Chapter 2

Subdivision Process

This Subdivision Ordinance defines and outlines the requirements for land division within Kanab City, including all subdivisions, condominium plats, plat amendments, plat vacations, and lot-line adjustments.

2-4.9. **Grounds for Vacating or Changing a Plat:** Within 30 days after the public hearing, the City Council shall consider the petition. The City Council may approve a petition to vacate or change a plat if it finds:

2-4.9.1. Neither the public nor any person will be materially injured by the proposed vacation, alteration or amendment.

2-4.9.2. There is good cause for the vacation, alteration or amendment.

2-4.10. The City Council may approve the vacation, alteration, or amendment by ordinance, amended plat, administrative order, or deed containing a stamp or mark indicating approval by the City Council;

2-4.11. **Document Recording:** The City shall ensure that the vacation, alteration, or amendment is recorded in the Kane County Recorder's office.

2-4.12. **Appeal of City Council Decision:** An aggrieved party may appeal the City Council's decision to the District Court.

Section 2-5 Record of Condominium Plat

Each application for condominium shall also comply with the provisions of the Condominium Act as set forth in U.C.A. 57-8-10, as amended.

Section 2-6 Recording of Conservation Parcels

The Planning Commission shall recommend approval, denial, or approval with conditions a subdivision to the City Council, which has the authority to approve, or deny, or approve with conditions a subdivision that is created for conservation easement/parcel.

2-6.1. The application for a subdivision, which is created for conservation parcel/easement, must include a letter of intent addressed to the City and