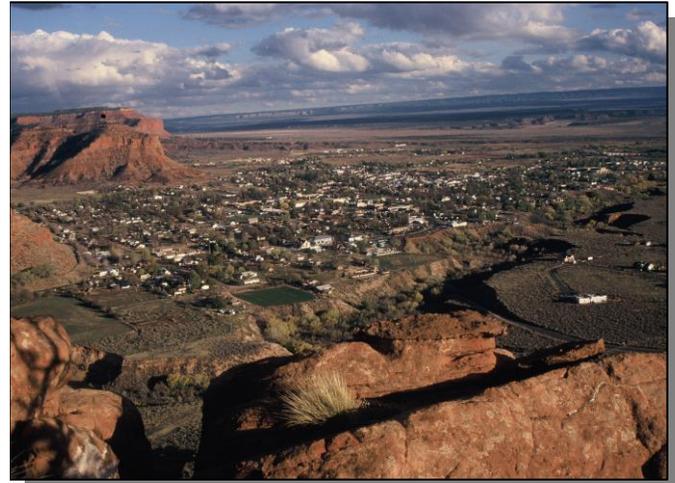


## Chapter 1: Introduction



### Key Points

- Plan Introduction
- Motto and Vision Statement
- Implementation
- Amendments
- Location and Setting
- Historical Background
- Customs and Culture
- Demographics
- General and Community Goals



#### 1.1. PLAN INTRODUCTION

The Kanab City General Plan, referred to herein as the "Plan," is the blueprint and vision of both short and long-range goals to guide the growth and development of the City. The Plan focuses on improving the physical environment of the City as well as the quality of life of the citizens. It is intended to be an effective working tool employed by the City in making community decisions and achieving planning goals.

Utah State Code, Section 10-9a-401 requires that "each municipality shall prepare and adopt a comprehensive, long range general plan for: (a) present and future needs of the municipality, and b) growth and development of all or any part of the land within the municipality." The code continues to suggest elements to be covered in the plan, concluding with: "The municipality may determine the comprehensiveness, extent, and format of the general plan."

**The purpose of the general plan is to provide a blueprint to guide the growth and development of the City.**

~~**The value of the General Plan is only as good as the support that it gets from the leadership and the citizens of the City.** While it is largely conceived and created by the a Citizen's Advisory Committee, the Planning Commission and the City Council, its ultimate long term support and success must come from the community as a whole.~~

#### Plan Update

The process to update the Kanab City General Plan began in June 2006. The City's General Plan was last updated and adopted in 2002. The objective was to update the existing create a new document that will to better serve as a guide and reference for the city in the future.

~~A General Plan Advisory Committee was created to work with the planning consultants, Utah Community Planners (UCP). The committee was made up of various members of the community, as well as representatives from City staff, the Planning and Zoning Commission and the City Council.~~

In the scope of several meetings, the committee was charged with the responsibility to provide feedback and direction for the establishment of the elements and goals for the new General Plan. Meeting with a group of community stakeholders, the committee participated in several visioning and planning exercises. Two community meetings were held to allow residents an opportunity to provide input to the community planning process.

Additional public input was sought and received through the distribution of a survey. The survey requested input in the following areas: 1) Blueprint for the Future, 2) Economic Development, 3) Housing, 4) Beautification and Revitalization, 5) Parks and Recreation, and 6) Comments. A total of 1520 surveys were mailed to Kanab residents in June, with additional copies made available for distribution at City Hall.

A total of 351 surveys were returned, representing a return rate of 23%. This return is deemed successful, since the average national rate of return for such surveys is approximately 3 to 5%. In general, survey respondents demonstrated much pride in and desire to maintain the small town atmosphere and friendly environment found in Kanab. Key issues involving a lot of interest and support by the respondents include the need for:

- Positive economic development
- Development of water resources and system improvements
- Multi-purpose community / convention / college center
- Historic preservation
- Preserve the small town, rural atmosphere
- Plan to maintain balance and manage density through future land uses decisions
- Affordable housing
- Recreational trails system to connect with regional trails
- More recreational facilities / youth activities

A public survey, several public participation activities and planning meetings were held to accomplish this plan update. (For results of the public participation activities and survey, see Appendix A, Public Participation Results)

Following review and revisions, public hearings before the Planning Commission and City Council were held. The Plan, as presented here, was adopted by the Kanab City Council on March 13, 2007 \_\_\_\_\_, 2014.

### **1.2. MOTTO AND VISION STATEMENT**

Listed below are the Motto and Vision Statement of the Kanab City General Plan as developed and recommended by the General Plan Advisory Committee. The Motto serves as a slogan to paint a picture or send a message in relation to the character of the community. The Vision Statement reflects the shared image of what people want the city to become at some point in the future. It is the big picture to guide decisions.



**Motto:** "Kanab: A Western Classic"

**Vision Statement:**

"Acknowledging our past and planning for the future, Kanab is a well-planned community that continues to:

- 1) Protect Promote our western heritage, culture and values
- 2) Retain a friendly small town feel and charm,
- 3) Strive for a diversified economy and desirable development
- 4) Provide a healthy and happy atmosphere of enrichment for all residents through all stages of life,
- 5) Act as a destination and gateway to regional parks, monuments and open spaces, and
- 6) Ensure an environment that promotes the highest quality of life for living, working, visiting and playing."



### 1.3. IMPLEMENTATION

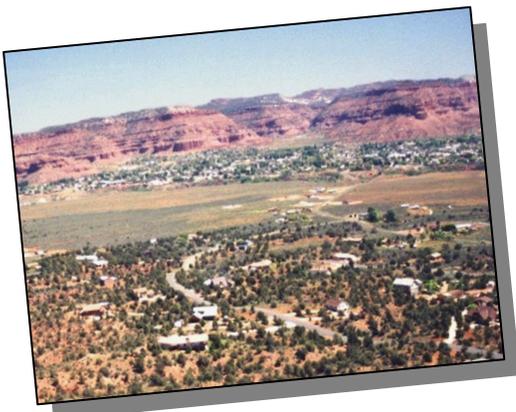
Implementation of the Plan comes through working documents, such as the zoning land use and subdivision ordinances, capital improvement programs, City budgets, and other ordinances, resolutions and studies thought appropriate by the City Council.

### 1.4. AMENDMENTS

To preserve the integrity of the Plan and to ensure that it reflects the changing needs of residents, it is City policy that

- The Plan shall receive a comprehensive review at least once every five years to keep the policies and programs consistent with changing trends and conditions.
- The Plan shall act as an advisory document for all re-zones, improvement programs, and ordinance changes concerning development. shall be in harmony with the Plan.

The public may request amendments to the Plan. Applicants must show that any amendment of the Plan is in harmony and consistent with City land use ordinances, is in the best interest of the City, promotes the general welfare of the community, and does not decrease the quality of life for the citizens of Kanab.



### 1.5. LOCATION AND SETTING

Kanab is a beautiful small town surrounded by beautiful vermilion cliffs which is the county seat of Kane County. It is located in the southern-most central part of Utah, midway between Salt Lake City and Phoenix, Arizona. The area is surrounded by many national parks, monuments, national forests and recreational areas, including the North Rim of the Grand Canyon, Bryce Canyon National Park, Zion

National Park, Lake Powell National Recreation Area, Grand Staircase-Escalante National Monument, Pipe Springs National Monument, Coral Pink Sand Dunes State Park and Cedar Breaks National Monument.

The first inhabitants of the area surrounding the City were part of an ancient culture known as basket makers. Traces of their culture can be found in surrounding canyons. They were followed by the Piutes and then by the Navajos.

Because of the rugged terrain, permanent European settlement did not occur until the late 19th century. Mormon settlers founded small villages near perennial stream sources and pursued small-scale agricultural development. Limited amounts of arable land forced most settlers to rely upon grazing cattle and sheep as a main source of income.

Later, the Hollywood film industry found the red hills and vast distances of the area an ideal setting for many western movies. Today, many retirees have experienced the beauty and tranquility of the small town and have chosen to make Kanab their home.

### 1.6. HISTORY OF KANAB

Evidence of an early Indian civilization is found everywhere about the area surrounding Kanab. Kanab's name comes from the creek which runs through Kanab and empties into the Colorado River. The word "Kanab" is an Anglicized form of the Piute word for "willows"; because of the lush growth of willows along the stream before Europeans settled this area.

**The name Kanab is derived from a Piute word meaning "willows".**

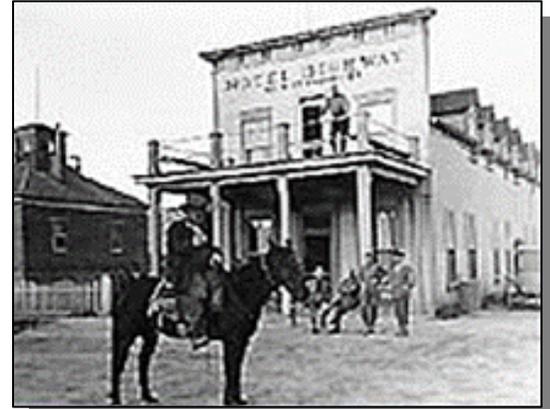
Brigham Young sent explorers to this area and others came earlier, but didn't stay due to the conflict with hostile Indians. Then, in 1858, Brigham Young again sent a group, headed by Jacob Hamblin to visit the Hopi (ancestral pueblo) Indians. He made several trips through Kanab on his way to the Hopi Indian villages using the Ute Crossing ("The Crossing of the Fathers"), and by raft at Lee's Ferry, to cross the Colorado River. Indian raids began to increase, so, in 1865 Jacob Hamblin was sent to Kanab to build a fort for protection of the guards stationed at this outpost and to protect the new settlements of St. George and Santa Clara. This crude fort, only 112 square feet, took two years to complete. In 1866 the cultural conflict increased considerably.

Any further settlement in the area was abandoned until June 14, 1870 when a colony of 17 settlers arrived, mostly from Cottonwood, Salt Lake City, under the direction of Bishop Levi Stewart. They spent the rest of the summer repairing the fort in preparation for the arrival of their families that fall. It became the focal point for local pioneering, missionary work, trading-post and exploration. President Young visited the fort in April 1870 to bless the land and set it apart for the gathering of the Saints. He made the decision to stock the country with cattle, sheep, and horses. Within months, the town site was surveyed and town lots were distributed among the local families. The next day the Mormons organized a ward; in September the group built a schoolhouse.

# KANAB

## General Plan

In December of 1870 a tragedy fell upon the settlement when a fire broke out in one of the rooms where six of Bishop Stewart's sons were sleeping. However, when the bishop's wife Margery, mother of three of the boys, rushed to the room in an effort to save them, two kegs of powder and 10 gallons of coal oil exploded, killing Margery and four of the six boys. That winter brought more settlers and in January of 1871 more people came from the abandoned mission on the Muddy River. A rock school house was built at the fort in the area that had burned and soon homes were being built outside of the fort, as well. The town of Kanab was one mile square, being laid out in blocks, and the historic Powell Geological Survey in 1871-2, being headquartered in Kanab, benefited the residents as they were supplied with food, clothing, etc.



In 1871 the Deseret Telegraph line came to town and connected the area to the rest of the world. Frederick Dellanbaugh, a member of the John Wesley Powell expedition through southern Utah, described Kanab in his book *Canyon Voyage*: "The village which had been started only a year or two was laid out in the characteristic Mormon style, with wide streets and regular lots, fenced by wattling willows between stakes. Irrigation ditches ran down each side of every street. The entire settlement had a thrifty air as is the case with the Mormons. Not a grog shop or gambling saloon, or dance hall was to be seen; ordinarily the usual disgraceful accompaniments of the frontier town."

Although the dams on Kanab Creek were continually washing away, the community continued to grow. The first dam, built in 1871 of dirt and logs, was located northwest of town. The water was then carried, through ditches that were dug, to every part of town. Each morning, water was turned into the ditches to allow the people to dip it up into barrels for their personal use that day. The water not used flowed down the city ditches to the reservoir to irrigate the fields. At this time, Kanab Creek could be stepped across. Subsequent dams were built as those were washed away.

The "Big Wash Out" occurred in 1883. By 1898 a pipe line, headed by Thomas Chamberlain, was piped to town, thus dividing the water, personal and irrigation. Also, E. D. Wooley and H. E. Bowman piped water from a spring in Hog Canyon. However, the dam washed away again in 1900 and in 1911 the new dam was completed where it is today.

The first school was held in the fort and consisted of 47 students with William D. Johnson as teacher and assisted by Persis Brown. In 1884 the County Seat was moved from Toquerville to Kanab.

Because of difficulty in working the land, the locals decided to organize cooperatively for farming. The group farm was located south of the town and included 120 acres of corn, cane, and other food products. In 1881 President John Taylor of the LDS Church called James Guthrie and Ruben Broadbent to move to Kanab to build a grist mill in Kanab Canyon, three miles north

# KANAB

## General Plan

of town. During the 1890s, Zadok K. Judd built a small grist mill on his own property to the east of town. In 1915 a group of investors built a third major grist mill.

The first store was in the home of Levi Stewart. There was co-operative buying and selling known as Z.C.M.I. of Kanab, with a lot of exchange of produce, as money was scarce. In 1892, H. E. Bowman, Daniel Seegmiller, A. D. Young, E. D. Wooley and F. A. Lundquist formed a corporation and built a brick building to house the business. It still stands today, housing a thriving restaurant and art gallery.



In 1912-14 the town of Kanab had an all women mayor and council; the Mayor being Mary Wooley Chamberlain, Council women Luella Atkin McAllister, Blanch Robinson Hamblin, Tamar Stewart Hamblin, and Ada Pratt Seegmiller.

**In 1912-14 the town of Kanab had an all-women mayor and council.**

The library began in 1914 when the Ladies' Literary League spearheaded their efforts for a library to be built. In 1915 a room in the Jepsen Building was set aside for a library. Rose H. Hamblin is credited for helping to bring the library to Kanab and keeping it going. For nine years she supervised and classified hundreds of books, without remuneration. In 1938, during the depression, plans were submitted to the W.P.A. for a library project, which was approved.

Kanab was a very isolated place and in bad weather it was inaccessible. The first roads were deep rutted wagon trails. The first automobile came by way of Alton Johnson Canyon. The road we travel now from Kanab, Highway 89 North, to Long Valley, called the Sand Hill, did not exist prior to 1922. After this, the road extended to the east through Jacob Lake after the bridge at Marble Canyon was dedicated in 1929. In 1929-30 the spectacular highway was continued through to Zion and Springdale and in 1958 the highway east was completed to Glen Canyon Dam. Then, in 1967 a new highway was built, Arizona State 389, running from Fredonia, Arizona to Hurricane. Kanab was no longer an isolated town.

**Kanab was a very isolated place and in bad weather it was inaccessible.**

Electricity did not come to Kanab until 1925, generated by the means of a Ford tractor engine that was installed by Roland Rider. Later, as the demand for power increased, generating units were added until in 1965, hydro power from Glen Canyon came to Kanab. In 1935 a cistern was built high on the hill north of town and water from wells in Cave Lake provided culinary water for Kanab; the beginning of the good water we enjoy today.

The "K" on the hill was built in 1925 by the students and headed by their president Leslie Pugh. High school was held on the north side while grades first to sixth occupied the south side. In 1934-5 the athletic department became known as the "Cowboys" under the direction of

Coach Bernelle Lewis. In 1952 a new high school was built at the bottom of the hill. In 1954-5 the elementary school was built on the north half of the public square where it is today.

As early as 1922 Kane County's scenery and climate attracted movie producers and actors when Tom Mix filmed "Deadwood Coach," with the Vermillion Cliffs as a backdrop. The motion picture industry provided a needed economic boost for Kanab during much of the twentieth century. Kanab had always been a cattle town, but its landscape became favored in many cowboy movies, including John Wayne's "Stagecoach." Known as "Little Hollywood" throughout the years, hundreds of movies have been filmed locally.



Of significance to the development of Kanab was the construction of Glen Canyon Dam, begun in late 1956. The population of Kanab grew because of the boost to the economy.

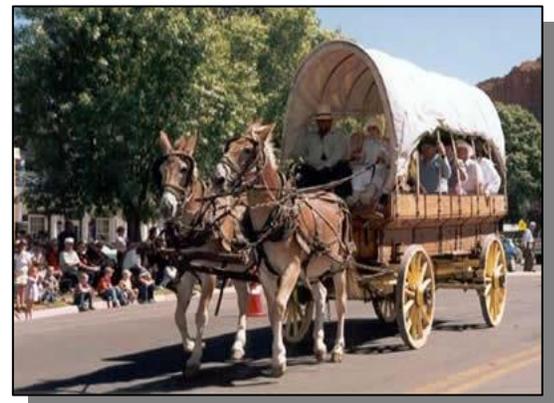
Tourists also frequently come to Kanab to enjoy the splendors of the nearby landscape. The town is only minutes away by automobile from Kaibab National Forest, and Grand Canyon, Bryce, and Zion national parks. The nearby Coral Pink Sand Dunes and other scenic attractions also attract tourists, nature lovers, and other outdoor enthusiasts. In the year 2000, the thriving city had a population of 3,564 people. It is the county seat of Kane County and features many businesses, particularly in the tourist service sector. Kanab High School serves most of Kane County.

### Sources:

- 1) *Kanab City General Plan, 2002*
- 2) *Martha Sonntag Bradley, Utah History Encyclopedia, University of Utah*

## 1.7. CUSTOMS AND CULTURE

Kanab has had various types of cultural entertainment over the years. Some of the entertainment has been derived from local talent as well as professional talent. These experiences range from rodeos and horse races to the Utah Ballet and the Opera. Much of the local talent has been organized through the community churches and schools. The Symphony of the Canyons Orchestra plays regular concerts in Kanab. The L.D.S. Gazebo has become the home of the "Wednesday Night at the Gazebo" program, a regular summer event.



The Kanab High School auditorium (602 seating capacity) is used for many of the cultural events sponsored by the Utah Arts Council and Kanab Variety Arts, as well as local artists, for plays, variety shows and the orchestra. Other community event facilities include rodeo grounds, two City parks, a senior citizen center, a community center, and the City Library.

Kanab sponsors regionally recognized community events such as the Greyhound Gathering in April, and the Western Legends Roundup in August. Other events include activities on July 4<sup>th</sup> and Pioneer Day, Christmas programs such as "Handel's Messiah" performed by the community's Symphony of the Canyons, and various music and dance programs in the schools. Many citizens also participate in the annual Kane County Fair.

The culture of Kanab is also made up of several social and civic clubs such the Lions Club, Masonic Lodge, American Legion, V.F.W., Sons and Daughters of the Pioneers, Skeet Club, Ham Radio, Friends of the Library, Ladies Civic Club, and the Hospital Auxiliary.

### 1.8. DEMOGRAPHICS

The most recent data available in most demographic categories is found in the results of the Census 2000 by the U.S. Census Bureau (see Exhibit 3, below). Although some increases and changes have occurred since the year 2000, the demographic information from that census still offers a good representation of the Kanab community.

**The 2006 population in Kanab is estimated at 3,581.**

The estimated current population of Kanab in 2006 is approximately 3,580, according to the Utah State Governor's Office of Planning and Budget. Local estimates show the population being close to 4,000, which has increased in recent years following a slight drop in residents due to the closing of some local resource industries.

However, new increased growth shows momentum towards prior growth rates. The current growth seems to be following a pattern established between the 1990 and 2000 Census reports, which showed an average increase of 4.5% per year, from 2,289 to 3,564. If the community continues to grow at this rate, population will increase to 10,582 by the year 2030. More conservative estimates provided by the Utah State Governor's Office project the community's growth at 1.7% per year, which show a population of 5,654 by the year 2030 (See Exhibit 2, below).

According to the Census, the median age of the city's population was 40.1 years and the median household income was \$35,125. Total households numbered at 1,335, with 2.64 average persons per household.

The most recent data available in most demographic categories is found in the results of the 2010 Census by the U.S. Census Bureau (see Exhibit 2 below). Although some changes have occurred since the year 2010, the demographic information from that census still offers a good representation of the Kanab community. The estimated current population of Kanab in 2012 is approximately 4,410, according to the United States Census Bureau. While growth continues in the community, the rate of growth is variable and fairly unpredictable. A conservative estimate provided by the Utah State Governor's Office project the community's growth at 1.7% per year, which show a population of 6,209 by the year 2030 (See Exhibit 1).

According to the Census, the median age of the city's population was 41.8 years and the median household income was \$50,265. Total households numbered at 1,729, with 2.44 average persons per household.

*(Delete and replace with new, combined chart below)*

1.9. GENERAL GOALS				
Goals	Strategies	Actions	Timing	Agency
<b>1. Establish programs and land uses that promote quality living, employment and recreation opportunities for the citizens of Kanab.</b>	A. Provide for a responsive atmosphere and services to meet the residential needs of all Kanab Citizens.	i. Maintain consistent decisions that impact the Future Land Use Map and General Plan.	0-10 years	City Council, Planning and Zoning Commission
	B. Promote a diversity in community planning that is responsive to the economic market.	i. Maintain the emphasis on tourism within Kanab City, while making the economic impact last for 12 months of the year.	0-10 years	City Council, Planning and Zoning Commission, Kanab Chamber of Commerce
	C. Encourage the attraction, retention and development of business and industry that gives Kanab economic vitality and balance.	i. Balance our needs with our assets. Inventory our assets and leverage them with business and industry as a compliment.	0-10 years	City Council, Planning and Zoning Commission, Kanab Chamber of Commerce
	D. Support development that is sensitive to the needs of both residential and commercial uses.	i. Ensure the Future Land Use Maps are followed during land use decisions.	0-10 years	City Council, Planning and Zoning Commission
	E. Advocate a compatible mixture of uses throughout the city.	i. Ensure the Future Land Use Maps are followed during land use decisions.	0-10 years	City Council, Planning and Zoning Commission
<b>2. Provide for the preservation and enhancement of the heritage, character and atmosphere of Kanab as a friendly and positive community.</b>	A. Foster a diversity and flexibility in land use planning that is responsive to the economic market, and sensitive to the residential needs of all citizens.	i. Perform ongoing, in depth studies of current and future economic needs.	0-10 years	City Council, City Manager
		ii. Keep informed of the needs of residents through ongoing community meetings and surveys.	0-10 years	City Manager
	B. Encourage the attraction, retention and development of business and industry that gives Kanab City economic vitality.	i. Work closely with Kane County and Kanab Chamber of Commerce in economic development pursuits.	0-10 years	City Council, City Manager
	C. Support development that is sensitive to the individual needs of both residential and commercial uses and maintains appropriate buffers between	ii. Work closely with existing businesses and Chamber of Commerce to keep them in Kanab City and help them grow and prosper.	0-10 years	City Council, City Manager

1.9. – GENERAL GOALS				
Goals	Strategies	Actions	Timing	Agency
2. (cont.) Provide for the preservation and enhancement of the heritage, character and atmosphere of Kanab as a friendly and positive community.	diverse land uses.	i. Update and review the City Zoning Ordinances on a regular basis.	0-10 years	City Council, Planning and Zoning Commission
		ii. Require strict adherence to development guidelines in the Zoning Ordinances.	0-10 years	City Council, Planning and Zoning Commission
		iii. Require as much as possible new development to minimize negative impacts to existing community, utilities and infrastructure.	0-10 years	City Council, Planning and Zoning Commission
	D. Encourage programs and projects that will enhance the Pioneer / Western heritage and theme of Kanab.	i. Adopt the Vision that is presented in the "Vision for Kanab" charette (see Appendix F).	0-10 years	City Council, Planning and Zoning Commission
	E. Assure that future development maintains Kanab's unique identity and enhances quality of life.	i. Ensure that the Downtown Historical Overlay Zones are enacted and used.	0-10 years	City Council, Planning and Zoning Commission
3. Promote, support and emphasize the achievement of the Overall Community Goals (see below).	A. Ensure the presence of a Kanab City Web Page that continues to showcase Kanab and its achievements.	i. Maintain a web page that houses the General Plan, the Two-Day Design Charette, maps and ordinances that support the General Plan.	0-10 years	City Council, Planning and Zoning Commission

1.10. – OVERALL COMMUNITY GOALS	
1.	Provide for a diversity of public facilities and amenities.
2.	Encourage recreation improvement and expansion possibilities.
3.	Foster a high level of community spirit and friendliness.
4.	Preserve the natural beauty which provides the setting for Kanab.
5.	Encourage private development.
6.	Encourage industry in appropriate locations.
7.	Promote and provide youth-oriented programs and facilities.

<del>8.</del>	<del>Promote Kanab as a tourism destination.</del>
<del>9.</del>	<del>Encourage preservation of natural features in developments.</del>
<del>10.</del>	<del>Plan for the relocation of the airport.</del>
<del>11.</del>	<del>Promote and support community events.</del>
<del>12.</del>	<del>Encourage sound planning practices.</del>
<del>13.</del>	<del>Encourage growth of the retirement community.</del>
<del>14.</del>	<del>Foster community-wide beautification efforts.</del>
<del>15.</del>	<del>Strive to improve the quality of life of all residents.</del>

*(Replace with new, combined chart below)*

### NEW COMBINED CHART:

1.9. - OVERALL COMMUNITY GOALS		
Goals	Strategies	Policies
<b>1. Establish programs and land uses that promote quality living, employment and recreation opportunities for the citizens of Kanab.</b>	A. Provide for a responsive atmosphere and services to meet the residential needs of all Kanab citizens.	i. <del>Consult</del> Maintain decisions consistent with the Future Land Use Map and the General Plan when making public decisions.
		ii. Utilize responsible planning practices that meet the needs of residents today and in the future.
		iii. Invite and include community residents in all significant decisions that will impact Kanab.
	B. Foster diversity and flexibility in land use planning that is responsive to the economic market, and sensitive to the residential needs of all citizens.	i. Maintain an emphasis on tourism within Kanab City, while making the economic impact last for 12 months of the year.
		ii. Provide for growth of the retirement community.
		iii. Perform ongoing, in depth studies of current and future economic needs.
		iv. Keep informed of the needs of residents through ongoing community meetings and surveys.
	C. Encourage the attraction, retention and development of business and industry that gives Kanab economic vitality and balance.	i. Balance our needs with our assets. Inventory our assets and leverage them with business and industry as a compliment.
		ii. Encourage industry in appropriate locations.
		iii. Work closely with the County and Chamber of Commerce in economic development pursuits.
		iv. Work closely with existing businesses and the Chamber of Commerce to keep them in Kanab, and help them grow and prosper.

### 1.9. - OVERALL COMMUNITY GOALS

Goals	Strategies	Policies	
	D. Support development that is sensitive to the individual needs of both residential and commercial uses and maintains appropriate buffers between diverse land uses.	i. Update and review the City Zoning Ordinances on a regular basis. ii. Require strict adherence to development guidelines in the Zoning Ordinances. iii. Require as much as possible new development to minimize negative impacts to existing community, utilities and infrastructure.	
	E. Advocate a compatible mixture of uses in the city.	i. Ensure the Future Land Use maps <b>are followed</b> <b>is consulted</b> during land use decisions.	
	F. Provide for a diversity of public facilities and amenities.	i. Encourage recreation improvement and expansion possibilities.	
		ii. Promote and provide programs and facilities for all ages.	
	Provide for the preservation and enhancement of the historic, character and scenic resources of Kanab.	A. Encourage programs and projects that will enhance the Pioneer / Western heritage and theme of Kanab.	<del>i. Maintain and promote the Vision that is presented in the "Vision for Kanab" (see Appendix F).</del>
			ii. Promote and support community events.
iii. Foster community-wide beautification efforts.			
B. Assure that future development maintains Kanab's unique identity and enhances quality of life.		<del>i. Ensure that the Downtown Historical Overlay Zones are enacted.</del>	
		ii. Encourage preservation of natural features in developments. iii. Foster inclusiveness and a spirit of friendliness in Kanab. iv. Preserve the natural beauty which provides the setting for Kanab. v. Strive to improve the quality of life of all residents.	
3. Promote, support and emphasize the achievement of the General Plan goals.	A. Promote and provide accessibility to information relating to Kanab City functions and the Kanab General Plan.	i. Maintain a web page that continues to showcase Kanab and its achievements, and includes the General Plan, the "Vision for Kanab" (see Appendix F), maps and ordinances that support the General Plan.	
		ii. Utilize online social media and other media resources to regularly disseminate important city information and announcements.	
	B. Implement the General Plan goals	i. Consistently utilize the City's Land Use Ordinances and policies, coupled with fair enforcement.	

### Key Points



# Chapter 2: Land Use



## Key Points

- Purpose
- Land Use Classifications
- Open Space and the Small Town Atmosphere
- Annexation Plans
- Transitioning and Maintaining Balance
- Environment
- Implementation
- Land Use Goals



**Note:** Text = proposed new  
Text = proposed remove

### 2.1. PURPOSE

The purpose of the Land Use Element is to demonstrate planning for community quality of life and economic vitality by

- showing general land use classifications, and
- establishing land use goals that manage growth.

### 2.2. LAND USE CLASSIFICATIONS

Kanab City land uses are divided into residential, commercial, and manufacturing industrial categories, as follows: (see **Exhibit 3**, Land Use and Zoning Chart, and **Exhibit 4**, Kanab City Land Use Map).

#### Residential Land Uses

All residential areas will be developed with an emphasis on creating safe, attractive neighborhoods. They will include adequate open space and will be linked to schools, shopping areas, parks and other neighborhoods by landscaped pedestrian ways, bicycle paths, and residential scale streets.

✚ **Rural Residential / Agricultural** – (Zones included: RA-2, RA-5, RA-10) The Rural Residential / Agricultural (RR/A) classification is for residential uses in areas where a rural atmosphere, open space preservation and agriculture uses are encouraged. Housing density is 1 unit per 2, 5 or 10 acres. One housing unit is allowed per parcel.

✚ **Very Low Density Residential** – (Zones included: RR-1) The Very Low Density Residential (VLDR) classification is for large-lot, low density estate neighborhoods with single-family homes on individual building lots. The housing density should not exceed 1 unit per gross acre. However, within a proposed development, there may be a mixture of larger and smaller lots as long as the total number of dwelling units does not exceed the maximum overall density allowed in the gross residential area.

**Goal:**  
Maintain balance and manage density through future land use decisions.

- Standards for attractive, stable uses
- Plan for managed growth
- Higher density and intensity located near the center of town
- Future industrial near the airport
- Preservation of agricultural areas.

### Chapter 2: Land Use

✦ **Low Density Residential** – (Zones included: R-1-15, R-1-20) The Very Low Density Residential (LDR) classification is for typical low density neighborhoods with single-family homes on 1/3 to 1/2 acre individual building lots. Typical density will be between 2 to 3 units per gross acre.

✦ **Medium Density Residential** – (Zones included: R-1-8, R-1-10, KCR-720) The Low Density Residential (MDR) classification is for typical medium density suburban neighborhoods with single-family homes on individual building lots. Typical density will be between 3.3 to 5 units per gross acre.



✦ **High Density Residential** – (Zones included: RM-7, RM-9, RM-11, RM-13, RM-15) The High Density Residential (HDR) classification is for smaller individual home lots and multiple family housing units such as patio homes, duplexes, town homes, apartments, condominiums, zero lot line homes and other types of small-scale attached housing units. Such zones should be distributed throughout the community. Typical density will be between 7 to 15 units per gross acre.

~~✦ **Very High Density Residential** – (Zones included: RM-11, RM-13, RM-15) The Very High Density Residential (VHDR) classification is for multi-family development, such as apartments and condominiums. Multi-family must be accompanied by single-family developments. Such zones should be distributed throughout the community. Typical density will be between 11 to 15 units per gross acre.~~

**Commercial Land Uses** – (Zones included: C1, C2, C3) The Commercial (C) classification includes general shopping facilities to satisfy the shopping needs of the community and particular neighborhoods, as well as the commercial and service uses serving the needs of thoroughfare traffic and the traveling public. The intensity of the commercial zone applied will depend on such factors as the nature and location of surrounding uses, the ability to buffer surrounding uses, and the availability of necessary infrastructure.

~~✦ **Neighborhood Convenience Centers** will be located at the intersection of two collector or arterial streets. The purpose of these centers is to provide convenience shopping and easy access to basic services and personal needs for the immediate neighborhood. The size of these centers will be determined by the anticipated needs of the area. Commercial uses might not occur at all four corners of this type~~

### Goal:

**Encourage attractive, stable, and safe residential neighborhoods.**

- Compatible mixtures of densities throughout the city.
- Good traffic circulation patterns in residential developments
- Encourage beautification and enforce maintenance of properties.

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of intersection. Uses which may be found in these centers could include a collection of small shops or professional services, offices, family restaurant, convenience store, banking, delicatessen, bakery, specialty food store, beauty and barber shops, and similar uses. Fast foods and similar, more intense commercial uses should not be allowed at these intersections, except as part of service station convenience centers. The center would be tied together by plan and theme. Building scale and architecture should be residential and uses should relate to the lifestyle and character of the surrounding neighborhood.

**Manufacturing Uses** – (Zones included: M1, M2, M3) The Manufacturing (M) classification is intended to provide for a range of industrial and manufacturing uses, including clean and less intensive industrial, manufacturing and technological uses, and warehousing. These areas are envisioned to be quality planned industrial areas and business parks. Uses adjacent to arterial streets will be limited to attractive office and high-end industrial business uses. Commercial uses which are directly related to, and support the industrial and office uses and high intensity residential uses will be allowed in all industrial areas. Provision of amenities such as parks, lakes, health clubs, golf courses, quality restaurants, etc., will be encouraged in all industrial areas. *(belongs in zoning code)* Facilities and operations to take place within this designation should be designed to protect the environmental quality of adjacent areas.

**Planned Development Overlays** - (Overlay includes: PD, CPD) Provision is made for the establishment of both residential and commercial planned development overlays, allowing for mixed and special development uses which may vary from zoning regulations, but which will be a desirable asset to the community. *(combine with the above)*

**Commercial Planned Development Overlay** (Overlay includes: CPD) Will be allowed on major arterial roadways. The type of uses envisioned include those allowed in the Neighborhood Convenience Centers, retail stores with up to 40,000 square feet such as junior department stores, furniture stores, office complexes, theaters, hardware store, nursery, and other compatible uses.

**Overlays** - Kanab City has established four three overlay districts intended to promote quality development in commercial areas: 1) Downtown Overlay (DO) is was established to protect and preserve the downtown business district, 2) Transitional Commercial Overlay (TCO) is was used to transition between the Downtown and Entry Corridor overlay, 3) Entry Corridor Protection Overlay (ECPO) is was established to create attractive entry corridors into Kanab. The underlying zones of the commercial overlay zones include: C1 (DO), C2 (TCO), and C3 (ECPO) zones. It has been expressed that the established commercial overlay districts have created unnecessary complexity for Staff and applicants. The City should consider incorporating appropriate design standards of the commercial overlays into the underlying zones or other reforms that would reduce complexity, while

**Goal:**  
 Provide for the well-planned growth and redevelopment of the Downtown District.

- Establish a plan for the Downtown District
- Update code requirements for good commercial development

## Chapter 2: Land Use

continuing to promote quality design. In reforming the design standards, Kanab City should consider the design the Community Design Goals (see Chapter 3). ~~and 4) Downtown District Overlay (DD) is established to help preserve the historic and western culture in Kanab City's old town neighborhoods. The intent of the overlays is to support the goals of retaining the western culture as stated in the objectives of this plan. Design standards for each overlay district will also support the western theme of Kanab's culture and history.~~

### **OPEN SPACE AND THE SMALL TOWN ATMOSPHERE**

**(New section – created from the section on the Environment)** Open space preservation is recognized as an important land use and function of Kanab City in preserving the small town atmosphere. Several areas within the city are targeted for open space preservation, including proposed new parks and trails throughout the city (see Chapter 7, Parks and Recreation). Some open spaces should be identified and reserved for the preservation of wildlife habitats. Additionally, some areas which fall within designated potential annexation areas include lands which may be best suited for open space and recreational purposes.

Dark-sky, or shielded lighting is an excellent method to preserve a small town atmosphere and should be required with all new developments and redevelopment areas.

#### **2.4. ANNEXATION PLANS (moved to match order of goals)**

~~Annexation is a process by which the boundaries are extended to incorporate additional lands into the City. Residents of a newly annexed area become citizens of the City and share in the benefits and responsibilities of the community.~~

Currently Kanab City has several square miles within its boundaries which have been annexed to accommodate future growth needs. However, it is expected that additional areas will need to be considered for annexation over the projected 20 year life of this Plan. Future possible areas of annexation include east along Highway 89 to Johnson Canyon, north along Highway 89 to Hancock Road, north to the UHP weigh station and the County lands in the vicinity of the city airport. Future annexations should be considered in one mile sections both east and north along Highway 89 as needed in addition to the incorporation of the existing County lands.

The identification of potential annexation lands and annexation policies are outlined in the adopted Annexation Policy Plan (see **Appendix B**, Kanab City Annexation Policy Plan). This plan should be reviewed and updated to include the potential land use designations for annexation areas. The application of the recommended land uses for those properties which seek annexation will allow for well-planned and cohesive growth.

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**2.5. TRANSITIONING AND MAINTAINING BALANCE**

It is the objective of Kanab City to encourage and provide for proper transitioning between zones and intensity of uses, which should be regulated by the City Land Use Code, the Future Land Use Map and the Kanab City Annexation Policy Plan. The City also seeks to maintain a healthy balance and mix of land uses within the community, representing the atmosphere of existing development. Areas for growth have been planned with a balance for all uses, including agriculture, residential, commercial and industrial uses, as demonstrated in **Exhibit 4**, Kanab City Future Land Use Map. Future decisions regarding land use and zoning in Kanab should be guided by this map. The City promotes orderly growth, with an emphasis for new developments to occur in the core community areas first.

**2.6. ENVIRONMENT**

Protection of the environment is considered an important part of planning in Kanab. Development plans should be sensitive to the environment of the immediate area, as well as the whole community. Future development should be planned so as to maintain Kanab's unique identity and enhance its quality of life.

Those areas in Kanab which are considered to be environmentally sensitive include land which 1) is within a designated 100 year flood plain, 2) is subject to geological hazards, unstable soil conditions, slopes in excess of 25% ~~20%~~, or rock fall areas.

The Sensitive Lands Chapter of the Kanab City Land Use Ordinance regulates development in sensitive lands areas in order to preserve the City's unique visual character and conserve safety and general welfare. The City should continue to enforce the standards for sensitive land areas. In addition, The City will acquire pertinent geologic conditions information from the developer for proposed building sites to determine the type and intensity of each development.



The Kanab City Flood Damage Prevention Ordinance includes regulations for development occurring in flood plain areas. The FEMA designated flood plain areas have been noted to be out of date and the City should pursue updates of the map in coordination with FEMA. To assist with future land use planning, Kanab City should partner with Utah Geologic Survey to obtain more detailed information about geologic conditions and hazards in the City. Kanab City strongly encourages

**Goal:**  
 Promote an attractive, stable and sustainable environment throughout the city.

- Update and follow stable development and design standards
- Maintain compatible mixtures of residential densities

## Chapter 2: Land Use

developers and property owners to research geological and soil conditions for each individual lot being considered for development.

Areas within Kanab that are recognized as having significant concern for environmental protection include:

### **Soil Conditions**

The area currently within the city limits and the area around the city which is planned for possible annexation naturally contains a variety of soil types and conditions. The determination of drainage quality, slope and structural makeup of the soils, and how those soils can be used, is vital in the planning process. Soils and their properties are an important factor in determining the proper location of specific land uses and buildings. For example many communities are It is important to restricting development in hillside areas which that may be subject to landslides or in areas which may be prone to flooding or slow runoff.

Kanab City has some areas which, because of soil conditions, are difficult to develop. Unfortunately, soils information for the entire City is not available. However, Kanab City is committed to the safety of its citizens and will acquire pertinent soils information on a case by case basis from the developer. Through this information the City will determine the type and intensity of development on any particular parcel.

### **Earthquake Hazards**

The major cause of structural damage from earthquakes is ground shaking and liquefaction. The amount of ground motion expected at a building site can vary from none to forceful depending upon (1) the distance to the fault, (2) the magnitude of the earthquake, and (3) the local geology, soil types and structure. Greater movement can be expected at sites located on poorly consolidated material such as alluvium located near the source of the earthquake (epicenter) or in response to an earthquake of great magnitude. Kanab is located in a seismically dynamic region which lies in an area categorized as moderate when evaluating ground shaking effects.

### **Hillsides**

Landslides are often associated with earthquakes though there are other factors that may influence the occurrence of landslides. These factors include the slope, the moisture content of the soil, and the composition of the soils and subsurface geology. In addition to an earthquake, heavy rain or the improper grading of a construction site may trigger a landslide.

Development on hillside areas is to be restricted with regard to grading, slope, rock fall, natural vegetation, drainage, and provision of City services.

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**Flooding Hazards**

Two areas, the first along the southern and eastern portions of the existing City boundaries and the second along the northern and western boundaries (in general terms), may be susceptible to flooding. Flooding can occur as a result of heavy, prolonged rainfall or a smaller precipitation event in a degraded watershed or drainage system resulting from a recent fire or excessive grading. Because these areas are susceptible to flooding, limited development should occur within the boundaries of a 100 year flood zone, which needs to be coordinated with FEMA. A re-mapping of the FEMA flood zones should be kept updated pursued soon by through the efforts of the City.

Other uses considered appropriate for these areas are golf courses, jogging and biking paths, hiking and equestrian trails, parks, catch and flood basins, and other uses which do not require extensive permanent facilities and which do not encourage large congregations of people.

**Water Source Protection**

The City has developed a plan for protecting water quality and resources (see **Appendix "D"**, Water Resources Plan). It identifies potential sources of contamination and water source protection areas. It has been determined there is a low susceptible level to potential sources of contamination. Since there are no potential contamination sources in the protection zones, Kanab water sources are deemed to have a low susceptibility to potential contamination events.

Drinking water in Kanab meets federal and state requirements.

**Wetlands**

Kanab Creek is regarded as a valuable natural resource. The values that wetlands provide include water filtration / purification, the absorption and

breakdown of toxins, the recharging of groundwater, flood control, habitat for wildlife, recreation and education, and aesthetics. It is the objective of the Kanab City to preserve the Kanab Creek where possible. In some cases, however, the best course of action might be to consider development which will improve and enhance disturbed area.

Protection of the environment throughout the City also requires continued attention to preserving and improving air quality, water quality, and the planting of trees.

**2.7. IMPLEMENTATION**

**Goal:**  
 Provide direction and set policies and restrictions to promote responsible development in environmentally sensitive areas.

- Enforce Sensitive Lands Ordinance
- Update FEMA flood zone maps

**Chapter 2: Land Use**

The Kanab City Zoning and Subdivision ordinances shall carry out the land use element. Other sections of the City Code, however, may also carry out parts of this element.

LAND USE GOALS				
Goals	Strategies	Actions	Timing	Agency
<b>1. Maintain balance and manage density through future land use decisions.</b>	A. Sustain development standards that ensure attractive, stable non-residential and residential uses.	i. Review and update the zoning ordinances, including zoning classifications and development standards, and consolidate and streamline language.	0-10 years	City Council, Planning and Zoning Commission
	B. Make plans for better managed community growth.	i. Develop specific, strategic 5 to 10 year plans with defined objectives for the community.	0-10 years	City Council, Planning and Zoning Commission
	C. Plan densities and intensity of uses to be higher near the center of the city and lower on the outskirts that is appropriate for the zoning.	i. Follow the spirit and intent of the General Plan when reviewing applications for changes in land use and zoning.	0-10 years	City Council, Planning and Zoning Commission
		ii. Review possibilities for creating mixed-use areas.	0-10 years	Planning and Zoning Commission
	D. Encourage future industrial growth to occur primarily near the airport, west of SR89A and south of Kanab Creek Drive to the State Border. also near the Kane County KanePlex.	i. Develop a master plan for industrial areas and uses including economic development.	0-10 years	Planning and Zoning Commission
	E. Foster the preservation of agricultural areas.	i. Designate agricultural areas to preserve using the Future Land Use Map.	0-10 years	Planning and Zoning Commission
	E. Require good traffic circulation patterns from residential to collector streets in all new residential developments. (E and F are found as B and C under Goal 2, below)	i. Review and update development standards for all applicable street widths and street designs including traffic calming devices for neighborhood streets.	0-10 years	City Council, Planning and Zoning Commission
ii. Encourage the development of through streets, ensuring the even distribution of traffic.		0-10 years	City Council, Planning and Zoning Commission	

### Chapter 2: Land Use

LAND USE GOALS				
Goals	Strategies	Actions	Timing	Agency
	F. Encourage neighborhood stability and beautification through maintenance of properties.	i. Promote property maintenance through pro-active zoning enforcement.	0-10 years	City Manager, Public Safety
		ii. Establish and encourage participation in a citizen beautification committee to sponsor community beautification programs.	0-10 years	City Council, Beautification Committee
2. Encourage attractive, stable, and safe residential neighborhoods.	A. Encourage desirable and compatible mixtures of residential densities throughout the city.	i. Maintain the current nature of established single-family residential areas, while providing for a mix of multi-family uses in various locations in the city.	0-10 years	City Council, Planning and Zoning Commission
	B. Require good traffic circulation patterns from residential to collector streets in all new residential developments.	i. Review and update development standards for all applicable street widths and street designs including traffic calming devices for neighborhood streets.	0-10 year	City Council, Public Works, City Planner,
		ii. Encourage the development of through streets, ensuring the even distribution of traffic.	0-10 years	City Council, Planning and Zoning Commission
	C. Encourage neighborhood stability and beautification through maintenance of properties.	i. Promote property maintenance through pro-active zoning enforcement.	0-10 years	City Manager, Public Works, Building Inspector
ii. Establish and encourage participation in a citizen beautification committee to sponsor community beautification programs.		0-10 years	City Council, City Manager, Public Works, Beautification Committee	
3. Promote the preservation of the small town, rural atmosphere of Kanab.	A. Preserve open spaces where possible in areas throughout the city.	i. Adopt an ordinance which establishes the use and parameters of open space, including clustering and other open space preservation methods and providing for wildlife habitat preservation.	0-10 years	City Council, Planning and Zoning Commission

### Chapter 2: Land Use

LAND USE GOALS				
Goals	Strategies	Actions	Timing	Agency
	B. Support open space preservation efforts on properties targeted for future parks and trails throughout the city and in future annexation areas.	i. Develop a plan and priorities for acquiring parcels planned for parks and opens spaces, <b>and for preserving wildlife habitat areas.</b>	0-10 years	City Council, City Manager, Recreation Director
		ii. Encourage and enforce the allocation by new developments of open space for planned neighborhood parks, recreation trails or other open spaces where possible.	0-10 years	City Council, Planning and Zoning Commission
		iii. Create a citizen study committee to recommend additional areas / parcels to be preserved as part of Kanab's open space preservation efforts.	0-10 years	City Council
	C. Preserve night skies through the use of dark-sky compliant street and exterior development lighting.	i. Develop ordinances that require dark-sky compliant developments both residential and commercial.	0-10 years	City Council, Planning and Zoning Commission
	D. Prepare a new annexation Policy Plan which addresses potential land uses in areas adjacent to Kanab.	i. Adopt and continue to update the Annexation Policy Plan.	0-10 years	City Council, Planning and Zoning Commission
4. Promote an attractive, stable and sustainable environment throughout the city.	A. Update development standards to ensure stable, attractive non-residential uses.	i. Ensure the Design Guidelines are followed when approving development projects.	0-10 years	City Council, Planning and Zoning Commission
		ii. Use specific plans in conjunction with development agreements to manage architectural design features.	0-10 years	City Council, Planning and Zoning Commission
	B. Maintain and foster compatible mixtures of residential densities throughout the city.	i. Encourage the application use of residential zones that apply mixed densities, through the use of incentives that provide community amenities, i.e. parks, pools, public buildings.	0-10 years	City Council, Planning and Zoning Commission

**Chapter 2: Land Use**

LAND USE GOALS				
Goals	Strategies	Actions	Timing	Agency
5. Provide for the well-planned growth and redevelopment of the Downtown District.	A. Establish a plan, guidelines and zoning code for the Downtown District, and other commercial areas	i. Review and update zoning code requirements for good commercial development planning. Develop an overlay zone for Downtown District residential uses.	0-10 years	City Council, Planning and Zoning Commission
		ii. Incorporate appropriate design and other standards, utilizing the three commercial zones - C1, C2, and C3. Develop an Urban Code Book with architectural standards and colors.	0-10 years	City Council, Planning and Zoning Commission
	B. Review and update zoning code requirements for good commercial development planning.	i. Create a three-tier commercial overlay zone which includes the Historic Downtown Zone, the Transitional Commercial Zone, and the Entry Corridor Protection Zone.	0-10 years	City Council, Planning and Zoning Commission
		ii. Utilize the three commercial zones - C1, C2, and C3.	0-10 years	City Council, Planning and Zoning Commission
6. Provide direction and set policies and restrictions to promote responsible development in environmentally sensitive areas.	A. Pursue the updating of FEMA flood zone maps.	i. Work with FEMA to ensure the continued effort to update flood zone maps are completed.	0-10 years	City Council, Planning and Zoning Commission
	B. Adopt an ordinance / policies which address the limited abilities to develop on hillsides.	i. Enforce Adopt the Sensitive Lands Section of the Land Use Ordinance that protects the ridgelines around Kanab City and provides standards for development in hillside areas.	0-10 years	City Council, Planning and Zoning Commission
		ii. Adopt ordinances that protect hillsides from being terraced on step slopes.	0-10 years	City Council, Planning and Zoning Commission

### Chapter 3: Community Design



## Key Points

- Introduction
- City Beautification
- A Western Classic Downtown
- Downtown: Pedestrians and Vehicles
- Historic Preservation
- Community Design Goals



**Note:**

**Text** = *proposed new*    **Text** = *proposed remove*

### 3.1. INTRODUCTION

Good community design can improve the visual and functional relationship between people and their physical environment. It can create a desirable physical form for community needs and services. Because community design overlaps other aspects of planning such as recreation, open space, transportation, and commercial and residential land uses, this chapter will focus on objectives towards the visual design and image of the community.

### 3.2. CITY BEAUTIFICATION OF DOWNTOWN

~~Promoting~~ **Maintaining** the beautification of downtown is an important community objective. ~~that was demonstrated through the public survey and other public participation activities held during the General Plan update process (see Appendix A, "Public Participation Results").~~ Participants ranked high the key downtown beautification concepts of historic preservation, ~~making streets more walkable and improving sidewalks and streets.~~ The downtown section of Highway 89 is the most important corridor to the community in terms of economics, historic heritage and community core.

~~The character and success of a community is often defined by the urban design and economic vitality of the downtown area (see Exhibit 5, Kanab City Land Use Map). Highway 89 snakes through this area, with commercial opportunities on both sides.~~ Within these commercial areas, as well as in the adjoining residential areas, are many opportunities for urban design and community improvement, including the refurbishing / restoration of building facades, and the installation of streetscape elements. Special attention to maintaining and upgrading the appearance and feel of this area is essential to its vitality and effectiveness.

~~A well-planned streetscape project provides a beautification or softening of a city street. It invites pedestrian traffic by adding human elements to the harsh environment of a street designed mostly for the fast flow of vehicles. It provides physical and designable characteristics that~~

### Goal:

#### Promote community beautification.

- Enhance and maintain street-scape features along Highway 89.
- Promote volunteer beautification programs.
- Review and update zoning requirements.
- Emphasize zoning enforcement.

### Chapter 3: Community Design

provide the setting for successful urban living. Streetscape designs are intended to make the community's main street a great street. A street people want to use. A Street which helps defines the community.

Benefits of a well-planned streetscape include:

- Expanded investment appeal and quality development
- Increased business activity
- Increased pedestrian traffic
- Improved property values and community pride
- Enhanced sense of community core and cohesion



**Streetscape designs are intended to make the community's main street a great street. A street people want to use. A street which helps define the community.**

A successful western-themed streetscape project has largely been completed on the Center Street section of Highway 89. The Levi Stewart Memorial Park on the west end of Downtown is an excellent example of an urban park blending with and setting the tone for streetscapes throughout downtown. Continuing this themed streetscape The City has completed a significant streetscape project on the remaining sections of the Highway 89 through the Downtown District should be considered a priority street improvement project in Kanab. that continues this theme. Landscaping improvements along the remaining commercial sections of Highway 89 and continuing maintenance of existing landscaping features should be considered a priority objective for city beautification. Plans should include maintaining the necessary access and traffic flow for commercial needs, while also providing physical characteristics that provide the setting for successful urban family living a vibrant, attractive destination.

The motto "Kanab: A Western Classic" and a City logo should be visibly applied to those streetscape elements installed. Additional installation of downtown streetscapes should include some of the following elements:

Landscaping and surfaces should include trees, plants, grass, ground cover, rocks, sidewalks, and special surfaces. Water conservation should be considered for all landscaping features.

Street furniture and features, including benches, planter boxes, water features, drinking fountains, decorative trash containers, outdoor clocks, bollards, themed signage, monuments, statues, public art, design lighting standards, banners, and special architectural features should be encouraged in design.

Community Entryways

**Chapter 3: Community Design**

Community entryway beautification is a key objective of the Entry Corridor Protection Overlay zone established on Highway 89. Successful beautification projects will create a great impression for visitors and set the tone for the beautiful and progressive community of Kanab. Plans should be made for the installation of entry welcome signs at the east, north and south ends of the city on Highway 89 to tie in with the streetscape projects through the downtown area, welcoming all visitors to “Kanab, A Western Classic”. Entryway improvements should include various types of western-themed streetscape and landscape features following along the frontage of properties at the east, north and south community entryway areas.

Urban Forestry

Trees play a significant role in the beautification and urban design of the community. The establishment of a Kanab Tree Committee should be pursued, having the committee charged with promoting good urban forestry in the public right-of-ways to continue the beautiful environment in the city.

Community Clean-Up Programs

Vital to achieving and continuing a beautiful environment in Kanab is the encouragement of property owners to maintain and beautify their homes, structures and vacant lots throughout the community. The Beautification Committee should continue to promote community clean-up programs and projects. Programs such as “yard-of-the-month” awards do much to increase enthusiasm in maintaining private properties. Increased enforcement of zoning laws can also make a positive difference in the appearance of unsightly or blighted properties.

**3.3. CLASSIC WESTERN DOWNTOWN ARCHITECTURE**

Preserving the western heritage of Kanab is recognized as being very important to the overall design and success of the downtown area. The promotion of “classic western” architectural designs on old and new structures within the community is one of the best visual methods to preserve the community’s heritage.

The downtown area, especially along Center Street has several examples of buildings which have either preserved or have been developed to reflect the classic architecture of an old western town.

Continued emphasis on the use and preservation of Kanab’s classic western-themed architecture is an important objective of the community. Architectural design standards and guide-lines should be developed and adopted by the City to achieve that objective. Design standards are mostly important for commercial structures along the downtown areas of Highway 89, but should also be considered or encouraged for use on other facilities and residential structures through-out the

**Goal:**

**Promote “western classic” theme in downtown design.**

- Revise current design guidelines to effectively support theme

### Chapter 3: Community Design

community.

Among the design styles that are complimentary to Kanab’s classic western architecture are historical designs from the old western towns in the 19th Century.

#### 3.4. HISTORIC PRESERVATION



Historic buildings and houses add much to the character of a city. Preserving history and heritage is a strong value in the Kanab community, and was listed as one of the top five community concerns in the public participation process of this Plan (See **Appendix A**, “Public Participation Results”).

There are several sites in Kanab that either currently have, or have the potential to be given, an official historic designation. National and State Historic Registers consider a structure to be eligible for listing if that structure is at least 50 years old, has a high degree of physical integrity, meets certain criteria concerning association with historic events, persons, architectural or archeological significance, or construction techniques. Currently, the

City’s Historical Society is involved in the reservation and restoration of structures in the community, with the goal to restore older buildings to their original appearance. Several significant structures within the community have either undergone historic preservation, or are targeted for preservation activities, including several homes, early community structures and the cemetery. A long-range goal for the City and the Historical Commission is to inventory, preserve and protect these significant structures.

#### **Goal:** Establish a program for historic preservation.

- Create and apply historic preservation guidelines and requirements in the Downtown Area.
- Preserve important archaeological, historic and cultural features.

COMMUNITY DESIGN GOALS		
Goals	Strategies	Actions
<b>1. Promote community beautification efforts throughout Kanab City.</b>	A. Continue installation of <u>to enhance and maintain</u> streetscape features along Highway 89. <u>throughout the downtown area.</u>	i. Adopt and implement a plan for downtown district beautification with specifics on features, upgrades and themes. <u>Encourage business owners to maintain and enhance adjacent landscaping.</u>
		ii. Pursue and apply for grants for landscaping improvements on remaining sections of Highway 89.
	B. <u>Establish and</u> Promote volunteer programs for community beautification and clean-up.	i. <u>Establish and encourage part-icipation in a citizen</u> Support the Beautification Committee to sponsor community beautification programs.
		ii. <u>Work with businesses to install / upgrade landscaping.</u>
		iii. <u>Encourage the use of native, water friendly plants.</u>
	C. Review and update zoning code requirements that will promote cleaning up residential areas.	i. Ensure <u>zoning land use and nuisance codes</u> are updated and current.
		ii. <u>Adopt an</u> Ensure the nuisance ordinance, <u>which requires</u> requiring the cleanup of unsightly and unsafe properties, <u>is enforced.</u>
		iii. Promote City sponsored clean-up days throughout the year.

# Chapter 3: Community Design

COMMUNITY DESIGN GOALS		
Goals	Strategies	Actions
<b>1. (cont.) Promote community beautification efforts throughout Kanab City.</b>		iv. Provide city public works support that includes refuse containers and hauling during beautification efforts.
	<b>D. Emphasize zoning enforcement.</b> <b>A. Install entry / welcome signs at the three entrances to town on Highway 89 and Highway 89A.</b>	i. Proactively help citizens that cannot help themselves in cleanup efforts. Make Public Services available.  ii. Use public Service announcements in local newspapers, emphasizing the zoning codes for beautification.
		<b>i. Identify and prioritize beautification projects for gateway areas.</b>
	<b>B. Install areas of landscaping near community entrances and along the entry corridor.</b>	<b>i. Procure funding and organize renovations.</b>
	<b>C. Develop a plan for the Kanab City gateway area beautification and continued maintenance.</b>	<b>i. Procure funding and organize renovations.</b>
<b>3. Prepare plans for community entry corridor improvements.</b>	<b>A. Prepare and establish a plan for architectural guidelines and standards for downtown development and redevelopment in the "Vision for Kanab".</b>	
	<b>B. Install areas of landscaping near community entrances and along the entry corridor.</b>	<b>ii. Develop an Urban Code book that will include architectural elements, color pallets, building types and materials that tie into the Pioneer / Western theme of the city.</b>

# Chapter 3: Community Design

COMMUNITY DESIGN GOALS		
Goals	Strategies	Actions
	C. Develop a plan for the Kanab City gateway area beautification and continued maintenance.	
2. Promote the historic "Western Classic" theme in architectural guidelines and standards for downtown development and redevelopment.	A. Revise design guidelines to more effectively support theme. A. Improve and/or install sidewalks throughout the downtown area.	i. Incorporate appropriate design guidelines into C1 and other commercial zones.  iv. Pursue and apply for grants for the desired improvements.
		i. Continue the T21 Beautification Project, through the remaining parts of Highway 89 and Highway 89A.
	B. Provide means for safe pedestrian crossing. C. Explore and promote the possibility of a traffic light at the intersection of Main and Center Streets.	i. Review possibilities for more crosswalks, reduced speed limit and flagged crosswalks.  i. Continue to review with the State Department of Transportation studies and analyses.
3. Prepare plans for improving pedestrian traffic opportunities, making downtown more pedestrian friendly. 4. Improve and increase private and public parking in the downtown area.	D. Provide diagonal parking stalls and encourage other opportunities one block off of Highway 89 and Highway 89A.	i. Complete the test areas for diagonal parking. Study results and implement more if results are positive.
	E. Encourage center of the block business parking and rear of buildings parking to preserve Pioneer/Western fronts.	i. Work with businesses and local property owners to look at ways to increase parking at the rear of buildings.
	A. Create and apply guidelines and requirements for historic preservation and development in Kanab City's Downtown District Overlay.	i. Develop and promote important themes and objectives in the appearance of historic sites which preserve our Western/Pioneer heritage.
	D. Provide diagonal parking stalls and encourage other opportunities one block off of Highway 89 and Highway 89A.	ii. Incorporate the Western /Pioneer themes and objectives into the "Vision for Kanab" Main Street design guidelines (see #4.a.).

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COMMUNITY DESIGN GOALS		
Goals	Strategies	Actions
	B. Review and update Zoning Code preservation standards for older, original structures.	i. Develop a residential Historical Overlay Zone for the original part of the city. Determine the area and extent of the overlay.
<b>3. Establish a program for historic preservation.</b>	A. Create and apply guidelines and requirements for historic preservation and development in Kanab City's Downtown Area.	i. Develop and promote important themes and objectives in the appearance of historic sites which preserve our heritage.
	B. Preserve important archaeological, and important historic and cultural features.	ii. Support the Historical Society to pursue funding options to make money available for community historic projects.

### Chapter 3: Community Design



## Key Points

- Introduction
- City Beautification
- A Western Classic Downtown
- Downtown: Pedestrians and Vehicles
- Historic Preservation
- Community Design Goals



**Note:**

**Text** = *proposed new*     **Text** = *proposed remove*

### 3.1. INTRODUCTION

Good community design can improve the visual and functional relationship between people and their physical environment. It can create a desirable physical form for community needs and services. Because community design overlaps other aspects of planning such as recreation, open space, transportation, and commercial and residential land uses, this chapter will focus on objectives towards the visual design and image of the community.

### 3.2. CITY BEAUTIFICATION OF DOWNTOWN

~~Promoting~~ **Maintaining** the beautification of downtown is an important community objective. ~~that was demonstrated through the public survey and other public participation activities held during the General Plan update process (see Appendix A, "Public Participation Results").~~ Participants ranked high the key downtown beautification concepts of historic preservation, ~~making streets more walkable and improving sidewalks and streets.~~ The downtown section of Highway 89 is the most important corridor to the community in terms of economics, historic heritage and community core.

~~The character and success of a community is often defined by the urban design and economic vitality of the downtown area (see Exhibit 5, Kanab City Land Use Map). Highway 89 snakes through this area, with commercial opportunities on both sides.~~ Within these commercial areas, as well as in the adjoining residential areas, are many opportunities for urban design and community improvement, including the refurbishing / restoration of building facades, and the installation of streetscape elements. Special attention to maintaining and upgrading the appearance and feel of this area is essential to its vitality and effectiveness.

~~A well-planned streetscape project provides a beautification or softening of a city street. It invites pedestrian traffic by adding human elements to the harsh environment of a street designed mostly for the fast flow of vehicles. It provides physical and designable characteristics that~~

### Goal:

#### Promote community beautification.

- Enhance and maintain street-scape features along Highway 89.
- Promote volunteer beautification programs.
- Review and update zoning requirements.
- Emphasize zoning enforcement.

### Chapter 3: Community Design

provide the setting for successful urban living. Streetscape designs are intended to make the community's main street a great street. A street people want to use. A Street which helps defines the community.

Benefits of a well-planned streetscape include:

- Expanded investment appeal and quality development
- Increased business activity
- Increased pedestrian traffic
- Improved property values and community pride
- Enhanced sense of community core and cohesion



**Streetscape designs are intended to make the community's main street a great street. A street people want to use. A street which helps define the community.**

A successful western-themed streetscape project has largely been completed on the Center Street section of Highway 89. The Levi Stewart Memorial Park on the west end of Downtown is an excellent example of an urban park blending with and setting the tone for streetscapes throughout downtown. Continuing this themed streetscape The City has completed a significant streetscape project on the remaining sections of the Highway 89 through the Downtown District should be considered a priority street improvement project in Kanab. that continues this theme. Landscaping improvements along the remaining commercial sections of Highway 89 and continuing maintenance of existing landscaping features should be considered a priority objective for city beautification. Plans should include maintaining the necessary access and traffic flow for commercial needs, while also providing physical characteristics that provide the setting for successful urban family living a vibrant, attractive destination.

The motto "Kanab: A Western Classic" and a City logo should be visibly applied to those streetscape elements installed. Additional installation of downtown streetscapes should include some of the following elements:

Landscaping and surfaces should include trees, plants, grass, ground cover, rocks, sidewalks, and special surfaces. Water conservation should be considered for all landscaping features.

Street furniture and features, including benches, planter boxes, water features, drinking fountains, decorative trash containers, outdoor clocks, bollards, themed signage, monuments, statues, public art, design lighting standards, banners, and special architectural features should be encouraged in design.

Community Entryways

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Community entryway beautification is a key objective of the Entry Corridor Protection Overlay zone established on Highway 89. Successful beautification projects will create a great impression for visitors and set the tone for the beautiful and progressive community of Kanab. Plans should be made for the installation of entry welcome signs at the east, north and south ends of the city on Highway 89 to tie in with the streetscape projects through the downtown area, welcoming all visitors to “Kanab, A Western Classic”. Entryway improvements should include various types of western-themed streetscape and landscape features following along the frontage of properties at the east, north and south community entryway areas.

Urban Forestry

Trees play a significant role in the beautification and urban design of the community. The establishment of a Kanab Tree Committee should be pursued, having the committee charged with promoting good urban forestry in the public right-of-ways to continue the beautiful environment in the city.

Community Clean-Up Programs

Vital to achieving and continuing a beautiful environment in Kanab is the encouragement of property owners to maintain and beautify their homes, structures and vacant lots throughout the community. The Beautification Committee should continue to promote community clean-up programs and projects. Programs such as “yard-of-the-month” awards do much to increase enthusiasm in maintaining private properties. Increased enforcement of zoning laws can also make a positive difference in the appearance of unsightly or blighted properties.

**3.3. CLASSIC WESTERN DOWNTOWN ARCHITECTURE**

Preserving the western heritage of Kanab is recognized as being very important to the overall design and success of the downtown area. The promotion of “classic western” architectural designs on old and new structures within the community is one of the best visual methods to preserve the community’s heritage.

The downtown area, especially along Center Street has several examples of buildings which have either preserved or have been developed to reflect the classic architecture of an old western town.

Continued emphasis on the use and preservation of Kanab’s classic western-themed architecture is an important objective of the community. Architectural design standards and guide-lines should be developed and adopted by the City to achieve that objective. Design standards are mostly important for commercial structures along the downtown areas of Highway 89, but should also be considered or encouraged for use on other facilities and residential structures through-out the

**Goal:**

**Promote “western classic” theme in downtown design.**

- Revise current design guidelines to effectively support theme

### Chapter 3: Community Design

community.

Among the design styles that are complimentary to Kanab’s classic western architecture are historical designs from the old western towns in the 19th Century.

#### 3.4. HISTORIC PRESERVATION



Historic buildings and houses add much to the character of a city. Preserving history and heritage is a strong value in the Kanab community, and was listed as one of the top five community concerns in the public participation process of this Plan (See **Appendix A**, “Public Participation Results”).

There are several sites in Kanab that either currently have, or have the potential to be given, an official historic designation. National and State Historic Registers consider a structure to be eligible for listing if that structure is at least 50 years old, has a high degree of physical integrity, meets certain criteria concerning association with historic events, persons, architectural or archeological significance, or construction techniques. Currently, the

City’s Historical Society is involved in the reservation and restoration of structures in the community, with the goal to restore older buildings to their original appearance. Several significant structures within the community have either undergone historic preservation, or are targeted for preservation activities, including several homes, early community structures and the cemetery. A long-range goal for the City and the Historical Commission is to inventory, preserve and protect these significant structures.

#### **Goal:**

#### **Establish a program for historic preservation.**

- Create and apply historic preservation guidelines and requirements in the Downtown Area.
- Preserve important archaeological, historic and cultural features.

COMMUNITY DESIGN GOALS		
Goals	Strategies	Actions
<b>1. Promote community beautification efforts throughout Kanab City.</b>	A. Continue installation of <u>to enhance and maintain</u> streetscape features along Highway 89. <u>throughout the downtown area.</u>	i. Adopt and implement a plan for downtown district beautification with specifics on features, upgrades and themes. <u>Encourage business owners to maintain and enhance adjacent landscaping.</u>
		ii. Pursue and apply for grants for landscaping improvements on remaining sections of Highway 89.
	B. <u>Establish and</u> Promote volunteer programs for community beautification and clean-up.	i. <u>Establish and encourage participation in a citizen</u> Support the Beautification Committee to sponsor community beautification programs.
		ii. <u>Work with businesses to install / upgrade landscaping.</u>
		iii. <u>Encourage the use of native, water friendly plants.</u>
	C. Review and update zoning code requirements that will promote cleaning up residential areas.	i. Ensure <u>zoning land use and nuisance codes</u> are updated and current.
		ii. <u>Adopt an</u> Ensure the nuisance ordinance, <u>which requires</u> requiring the cleanup of unsightly and unsafe properties, <u>is enforced.</u>
		iii. Promote City sponsored clean-up days throughout the year.

# Chapter 3: Community Design

COMMUNITY DESIGN GOALS		
Goals	Strategies	Actions
<b>1. (cont.) Promote community beautification efforts throughout Kanab City.</b>		iv. Provide city public works support that includes refuse containers and hauling during beautification efforts.
	<b>D. Emphasize zoning enforcement.</b> <b>A. Install entry / welcome signs at the three entrances to town on Highway 89 and Highway 89A.</b>	i. Proactively help citizens that cannot help themselves in cleanup efforts. Make Public Services available.  ii. Use public Service announcements in local newspapers, emphasizing the zoning codes for beautification.
		<b>i. Identify and prioritize beautification projects for gateway areas.</b>
	<b>B. Install areas of landscaping near community entrances and along the entry corridor.</b>	<b>i. Procure funding and organize renovations.</b>
	<b>C. Develop a plan for the Kanab City gateway area beautification and continued maintenance.</b>	<b>i. Procure funding and organize renovations.</b>
<b>3. Prepare plans for community entry corridor improvements.</b>	<b>A. Prepare and establish a plan for architectural guidelines and standards for downtown development and redevelopment in the "Vision for Kanab".</b>	
	<b>B. Install areas of landscaping near community entrances and along the entry corridor.</b>	<b>ii. Develop an Urban Code book that will include architectural elements, color pallets, building types and materials that tie into the Pioneer / Western theme of the city.</b>

# Chapter 3: Community Design

COMMUNITY DESIGN GOALS		
Goals	Strategies	Actions
	C. Develop a plan for the Kanab City gateway area beautification and continued maintenance.	
2. Promote the historic "Western Classic" theme in architectural guidelines and standards for downtown development and redevelopment.	A. Revise design guidelines to more effectively support theme. A. Improve and/or install sidewalks throughout the downtown area.	i. Incorporate appropriate design guidelines into C1 and other commercial zones.  iv. Pursue and apply for grants for the desired improvements.
		i. Continue the T21 Beautification Project, through the remaining parts of Highway 89 and Highway 89A.
	B. Provide means for safe pedestrian crossing. C. Explore and promote the possibility of a traffic light at the inter-section of Main and Center Streets.	i. Review possibilities for more crosswalks, reduced speed limit and flagged crosswalks.  i. Continue to review with the State Department of Transportation studies and analyses.
3. Prepare plans for improving pedestrian traffic opportunities, making downtown more pedestrian friendly. 4. Improve and increase private and public parking in the downtown area.	D. Provide diagonal parking stalls and encourage other opportunities one block off of Highway 89 and Highway 89A.	i. Complete the test areas for diagonal parking. Study results and implement more if results are positive.
	E. Encourage center of the block business parking and rear of buildings parking to preserve Pioneer/Western fronts.	i. Work with businesses and local property owners to look at ways to increase parking at the rear of buildings.
	A. Create and apply guidelines and requirements for historic preservation and development in Kanab City's Downtown District Overlay.	i. Develop and promote important themes and objectives in the appearance of historic sites which preserve our Western/Pioneer heritage.
	D. Provide diagonal parking stalls and encourage other opportunities one block off of Highway 89 and Highway 89A.	ii. Incorporate the Western /Pioneer themes and objectives into the "Vision for Kanab" Main Street design guidelines (see #4.a.).

# Chapter 3: Community Design

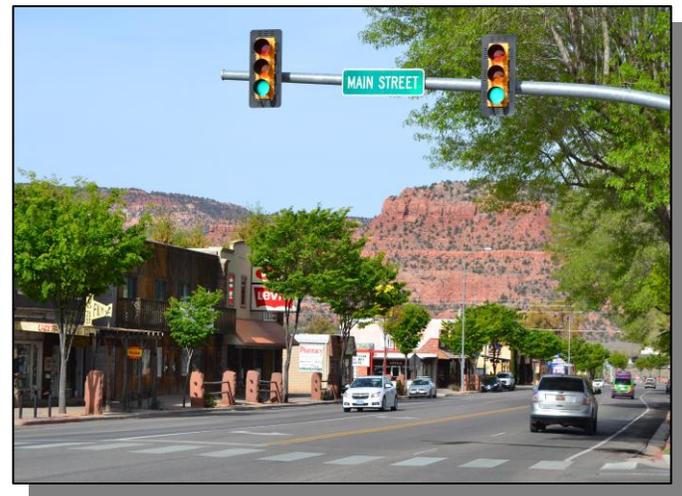
COMMUNITY DESIGN GOALS		
Goals	Strategies	Actions
	B. Review and update Zoning Code preservation standards for older, original structures.	i. Develop a residential Historical Overlay Zone for the original part of the city. Determine the area and extent of the overlay.
<b>3. Establish a program for historic preservation.</b>	A. Create and apply guidelines and requirements for historic preservation and development in Kanab City's Downtown Area.	i. Develop and promote important themes and objectives in the appearance of historic sites which preserve our heritage.
	B. Preserve important archaeological, and important historic and cultural features.	ii. Support the Historical Society to pursue funding options to make money available for community historic projects.

### Chapter 4: Economics



### Key Points

- Introduction
- Economic Development
- Attracting Business and Industry
- Downtown Revitalization
- Tourism
- **Community Image**
- **Educational Programs**
- Economic Goals



**Note:**

**Text** = *proposed new*      ~~Text~~ = *proposed remove*

#### 4.1. INTRODUCTION

Kanab City is ~~interested in pursuing and maintaining~~ **motivated to pursue and maintain** a healthy level of economic growth. Such growth ~~is a means of providing a balanced, healthy economy in Kanab. It is a means of expanding~~ **can expand** the tax base for better homes, ~~while providing more~~ **employment opportunities and** better schools and better public services. ~~It is a means of providing more employment opportunities.~~

**Kanab City is interested in pursuing and maintaining a healthy level of economic growth.**

The City also recognizes the importance of establishing and maintaining an appropriate level of community sustainability. ~~While total sustainability is not possible, any reduction in the percentage of imported goods and services strengthens the community's ability to survive both economically and environmentally.~~ The export of native goods and services to nearby communities, ~~if it does not decrease the quality of life and impact the natural environment, will~~ **can** provide long-term benefits to Kanab. Those benefits will be in terms of business opportunities, stable employment and increased economic well-being.

Kanab acts as a regional center for commercial needs and services in Kane County. ~~Kanab has stayed on the cutting edge of high speed broadband internet service, opening up opportunities for expanded education and complex business operations.~~ Building upon existing opportunities and services becomes important as Kanab continues to fill this important role in the region.

#### 4.2. ECONOMIC DEVELOPMENT

It is the City's intent to achieve the most desirable results in economic development pursuits. Kanab City recognizes that economic development committee efforts should focus on:

- Revitalizing the downtown area of Main Street.
- Attracting and developing new business and industry that can offer Kanab new jobs and diversified economic vitality.

**Goal:**  
**Seek positive economic development.**

- Gather and maintain data on businesses looking to relocate.
- Assist local business retention / expansion.
- Increase programs to market and promote Kanab.

### Chapter 4: Economics

- Exploring ways to attract and redevelop resource industries.
- Encouraging the retention, development and expansion of existing businesses.
- Enhancing tourism to Kanab and outdoor recreation opportunities.
- Maintaining and improving community image.
- Cooperating with state and regional agencies which can assist and bolster Kanab's economic development efforts.
- Preservation and expansion of the remaining resource-based economy.
- Encourage community conversation in Kane County Center for Education, Business, and Arts (CEBA) operations.
- Review how ordinances support or inhibit economic development.



**Kanab has an extensive array of commercial and residential services**

- Promote diversified economic development.
- Encourage a business friendly attitude.
- Promote the establishment of a reliable fiber optic broadband network throughout the City to support growing and new industry.

#### Current Industries

As the recreational and commercial center of the region, Kanab has an extensive array of businesses, commercial and residential services such as Some of the largest employers include Stampin-up and Best Friends Animal Sanctuary. Kanab is also the hub of several governmental operations. It is the seat of Kane County, home of the Kanab District Field Office of the Bureau of Land Management, Grand Staircase Escalante National Monument, the Kane County Hospital and the Kane County School District offices.

#### Labor Force

The Kanab labor force was listed at 1,568 2,256 in the 2000 2010 US Census, which remains a good approximation for the current force. The Census listed the local unemployment rate at 2.5% 4.3%. In addition to immediately available labor, Kanab boasts a high quality of life to which many former residents are eager to return.

A unique characteristic of Kanab's labor force is the mix of service sector jobs with its skilled labor force. While Kanab does employ a large percentage of service sector jobs, the city also has a skilled labor force to fill higher wage jobs when they become available. As a magnet for

### Goal:

**Attract positive business and industry.**

- Encourage experiential retail (bookstores, crafts, restaurants).
- Encourage the development of entertainment business, i.e., cinemas, bowling, etc.
- Focus industrial attraction efforts on clean, light manufacturing and technology.
- Increase efforts in rebuilding resource based and extractive industries.

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tourism, Kanab City employs many in the Leisure and Hospitality industry, which comprises nearly half of the City's workforce. With large swaths of public lands in the area, several residents are also employed in the public sector. Several other industries, including financial, professional, scientific, and technical services have seen growth in recent years. To provide for future needs, the Kane County School District is has expanded ing its facilities, with the addition of an Applied Technology Center (ATC) building to provide training in high-skilled, technical, mechanical and scientific areas.

#### 4.3. ATTRACTING BUSINESS AND INDUSTRY



The General Plan public survey identified economic development pursuits that would lead to additional and higher paying jobs as a paramount concern in the community (see Appendix A, "Public Participation Results"). This means attracting high tech businesses and light manufacturing industries to Kanab. Exploring ways to attract and redevelop resource industries, which once had a much stronger presence in the local economy, should be given renewed emphasis and efforts.

Encouraging programs to support and assist existing local businesses should remain a priority in local economic development pursuits. Combining efforts with the Kanab Chamber of Commerce and Kane County and other

significant agencies, the City should establish goals and programs towards these objectives.

Kanab has undertaken an effort with The Economic Development Corporation of Utah. EDCU is a not for profit organization with more than 200 public and private partners that has been tasked by Governor Huntsman with representing Utah in efforts to recruit new firms to the state. Kanab will be developing site information which will help EDCU with an understanding of Kanab's resources and desires that best represent the community's interests to potential clients.

The public survey also identified several unmet commercial and retail demands and community needs, including the following types of businesses:

- More retail establishments
- More service oriented business
- Restaurants
- Clothing stores
- Bowling
- Movie theaters / entertainment

During the 2013 public input portion of the General Plan update, there were differing opinions as to what types of business and industry was most suitable for Kanab. Many residents were opposed to anything but light industry being allowed with others in favor of attracting heavier

### **Goal:**

#### **Continue the economic revitalization of downtown.**

- Work closely with the Chamber of Commerce.
- Explore opportunities to establish a business assistance program.
- Continue streetscape improvements and historic preservation.
- Create a community development area.

## Chapter 4: Economics

industries. All were in favor of supporting established, local businesses and attracting high-tech industries to the area. Combining efforts with the Kanab Chamber of Commerce and Kane County to support these goals was encouraged.

The public survey identified several unmet commercial and retail demands and community needs as follows:

#1 – More eating establishments – including sit-down restaurants

#2 – Retail clothing stores

#3 – Entertainment establishments

#4 – Medical care

#5 – Movie Theater

#6 – Department stores

### 4.4. DOWNTOWN REVITALIZATION

The revitalization of the community's downtown is considered to be a priority economic objective of the City. Downtown Kanab is currently a functioning and valuable economic area, although it is recognized as needing continued support and improvement.

Recognizing the importance for a vital and effective downtown, revitalization efforts through redevelopment and other programs are being shaped by the City and the business community. Several concepts have been suggested through the Plan update public involvement process which can serve to make downtown Kanab more viable. They include:

- Historic preservation
- Streetscape improvements
- Downtown redevelopment
- The attraction of retail / commercial
- Focus support of local businesses
- Efforts to fill vacant commercial spaces
- Support and encourage existing and new event opportunities. Special events held in the downtown area

Organizing and promoting downtown business activity can be accomplished in many ways, including holding special events such as farmers markets, art festivals and other street fairs. Special events can be effective in drawing more attention to downtown businesses.

### 4.5. TOURISM

Kanab has long been known as a center for visiting the many natural scenic wonders in the region, and tourism plays a strong role in the local economy. Tourists are drawn to Kanab on a regular basis due to its proximity to several National and State parks, including:

- Grand Canyon National Park
- Glen Canyon National Recreation Area (Lake Powell)
- Zion National Park
- Cedar Breaks National Monument
- Bryce Canyon National Park
- Capitol Reef National Park
- Pipe Spring National Monument
- Coral Pink Sand Dunes State Park
- Kodachrome Basin State Park
- Paria Wilderness Area



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- Grand Staircase Escalante National Monument
- The Wave of Coyote Buttes

As other areas of economic development are developed, a continued emphasis on enhancing the tourism industry should remain a City priority. Working in association with the Kane County and regional agencies, the City can actively assist the promotion of tourism. To do this effectively, marketing strategies need to be defined, and the necessary resources need to be dedicated. Efforts should be increased towards promoting Kanab, with its plethora of special events and nearby recreation opportunities, as a destination for travelers and outdoor sports enthusiasts. Additionally, efforts should focus on tourism amenities and services that are long term/permanent, as well as exploring methods to increase senior-related tourism.



### **Goal:** **Support and promote community events.**

- Foster success of the Western Legends Round Up and other events.
- Create an events committee to explore potential new events.
- Provide funding to assist development of new events.

### **4.6. COMMUNITY IMAGE**

A good community image can have positive long-term economic benefits for the city. Promotion should focus on the community as a great place to live, work and play, which offers opportunities and services in all areas of life. Strong quality of life factors existing in Kanab should be emphasized, such as a clean, safe and beautiful environment, a family friendly and caring community, the availability of outdoor recreation adventures, proximity to National and State Parks, excellent special events, and quality living.

Beautification efforts along Highway 89 in the downtown area, at community entryways and throughout the community, as described in Chapter 3, will have significant impact on improving the community image. New residents, including both work force and retirement aged people will be attracted to looking at making Kanab their home. More travelers will look to Kanab as a nice, fun destination and possible future home rather than a place they pass through. More companies will look to Kanab as an attractive community in which to do business.

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<b>ECONOMIC GOALS</b> <i>(Timing and Agency columns deleted)</i>			
<b>Goals</b>	<b>Strategies</b>	<b>Actions</b>	
<b>1. Seek positive economic development.</b>	A. Increase efforts in re-building resource based industries.	i. Gain support through local and state government.	
	B. Gather and maintain data on businesses looking to relocate.	i. Participate in the Sure-Site Program.	
	C. Assist current local businesses in retention and expansion.		i. <del>Make business retention a priority by making</del> <u>City Council and Planning Commission</u> regularly <del>visits to</del> Kanab City businesses.
			ii. Provide Customer Service training once per year <u>at local business summit (Raising Kane)</u> .
			<del>iii. Encourage experiential retail (bookstores, crafts, restaurants).</del>
			iii. Explore <u>Small Business Development Center</u> (SBDC) and the Dixie Business Alliance review programs.
	D. Increase programs to market and promote Kanab economically.		iv. <del>Explore services of the Rocky Mountain Institute. Work closely with the</del> <u>Kanab Chamber of Commerce.</u>
			i. <u>Attraction of entrepreneurs in wellness, recreation industry, geriatric healthcare services, and government agencies.</u>
			<del>ii. Wellness Industry.</del>
			<del>iii. Recreation Industry.</del>
<del>iv. Aged Healthcare Services.</del>			
		<del>v. Government Agencies.</del>	

**Chapter 4: Economics**

**ECONOMIC GOALS** *(Timing and Agency columns deleted)*

Goals	Strategies	Actions
		<ul style="list-style-type: none"> <li>ii. <u>Begin to inventory</u> <u>Create and maintain a database which inventories</u> <u>assets, businesses inventory</u>, exports, and the workforce.</li> <li>iii. <u>Cooperate with and encourage community conversation with Kane County Center for Education, Business and the Arts (CEBA).</u></li> <li>iv. <u>Review how ordinances support economic development.</u></li> <li>v. <u>Maintain a business friendly attitude.</u></li> </ul>
	<p>E. <u>Promote the establishment of a reliable fiber optic broadband network throughout the City to support various industries.</u></p>	<ul style="list-style-type: none"> <li>i. <u>Work with area broadband providers to remove barriers to improve the network</u></li> <li>ii. <u>Coordinate with broadband providers with utility projects to reduce costs of deployment.</u></li> </ul>
<p><b>2. <u>Attract positive business and industry.</u></b></p>	<p>A. <u>Focus economic development efforts on attracting specific business types.</u></p>	<ul style="list-style-type: none"> <li>i. <u>Encourage the development of entertainment business, i.e., cinemas, bowling, etc.</u></li> <li>ii. <u>Focus industrial attraction efforts on clean, light manufacturing and technology.</u></li> <li>iii. <u>Increase efforts in re-building resource based and extractive industries in the area.</u></li> <li>i. <u>Continue to be a member of the Kanab Chamber of Commerce.</u></li> </ul>
<p><b>3. <u>Establish an active program to</u> Continue the</b></p>	<p>A. <u>Work closely with the Kanab Chamber of Commerce.</u></p>	<ul style="list-style-type: none"> <li>i. <u>Work with State agencies to foster program assistance.</u></li> </ul>

**Chapter 4: Economics**

<b>ECONOMIC GOALS</b> <i>(Timing and Agency columns deleted)</i>		
<b>Goals</b>	<b>Strategies</b>	<b>Actions</b>
<b>economic revitalization of downtown.</b>	<b>B.</b> Explore opportunities to establish a business assistance program.	<ul style="list-style-type: none"> <li>ii. Encourage the development of through streets, ensuring the even distribution of traffic. Focus efforts on filling vacant store fronts.</li> <li>i. Adopt the three tier overlay zones for the commercial districts.</li> </ul>
	<b>C.B.</b> Continue efforts towards streetscape improvements and historic preservation.	<ul style="list-style-type: none"> <li>i. Identify potential parking locations in the commercial districts.</li> <li>i. Create incentive programs for façade and streetscape improvements and historic preservation.</li> </ul>
	<b>D.</b> Explore options for providing additional / improved parking in downtown business areas (see Chapter 3, Goal # 6).	<ul style="list-style-type: none"> <li>i. Create a "community development area" for the downtown historic district.</li> </ul>
	<b>D. C.</b> Create a community development area.	<ul style="list-style-type: none"> <li>i. Provide seed money to help with expenses. Put the mechanics in place to allow Kanab City to capture the tax increment from projects happening in the downtown so that funds can be applied to the proposed public projects.</li> </ul>
<b>4. Continue support for and promotion of community events.</b>	<b>A.</b> Foster continued success of the Western Legends Round Up and other events.	<ul style="list-style-type: none"> <li>i. Parks and Recreation Committee to establish an ad hoc events committee. Provide in kind support to help with events.</li> </ul>
	<b>B.</b> Create an events ad hoc committee to explore potential new event opportunities.	<ul style="list-style-type: none"> <li>ii. Explore possible new winter and Christmas events, with additional town decorations.</li> <li>i. Approve seed money to fund new events hosted in Kanab City.</li> </ul>

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<b>ECONOMIC GOALS</b> <i>(Timing and Agency columns deleted)</i>		
<b>Goals</b>	<b>Strategies</b>	<b>Actions</b>
	C. Provide funding to assist in the development of new community events.	i. Meet with regional travel agencies on a regular basis.
<b>5. Increase travel and tourism to Kanab City area.</b>	A. Promote Kanab as a destination through increased marketing efforts.	<p>i. <u>Coordinate with Kane County and Travel Council on a regular basis.</u></p> <p>ii. Develop and define tourism marketing strategies in which Kanab City can participate.</p> <p>iii. <del>Dedicate as much as possible the necessary resources, financial and otherwise, to meet the objectives of the tourism marketing strategies.</del></p> <p>iii. Prepare marketing strategies which promote regional outdoor recreation.</p> <p>iv. Establish, sponsor and promote additional regional attractive special events.</p> <p>v. <u>Establish Support</u>, sponsor and promote additional athletic events and tournaments.</p> <p>vii. <del>Promote the new baseball fields for tournaments, including state, region, county and tri-county.</del></p> <p>vi. Promote the new golf course – with “Stay and Play” packages.</p> <p>vii. <del>Enhance the mind-set for businesses.</del> <u>Encourage and support measures to increase economic development in the shoulder season.</u></p>
<b>5. (cont.) Increase travel and tourism to Kanab City area.</b>		

**Chapter 4: Economics**

<b>ECONOMIC GOALS</b> <i>(Timing and Agency columns deleted)</i>		
<b>Goals</b>	<b>Strategies</b>	<b>Actions</b>
	B. Create and develop key anchors for a 12-month season.	<p>ii. Work with the Department of Workforce Services and the Kanab Chamber of Commerce to develop a workforce that can switch between seasons for employment.</p> <p>i. Work closely with regional tourism agencies.</p>
	C. Coordinate and collaborate tourism marketing efforts with tourism agencies.	i. Promote the history of filmmaking. Work with the University of Central Florida.
	D. Foster the development of additional tourism opportunities and businesses that will emphasize Kanab as a destination.	i. Collaborate with the education establishments and support their efforts in fund-raising and partner buy in for a new Education Center.
<b>6. Encourage the establishment of educational programs.</b>	A. Promote establishment of higher education programs through institutions such as SUU and Dixie State College and other regional institutions.	i. Explore job opportunities that support our local assists.
	B. Meet with and work with Kanab High School and regional institutions to explore methods of providing training and skills development for Kanab students to meet the needs for job opportunities.	i. Meet with local key stakeholders to discuss the VISION and PLAN.

**Chapter 4: Economics**

<b>ECONOMIC GOALS</b> <i>(Timing and Agency columns deleted)</i>		
<b>Goals</b>	<b>Strategies</b>	<b>Actions</b>
	C. Collaborate with institutions such as the Grand Staircase—Escalante National Monument, BLM and Forest Service to develop educational / science programs.	i. Meet with local key stakeholders to discuss the VISION and PLAN.
	D. Collaborate with private corporations and organizations to develop educational programs.	i. Meet with the University of Central Florida.
	E. Collaborate with outside educational institutions that specialize in programs that will leverage our assets we have in this region, i.e. Film Making, History, Sciences, Arts, Recreation, Wellness, etc.	ii. Support the Footsteps of Historic Filmmaking Byways project.
		iii. Assess scientific and technical institutions.
		iv. Curator / facilities.
	v. Cultural and natural resource programs.	

**Chapter 5: Transportation**



**Key Points**

- Introduction
- Transportation Master Plan
- Street Classification
- Public Transit & Alternative Modes
- Transportation Goals



**Note:**

**Text** = *proposed new*

**Text** = *proposed remove*

**The Kanab City Transportation Master Plan will include planning for the flow of traffic on and the use of city streets.**

**5.1. Introduction**

The effectiveness and functionality of the transportation system and how it services population growth has significant impact on the community. The City plans to develop and maintain a system that is efficient and complements the quality of life in Kanab.

**5.2. Transportation Master Plan**

The City **has adopted and** plans to prepare **updates to the** a Transportation Master Plan which **will act**s as a vital appendix to this chapter (See Appendix

**G**). The chief objective of this plan **will be** is to provide and plan for a safe, convenient and efficient system of transporting people and goods to, from and throughout the community.

~~The Kanab City Transportation Master Plan will include planning for the flow of traffic on and the use of city streets. Components of the plan should include:~~

- ~~A..... Policies which foster a safe and effective street system.~~
- ~~B..... Classification of streets according to their intended function and recommended right-of-way sections.~~
- ~~C..... Street design standard guidelines.~~
- ~~D..... Identification of areas where street improvements and new roadways are needed.~~
- ~~E..... Identification of future needs based on projected growth and traffic generation.~~

The following transportation issues **relating to streets and vehicular traffic** were identified in the preparation process of the General Plan, and should be incorporated into the updated Transportation Master Plan:

- ..... Install street and sidewalk improvements in the downtown area **with connections throughout City neighborhoods.**
- ..... **Investigate the installation of bicycle, walking paths.**
- ..... Construct road connections and future roadways **as shown on Exhibit 6, Kanab Streets Master Plan Map.**

**Goal:**  
**Maintain and Update the City's Transportation Master Plan.**

- Plan for road construction and other transportation projects.
- Ensure future developments provide connections outlined in the Master Plan.

- ..... Focus on the maintenance of existing roadways.
- ..... Plan and install community entrance improvements.

### 5.3. Street Classification

Three basic functional categories are used to classify roadways in Kanab. These categories are defined as:

- A.... Arterial Streets
- B.... Major and Minor Collector Streets
- C.... Local Streets

These groups make up the hierarchy of functional classes which relate directly to the different levels of travel demand from the public. Travel demand is easily identified according to the types and lengths of trips which individuals attempt to make.



#### Major Arterial Streets

The Major Arterial System is a system of streets and highways which can be identified as unusually significant to the region in which it lies in terms of the nature and composition of the travel which it serves. The Major Arterial System should serve the major centers of activity of a highly urbanized area, the highest traffic volume corridors, and the longest trip desires, and should carry a high proportion of the total urban travel on a minimum of mileage.

Highway 89, from the eastern entrance to the northern entrance of town, is considered to be a Major Arterial.

#### Arterial Streets

The Arterial Streets in Kanab are Highway 89 and Highway 89A. Both carry all the tourist traffic in the region, which is a major industry for the city. As a result, almost all the commercial activities are located on these arterial routes. The associated collector and local streets are used by the local residents to reach the commercial areas.

The southern stretch of Highway 89A, heading towards Arizona, is classified as an Arterial Street.

#### Major and Minor Collector Streets

The Collector Street System differs from the Arterial Street System in that the facilities on the Collector system may penetrate neighborhoods, distributing trips from the arterial system through the area to the ultimate destination, which may be on a local or Collector Street. In some cases, due to the design of the overall street system, a minor amount of through traffic may be carried on some collector streets. The Collector Street System provides both land access service and local traffic movement within residential neighborhoods, commercial and industrial areas.

Several existing as well as planned roadways in Kanab have been designated major and minor collector streets.

#### Local Streets

The Local Street System comprises all facilities that are not included within the higher classification systems. This system provides direct access to abutting land. Access to the higher roadway

systems with through traffic movement is deliberately discouraged.

Most of Kanab's neighborhood streets and other minor roadways are classified as local streets. For detail on the classification of Kanab's streets, see *Exhibit 6*, Kanab Streets Master Plan Map.



### 5.3. Airport Improvements

The Kanab Municipal Airport, located in the south end of Kanab, serves the business and tourist community with scenic flights and charter service. The paved runway is 6040 feet long and 75 feet wide. As the community grows, more emphasis on expanded development and use of the airport will become an important issue. Since expanded airport growth can carry

additional noise and safety concerns, possibilities for developing a new site for an expanded airport should be identified and explored. Updates of the Airport Master Plan should be completed using a public involvement process, utilizing professional transportation consultants, specializing in airport planning.

### 5.4. Public Transit and ~~Alternative Modes~~ Active Transportation

Planning for mass transit systems, such as shuttles, bus, rail and air traffic systems, will become an important component in a future Kanab City Transportation Master Plan. As a community grows and improves, greater emphasis and desire is placed on the development of public transit systems. The City may find it beneficial to work with Kane County to develop a future transit/bus system for service within Kanab and to other area communities.

Kanab City does not currently offer regularly-scheduled public transportation service. The Kane County Council on Aging operates a transportation service to transport senior citizens to medical appointments, shopping and activities. As the community grows, planning for public transportation to service the significant population of youth, seniors, people with disabilities, and low income households will improve the mobility of Kanab citizens.

The *Southwest Utah Coordinated Human Service Public Transportation Plan* lists the connection between Kanab and St George as a needed route for public or inter-city bus transportation and this route is also identified as a recommended project in the *UDOT Statewide Inter-City Bus Study*. Several residents of Kanab have expressed need for a shuttle service to St George and there have been recent efforts to formalize a regularly-scheduled service. Kanab City should coordinate with Kane County, the Five County Regional Mobility Council, and area transportation providers to plan for and implement a sustainable public transportation service for

### **Goal:**

#### **Plan airport improvements.**

- Review and update Master Plan including needs for future air transportation in the region.
- Include the public and seek funding for improvements with transportation professionals.

### **Goal:**

#### **Plan for transit and active transportation modes.**

- Explore opportunities for public and/or inter-city transportation for Kanab City.
- Identify corridors where sidewalk, crosswalks, paths and other improvements are needed.

the City.

Active modes ~~Alternative modes~~ of transportation are strongly encouraged in Kanab. Many trips that are made by car could be made on foot or bike with safe, adequate facilities. Bicycle and pedestrian pathways, crosswalks and other infrastructure would allow for easy access and connection to most areas of the City. For more information, see Chapter 7, Parks and Recreation, and *Exhibit C*, Parks and Trails Master Plan.

### TRANSPORTATION GOALS *(Timing and Agency columns deleted)*

Goals	Strategies	Actions
<b>1. Prepare a Maintain and Update the City's Transportation Master Plan.</b>	<del>A. Planning Commission will work with a transportation engineer consultant.</del> A. Prioritize and maintain a plan for road construction <u>and other transportation</u> projects.	i. <del>Retain transportation professionals to review and determine broad category elements that should be included in the Master Plan.</del> ii. <del>Promote and assist plans for additional traffic lights at key intersections.</del> iii. <del>Review the needs for adopting new speed limits on various city streets.</del>
	<b>2. Construct road connections and future roadways as shown on Exhibit 6, Kanab Streets Master Plan Map.</b>	i. Develop the 5, 10, and 15 year Capital Improvements Plan. Ensure that road construction is included in these plans. ii. <u>Maintain an annual road maintenance plan and provide funding for annual maintenance of existing roads.</u>
<b>3. Install street and sidewalk improvements throughout the downtown area.</b>	<del>B. Encourage the connection of future developments to access on to Highway 89 and SR 11. Ensure that future development provides connections outlined in the Transportation Master Plan.</del>	i. During Development Committee meetings, ensure that these connections are a priority (if applicable).
	A. Explore funding opportunities such as special improvement districts and other grants.	i. The Beautification Committee will work with the Planning Commission and Public Works.

### TRANSPORTATION GOALS *(Timing and Agency columns deleted)*

Goals	Strategies	Actions
	B. Prioritize and maintain a plan for downtown improvements.	i. The Beautification Committee will participate in the Downtown Historical Overlay process.
<b>4. Improve the community entrances on all three entryways.</b>	A. Plan and Install community entrance improvements.	i. Retain transportation professionals to review and determine broad category elements that should be included in the community entrance improvements.
<b>5. Plan for future loops, bypass roads, truck routes and belt routes.</b>	A. Prioritize and maintain a plan for road construction projects.	i. Consider the economic and transportation effects of new road construction.
<b>2. Plan improvements to the airport with expanded facilities.</b>	A. Using a public involvement process, Review and update the Master Plan, including a review of all future air transportation needs in the region surrounding Kanab City.	i. The Airport Board should include transportation professionals to review and determine broad category elements that should be included in the Master Plan. <u>Involve the public in the process and seek funding for future airport improvements and expansion in consultation with a professional transportation consultant.</u>
<b>3. Work with Kane County in developing plans for a future transit/bus system for service within Kanab City and to other area communities.</b> <b><u>Plan for transit and active transportation modes.</u></b>	A. Using a public involvement process, review and update the Master Plan, including a review of the area transit needs. <u>Explore opportunities for public and/or inter-city transportation for Kanab City.</u>	i. Periodically review the needs for a transit system. <u>Support plans that identify the needs for public and inter-city transportation in Kanab.</u>  ii. <u>Coordinate with Kane County, Five County Mobility Council, UDOT and area transportation providers to implement the transportation service.</u>

### TRANSPORTATION GOALS *(Timing and Agency columns deleted)*

Goals	Strategies	Actions
	B. Identify corridors where sidewalk, crosswalks, paths and other improvements are needed for improved bicycle and pedestrian safety and access.	i. Include identified priority projects in capital improvement plan for implementation of projects
		ii. Coordinate efforts with Parks and Recreation Department.

### Chapter 6: Housing



### Key Points

- Introduction
- Housing Density Mix
- ~~Affordable Housing~~
- Senior Citizen Housing
- Orderly and Beautiful Residential Development



#### Note:

~~Text~~ = *proposed new*    ~~Text~~ = *proposed remove*

#### 6.1. Introduction

This chapter focuses on the need for varied housing opportunities in Kanab. ~~Kanab City has adopted an Affordable Housing Plan to address current and future affordable housing needs, which meets the requirements of Utah State Code, Section 10-9-307 (see Appendix F). This plan is a vital appendix to the General Plan and should be reviewed biennially.~~

~~In 2000, the average housing value was listed at \$106,100 in the 2000 Census. Local 2006 estimates show the current average housing value at near \$250,000 (including single family homes and mobile/manufactured homes), which is double the Census estimate calculated less than seven years earlier. The housing market in Kanab is comprised of approximately 75% single family detached homes, 16% mobile homes and 9% multiple unit attached homes. In 2000, the median monthly mortgage was estimated at \$789, and the median rent is \$446. Both of those figures have increased significantly in recent years, and may have doubled, following the recent increase in housing values. Nearly 58.5% of the homes in Kanab were built prior to 1980.~~

~~Although single family detached homes still account for the majority of housing units (75%), the proportion of these units has decreased in recent years. There has been a steady increase in the proportion of multiple family units to single family units, including both smaller (two or four units) and larger (five or more units) building, in recent years. The number and proportion of modular homes in the city has remained a fairly strong component of Kanab's housing growth, although a slight decrease has been demonstrated in recent years.~~

~~In addition to the strategies addressed in the Affordable Housing Plan, Addressing housing issues,~~ the City has identified the following housing objectives ~~to~~:

- A.... Maintain the current housing density mix.

#### Goal:

**Provide for a mix of single and multi-family housing options.**

- Provide existing rural and low density housing areas.
- Provide for medium to high density areas throughout the community.

- B... Pursue methods for developing more affordable housing options.
- C... Provide several areas, spread throughout town for multi-family housing.
- D... Emphasize higher quality housing.
- E... Encourage quality senior housing projects.
- F... Preserve livable neighborhoods with appropriate zoning enforcement related to the health, safety and welfare of the community.

### 6.2. Housing Density Mix

Seventy-five percent of the housing in Kanab currently falls within a single-family designation. The remaining 25%, representing various types of mobile/manufactured, attached or multi-family housing units, provides most of the affordable housing options in the community. It is the City's desire to preserve existing areas of low-density housing, while at the same time allow for increased quality medium to high-density housing, in designated areas. The Downtown District area, and some areas adjacent to downtown, is where such housing opportunities will be most likely and encouraged.



With increased development of mobile and multiple-family units in recent years, the concept of providing a healthy balance of quality single-family housing is being recognized as an increasingly important goal. Preservation of the single-family nature of Kanab's neighborhoods is desired, except in designated areas in and near downtown.

**Goal:**  
**Provide for affordable low to moderate income housing.**

- Prepare and follow the objectives of the Kanab Affordable Housing Plan.
- Biennially review and update as necessary.

### 6.3. Affordable Housing

The development of multiple family and mobile home projects in recent years have helped the community in providing a certain level of affordable or moderate income housing. However, as home prices continue to increase in the area, it becomes increasingly difficult to meet an acceptable level of affordable housing units for Kanab residents. Through the visioning process of updating this Plan, affordable housing issues ranked among the top community concerns regarding growth in Kanab.

The State of Utah defines moderate income housing as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area (MSA) for households of the same size." In other words, moderate income housing is a function of the particular circumstances and income levels of the community, rather than a type of housing.



The preparation of a Kanab Moderate Income Housing Plan should be pursued to better address current and future affordable housing issues and needs, as well as meet the requirements of Utah State Code, Section 10-9-307. In such a plan, important goals should be established which will help the community to maintain a healthy balance of moderate income housing. The Moderate Income Housing Plan would act as an appendix to this Plan.

### 6.3. Senior Citizen Housing

Seniors play an important role in the community and are a growing faction of the local population. More quality senior housing developments need to be encouraged which will integrate within the single-family low density zones and become an asset to the community. Assisted living residential projects are encouraged in facilities constructed for that purpose.

### 6.4. Infill-Orderly and Beautiful Residential Development

As Kanab continues to grow, residential development could take place on the remaining developable lots found throughout and adjacent to developed areas of the community. Such development is considered preferable to those wishing to live near the downtown area, hospital, library, etc.

A balance and mix of all types of housing is desired in the community, and new construction is encouraged to take advantage of infill development opportunities. Emphasis in developing in-fill ordinances will help protect the character and mix of homes and neighborhoods, especially in the downtown overlay district area.

#### **Goal:**

#### **Encourage quality senior housing developments.**

- Promote the integration of quality senior housing developments.

#### **Goal:**

#### **Encourage orderly and beautiful neighborhoods.**

- Enforce residential zoning requirements.
- Recognize beautification efforts.
- Encourage orderly infill development.

HOUSING GOALS <i>(Timing and Agency columns deleted)</i>		
Goals	Strategies	Actions
<b>1. Maintain the current housing density mix, providing for continued, paced development of both single and multiple family dwellings.</b>	A. Provide areas for residential development with rural densities that ensure compatibility with open spaces and environmentally sensitive areas.	i. Plan and maintain rural density zones near and outside of the current cities boundaries.
	B. Provide low density residential uses.	i. Encourage development of quality single-family housing.
		ii. Maintain existing low density zones for the development of single lot subdivisions and planned residential developments of single-family detached units.
	C. Provide medium <b>to high</b> density residential uses.	i. Encourage diversification within medium density neighborhoods, to include a mixture of low, moderate and high-income housing units.
<b>2. Prepare and follow the objectives of a Kanab Moderate Income Housing Plan. Provide for affordable low to moderate income housing opportunities.</b>	A. <del>Allow accessory apartments and housing units above commercial spaces in the downtown area.</del> <b>Prepare and follow the objectives of a Kanab Affordable Housing Plan.</b>	ii. Promote quality high density developments in appropriate zoned areas.
		<del>i. Make state and federal programs information available to the public.</del>
		<del>i. Develop review and update ordinances that support accessory apartments and housing units above commercial spaces.</del> <b>Biennially review and update, as necessary, the Kanab City Affordable Housing Plan.</b>
	B. Encourage appropriate increased affordable housing opportunities.	<del>i. Review and ensure ordinances support the need for affordable housing.</del>

HOUSING GOALS <i>(Timing and Agency columns deleted)</i>		
Goals	Strategies	Actions
	C. Proactively seek and offer incentives to developers who can provide affordable housing.	i. Ensure that there are ordinances and development agreements in place that support the incentive for building affordable housing within new developments.
	D. Seek grants and organizations to provide or assist with affordable housing.	i. Make state and federal programs information available to the public. ii. Apply for grants when appropriate developments are planned for Kanab City.
<b>3. Encourage the development of quality senior housing projects.</b>	A. Encourage the development of senior housing projects which meet the needs of the community.	i. Promote the integration of quality senior housing developments. within the single-family low density zones.
<b>4. Emphasize and encourage high quality housing.</b>	A. Require high quality construction standards.	i. Ensure the Design Guidelines document is current.
	B. Encourage new housing developments to incorporate zoning that assure quality, maintenance and a visually appealing community.	i. Develop and implement new residential zoning types and ordinances that ensure quality development of large residential housing developments are in the best interest of the city.
	C. Meet with developers in a pre-plan meeting to determine how projects will meet City objectives and standards.	i. Continue with regularly scheduled design committee reviews when requested by developers.
<b>4. Encourage orderly and beautiful residential areas throughout the city.</b>	A. Encourage orderly infill development.	i. Develop in-fill ordinances will help protect the character and mix of homes and neighborhoods, especially in the downtown overlay district.

HOUSING GOALS <i>(Timing and Agency columns deleted)</i>		
Goals	Strategies	Actions
	A. Enforce residential zoning ordinance requirements.	i. Pro-actively enforce the zoning codes. <del>In-fill ordinances will help protect the character and mix of homes and neighborhoods, especially in the downtown overlay district.</del>
		ii. Coordinate enforcement needs and objectives with the Kanab City Building Inspection Department.
		<u>iii. Encourage open spaces in large residential developments.</u>
	B. Recognize the beautification efforts of residential property owners.	i. Utilize programs such as the Yard-of-the Month award.
	<u>C. Encourage orderly infill development.</u>	<u>i. Investigate incentivizing infill development to help protect open spaces and the character and mix of homes throughout the community.</u>

## Chapter 7: Parks and Recreation



### Key Points

- Introduction
- Parks and Recreation Master Plan
- Existing Facilities
- Planned Facilities
- Recreational Trails
- Parks and Recreation Goals

**Note:**

**Text** = *proposed new*    **Text** = *proposed remove*



#### 7.1. Introduction

Providing quality parks, trails and recreation facilities and services which enhance the quality of life of the residents is an important objective of Kanab City. This includes developing plans for recreational trails for public use throughout the city. An emphasis is also placed on supporting and providing cultural activities and services that enhance the community's quality of life.

Kanab City's objective is to provide comprehensive recreation programs, services, facilities and resources that allow and encourage participation by all residents. Parks and recreation facilities can add much and are important to the quality of life of a community.

#### 7.2. Parks and Recreation Master Plan

Like many communities throughout the U.S., Kanab City is experiencing a continuing desire for more recreational opportunities. In 2004 In 2009, the Kanab Parks and Trails Master Plan was adopted which utilized a study, a Kanab Recreational Master Plan was prepared by Utah State University to meet the current and future recreational needs and desires of the community. The plan is intended to provide a proactive "road map" for guiding future planning, design and implementation decisions. The use of parks, trails and recreation facilities will become an integral part of daily life in Kanab through the implementation of this plan (see **Appendix C, Kanab Parks and Trails Master Plan Recreational Master Plan and Design Study**). Plans for parks and recreation in Kanab should be kept current to meet the needs of the community.

Various types of parks and recreation activities and facilities which meet the needs of all community residents and the traveling public are planned and encouraged in the Recreational Master Plan.

### **Goal:** **Implement the Kanab Parks and Trails Master Plan.**

- Review needs for future parks.
- Provide sufficient recreation facilities.
- Promote the preservation of open spaces.

These facilities range from mini to neighborhood to community to regional.

The Parks and Trails Master Plan includes a map and information of existing and proposed facilities and locations. , with guidance from the master plan, was created through the General Plan update process (see **Exhibit 7**, Kanab Parks and Trails Map, below).

In order to better provide parkland amenities to Kanab residents, future development of neighborhood parkland within subdivisions may be accomplished by requiring future development to set aside land in proportion to the demand created by the developments future residents. An alternative to this is a fee in lieu of parkland which is designated for parkland development.



Currently, the City has 14 acres in two parks:

- .....The Jacob Hamblin Park and Ball fields.
- .....The Kanab Creek Ranchos Park.

### 7.3. Existing Facilities

Good parks and recreation facilities for both residents and visitors are highly valued as an important quality of life factor in Kanab. Existing Kanab City parks and recreation facilities include:

The Kanab City Park (Jacob Hamblin Park), located at 500 North 100 East, includes 10 acres and has a little league ball complex, horseshoe pits, three tennis courts, a picnic pavilion, playground equipment, water feature, and restrooms.

The Kanab Creek Ranchos Park, located at 1346 South Vermillion Drive and includes 8 acres. Facilities at the KCR Park include playground equipment, a picnic pavilion and restrooms.

**Swimming Pool**—The City is currently underway with the development of a municipal outdoor swimming pool, which will be located at 515 North 100 East, includes slides, resistance swimming lanes and provides options for various recreation programs. The pool is scheduled to be completed in spring 2007.

**City Baseball Complex / School Ball Fields**, located at 22 West 639 South and includes four little league fields with a central concession and restroom building. Kanab City also shares ball fields with the Kane County School District at the Kanab High/Middle School.

**City Skate Park**, located at the old Middle School site at 100 North and 100 East.

**Levi Stewart Memorial Park**, located at the west end of downtown at 50 North Highway 89.

### **Goal:**

#### **Prepare Trails System Development Plan**

- Detailed plans for funding and phasing.

The Corral Cliffs Golf Course is a privately owned golf course open to the public and is located at 755 East Fairway Drive. Plans include expansion of the course to 18 holes.

Kaneplex Regional Recreational Park—Currently used as a rodeo grounds and ATV area, this complex located southeast of town is planned to provide additional amenities and park areas.

### 7.4. Planned Facilities

Several proposed new parks, trails and open space areas have been identified in the Kanab Parks and Trails Master Plan, as shown on Exhibit 7, below. Through the public involvement activities in the preparation of this plan, several community recreational needs were identified including bike and pedestrian trails, open/natural areas, a community/recreation center, more pavilions/picnic areas, reservoirs/ponds, and more playgrounds (see Appendix A, Public Participation Activities). Planning for these identified needs will become increasingly important as the community grows.



In addition to the facilities identified in the Parks and Trails Master Plan, Kanab City is cooperating with the Bureau of Land Management to develop hiking trails and other open space activities outside of town. In addition to these, more city-wide, neighborhood scale parks should be encouraged with new developments throughout the town. Private and commercially owned recreation facilities should also be encouraged which, in addition to offsetting the expense to the City, would provide more diversity in recreational facilities available to residents and the traveling public.

### 7.5. Recreational Trails

The quality of life in a community is enhanced when it has a system of recreational trails and facilities. A trails system is also an asset to the community transportation network. Increased walking and bicycling is due to the creation of these facilities which leads to a cleaner environment and a healthier population.

Many local trips that Kanab residents currently make in their cars might be made on foot or by bicycle if they could do by establishing safe trail corridors in the city. Where practical, bicycle and pedestrian paths in the city should:

- A. .... Be separated from vehicular traffic.

#### **Goal:**

**Support the needs for future parks, trails and facilities.**

#### **Goal:**

**Maintain support for parks and recreation programs.**

B.....Be constructed with separated bike and pedestrian lanes.

C.....Provide connection between parks and open spaces.

Additionally, There are many beautiful natural areas within minutes of the Kanab community, which can have easier access through a well-planned hiking and equestrian trails system. A system of trails in and near Kanab has been planned, with details as shown in the Kanab **Recreational Parks and Trails** Master Plan - **Appendix C**. Further trails detail and planning should be undertaken in a Trails System Development Plan, defining funding options and trail construction standards.

Both existing and planned Kanab trail alignments are defined and recommended in the master plan, and as defined below, are shown on **Exhibit 7, Parks and Trails Map**.

### Existing and Proposed Kanab Trails:

**Squaw Trail** — Located north of town with a trailhead near Jacob Hamblin Park. The trail traverses the red rock rim, with great views of Kanab and the surrounding area, and ties into Tom's Canyon Trail.

**Tom's Canyon Trail** — Located northeast of town, used for both horseback riding and hiking. A connection is planned through La Estancia neighborhoods.

**K Hill Trail** — A access trail to the "K" just northeast of downtown. The trail is planned to connect Tom's Canyon Trail to Pugh Canyon Trail.

**Pugh Canyon Trail** — Located northeast of the Coral Cliffs golf course community, used for both horseback riding and hiking. Public access through Coral Cliffs is planned. The trail skirts residential development and accesses public lands in the canyon.

**Downtown Trails** — Several street-side trails are planned through the central community, including along parts of Highway 89 and other city streets. Trails (may include wide sidewalks and bike lanes) should be developed within street right of ways.

**Southern Connector Trails** — A system of trails leading to amenities south of town, including Kane Plex and the future Jackson Reservoir.

**Jackson Reservoir Trails** — A recreational trail system surrounding the Jackson Reservoir.

**Old Canal Trail** — A future trail planned on the easement areas of the now underground canal, which should connect to Kane Plex to the south and connect to Highway 89 to the north.

**Kanab Creek Trail** — A beautiful corridor along the creek provides an excellent setting for this planned community trail, with access to the downtown area, and connecting Kanab to regional areas to the north and south.

**Levi Stewart / Western Cliffs Trail** — A planned trail system which crosses the Kanab Creek and provides a northern access to the western cliffs area.

**Kanab Creek Ranchos Trails** — Traversing through neighborhood streets in the Kanab Creek

Ranchos residential area, and connecting to the City park in the area, this planned trail will provide access to the western cliffs area and tie into the Bunting Trails.

Bunting Trails—Upper and lower trails accessing the southern portion of the western cliffs. Rough trails exist which should be planned for improvements

### PARKS AND RECREATION GOALS *(Timing and Agency columns deleted)*

Goals	Strategies	Actions	
<b>1. Implement and keep updated the Kanab Recreation Parks and Trails Master Plan.</b>	<b>A.</b> Establish a Parks and Recreation advisory committee to assist in the implementation and updating of the plan.	i. Hire a professional Parks and Trails Planner to help prepare, adopt and implement a Recreation Master Plan.	
		ii. Utilize the Parks and Recreation advisory committee to assist in the planning.	
	<b>B. A.</b> Review the need for parks to meet the future needs of the community.	i. Target areas in need of parks and follow recommendations of the Parks and Trails Recreation Master Plan and the Capital Facilities 1, 5, 10 and 20 year plans.	
		ii. Coordinate with Parks and Recreation Committee for future plans.	
	<b>C. B.</b> Provide for sufficient recreational facilities for residents and visitors of all ages and youth recreation.		i. Encourage and support developing plans for an indoor community recreation center.
			ii. Assess needs and develop plans for additional playground and picnic areas throughout the city.
iii. Complete the bidding and construction for an outdoor swimming pool.			
ii. Create and update priority list for the improvement of existing and development of other needed facilities.			

### PARKS AND RECREATION GOALS *(Timing and Agency columns deleted)*

Goals	Strategies	Actions
	<p><del>D.C. Establish policies and programs for preserving</del> <b>Promote the preservation of</b> open spaces and greenways throughout the city.</p>	<p><del>i. Adopt an ordinance which establishes the use and parameters of open space, including clustering and other open space preservation methods;</del></p> <p><del>ii. Develop a plan and priorities for acquiring parcels planned for parks and opens spaces.</del></p> <p>i. Encourage and enforce the allocation by new developments of open space for planned neighborhood parks, recreation trails or other open spaces where possible.</p> <p>ii. The Parks and Recreation committee will recommend additional areas / parcels to be preserved as part of Kanab City's open space preservation efforts.</p>
<p><b>2. Prepare a detailed Trails System Development Plan.</b></p>	<p><del>A. Plan a trails system throughout the city which connects with regional hiking, ATV, and new developments.</del></p> <p><b>B. Prepare development details and a plan for funding the construction of the trails system and parks plan in phases to implement trail alignments identified in the Parks and Trails Master Plan.</b></p>	<p><del>i. Ensure that new developments have a trails plan that connects to regional surrounding trail system.</del></p> <p><b>ii. Plan for trail connections with Highway 89 and the Great Western Trails system</b></p> <p><del>iii. In conjunction with the Parks and Recreation Committee, prepare a detailed trails and development plan. See 1A.i. in this section.</del></p> <p><del>iv. Seek and acquire any available funding.</del></p> <p><del>v. Approve the plan and budget for each trail.</del></p>

### PARKS AND RECREATION GOALS *(Timing and Agency columns deleted)*

Goals	Strategies	Actions
		<p>vi. Arrange the participation of any in-kind and volunteer assistance.</p> <p>iii. Prepare plans in conjunction with the Parks and Recreation Committee. prepare a detailed trails and parks development plan.</p> <p>iv. Seek and acquire any available funding.</p> <p>v. Approve the plan and budget for each trail./park</p> <p>vi. Arrange the participation of any in-kind and volunteer assistance.</p>
<p><b>4. Review and support Establish impact fees to cover the projected needs for city-wide parks, trails and recreational facilities.</b></p>	<p>A. Ensure the Capital Facilities Plan and Capital Investment Plan are updated and reviewed on an annual basis.</p>	<p>i.. Submit the Capital Facilities Plan for City Engineer Review.</p> <p>ii. Adopt impact fees when necessary to maintain the level of service for parks and trails. Adequately apportion impact fees to maintain the expected level of service over the life of facilities.</p> <p>iii. Consider funding through the Capital Investment Plan annually.</p>
<p><b>4. Maintain support-Increase staff for parks and recreation programs and facilitate oversight.</b></p>	<p>A. Hire a parks and Recreation Director. Coordinate plans with the County and regional agencies.</p>	<p>i. Review options and abilities to sponsor new events, celebrations, outdoor concerts and community theater presentations. Combine plans and resources where possible.</p>

### PARKS AND RECREATION GOALS *(Timing and Agency columns deleted)*

Goals	Strategies	Actions
	B. Support and encourage community cultural activities.	i. Offer assistance and support to the continuance and improvement of the annual Symphony of the Canyons Concerts and the Western Legends event.
		ii. Foster an environment where cultural organizations can develop and flourish in the community.
	C. Assess needs for and sponsor additional community events and celebrations.	i. Establish a volunteer community events board.
		ii. Review options and abilities to sponsor new events, celebrations, outdoor concerts and community theater presentations.

### Chapter 8: Public Services



## Key Points

- Introduction
- Municipal Services
- Community Services
- Educational Support
- Public Services Goals



**Note:**

**Text** = *proposed new*      **Text** = *proposed remove*

### 8.1. Introduction

This chapter addresses the various aspects and policies of public facilities, services and activities in the City including administrative offices, library, public works, and public safety facilities. ~~The City, through its organizational structure, administers the City's water, wastewater, storm drainage, and other public facilities.~~ Other community services are also addressed herein.

### 8.2. Municipal Service

#### City Administration

The Kanab City Administration strives to provide effective and efficient public services to the community, while operating within its budget. In addition to offering services through its employees, numerous volunteers provide tremendous support to the City to help accomplish various community goals.

~~The Kanab City Offices are located in the City and County Building at 76 North Main Street. Offices and services found within this building include the Mayor's Office, City Council / Planning Commission chambers, administrative offices, as well as the Justice Court and Kane County offices.~~

~~The Kanab City governing body consists of six members: five council members and a mayor. The municipality employs approximately 25 people on a regular basis in the administration, public works, parks, police, fire and power departments. Seasonal employees include up to 20 additional people. In addition to these city employees, there are numerous volunteers who serve on 12 different advisory boards or committees.~~  
*(update numbers)*

**Goal:**  
**Provide effective and efficient public services.**

- Maintain sufficient levels of staffing and programs to serve the public needs, administered with a customer-friendly attitude.

### Public Works

The Kanab City Public Works Department strives to make the City an accessible, functioning and healthy community. Office and maintenance facilities are located at 1150 Chinle Drive. Services of the Public Works Department include Water, Sewer, Streets, Fleet, City Parks, and the Cemetery. In providing City services, the Public Works Department strives to be organized, trained and to operate in an orderly and diligent process.

In cooperation with the Capital Facilities Plan, the public works department continually plans for the maintenance of the City's streets, water, drainage and sewer infrastructure. The City is implementing an annual drainage program, which is tied to a long-term program, aimed to resolve drainage problems. As the City grows, new water sources will be necessary, and the department plans to drill new wells to meet this demand. In addition to regular cleaning and maintenance of sewer systems, the City plans to connect the Ranchos area, which is currently on septic systems, to the sewer system in the long term. Several road and sidewalk improvements and connections are planned throughout the community (see Chapter 5, Transportation and Appendix G, Transportation Master Plan). The City aims to maintain paved streets to optimize service life and reduce future costs.

Several road improvements and connections are planned throughout the community (see Chapter 5, Transportation). With these improvements, the City will need to plan for the installation of sidewalks in various areas. The City of Kanab currently has 44.32 miles of streets to maintain, and 1,100 stop and yield signs to keep in good repair.

Kanab City will collect impact fees and maintain a current Capital Facilities Plan and explore ways to pay for future infrastructure.

### Water

**Kanab City's drinking water is one of the best in the state. It has been filtered through several hundreds of feet of Navajo Sandstone.**

Kanab has 12 wells, with a total water capacity of 2,500 gallons a minute, and eleven springs that produce 110 gallons a minute. There are four storage tanks that hold 5,000,000 gallons. Kanab City's drinking water is one of the best in the state. It has been filtered through several hundreds of feet of Navajo Sandstone. Public drinking water is tested against both state and federal drinking standards.

Current water resources will allow approximately 3,500 additional connections to the system before additional water sources will need to be obtained, but would require upgrades to the delivery/distribution system. Possible future water sources include the proposed Kane County Water Conservancy District Jackson Flat Reservoir and the Lake Powell Pipeline. The distribution system

**Goal:**  
**Provide sufficient water, sewer and drainage resources and systems**

- Maintain existing Infrastructure.
- Develop additional resources
- Follow the goals of the Capital Facilities Plan.
- Review impact fees and adjust as necessary.

can supply enough water for approximately 1,100 additional connections before upgrades will be necessary.

### Sewer (*update numbers*)

Kanab City operates a sewer lagoon facility with 4 lagoons and a potential service capacity of 10,000 people. The total number of sewer connections the City maintains is 1,200. The average flow pre residential connection is 236 gallons per day, and the average flow per commercial unit is 700 gallons per day.

Expansion and improvements to the sewer system are being planned to provide service to a greater portion of Kanab residents. Currently about 59% of the population has sewer service. The Kanab Creek Ranchos area is currently serviced by private septic systems, but is projected to eventually connect to the City system. The Equivalent Residential Unity (ERU) capacity of the sewer lagoons (2,696 ERUs) will allow for more than double the amount of current ERUs serviced (approximately 1,100 ERUs).

### Power

Kanab City is serviced by Garkane Power.

### Public Safety Police Department

The Kanab City Police Department is responsible for approximately 5,500 residents living in a 12 square mile area, with an added 3,000 visitors during the tourist season. The Department currently employs six full time and eight reserve officers. The City plans to increase law enforcement presence in town as funds become available. In addition, the department, which is currently housed at 140 East 100 South, plans to relocate to a new City Hall or Public Safety Facility, when available. The Kanab City Police Department, located at 140 East 100 South, has six full time officers, eight reserve officers from outside the departments, one full time animal control officer, and one full time secretary. The Department is responsible for approximately 5,500 residents living in a 12 square mile area. During the tourist season, which is approximately seven months long, an added 3,000 plus people stay in Kanab per day.



### Fire Department

Kanab Fire Department is a volunteer department serving the citizens of Kanab City and Kane County. The Department is currently planning to repair and remodel both fire stations in the City and replaces and enhances its fleet of vehicles, as needed. In order to make the community more resistant to hazardous conditions and maintain the capability to respond to emergencies, the department is working to implement an Emergency Operations Plan. Emergency vehicles include 2 fire engines, 1 truck, 3 brush trucks, 1 rescue / extrication truck, and the County also houses 2 ambulances at the

station. The main station is located at 601 South 100 East. A second station is located in the Ranchos area, which is currently used for storage and future certification training. An average of 20 fire personnel is on the roster, six of whom are also Emergency Medical Technicians with the Kane County Ambulance Service.

### City Library

Located at 374 N. Main Street, the Kanab City Library is one of the foremost library facilities in Kane County. The Kanab City Library enriches the lives of its citizens by fostering lifelong learning by providing access to information, materials and services that address the educational, cultural and recreational needs of the community. The Library will continue to offer programs and services that are responsive to changing technology and community needs.

Equipment and services include: Books, magazines, newspapers; videos and DVDs; audio cassettes and CDs; Inter Library Loans; Fax Machine; Photo Copier; Computer Lab with public access to the internet, word processing Microsoft Office software; CD-ROM/Word processing station; laptop connection; printer (black/white and color).

Programs include: Children's programs; summer reading programs; special collection; Southwest collection; American Liberties collection; Spanish collection; Japanese collection; large print books and the Parent Resource Center.

### **Goal:**

**Develop plans for a center for conferences, higher education, recreation and seniors.**

## **8.3. Other Community Services**

### Communications

Local telephone service is provided by South Central Communications and long distance service is provided by AT&T. A local office provides a full range of services including maintenance, installation, etc. South Central also provides fiber optics, dsl, and cell phone coverage. Alltel and Verizon also provide cell phone coverage. XpressWeb is the main internet service provider in Kane County. As Kanab grows these facilities will be expanded which will depend on the type and extent of actual growth.

### Medical Facilities

Medical amenities in Kanab include a hospital, rest home facilities, and ambulance and EMT services, including chiropractic, dental and mental health facilities. Other health care facilities in town include the Kanab City Medical Clinic, Linton Chiropractic, Bentley Chiropractic, Kanab Dental and Clinic Genesis Dental, Kane County Eye Clinic, and a Southwest Utah Mental Health facility.

### Hospital



Kanab City is home to the George R. Aiken Hospital and Skilled Nursing Facility. The hospital is licensed for thirty three beds, thirteen of which are allocated to the skilled nursing facility. The hospital provides services such as acute primary care; obstetrics; surgery; physical therapy; respiratory therapy; twenty four hour lab, x ray and emergency room facilities; and home health care. The hospital has four on staff physicians and enjoys the benefit of fourteen consulting physicians, and one physical therapist. Hospital services also include an ambulance service and workshops dealing with obstetrics; rheumatoid allergies; orthopedics; cardiology; and pediatrics.

### Solid Waste

Kane County has created a special services district which operates a regional solid waste disposal program.

### Education

Kanab City supports an excellent base of public education facilities including the Kanab High School, Kanab Middle School and Kanab Elementary School.



According to the 2000 2012 American Fact Finder of the U.S. Census Bureau, 23.3% 22.7% of the eligible population (18 years and over) in Kanab has bachelor's degrees, while 86.7% 94.7% of Kanab's eligible population has graduated from high school. School enrollment from kindergarten through high school is around 784 776, while nearly 160 98 residents are enrolled in

college or graduate school programs.

Under a collaborative effort between Southwest Applied Technology College and the Kane County School District, an 8500 square foot UCAT Campus is being constructed, which will provide technical training for both secondary and adult students. Evening, weekend and summer courses will be open to both high school and adult students.

The City of Kanab recognizes the importance of maintaining high levels of education enrollment and available quality programs for all ages. City leaders should be working with regional higher education institutions including Dixie State College and Southern

### **Goal:**

**Increase staff to provide oversight for community planning and development.**

of Kanab's eligible high school. School

### **Goal:**

**Provide excellent support to educational institutions.**

- Reach out to and participate with various entities to enhance educational opportunities.

Utah University to provide more educational opportunities for Kanab residents.

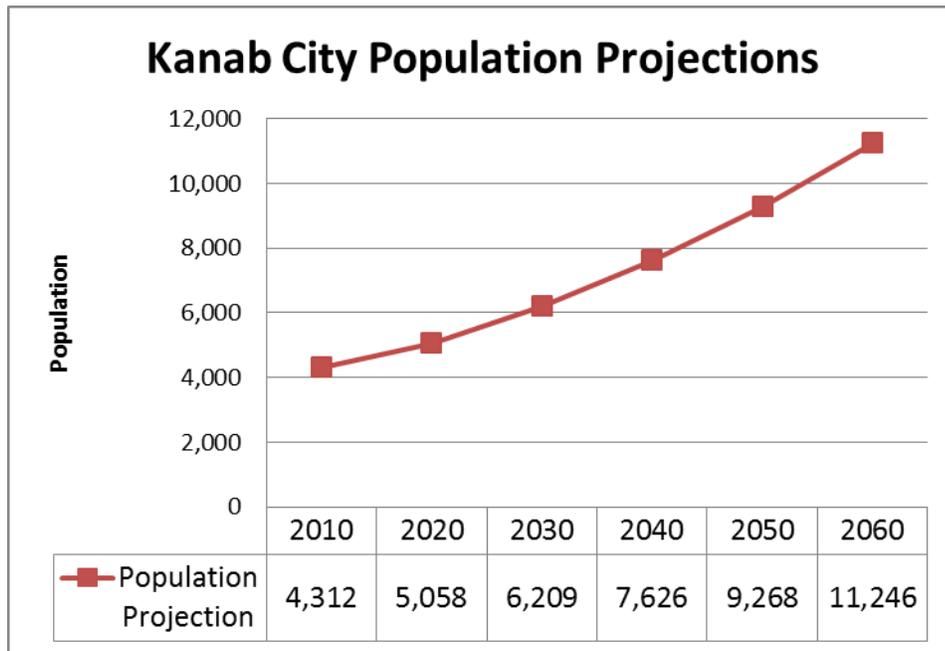
PUBLIC SERVICES AND FACILITIES GOALS		
Goals	Strategies	Actions
<b>1. Provide effective and efficient public services to the community.</b>	A. Maintain sufficient levels of staffing and programs to serve the public needs, which are administered with a customer-friendly attitude.	i. Provide efficient functioning and a service oriented atmosphere in the City Administrative Offices.
		ii. Expand and improve the services available at the City Library.
		iii. Continue to meet the demands for the quality delivery of public utilities and Public Works services in an orderly and efficient manner.
		iv. Maintain a police force which is dedicated to the ideal of a crime-free society, which enforces the law in a fair and impartial manner.
		v. Maintain a fully-staffed, trained and certified Fire Department to provide to the community excellent service in fire suppression and emergency medical services.
		vi. <del>Repair and remodel both City Fire Stations.</del>
		vi. Maintain parks and recreational activities for youth and adults.

PUBLIC SERVICES AND FACILITIES GOALS		
Goals	Strategies	Actions
<p><b>2. Provide sufficient water, sewer and drainage resources and systems to support the future growth of the community.</b></p>	<p>A. Maintain existing, water, drainage and sewer infrastructure</p>	<p>i. Replace and upgrade old water, sewer lines and equipment.</p>
		<p>ii. Establish a standardized storm drainage criterion which sets the desired capacity of the storm drainage piping system in the City.</p>
		<p>iii. Clean entire sewer system on a 3 year cycle.</p>
	<p>A. Develop additional community water, drainage and sewer resources.</p>	<p>i. Explore the development of water resources through additional springs development, well extraction sources and a booster pump station.</p>
		<p>ii. Update and maintain the Develop a Water Resources Plan (Appendix D).</p>
		<p>iv. Implement a drainage improvement program, which resolves nuisance drainage issues in the City.</p>
<p>v. Pursue connecting Kanab Creek Ranchos and other unserved areas to the sewer system.</p>		
<p>B. Provide for the community needs for pressurized irrigation and re-use water systems.</p>	<p>i. Develop plans for the installation of pressurized irrigation and re-use water systems.</p>	

PUBLIC SERVICES AND FACILITIES GOALS		
Goals	Strategies	Actions
	C. Maintain and follow the goals of the Capital Facilities Plan.	i. Yearly update the 1, 5, and 10 year Capital Improvement Plans.
	D. Develop a master plan for the use and development of the Jackson Reservoir.	i. Work with the Kane County Water Conservancy Board by including the Jackson Reservoir in the Future Land Use Map and General Plan.
	E. Participate in the planning of the future Lake Powell pipeline development	i. Work with the Kane County Water Conservancy Board by providing planning assistance.
	F. Review impact fees and adjust as necessary to pay for system extensions to provide services to future development.	i. Yearly review impact fees by implementing an ordinance to include an adjustment based on yearly material inflationary costs.
<b>3. Provide excellent support to educational institutions. Develop plans for a 'Conference / Higher Education Center for the Arts and Sciences'.</b>	A. Encourage and facilitate the improvement of elementary and secondary education in Kanab.	i. Meet on a regular basis with Kane School District representatives to support efforts to improve education for Kanab City citizens.
	B. Continue to support the growth and development of the regional colleges.	i. Meet on a regular basis with leaders at the regional colleges to understand the current issues, challenges, needs and community impacts of the school and campus.
		ii. Provide a public open forum for community college issues and interaction.

PUBLIC SERVICES AND FACILITIES GOALS		
Goals	Strategies	Actions
	C. Reach out to and participate with various entities to enhance educational opportunities that would benefit and can assist (High School, Best Friends, SUU/Dixie, County, BLM, Forest Service, National Parks, Regional educational facilities, etc.)	i. Support and help facilitate community involvement in coordination with educational entities. the effort to gain buy-in from all participants.
	D. Review facility needs and seek developers/investors.	i. Help to obtain professional assistance to spear head the effort.
	E. Work with state representatives to obtain funds for planning efforts.	i. Educate our state representatives of the need based on buy-in from impacted participants.
<b>4. Develop plans for a multi-purpose center for conferences, higher education, recreation and seniors.</b>	A. Review facility needs and seek developers/investors.	i. Help to obtain professional assistance to spear-head the effort.
	B. Work with state representatives to obtain funds for planning efforts.	i. Educate our state representatives of the need based on buy-in from impacted participants.
<b>5. Increase staff to provide oversight for community planning and development.</b>	A. Hire a City Planner and/or City Engineer.	

### Exhibit 1 – Kanab Population Projections



\*Source: Utah State Office of Management and Budget, 2012

### Exhibit 2 – Kanab Demographics

Source: U.S. Census Bureau, Census 2010			
<b>Population and Density</b>		<b>Class of Worker</b>	
Total Population	4,312	Private wage and salary workers	63.6%
Total land area in square miles	14	Government workers	21.5%
Density per square mile	308	Self-employed (not incorporated)	12.4%
<b>Sex and Age</b>		<b>Employment by Industry</b>	
Male	48.5%	Agriculture, forestry, fishing and hunting, and mining	4.3%
Female	51.5%	Construction	8.1%
Median Age	40.1	Manufacturing	7.1%
<b>Households</b>		Wholesale trade	1.3%
Total households	1,729	Retail trade	11.4%
Average household size	2.44	Transportation and warehousing, and utilities	8.6%
Average family size	3.08	Information	1.2%
<b>School Enrollment</b>		Finance, insurance, real estate, and rental and leasing	3.9%
Kindergarten through High School	776	Professional, scientific, management, admin, waste mgmt	4.9%
College or graduate school	98	Educational, health, social services	16.1%
<b>Educational Attainment</b>		Arts, entertainment, recreation, accommodation, food services	14.1%
High school graduate or higher	94.7%	Public administration	8.3%
Bachelors degree or higher	29.5%	Other services	10.7%
<b>Employment Status (16 yrs+)</b>		<b>Commuting to Work</b>	
Labor Force	2,256	Mean time to work in minutes	10.6
Unemployed	2.9%		
Females employed	63.9%		
<b>Income</b>			
Median household income	\$50,265		
Median family income	\$62,288		
Per capita income	\$23,927		

# KANAB

## General Plan

### Exhibit 3 – Land Use Chart

Land Use Designation	Zones	Typical Density	Policy Intent
<b>Agricultural</b>			
Residential/Agriculture Zones	RA-2, 5, RA-10	1 units/2-10 acres	Residential and agricultural development on large lots
<b>Residential</b>			
Very Low Density Zones	RR-1	1 unit/acre	Very low density, single-family development which allows limited farming activities
Low Density Zones	R-1-15 R-1-20	2-3 units/acre	Low density, single-family development
Medium Density Zones	R-1-8 R-1-10 KCR-720	3.3-5 units/acre	Single-family, medium density development
High Density Zones	RM-7,9	7-9 units/acre	Single and multiple residential development
Very High Density Zones	RM-11, 13,15	11-15 units/acre	Multi-family residential uses
<b>Commercial</b>			
<u>Downtown Commercial Zones</u>	C1	--	Downtown area specialty /convenience buying outlets
<u>General Commercial Zones</u>	C2	--	Mixed commercial uses and comparison shopping centers
	C3	--	Commercial uses for thoroughfare and highway-related activities
<b>Manufacturing</b>			
Manufacturing and Distribution Zones	M1	--	Planned business parks for quality, high-tech industrial uses
	M2	--	Light manufacturing and commercial uses
	M3	--	Large warehousing and heavy manufacturing
<b>Overlays</b>			
Overlays	<del>DO</del>	--	<del>Downtown—Commercial</del>
	<del>TCO</del>	--	<del>Transitional</del>
	<del>ECPO</del>	--	<del>Entry Corridor Protection</del>
	<del>DD</del>	--	<del>Downtown District—Residential</del>
	PD	--	Planned Development
	CPD	--	Planned Commercial Development
	<del>DPO</del>	--	<del>Downtown Parking</del>

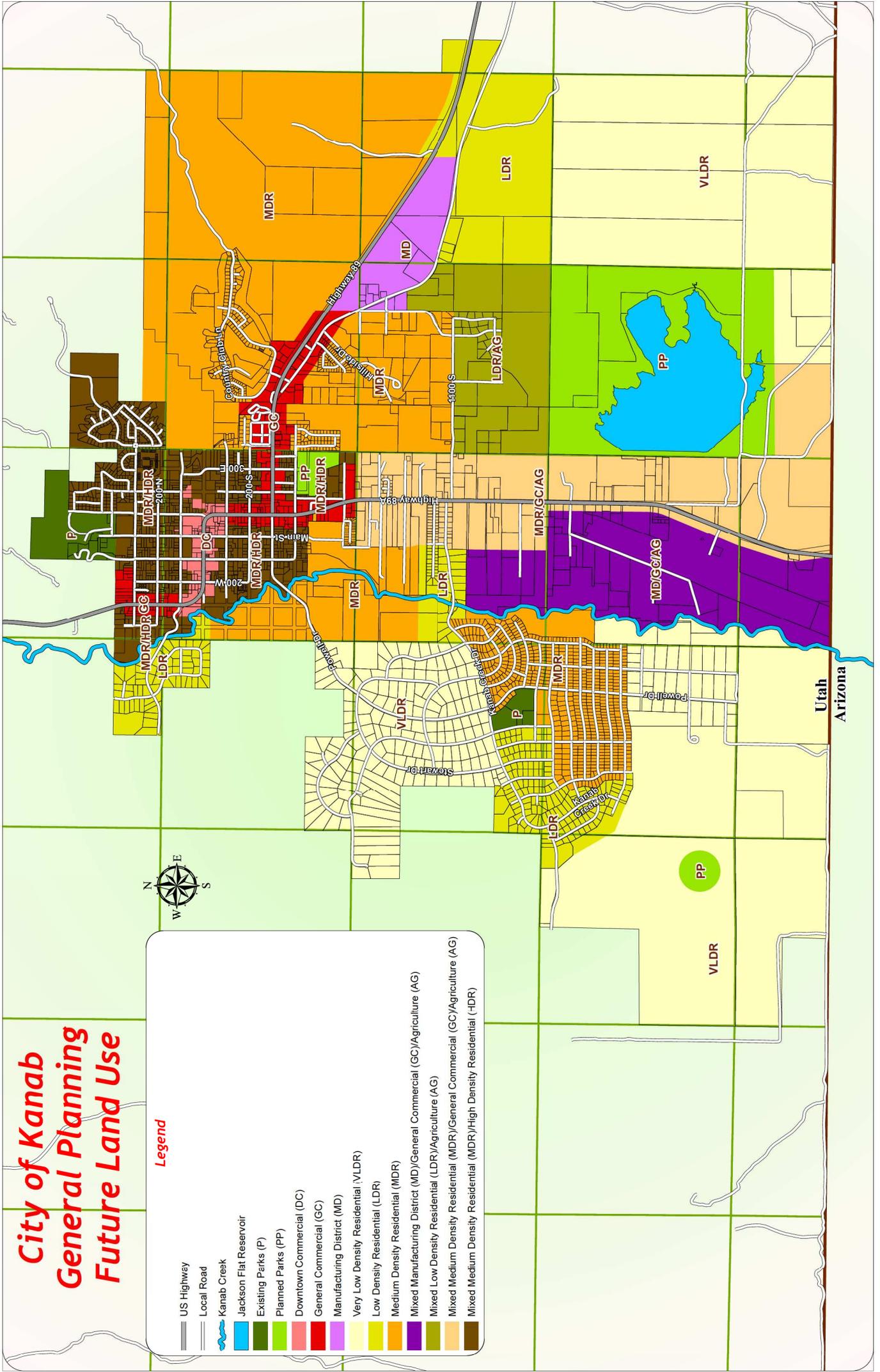
Adopted March 13, 2007

Revised August 25, 2009

# City of Kanab General Planning Future Land Use

## Legend

- US Highway
- Local Road
- Kanab Creek
- Jackson Flat Reservoir
- Existing Parks (P)
- Planned Parks (PP)
- Downtown Commercial (DC)
- General Commercial (GC)
- Manufacturing District (MD)
- Very Low Density Residential (VLDR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- Mixed Manufacturing District (MD)/General Commercial (GC)/Agriculture (AG)
- Mixed Low Density Residential (LDR)/Agriculture (AG)
- Mixed Medium Density Residential (MDR)/General Commercial (GC)/Agriculture (AG)
- Mixed Medium Density Residential (MDR)/High Density Residential (-HDR)



Utah  
Arizona

### Appendix A – PUBLIC PARTICIPATION SUMMARY RESULTS

#### *March 12, 2013 Joint Work Session: Update Objectives*

- Address Viresco issues
- What level of manufacturing zones is wanted?
- Review how Land Use Ordinances support economic development
- Simplify the plan format
- Review approval and permitting process
- Identify downtown / welcome locations
- Add a section on technology?
- Who should be involved?
- Update the demographics and growth rate

#### *April 9, 2013 City Council Meeting: Strengths, Weaknesses, Opportunities and Threats*

##### **STRENGTHS**

- Beauty of the area
- Friendly people
- Heritage
- Quality of life
- Tourism
- Small town
- “Western Classic” image
- Safety / security
- Best Friends

##### **WEAKNESSES**

- Empty stores
- Vacant housing
- Lack of natural gas / redundant power
- Lack of major transportation
- Infrastructure
- Geographic location
- Not enough low income housing
- Not working together well
- Dependence on seasonal
- Limited post-high school opportunities
- Lack of youth entertainment
- Lack of a community center
- Lack of downtown parking

##### **OPPORTUNITIES**

- Diversity of people
- Airport
- Tourism amenities / services
- Industrial growth
- Natural beauty
- Outlets / shopping (tourism)
- Kanab as a destination
- Bicycle trails
- High tech development
- Colleges / vocational schools
- Extractive industries (lumber, coal)

##### **THREATS**

- Aging infrastructure
- Changing demographics (dysfunction)
- Resort city sales tax
- Lack of economic diversity
- Encroaching heavy industry
- Litigation – Viresco
- Financial position of the City
- Closure of public lands and resources
- Not keeping town clean and pretty

### APPENDICES

#### *May 9, 2013: Community Workshop: Worries and Wishes*

#### WORRIES

- Downtown identity
- Light pollution
- Business friendly
- Over-regulation of property rights
- Preserve clean air and water
- Revisit the Charette
- Preserve viable agriculture
- Lack of diverse economy
- Clarity in nuisance ordinances
- Aging water lines
- Selective enforcement of ordinances
- City sewer and no septic
- Sense of community (more meetings)
- Heavy truck traffic through town
- Property values affected by neighbors
- Unify new residents with the old
- Continue streetscaping and lights
- Educated workforce / higher education
- City's responsibility for maintenance
- No electronic signs

#### WISHES

- Improved community image
- Work towards green energy
- Education center for higher education
- A community center (recreation/seniors/convention)
- More entertainment, recreation
- Focus on support of local businesses
- Encourage natural resources, extraction industries
- Fill vacant commercial spaces, done through the free market (balance)
- Walk/bike path connections
- Greater recognition/support for tourism and the impact of seniors
- More charitable programs
- A fire wise and safe community
- More private ownership of public lands (17% goal)

#### ELECTRONIC POLLING

- Top reasons to live in Kanab: rural, scenery and job
- Most important value: respecting the environment
- City ordinance requirements to develop, etc. are difficult to work with
- Nuisance complaints are responded to poorly
- Establishing and enforcing property standards for weeds, junk etc. is very important
- Regulating unlicensed vehicles is important
- Most appropriate area for industrial development: near the airport or none
- Technology and light industries most important
- Multi-family housing should be distributed throughout the community
- Accessory apartments should be allowed
- Bike paths are most needed recreation facility
- Most are willing to pay additional taxes for trails and indoor swimming pool
- Preserving open space in town and in undeveloped hills is important
- Most important issues: economic development/jobs and limiting industrial development
- Preservation of small town lifestyle is important

### APPENDICES

#### *May 2013 Public Survey*

**1. Great importance is placed on the following:**

- Natural beauty of the area
- Preserving environment and open spaces
- Preserving a small town atmosphere
- Outdoor recreation opportunities
- Bike and walking paths
- Nice, livable neighborhoods
- Economic vitality and development
- Attracting more retail and restaurants
- Plan/permit multi-family in several areas

**2. Improvements are needed in the following:**

- City communication with residents
- Youth activities
- Recreation facilities
- Sidewalks in many areas
- Enforcement of nuisances: junk, weeds, etc

**For more complete public participation results, please visit <http://kanab.utah.gov/>**

## Appendix B – KANAB CITY ANNEXATION POLICY PLAN

The Kanab City Annexation Policy Plan is an Appendix to the General Plan

-Found under separate cover-

**Appendix C – KANAB CITY PARKS AND TRAILS MASTER PLAN**

The Kanab City Parks and Trails Master Plan is an Appendix to the General Plan

-Found under separate cover –

**Appendix D – KANAB CITY WATER RESOURCES PLAN**

The Kanab City Water Resources Plan is an Appendix to the General Plan

-This plan is still being developed –

- Found under separate cover –

**Appendix E – CAPITAL FACILITIES PLAN**

The Kanab City Capital Facilities Plan is an Appendix to the General Plan

- Found under separate cover –

**Appendix F – AFFORDABLE HOUSING PLAN**

The Kanab City Affordable Housing Plan is an Appendix to the General Plan

- Found under separate cover –

**Appendix G – TRANSPORTATION MASTER PLAN**

The Kanab City Transportation Master Plan is an Appendix to the General Plan

- Found under separate cover –

\*All of the Appendices can be accessed online at <http://kanab.utah.gov/>