. Spacing of piers is in accordance with the manufacturer's guidelines.
- c. Footing depth is below frost line.

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- d. Foundation walls, if required, meet local codes, ordinances, or covenants.
- e. Pier construction meets manufacturer's specifications.

10. Anchoring. Check to ensure that:

- a. Approved anchors are used.
- b. Correct numbers of anchors, straps, or both are used according to the manufacturer's instructions.
- c. Anchors are installed at correct angles and in accordance with the anchor manufacturer's listing for approval.

11. Miscellaneous. Check to ensure that:

- a. The smoke detector(s) is operating correctly.
- b. Construction seals (the "HUD Label") have not been damaged, removed, or covered by skirting.
- c. Installation/anchoring certificates, seals, or both have been issued and installed if required.
- d. Data plate is intact and legible.
- e. Low-hanging tree branches and bushes have been trimmed.

All transit and installation damage are required to be reported to the manufacturer if the home is a new unit. Check with local authorities having jurisdiction prior to installation for code requirements and permits/inspections required.

#### 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.
- D. Any signs or other outside displays shall not be allowed. Any employee that does not reside at the residence shall not be allowed.

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E. Off-Street Parking will be provided which will, in the opinion of the Zoning Administrator, be adequate to accommodate all vehicles which will be parked on or about the premises by customers, clients or occupants of the dwelling. Said off-street parking will be provided so that it will not decrease residential amenities in the area surrounding the dwelling.

F. Prohibited Home Occupation Uses - The following list presents examples that are not incidental to nor compatible with residential activities and are prohibited:

1. Businesses which entail the harboring, breeding, and raising of dogs, cats or other large or small animals on the premises;
2. Primary Medical and Dental offices, clinics and laboratories;
3. Mini storage;
4. Vehicle repair (body or mechanical), and vehicle painting;
5. Any other use determined by the Zoning Administrator to be neither incidental nor compatible with residential activities.

G. Revocation - A home occupation permit shall be revoked by the Zoning Administrator if any one of the following findings can be made:

1. That the use has become detrimental to the public health, safety, traffic or constitutes a nuisance;
2. That the permit was obtained by misrepresentation or fraud;
3. That the use for which the permit was granted has ceased or was suspended for six or more consecutive calendar months;
4. That the condition of the premises, or the area of which it is a part has changed so that the use is no longer justified under the meaning and intent of this Chapter;
5. That the use is in violation of any statute, ordinance, law or regulation.

#### Section 4-29 Streets and Trails Connectivity

A. Streets and trails in new residential developments must have connectivity to other surrounding residential neighborhoods.

B. Continuation of master planned streets and trails: The arrangement of streets and trails shall provide for the continuation of master planned streets and trails between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection, efficient provision of utilities and where such continuation is in accordance with the city's general plan, transportation master plan and/or recreation master plan.

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1. Temporary turn-around: If the adjacent property is undeveloped and the street must be a dead-end street temporarily, the right of way shall be extended to the property line and a temporary turnaround shall be provided.

#### Section 4-30 Residential Facilities for Persons with Disability

- A. Applicability: If any facility, residence or other circumstance meets the definition of a residential facility for persons with a disability as set forth herein, the requirements of this section shall govern the same notwithstanding any other provisions of this title. If any provision of this section conflicts with the Utah Fair Housing Act or Fair Housing Amendments Act (collectively the "Acts"), the Acts shall be controlling.
- B. The purposes of this section are:
  1. To comply with Utah Code Annotated section 10-9a-516, and Utah Code, Title 57, Chapter 21; and
  2. To avoid discrimination in housing against persons with disabilities as provided in the Utah Fair Housing Act and the Fair Housing Amendments Act as interpreted by courts having jurisdiction in Utah.
- C. Definitions: As used in this section, the following words and terms shall have the meanings ascribed to them in this subsection:
  1. DISABILITY: A physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such an impairment or being regarded as having such an impairment.
  2. RESIDENTIAL FACILITY FOR THE DISABLED: A single-family or multiple-family dwelling unit, consistent with existing zoning of the desired location, that is occupied on a twenty four (24) hour per day basis in a family type arrangement under the supervision of the resident family or manager, and that conforms to all applicable standards and requirements of and is licensed by the Utah department of human services division of services for people with disabilities, or department of health and is operated by or under contract with that department. The dwelling must be owned by one of the residents or by an immediate family member of one of the residents, or is a facility for which the title has been placed in trust for a resident.
  3. "Residential facility for the disabled" shall not include facilities for the following: secure treatment, adult daycare, day treatment, comprehensive mental health treatment, comprehensive substance abuse treatment, or domestic violence treatment, as defined in Utah Code Annotated section 62A-2-101.
- D. Permitted Use Requirements: A residential facility for persons with a disability shall be a permitted use in any zoning district where a dwelling is allowed. Each such facility shall conform to the following requirements:

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1. Building and Safety Standards: The facility shall comply with all building, safety and health regulations applicable to similar structures. As part of this requirement, the following site development standards and parking standards shall be applicable:
  2. Each facility shall be subject to minimum site development standards applicable to a dwelling in the zone in which the facility is located.
  3. The minimum number of parking spaces required for a residential facility for persons with a disability shall be the same as those for a dwelling located in the same zoning district in which the facility is located, subject to the following:
    - a. If support staff is employed on the premises of a facility, one additional parking space shall be required for each staff member.
    - b. Parking shall not be located within the front yard setback.
- E. Prohibited Uses: No facility shall be made available to an individual whose tenancy would:
  1. Constitute a direct threat to the health or safety of other individuals; or
  2. Result in substantial physical damage to the property of others.
- F. Requirements of Licensee: Prior to the occupancy of any facility, the person or entity licensed or certified by the department of human services or the department of health to establish and operate the facility shall:
  1. Provide a copy of such license or certification to the city; and
  2. Certify in a sworn affidavit to the city that no person will reside or remain in the facility whose tenancy would likely:
    - a. Constitute a direct threat to the health or safety of other individuals; or
    - b. Result in substantial physical damage to the property of others.
- G. Nontransferable; Termination: The use permitted by this section is nontransferable and shall terminate if:
  1. The facility is devoted to a use other than a residential facility for persons with disabilities; or
  2. The license or certification issued by the department of human services or the department of health terminates or is revoked; or
  3. The facility fails to comply with the conditions enumerated in this section.
- H. Number of Persons Limited: No residential facility for persons with a disability shall house more than eight (8) disabled persons, not related by blood or marriage.
- I. Distance to Similar Facilities: No residential facility for persons with a disability, licensed for the housing of more than three (3) disabled persons, shall be established or

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maintained within one thousand feet (1,000'), measured in a straight line between the closest property lines of the lots or parcels, of the following similar facilities:

1. Another residential facility for persons with a disability licensed for the housing of more than three (3) disabled persons; or
2. A residential facility for elderly with more than three (3) elderly persons in residence.

J. Business License Required: For a residential dwelling for four (4) or more persons, as licensed by the department of human services, division of services for people with disabilities, the owner or provider shall be required to maintain a valid business license with the city.

K. Exemptions: A residential facility for the disabled shall not include facilities which house persons being treated for alcoholism or drug abuse, persons who are violent, who are not voluntarily residing therein, or who are residing therein as a part of or in lieu of confinement, rehabilitation or treatment in a correctional facility.

L. Reasonable Accommodation: None of the foregoing conditions shall be interpreted to limit any reasonable accommodation necessary to allow the establishment or occupancy of a residential facility for persons with a disability.

1. Any person or entity who wishes to request a reasonable accommodation shall make application therefore to the city council, or the council's designee, and shall articulate in writing the basis for the requested accommodation.
2. Each application for a reasonable accommodation shall be decided within not more than thirty (30) days.
3. If a request for a reasonable accommodation is denied, such decision may be appealed to the Appeals Officer in the manner provided for appeals of decisions applying this title.

#### Section 4-31 Research and Development Activities

Research and Development (R and D) includes work directed toward innovation, introduction, and improvement of products and processes. Research and Development activities are permitted to operate as an ancillary use to listed allowable permitted and conditional uses, as defined by this ordinance.

#### Section 4-32 Outdoor Residential Lighting

Down Lighting: To protect the views of the night sky, and to keep light from unreasonably interfering with another's property enjoyment, all outside lighting shall be "down lighting" so that

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lighting does not trespass to adjoining properties. All exterior lighting should provide for the illumination of buildings and grounds for safety purposes, but in an aesthetic manner. All exterior lighting shall be shielded, hooded, or directed so that no direct light is allowed to directly trespass onto adjacent properties.

\*The above restrictions do not apply to street lights or public parking lots, or holiday lighting.



See Chapter 22 for Outdoor Lighting Ordinance for additional requirements.

#### 4-33 Short Term Leases of Residential Properties.

A. Purpose: The purpose of this section is to promote the health, safety, and general welfare of the residents of Kanab City by establishing zoning regulations for short term leases of residential property to ensure:

1. Protection of neighborhoods and the community, including compatibility with existing residences.

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2. The peace and quiet of residential neighborhoods, and preservation of property values.

3. Promotion of tourism, and the generation of revenue for community members.

#### B. Definition:

1. Short-Term Rental Property, also referred to as a Vacation Rental Property, is property which is used by any person or entity, for temporary transient lodging use where the term of tenancy of the property is for less than thirty (30) consecutive days, for direct or indirect compensation. For this section, compensation means money, rent or other consideration given in return for occupancy, or use of the property.

#### C. Short Term Residential Rental Properties (also known as Vacation Rental Properties) in residential zones cannot operate until they have met the following terms:

1. Must obtain a business license in accordance with Section 9 of the Kanab City General Ordinances.
2. Any new structure built for the purpose of human occupancy must meet the underlying setback requirements for the residential home under its relative zone.
3. Any previously built accessory building converted for the purpose of human occupancy must meet the underlying setback requirements for the residential home under its relative zone.
4. Living space cannot be shared by more than one private renter (no separate bookings for any space that has common/shared living areas).
5. There shall be no more than two (2) rentals per property in Single-Family Zones.
6. There must be an additional off-street parking space beyond the number of vehicles already normally parked at the property for every increment of four guests allowed to book.
7. Owners are responsible for posting at the rental a list of rules as provided by the City Office.

#### D. Exception to the requirements of this section:

1. A single-family owner-occupied dwelling which is part of a Home Exchange where the owners are trading rights or money to use each other's home for a short- term period. The exchange is only for a dwelling which is usually owner-occupied, and the total number of home rentals or exchanges shall not exceed six home exchanges per year, unless a Conditional Use Permit is approved for more than six rental periods per year.

#### E. A Guesthouse may not be rented out at the same time an IADU is rented.

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#### 4-34 Internal Accessory Dwelling Units

- A. Purpose: To add to the long-term rental stock in Kanab City, in compliance with Utah Code § 10-9a-530, and related provisions, and to promote the health, safety, and general welfare of the residents of Kanab City, internal accessory dwelling units are established as a permitted use in any area zoned primarily for residential use, in accordance with the restrictions and requirements outlined in this section.
  
- B. Definition:
  1. "Internal accessory dwelling unit" (IADU), as defined in Utah Code § 10-9a-530, means an accessory dwelling unit created:
    - a. within a primary dwelling unit;
    - b. within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created; and
    - c. for the purpose of offering a long-term rental of thirty (30) consecutive days or longer.
  2. "Primary dwelling" means a single-family dwelling that
    - a. is detached; and
    - b. is occupied as the primary residence of the owner of record.
  
- C. In any area zoned primarily for residential use, the use of one IADU per lot is a permitted use, subject to the following restrictions and requirements:
  1. The IADU must be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling;
  2. There must be one additional on-site parking space for the IADU above what is already required;
  3. The primary dwelling must not be a mobile home as defined in Utah Code § 57-16-3;
  4. The applicant must receive an IADU license from the City;
  5. The IADU cannot be created within a dwelling unit that is served by a failing septic tank; and
  6. The lot upon which the IADU is located must be at least 6,000 square feet.

#### 4-34 Archery Range

Outdoor archery range(s) shall require a Conditional Use Permit and all applications shall be reviewed and approved by the Planning Commission. Planning Commission may

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recommend to City Council approval of the proposed location of an archery range for a suitable site. All of the following requirements must be met to approve the Conditional Use Permit for the archery range:

1. Archery range may be located in any zone where a park is listed as a permitted or conditional use
2. Archery range shall require an impermeable barrier/backstop when adjacent to any residential or commercial structures down-range (i.e. at the point of impact).
3. Establishments must have posted and comply with rules and regulations that at a minimum meet the following:
  - Individuals under 18 must be accompanied by an adult member
  - Alcohol and any forms of intoxication shall be prohibited
  - Crossbows shall be prohibited
  - Operating hours shall not be before sunrise or after sunset (unless adequate lighting is provided)
4. A site plan, in accordance with Chapter 9 of the Kanab City Land Use Ordinance.
5. A method for locking and securing the facility when not in use.
6. At the firing line, there shall be a 50-yard distance from any non-common adjacent property lines.

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### Chapter 13 – Recreational Vehicle Park

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#### Section 13-1 Purpose

#### Section 13-2 Location and Use

#### Section 13-3 Approval

#### Section 13-4 Additional Requirements

#### Section 13-5 Extended Stay Option

#### Section 13-1 Purpose

For purposes of this code, a recreational vehicle shall be defined as a trailer, camper, or motor home designed for sleeping by persons while traveling, but not intended as a permanent dwelling, and not constructed for permanent attachment to public utilities. Mobile Homes shall not be located in a RV Park.

To permit development of facilities for recreational vehicles in appropriate districts and to require that recreational vehicle accommodations will be of such character as to promote the objectives and purposes of this ordinance, to protect the integrity and character of the districts contiguous to those in which recreational vehicle parks are located, and to protect other use values contiguous to or near recreational vehicle park uses.

#### Section 13-2 Location and Use

- A. No recreational vehicle as herein defined shall be located, placed, used, or occupied for residential purposes in any district except within approved and licensed recreational vehicle parks and except as otherwise provided herein. Recreational Vehicles shall not be used as a permanent residence.
- B. Recreational vehicle parks shall be generally located:
  1. Adjacent to or in close proximity to a major traffic artery or highway.
  2. Near adequate shopping facilities.
- C. Recreational vehicles may be stored, displayed, sold and serviced, but not used for living quarters, in a sales lot in a Commercial or Manufacturing district when such use is a permitted or a conditional use.
- D. Recreational vehicles may be accommodated in an approved and licensed Mobile home park, provided that:
  1. The recreational vehicle portion of the development is separated by barriers, screens, or otherwise from the area of Mobile homes.
  2. The recreational vehicle use area shall have direct access to a collector or arterial street.
- E. Recreational vehicle parks shall be connected to the municipal facilities of the City of Kanab.

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- F. Park model homes are permitted
- G. Recreational vehicle parks may be located in the Commercial C-2 or C-3 zones (not in C-1) provided that:
  - 1. The use is subject to specific review criteria, including site plan review.
  - 2. Recreational vehicle park ingress and egress is prohibited from Highway 89 or 89A; therefore, access is limited to side street(s). No RV space shall have direct access from a public street, but rather access shall be from an interior private street. The Planning Commission shall ensure that sufficient measures are taken to ensure that patrons of the recreational vehicle park do not negatively impact traffic circulation.
  - 3. Recreational vehicle park shall be set back a minimum of 120 feet from Highway 89 or 89A right-of-way.
    - i. At the setback line, visual screening shall be provided. This shall be a combination of fences, buildings, walls, hedges and other landscaping materials. The Planning Commission shall evaluate the visual screening as part of the site plan.
  - 4. RV parks shall not be subdivided for sale of individual RV spaces.
  - 5. Recreational vehicle park applications shall be submitted in accordance with the Design Review and Site Development Standards enumerated in Chapter 9 of the Land Use Ordinance.

#### Section 13-3 Approval

A recreational vehicle park may not be constructed unless first approved by the Kanab City Planning Commission through the site planning process, which in addition to Chapter 9 shall have the following requirements:

- A. Be located on a parcel of land containing not less than two (2) acres, unless included in a mobile home park, Downtown Overlay, or Transitional Commercial Overlay, in which case no minimum area is required.
- B. Contain no more than twenty (20) units per acre. The spaces may be clustered, provided that the total number of units does not exceed the number permitted on one (1) acre, multiplied by the number of acres in the development. The remaining land not contained in individual trailer spaces, roads or parking, shall be set aside and developed as park, playground, or service areas for the common use and enjoyment of occupants of the development and of visitors thereto.

#### Section 13-4 Additional Requirements

- A. In conjunction with the site plan review, an overall plan for development of a recreational vehicle park shall be submitted to the Kanab City Planning Commission for review. The plan

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shall be drawn to a scale not smaller than one (1) inch to fifty (50) feet. At least six (6) copies of the plan shall be submitted. The plan shall show:

1. The topography of the site, when required by the Planning Commission, represented by contours shown at not greater than two (2) foot intervals.
2. The proposed street and trailer or vehicle space pad layout.
3. Proposed reservations for parks, playgrounds and open spaces, and tabulations showing the percent of area to be devoted to parks, playgrounds and open space, the number of trailer spaces, and total area to be developed. Recreation area shall be provided within the RV park at the rate of 4,000 square feet minimum, plus 100 square feet for each RV space in excess of ten (10) spaces.
4. Proposed location, number, and design of parking spaces.
5. Generalized landscaping and utility plan, including location of sewer, water, electricity, gas lines and fire hydrants.
6. All areas within the park which are not roadways or spaces shall be landscaped and maintained with lawns, trees and/or shrubs to provide privacy and noise containment.
7. Surfacing for roadways shall be certified road base with one of the following: packed gravel; asphalt; concrete; or a double chip seal.
8. All roadways and spaces shall be well maintained and free of standing water, potholes, washboard bumps, ruts, mud, weeds and debris.
9. All entrances and exits shall be hard surface with asphalt or concrete aprons, in accordance with Kanab City Standards, that extends a minimum of twenty (20) feet into the Recreational Vehicle Park.
10. All customer parking for check-in and/or lobby areas shall be hard surface with asphalt or concrete, in accordance with Kanab City Standards.
11. Areas designated for Extended Stay Use shall be shown on the site plan. (see section 13-5).

B. Each operator of a recreational vehicle park shall procure an annual business license from Kanab City. Whenever, upon inspection of any recreational vehicle park, the City finds that conditions or practices exist which are in violation of any provision of this ordinance or of any regulation adopted pursuant to whom the license was issued, they shall have thirty (30) days to correct said deficiency. At the end of the period for correction of said conditions or practices specified in said notice, the City shall re-inspect such park and if such conditions or practices have not been corrected, they shall give notice in writing to the person to whom the license was issued that the license has been suspended. Upon receipt of notice of suspension, such person shall cease operation of such recreational vehicle park.

C. A recreational vehicle may be located in a recreational vehicle park for a period of no more than 30 days, unless approved as an Extended Stay RV area (see section 13-5). At the end

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of 30 days, the recreational vehicle shall be moved from the recreational vehicle park for a period of 14 days before returning to the site. If the owner of the recreational vehicle park is found to be in violation of this standard, the City shall remedy the violation immediately.

D. Recreational vehicle park occupant shall not be allowed to erect temporary appurtenances or fixtures, excluding utilities (power, water, sewer, satellite tv), to the exterior of the recreational vehicle nor the area surrounding the recreational vehicle. Further, the occupant shall keep the area surrounding the recreational vehicle free from clutter, garbage and in good upkeep in order to maintain a clean environment.

#### Section 13-5 Extended Stay Option

A. Subject to compliance with all the requirements of this chapter, Kanab City may approve through a Conditional Use Permit RV spaces to be rented for up to 12 months under the "extended stay" provisions contained herein. RV Park owners seeking approval for an "extended stay" area within an RV Park shall submit a conditional use permit application to the City Development Department. The proposed extended stay RV spaces shall be designated on the site plan and shall be separate from the short-term rental area, although it may be adjacent to it.

B. Additional RV Park Standards and Facilities Required. An extended stay RB area shall contain at least ten (10) RV spaces for extended stay use. Each space shall be a minimum of 30' wide and shall have adjacent to the RV parking space an Outdoor Living Space of at least 300 square feet. The overall density of the extended stay RV area shall not exceed 16 spaces per acre. RV's shall maintain at least ten (10) feet spacing between units. Other requirements for the extended stay RV area are as follows:

1. All roadways shall be paved with either asphalt or concrete. The parking spaces for RVs and other vehicles may be on gravel or road base. Each RV space shall have parking for at least one automobile.
2. Recreation area shall be provided in the amount of 4,000 sq. ft. plus an additional 100 square feet for each RV unit in excess of ten.
3. No RV space shall have direct access from a public street
4. Service Building - A service building(s) shall be provided which offers laundry facilities (washer & dryer) and also men's and women's toilets and showers
5. No tents shall be used in the extended stay area
6. Wheels shall remain on all Recreational Vehicles
7. Occupancy of the RV is limited by manufactures occupancy rating and design
8. Must be a legally licensed RV and fully operational
9. Weekly garbage pickup shall be provided to the RV park

**Commented [MC1]:** Back in March 2022, Planning Commission and City Council reviewed hard surface requirements for Commercial business and relaxed the requirements for concrete and asphalt roadways within the RV Parks (less than 30 days). It appears that the hard surface requirements in the Extended Stay (more than 30 days, up to 12 months) area of the RV Park is still a requirement. I am checking back to see if this is an oversight or a requirement we want to keep for this area of the RV Parks.

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