

**Mayor**

**Robert Houston**

**City Manager**

**Joseph Decker**

**Treasurer**

**RaeLene Johnson**



**KANAB**  
— UTAH —

**City Council**

**Brent Chamberlain**

**Cheryl Brown**

**Kirt Carpenter**

**Joe B. Wright**

**Kent Burggraaf**

**KANAB CITY COUNCIL**

February 24th, 2015

76 NORTH MAIN, KANAB, UTAH

**NOTICE** is hereby given that the Kanab City Council will hold its regular council meeting on the 24th day of February, 2015, in the Commission Chambers at the Kane County Courthouse at 76 North Main, Kanab, Utah. The Council Meeting will convene at 6:30 p.m., and the agenda will be as follows:

**6:30 P.M. Work Meeting**

- Presentation from Hinton Burdick on the 2013/14 Audit
- Discussion on Nuisance Ordinance

**Business Meeting**

1. Call to Order and Roll Call
2. Approval of Agenda
3. Approval of minutes of previous meeting
4. Approval of Accounts payable vouchers
5. Public Comment Period – Members of the public are invited to address the Council. Participants are asked keep their comments to 3 minutes and follow rules of civility outlined in Kanab Ordinance 3-601
6. Approval of Lease Agreement between Kane County Children’s Justice Center and Kanab City for a portion of Fire station #2
7. Approval of Ordinance 2-3-15 O “An Ordinance adopting Kanab City General Plan”
8. Closed Session:
  - Discuss the character, professional competence, or physical or mental health of an individual.
  - Discuss pending or reasonably imminent litigation.
  - Discuss the purchase, exchange, or lease of real property.

Times listed for each item on the agenda may be accelerated as time permits. If you are planning to attend this public meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting, and we will try to provide whatever assistance may be required. Please contact RaeLene Johnson at the Kanab City offices.

– A Western Classic –

### **8.04.030 Nuisance - Definition**

This section defines a nuisance by providing three general definitions of what constitutes a nuisance (subsection A), and then providing specific examples of situations, conduct or activities that constitute nuisances (subsection B). The purpose of the general definitions is to allow the City to classify an offending situation, conduct or activity as a nuisance, even though the situation, conduct or activity may not be listed as a nuisance in the specific examples. The first three general definitions are taken directly from Utah Code Annotated (U.C.A.). The purpose of listing the specific examples is to identify some of the specific situations, conduct and activities that the City intends to abate as nuisances.

- A. **General definitions of Nuisance.** Any activity that meets any one or more of the three definitions set forth below shall constitute a Nuisance if it occurs within the City of Kanab.
1. Anything which is injurious to health, indecent, offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property.
  2. Any item, thing, manner, or condition whatsoever that it is dangerous to human life or health or renders soil, air, water, or food impure or unwholesome.
  3. Unlawfully doing any act or omitting to perform any duty, which act or omission:
    - a. annoys, injures, or endangers the comfort, repose, health, or safety of three or more persons.
    - b. offends public decency
    - c. unlawfully interferes with, obstructs, or tends to obstruct, or renders dangerous for passage, any lake, stream, canal, or basin, or any public park, square, street, or highway; or
    - d. in any way renders three or more persons insecure in life or the use of property. An act which affects three or more persons in any of the ways specified in this subsection is still a nuisance regardless of the extent to which the annoyance or damage inflicted on individuals is unequal.
- B. **Nuisances Enumerated.** Every situation, conduct or activity listed below constitutes a nuisance and may be abated pursuant to this ordinance. The listed examples are not exhaustive; a situation, conduct or activity not listed below, but coming within one of the general definitions of nuisance listed below, or coming within one of the general definitions of nuisance listed above, shall also constitute a nuisance. The first six listed nuisances are also listed as nuisances pursuant to U.C.A.
1. **Drug Houses.** Every building or premises where the unlawful sale, manufacture, service, storage, distribution, dispensing, or acquisition of any controlled substance, precursor or analog specified in Title 57 of the Utah Code (Utah Controlled Substances Act) occurs.
  2. **Gambling.** Every building or premises where gambling is not permitted to be played, conducted, or dealt upon as prohibited in Title 76, Chapter 10, Part 11 of the Utah Code (Gambling).
  3. **Gangs.** Every building or premises wherein criminal activity is committed in concert with two or more persons as provided in Title 76, Chapter 3, Part 2, or chapter 9, Part 8, of the Utah Code.
  4. **Party Houses.** Every building or premises where parties occur frequently which creates conditions of a nuisance as defined in Section 8.04.030(A) of this ordinance.
  5. **Prostitution.** Every building or premises where prostitution or the promotion of prostitution is carried on by one or more persons as provided in Title 76 (Prostitution) of the Utah Code.
  6. **Weapons.** Every building or premises where a violation of Title 76 (Weapons) of the Utah Code occurs on the premises.

7. **Noxious Emanations.** Emanation of noxious or unreasonable odors, fumes, gas, smoke, soot or cinders.
8. **Noxious Weeds.** Noxious weeds located on vacant lots or other property, along public sidewalks or the outer edge of any public street, or weeds in any other location which constitute a fire hazard.
9. **Refuse.** Keeping or storing of any refuse or waste matter which interferes with the reasonable enjoyment of nearby property or has the potential to be a health hazard.
10. **Stagnant Water.** Polluted or stagnant water which constitutes an unhealthy or unsafe condition. It shall be unlawful for any person or persons to permit any drainage system, canal, ditch, conduit or other water course of any kind or nature, natural or artificial, to become so obstructed as to cause the water to back up and overflow therefrom, or to become unsanitary
11. **Improper Accumulations.** Accumulation of soil, litter, debris, plant trimmings, or trash visible from the street or an adjoining property, for a period of 30 days or more. If a proper fence reasonably blocks the visibility of the items, then this section does not apply.
12. **Accumulation of Junk.** Accumulation of used or damaged junk, salvage materials, abandoned, discarded or used furniture, stoves, toilets, cabinets, sinks, refrigerators, or other fixtures or equipment stored so as to be visible from a public street or adjoining property, for a period of 30 days or more (except in licensed junk yards). However, this does not include stacked firewood for personal non-commercial use of the premises. Also, if a proper fence reasonably blocks the visibility of the items, then this section does not apply.
13. **Attractive Nuisances.** Any attractive nuisance, dangerous to children and others persons including, but not limited to, abandoned, broken, or neglected household appliances, equipment and machinery, abandoned foundations or excavations, or improperly maintained or secured pools.
14. **Vegetation.** Dead, decayed, diseased or hazardous trees, weeds, hedges, and overgrown or uncultivated vegetation which is in a hazardous condition, is an obstruction to pedestrian or vehicular traffic, or which is likely to harbor rats, vermin or other pests.
15. **Weeds/Grass Heights.**
  - a) Except as otherwise provided in this subsection, weeds and grasses shall be maintained at a height of not more than six inches (6") at all times, and the cuttings shall be promptly cleared and removed from the premises; provided, however, that this subsection shall not be applicable to any ornamental grass so long as it is used and maintained solely, or in combination with any other ornamental grass or grasses, as a supplement to an overall landscaping plan and does not constitute in square footage more than twenty percent (20%) of the property's overall landscaped area.
  - b) Weeds and grasses shall be maintained at a height of not more than twelve inches (12") at all times on any of the following properties, and the cuttings shall be promptly cleared and removed from the premises:
    - i. Ditches, ditch rights of way or railroad rights of way; and
    - ii. Undeveloped property or vacant lots (no buildings or structures).
  - c) When, in the opinion of the fire marshal, the large size or terrain of property makes the cutting of all weeds or grasses impractical, the fire marshal, or

any assistant fire marshal, may, by written order, allow and limit the required cutting of weeds and grasses to a firebreak of not less than fifteen feet (15') in width cut around the complete perimeter of the property and around any structures existing upon the property, unless the fire marshal, or assistant fire marshal, determines that a firebreak of a lesser width will provide adequate protection against fire spread at the particular location.

- d) The fire marshal may from time to time exempt from, or limit, in whole or in part, the required cutting of weeds and grasses for property established and maintained as a nature park or wetland mitigation area, if the fire marshal determines that such limitation or exemption will not present a potential fire hazard to adjacent properties.
16. **Dust.** Any premises which causes excessive dust due to lack of landscaping, non-maintenance or another cause.
  17. **Improper Storage.** The keeping, storing, depositing or accumulating of dirt, sand, gravel, concrete, construction equipment, or other similar materials, or maintenance of such material, on the premises or in public right-of-way so as to be visible from a public street or adjoining property, for a period of 30 days or more. Material stored as part of an active construction or landscaping project shall not be considered a nuisance. Also, if a proper fence reasonably blocks the visibility of the items, then this section does not apply.
  18. **Construction Equipment.** Construction equipment or machinery of any type of description parked or stored on the street, except while excavation, construction or demolition operations covered by an active building permit are in progress on the subject property, right-of-way or street, or adjoining property or when the property is zoned for the storage of construction equipment and/or machinery.
  19. **Improper Sign.** Improper maintenance of a sign, or signs, which advertise a business that is no longer extant, or signs in violation of City Ordinance.
  20. **Improper Parking or Storage.**
    - a. Vehicles must be parked or stored completely and only on a driveway or driveway extension as defined in Section 1-6 of the Land Use Ordinance.
    - b. No more than two (2) recreational vehicles may be parked or stored in any driveway or on any driveway extension of a residence in view from a public street.
    - c. No more than one (1) properly covered inoperable vehicle and one (1) recreational vehicle may be parked or stored at the same time in any driveway or on a driveway extension of a residence.
      - i. "Inoperable Vehicle" means any motor vehicle that cannot be started and moved under its own power without the assistance of another person, vehicle, or gravity.
      - j. "Covered" means screened from view by a properly fitting, manufactured vehicle cover in good condition (no blue tarps or other covers/covering materials) which does not require the use of cords, rope or other similar device/method to secure the cover to the vehicle.
  21. **Hazardous Conditions.** Any wall, sign, fence, gate, hedge, or structure maintained in such condition of deterioration or disrepair as to constitute a hazard to persons or property.
  22. **Graffiti.** Graffiti which remains for more than 72 hours on the exterior of any building, wall, fence, sign or other structure and is visible from a public street or right-of-way.

23. **Improper Maintenance.** Maintenance of buildings and/or structures in such condition as to be deemed defective or in a condition of deterioration or disrepair including, but not limited to:
- a. Any building or structure which is unfit for human habitation, or which is an unreasonable hazard to the health of people residing in the vicinity thereof, or which presents an unreasonable fire hazard in the vicinity where it is located ; or
  - b. Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of City ordinances, or premises in violation of City ordinances; or
  - c. Buildings which are abandoned, partially destroyed or left in an unreasonable state of partial construction for a period of six (6) months or longer. An unreasonable state of partial construction is defined as any unfinished building where the appearance or condition of the building or structure does not meet the requirements for finished buildings or structures as required by applicable City ordinances or building codes. The building or structure shall not be considered to be a nuisance if it is under active construction; or
  - d. Buildings having dry rot, warping, termite infestation, decay, excessive cracking, peeling, or chalking as to render the building unsightly and/or in a state of disrepair; or
  - e. Buildings with missing doors and/or windows containing broken glass and/or no glass at all where the window is of a type which normally contains glass; or
  - f. Building exteriors, walls, fences, gates, driveways, sidewalks, walkways, signs or ornamentation, or alleys maintained in such condition as to render them unsightly and/or in a state of disrepair; or
  - g. Buildings or conditions which violate any building, electrical, plumbing, fire, housing, or other code adopted by the City.
24. **Alcohol.** Every property or premise not licensed under applicable State law or City ordinance where any intoxicating liquors or alcohol are kept for unlawful use, sale or distribution.

## **KANAB CITY COUNCIL MEETING**

**FEBRUARY 10, 2015**

### **KANE COUNTY DISTRICT COURT ROOM**

**PRESENT:** Mayor Robert D. Houston, Council Members Kirt Carpenter, Cheryl Brown, Kent Burggraaf, Brent Chamberlain and Joe B. Wright, City Manager Joe Decker, Attorney Jeff Stott and City Treasurer RaeLene Johnson.

Prayer was offered by Pastor Doug Hounshell and Pledge of Allegiance was led by Joe Decker.

Mayor Houston called the meeting to order at 6:30 p.m. and roll call was taken.

**APPROVAL OF AGENDA:** A motion was made by Council Member Wright and 2<sup>nd</sup> by Council Member Chamberlain to approve the agenda of the February 10<sup>th</sup> meeting. Motion passed unanimously.

**APPROVAL OF MINUTES:** A motion was made by Council Member Carpenter and 2<sup>nd</sup> by Council Member Wright to approve the minutes of the January 27<sup>th</sup> meeting with correction. Motion passed unanimously.

**APPROVAL OF ACCOUNTS PAYABLE VOUCHERS:** A motion was made by Council Member Chamberlain and 2<sup>nd</sup> by Council Member Wright to approve the accounts payable vouchers for February 10<sup>th</sup> in the amount of \$74, 728.16. Motion passed unanimously.

**PUBLIC COMMENT PERIOD:** JoAnne Rando- Moon addressed the Council concerning the parking at the proposed Hampton Inn. She is concerned with using the parking at the Thrift Store and across a hazardous highway that does not have crosswalks to be approved for the needed parking for the Hampton Inn. She feels this is a safety hazard. Jim Page felt that reducing the size of all street parking stalls is unacceptable. He also wanted to complain about Gary McBride, Kanab City Land Use Coordinator, for breach of protocol. He felt that Mr. McBride was out of line in his comments at Planning Commission stating his approval of the Hampton Inn. Marlene Barnes felt that the Hampton Inn project is getting more complicated. She doesn't want the City to end up holding the bag again as was the case with other projects. The City seems to keep bending over backwards for certain customers. She feels it just isn't worth it. Susan Hand was concerned about proper public hearings. The Council informed her that there had been numerous public hearings. Herb Alexander said people don't come to City Council or public hearings because they are frustrated. Their perception is it just doesn't do them any good. Rich Csenge felt that the revision to the General Plan needs to be rejected. He is against changing the parking ordinance. He feels that the contractor is only concerned with his personal benefit not the benefit of the City. Steve Hogseth said he had sent letters to all the council members and the mayor. He was also upset with the protocol at the Planning Commission meeting by Gary McBride. He doesn't feel that the Council is getting information

from the people. He would like this decision postponed to let the citizens know and have a say about the project. Claudia Presto said she is against all tall buildings blocking peoples view line. That is why she moved to Kanab because of the view line. Jeanne Hogseth said she is against the Hampton Inn. She said there is a Hampton Inn in Springdale, and it is beautiful. It is a two story building, and the hills can be seen behind it. The Hampton Inn is trying to build on too small of a piece of property. It doesn't fit the surroundings. It will block the beauty that surrounds Kanab. Allen Gilberg said that we don't have to give in to demands by a developer. If they want to b build by Kanab's standards, they will. Janet Dixon stated she has lived here her whole life, and she doesn't like the location of the Hampton Inn. Jennifer Andrews said she had a solution to the problem. Knock down some of the eye sore locations and build it there. Judah Batista felt that the developer needs to make his project fit the location. The City shouldn't lose their birthright.

**APPOINTMENT TO ARTS COUNCIL:** A motion was made by Council Member Brown and 2<sup>nd</sup> by Council Member Burggraaf to appoint Jennifer Andrews to serve on the Arts Council with a term ending 12/31/2018. Motion passed unanimously.

**APPOINTMENT TO ARTS COUNCIL:** A motion was made by Council Member Brown and 2<sup>nd</sup> by Council Member Burggraaf to appoint Laurali Noteman to serve on the Arts Council with a term ending 12/31/2017. Motion passed unanimously.

**APPOINTMENT TO PARKS AND RECREATION BOARD:** A motion was made by Council Member Chamberlain and 2<sup>nd</sup> by Council Member Wright to appoint Amy Sorenson to serve on the Parks and Recreation Board with a term ending 12/31/2016. Motion passed unanimously.

**PUBLIC HEARING/CONSIDER CHANGING PARKING STALL SIZE FOR OFF STREET PARKING (CHAPTER 6 AND ANY RELATED CHAPTERS OF THE KANAB CITY LAND USE ORDINANCE):** A motion was made by Council Member Wright and 2<sup>nd</sup> by Council Member Chamberlain to go in and out of public hearing at the discretion of the Mayor. Motion passed unanimously. Mr. Herb Alexander feels that if the City is going to make concessions for the Hampton Inn, they should help the Ace Hardware location. It doesn't have the needed parking stalls, so it is having a hard time selling the property. Mr. Charlie Soba stated he is against the parking ordinance change. He feels it should be a conditional use permit requirement. Janet Dixon asked if anyone has actually tried to park a large vehicle in one of the smaller parking stalls. Mr. Hogseth asked the Council to postpone the vote, so they can learn more about it. Jim Page was against using surrounding parking stalls of different businesses. He said it will not work. Mr. Jeff Frey asked if parking requirements was considered at the time of the height change. Council Member Burggraaf said that the appropriate time to consider parking is with the site plan review. Mr. Rich Csenge said there isn't any common sense to do something just because everyone else is doing it. Barbara Williamson stated she feels what is special about Kanab needs to stay special. Tom Avant stated that Kanab is a rural community which uses

larger vehicles. He is hesitant for the change for the entire City. He said if the Police Chief is okay with it, then it doesn't seem to be a public safety issue.

Mayor closed Public Hearing.

**CONSIDER ADOPTING ORDINANCE 2-1-15 O/ AN ORDINANCE AMENDING KANAB CITY LAND USE ORDINANCE CONCERNING DIMENSIONS OF OFF-STREET PARKING SPACES.**

Council Member Chamberlain explained that he had measured parking around town. He is concerned with using parking to deal with a single issue. He said the Holiday Inn Express is already using smaller stalls. Most other businesses around town are using smaller stalls. Council Member Wright said he had researched by calling three different engineers. He was told it is not so much how long the strip is, but the width. He would like this ordinance to go back to the Planning Commission. Council Member Carpenter stated that the City will never be able to make a decision that will make everyone happy. He has reviewed the staff report and supports the parking stall change. He supports the Planning Commission and feels they are on the right track. Council Member Brown stated that Kanab is an area where larger vehicles are the normal. She didn't feel comfortable with changing parking for all of Kanab. Council Member Burggraaf expressed the need for residents input on a regular basis and not just on certain projects. He had received numerous complaints because of the City's parking ordinance. The Planning Commission has put in a lot of thought into the ordinance changes. Mayor expressed that the parking at the thrift store has never been adequate, and the Hampton Inn helped fixed a problem that needed to be fixed. It's hard to get ordinances exactly right. He said that tourists are usually the ones who will be using the motels, and they usually drive a mid-size car. A motion to follow the Planning Commission's recommendations and adopt Ordinance 2-1-15 O amending the Land Use Ordinance concerning dimensions of off-street parking spaces was made by Council Member Burggraaf and 2<sup>nd</sup> by Council Member Carpenter. Motion passed by roll call vote as follows: Council Members Carpenter, Burggraaf and Chamberlain voting yea and Council Members Brown and Wright voting nay. Council Member Wright wanted it to go back to the Planning Commission.

**PUBLIC HEARING TO RECEIVE INPUT FROM THE PUBLIC WITH RESPECT TO THE ISSUANCE OF THE SALES TAX REVENUE BONDS AND ANY POTENTIAL ECONOMIC IMPACT TO THE PRIVATE SECTOR FROM THE CONSTRUCTION OF FLOOD PREVENTION AND STORM WATER IMPROVEMENTS:**

Mayor Houston called for the Public Hearing. Allen Gilberg recommended to the Council that from now on a developer be bonded until the project is completed. He feels that the residents are paying for a developer's mistakes. It was mentioned that the developer gave the City a large piece of land to build the detention basin. Joan Thacher feels there needs an accounting of what has happened, so it won't happen again. Mayor called for end of Public Hearing.

**APPROVAL OF INTERLOCAL AGREEMENT WITH KANE COUNTY FOR CITY BUILDING INSPECTIONS:**

A motion was made by Council Member Wright and 2<sup>nd</sup> by

Council Member Chamberlain to approve the interlocal agreement with Kane County for Kanab City Building Inspections beginning January 1, 2015 and shall continue for a period of one year. At the conclusion of the first year it will extend automatically for additional one year periods unless either party provides written notice of termination. Motion passed unanimously. Council Member Burggraaf explained that just because he works for the County he does not financially benefit from this agreement.

**APPROVAL OF ORDINANCE 2-2-15 O/AN ORDINANCE AMENDING KANAB CITY GENERAL ORDINANCE SECTION 9 BUSINESS LICENSES:**

A motion was made by Council Member Wright and 2<sup>nd</sup> by Council Member Chamberlain to adopt Ordinance 2-2-15 O amending the business license ordinance effective March 1, 2015. Motion passed unanimously by roll call vote. Council Member Wright expressed appreciation to Attorney Jeff Stott for helping with the ordinance and getting it back to the Council so quickly.

A motion to go into closed session to discuss personnel, imminent litigation or purchase, exchange or lease of real property was made by Council Member Wright and 2<sup>nd</sup> by Council Member Brown. Motion passed unanimously.

A motion to adjourn was made by Council Member Wright and 2<sup>nd</sup> by Council Member Brown. Motion passed unanimously.

---

MAYOR     ROBERT D. HOUSTON

---

RECORDER     JOE DECKER

## Ranchos Fire Station Lease Agreement

### Between the Kane County Children's Justice Center and Kanab City

This is a Commercial Lease Agreement ("Lease Agreement") entered into this 25<sup>th</sup> day of February, 2015, between Kanab City, a political subdivision of the State of Utah, located at 76 N. Main, Kanab, UT 84741, hereinafter called Lessor, and the Kane County Children's Justice Center, a satellite office of the Iron County Children's Justice Center in collaboration with the Kane County Attorney's Office of Kane County, a political subdivision of the State of Utah, located at 76 N. Main, Kanab, UT 84741, hereinafter called Lessee.

#### **Recitals**

WHEREAS, Lessor is the owner of the land and improvements commonly known as The Ranchos Fire Station, located at 1359 South Powell Drive, Kanab, Utah, 84741; legally described as: All of Lot 370, Kanab Creek Ranchos, Unit # 4;

WHEREAS, Lessor desires to lease the above named premises to Lessee, and Lessee desires to lease said premises from Lessor for the term of fifteen (15) years, with a onetime payment of ten (\$10) dollars, and upon the covenants, conditions and provisions herein set forth;

WHEREAS, Lessee desires to use the property as the center for the location of the Kane County Children's Justice Center, which is partly a satellite location of the Iron County Children's Justice Center and partly a joint operation between Lessor, Kane County, Kane County Hospital, Southwest Behavioral Health Center, and Division of Child and Family Services;

WHEREAS, the Kane County Children's Justice Center will be used as a neutral site and safe haven for victims of child abuse to report abuse and seek help from officials, thereby furthering the general welfare of Kane County residents.

THEREFORE, in consideration of the mutual promises herein contained and other good and valuable consideration, it is agreed as set forth below:

#### **Agreement**

1. Parties and Term. This is a Commercial Lease Agreement entered between Lessor and Lessee for the premises as further described in section 2, Exhibit A and Exhibit B. This lease shall begin as of the date signed above and shall terminate in fifteen years from that date.
2. Rent and Premises. Lessee agrees to pay without demand to Lessor, at the address set forth above, the sum of ten dollars (\$10) as rent for the premises. The premises is comprised of a lesser portion as described herein, of the total land, the total land as set forth in Exhibit A, and legally described as: All of Lot 370, Kanab Creek Ranchos, Unit #4. The lesser portion of the total land as set forth in Exhibit A is shown in general on the map as set forth in Exhibit B, namely the portion labeled "Lease Area," depicted with blue diagonal lines. The lesser portion of the total land constituting the premises is further described as the entire Fire Station, excluding

the Fire Truck Area and the Water Heater storage room (the Water Heater storage room is that 5'1" by 5'4" section that contains a blue circle labeled "WH"). Any discrepancy in the description of the premises shall be resolved in favor of the Lessor.

3. Utilities. As of the date signed, the highest cost for monthly utilities in the past year was approximately \$160. Lessee is responsible for paying any substantial increase in the cost of utilities which are the direct result of Lessee's activities. As a general guide, as of the date of this agreement any utility cost up to and including \$180 per month shall not be considered a substantial increase. The parties agree to review utility bills at least semi-annually to discuss the effect of the Lessor and Lessee's activities on utility costs. The intent of this section is not to require Lessee to pay for any increase in the cost of utilities. The intent of this section is to require Lessee to pay for substantial increases in the cost of utilities that are the direct result of Lessee's activities, not Lessor's activities. If an increase or a portion of an increase in utility cost is caused by the activities of Lessor or by a rate increase in utilities, Lessee shall not be responsible for the increase or the portion of the increase caused by Lessor's activities or the rate increase.
4. Use and Occupation.
  - a. The premises shall be used and occupied by Lessee exclusively for purposes of a Children's Justice Center. Lessee shall comply with all laws, ordinances, rules and orders of appropriate governmental authorities regarding the use and occupation of the premises.
  - b. Except in cases of emergency, and except when reasonable to fulfill the terms set forth in section 5 below, Lessee shall not have any undue access to the non-leased portions of the Ranchos Fire Station building, including the Fire Truck Area and the Water Heater storage room.
  - c. Lessee shall not alter, obstruct, or interfere with Lessor's equipment, property, or duties associated with the Ranchos Fire Station. Specifically, Lessor shall not obstruct the access route between the Fire Truck Area and South Powell Drive.
  - d. Although the bathroom is included in the premises being leased, Lessor shall have unfettered access and use to it. Lessee shall ensure that whatever alterations are made to the bathroom, there will remain a door allowing access to the bathroom from the Fire Truck Area.
5. Condition, Maintenance, Repairs. Alterations and Surrender of Premises.
  - a. Lessee stipulates that Lessee has examined the premises, including the grounds, and that they are at the time of this Agreement in good order, repair, and in a safe, clean and habitable condition with Lessee taking possession being conclusive evidence thereof. Lessor shall not be obligated in any way to maintain the premises in these conditions and does not warrant the property in any way. Occupation of the property is "as is" and subject to all natural disasters, acts of God, acts of third parties and acts of the Lessee.
  - b. Lessee plans to remodel the entire interior of the premises. Such plans include converting the premises into three rooms: a sitting room, an interviewing room, and an observation

room. In addition to the three rooms, Lessee will be remodeling the current bathroom to make it ADA compliant and accessible to the sitting room. All costs associated with the remodeling will be borne by Lessee. Before construction takes place, Lessee will provide a copy of the plans to Lessor. Construction will only take place after written approval and authorization from Lessor.

- c. Lessee plans to alter and improve the exterior of the premises. Such plans include making the parking lot ADA compliant (e.g. paving a section of the parking lot), making the entrance ADA compliant, improving the landscaping by adding shrubbery, and anything else to make the exterior more warm and inviting to guests. All costs associated with altering or improving the exterior will be borne by Lessee. Before making any substantial changes to the exterior, Lessee will provide a copy of such plans to Lessor. Such improvements or alterations will only take place after written approval and authorization from Lessor.
  - d. Lessee shall, at Lessee's own expense, maintain the premises in a clean and sanitary manner including all equipment, appliances, furniture, and furnishings and shall keep the premises in a safe and habitable condition. In the event the premises become inhabitable it shall be a violation of this lease agreement and the Lessor may terminate the Lease immediately.
  - e. Lessee shall be responsible to pay for any and all repairs to the premises, except for any damages caused by the Lessor.
  - f. Lessee will not remove Lessor's fixtures, furniture, furnishings or any real property from the premises, for any purpose, without prior written consent.
  - g. Lessee shall surrender the premises at termination in as good condition as received, normal wear and tear excepted.
6. Assignment and Subletting. Without the prior written consent of Lessor, Lessee shall not assign this Agreement, or sublet or grant any concession or license to use the premises or any part thereof.
  7. Indemnification and Insurance. Lessor shall not be liable for any damage or injury to Lessee, or any other occupants of the premises or to any property of either. Lessee will hold Lessor harmless on any claims for personal injury or property damage arising from Lessee's occupancy of the premises except for claims directly caused by negligence of Lessor. Lessee shall obtain and maintain any insurance that Lessee desires on Lessee's personal property located on the premises as Lessor's insurance policy will not cover said personal property.
  8. Entry and Inspection. Upon 24 hours' notice Lessor or Lessor's agents may enter the premises for the purpose of inspection. In case of emergency, no notice need be given.
  9. No Holdover, Early Termination. At the end of the term of this lease as set forth in section 1, the Lessee shall immediately vacate the premises and no new lease shall continue including any holdover or month to month lease. This lease may be terminated early at the discretion of the

Lessee. The Lessee may relinquish all or any portion of the premises before termination by written notice to the Lessor.

10. Waiver. No failure of Lessor to enforce any part of this Agreement shall be deemed as a waiver, nor shall any acceptance of a partial payment of rent be deemed a waiver of Lessor's right to full amount.
11. Notices. All notices shall be given in accordance with state laws. Where requirements are not spelled out by law, notice may be given by mailing the same, postage prepaid, to Lessee at the premises or to Lessor at the address shown above or at such other places as may be designated in writing.
12. Default. Should Lessee default in the performance of or compliance with any of Lessee's duties and obligations under this Agreement, then, at the option of Lessor, this Agreement shall terminate, Lessee's tenancy forfeited and suit brought for eviction.
13. Attorney's Fees. In the event of default by either party under this Agreement, the defaulting party shall pay all costs and expenses of enforcing the same, including reasonable attorney's fees incurred, whether or not suit has been filed and whether incurred before or after judgment.
14. Merger and Modification. This Agreement is meant to be the final expression of the parties relative to the terms and conditions of this Agreement and no other such Agreements, be they oral or written, exist. Further, this Agreement may only be modified in writing signed by all parties.
15. Lessor's Lien. Lessor shall have a lien upon Lessee's personal property brought or kept by Lessee on the rented premises for rent due and for all other payments and obligations arising in favor of Lessor under this Agreement, which lien shall be in addition to any lien by statute or otherwise.
16. This agreement is signed in duplicate and Lessee hereby acknowledges receipt of one of the originals. The parties sign the foregoing Lease agreement through appropriate and authorized representatives on the date first noted above.

For Lessee:

For Lessor:

---

Robert C. Van Dyke  
Kane County Attorney

---

Joe Decker  
Kanab City Manager

# PROPOSED KANAB CHILDREN JUSTICE CENTER

LOT 370, KANAB CREEK RANCHOS, UNIT #4  
1359 S. POWELL DR., KANAB, UTAH



EXISTING RANCHOS FIRE STATION

LOT 370  
KANAB CREEK RANCHOS, UNIT #4  
1359 S. POWELL DR.  
KANAB, UTAH

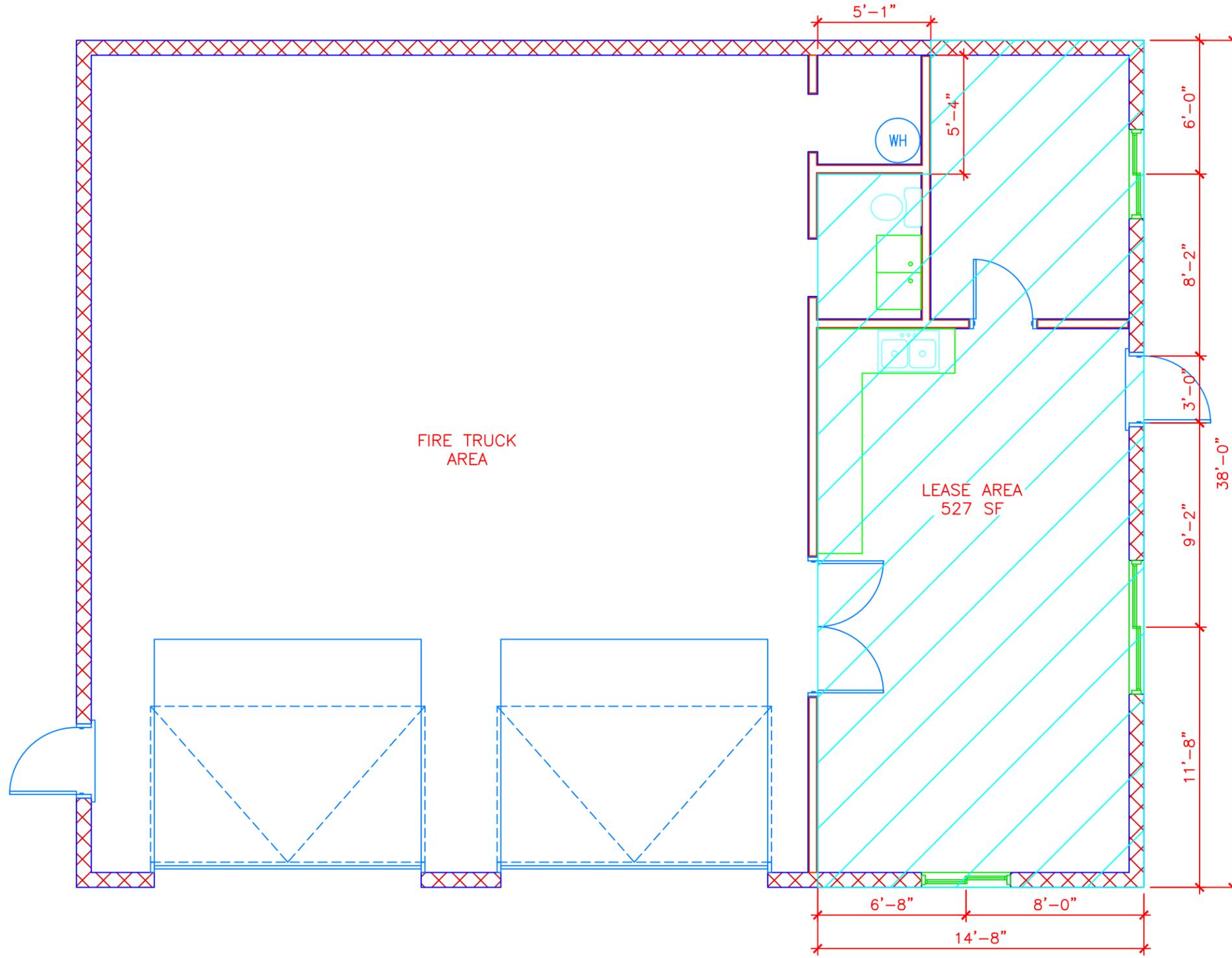
POWELL DR.

DATE:	REVISION:
	INITIAL DESIGN

PROPOSED KANAB CJC FACILITY  
SITE PLAN  
KANAB, UT  
SCALE: 1"=20'

TC ENGINEERING, PC  
A "DESIGN-BUILD" FIRM  
EXCELLENCE...ON TIME!  
DANIEL W. THEBEAU, P.E.  
P.O. BOX 55, KANAB, UTAH 84741  
(435)644-2031 (888)644-2031  
(435)689-0155

DATE:	FILE:
AUG 2014	KANAB
SHEET:	DRAWN BY:
1 OF 2	TWA



DATE:	AUG 2014
SHEET:	2 OF 2
FILE:	CJC
DRAWN BY:	TWA

**TC ENGINEERING, PC**  
 A "DESIGN-BUILD" FIRM  
 EXCELLENCE...ON TIME!  
 DANIEL W. THEBEAU, P.E.  
 P.O. BOX 55, KANAB, UTAH 84741  
 (435)644-2031 (888)644-2031  
 (435)689-0155

PROPOSED KANAB CJC FACILITY  
**FLOOR PLAN**  
 KANAB, UT  
 SCALE: 3/16"=1'

DATE:	REVISION:
	INITIAL DESIGN

**ORDINANCE NO. 2-3-15 O**

**AN ORDINANCE ADOPTING KANAB CITY GENERAL PLAN**

**WHEREAS**, Kanab City initiated a process to create and adopt a new Kanab City General Plan;

**WHEREAS** the General Plan includes all elements required by Utah State Code as well as additional elements which serve to guide the future of the City;

**WHEREAS** the Planning Commission has reviewed and made recommendations to the City Council concerning the proposed changes to the General Plan pursuant to Kanab City Code and the Utah State Code, and the City Council has found the proposed General Plan to be warranted and not detrimental to public health, welfare, and safety of Kanab City; and

**WHEREAS** the proposed General Plan set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed General Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Kanab City Council that the attached General Plan is hereby adopted in its entirety as the official General Plan of Kanab City.

All previous versions of the Kanab City General Plan are hereby repealed.

The provisions of the Code shall be severable, and, if any provision thereof or any application of such provision is held invalid, it shall not affect any other provisions of this code or the application in a different circumstance.

This ordinance shall be effective upon the required posting.

**PASSED AND ORDERED POSTED** this 24th day of, February 2015.

KANAB CITY

\_\_\_\_\_  
MAYOR

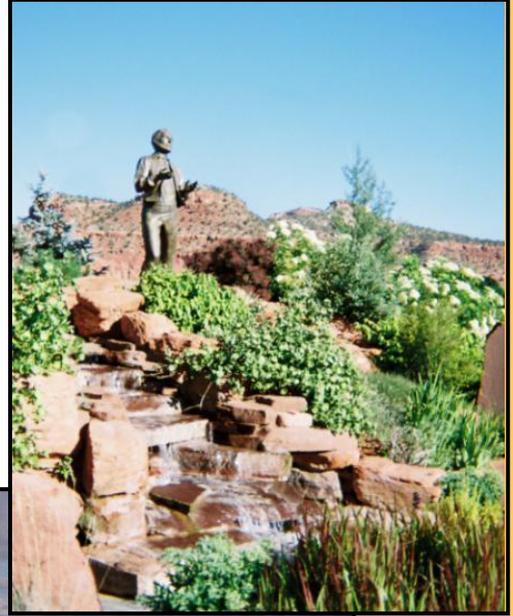
ATTEST:

\_\_\_\_\_  
RECORDER

2015

# KANAB

## General Plan



Adopted by the Kanab City Council  
(date of adoption)

# KANAB GENERAL PLAN

## Contents

Chapter 1: Introduction .....	3
1.1 Plan Introduction .....	3
1.2 Motto and Vision Statement .....	3
1.3 Implementation .....	4
1.4 Amendments .....	4
1.5 Demographics .....	4
1.6 Overall Community Goals .....	5
Chapter 2: Land Use .....	7
2.1 Purpose .....	7
2.2 Land Use Classifications .....	7
2.3 Open Space and Small Town Atmosphere .....	9
2.4 Annexation Plans .....	9
2.5 Transitioning and Maintaining Balance .....	10
2.6 Environment .....	10
2.7 Land Use Goals .....	11
Chapter 3: Community Design .....	13
3.1 Introduction .....	13
3.2 City Beautification .....	13
3.3 Classic Western Downtown Architecture .....	14
3.4 Historic Preservation .....	14
3.5 Community Design Goals .....	15
Chapter 4: Economics .....	17
4.1 Introduction .....	17
4.2 Economic Development .....	17
4.3 Attracting Business and Industry .....	18
4.4 Downtown Revitalization .....	19
4.5 Tourism .....	19
4.6 Economic Goals .....	20
Chapter 5: Transportation .....	23
5.1 Introduction .....	23
5.2 Transportation Master Plan .....	23
5.3 Airport Improvements .....	23
5.4 Public Transit and Active Transportation .....	24
5.5 Transportation Goals .....	25
Chapter 6: Housing .....	26
6.1 Introduction .....	26
6.2 Housing Density Mix .....	26
6.3 Senior Citizen Housing .....	27
6.4 Orderly and Beautiful Residential Development .....	27
6.5 Housing Goals .....	27
Chapter 7: Parks and Recreation .....	29
7.1 Introduction .....	29
7.2 Parks and Trails Master Plan .....	29
7.3 Planned Facilities .....	29
7.4 Recreational Trails .....	30
7.5 Parks And Recreation Goals .....	30

# KANAB GENERAL PLAN

Chapter 8: Public Services and Facilities .....	33
8.1 Introduction.....	33
8.2 Municipal Service.....	33
8.3 Other Community Services.....	34
8.4 Public Services and Facilities Goals.....	35
Exhibit 1 Kanab Population Projections .....	38
Exhibit 2 Kanab Demographics.....	39
Exhibit 3 Land Use Chart .....	40
Exhibit 4 Future Land Use Map.....	40
Appendix A Public Participation Summary Results.....	41
Appendix B Kanab City Annexation Policy Plan .....	43
Appendix C Kanab City Parks and Trails Master Plan.....	44
Appendix D Kanab City Water Resources Plan.....	44
Appendix E Capital Facilities Plan .....	44
Appendix F Affordable Housing Plan .....	44
Appendix G Transportation Master Plan .....	44

Prepared by:

Utah  
Community  
Planners

10117 N. Maple Court  
Cedar Hills, Utah 84062  
801-735-2191

*with assistance provided by:*

Five County Association of Governments  
1070 W 1600 S  
St George, Utah 84770  
435-673-3548

## Chapter 1: Introduction

### 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.



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

Utah 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."

#### **Plan Update**

The process to update the Kanab City General Plan began in March 2013. The City's General Plan was last updated and adopted in 2007. The objective was to revisit the goals and strategies of the plan to better serve as a guide and reference for the city in the future.

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 (date adopted).



### 1.2 Motto and Vision Statement

Listed below are the Motto and Vision Statement of the Kanab City General Plan. 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 big picture, shared image of what citizens want the city to become at some point in the future.

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

# KANAB GENERAL PLAN

## **Vision Statement:**

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



- 1) 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 the land use and subdivision ordinances, capital improvement programs, City budgets, as well as other ordinances, resolutions and studies deemed 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.

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 Demographics**

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.

# KANAB GENERAL PLAN

For information regarding the history, customs, and culture of Kanab City, please visit <http://kanab.utah.gov/>

1.6 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. Consult 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.
	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 map-is consulted 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.	

# KANAB GENERAL PLAN

1.6 Overall Community Goals		
Goals	Strategies	Policies
<b>2. Provide for the preservation and enhancement of the heritage, character and atmosphere of Kanab as a friendly and positive community.</b>	<b>A. Encourage programs and projects that will enhance the Pioneer / Western heritage and theme of Kanab.</b>	i. Maintain and promote the City’s Vision Statement
		ii. Promote and support community events.
		iii. Foster community-wide beautification efforts.
	<b>B. Assure that future development maintains Kanab’s unique identity and enhances quality of life.</b>	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.
<b>i. Maintain a web page that continues to showcase Kanab and its achievements, and includes the General Plan, maps and ordinances that support the General Plan.</b>		
<b>3. Promote, support and emphasize the achievement of the General Plan goals.</b>	<b>A. Promote and provide accessibility to information relating to Kanab City functions and the Kanab General Plan.</b>	ii. Utilize online social media and other media resources to regularly disseminate important city information and announcements.
		i. Consistently utilize the City’s Land Use Ordinances and policies, coupled with fair enforcement.
	<b>B. Implement the General Plan goals</b>	i. Consult the General Plan Goals when implementing programs and policies.

## Chapter 2: Land Use

### 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 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.

#### **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.

#### ✦ **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.

# KANAB GENERAL PLAN

✦ **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.

**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.

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

- Maintain and foster compatible mixtures of residential densities throughout the city.
- Update development standards to ensure stable, attractive non-residential uses.

**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. 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.

**Commercial Overlays** - Kanab City has established three overlay districts intended to promote quality

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

- Establish a plan for the Downtown District

development in commercial areas: 1) Downtown Overlay (DO) was established to protect and preserve the downtown business district, 2) Transitional Commercial Overlay (TCO) was used to transition between the Downtown and Entry Corridor overlay, 3) Entry Corridor Protection Overlay (ECPO) 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 continuing to promote quality design. In reforming the design standards, Kanab City should consider the design the Community Design Goals (see Chapter 3).

## 2.3 Open Space and Small Town Atmosphere

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. The City does not currently have an open space designation within the Land Use Ordinance and may consider creating one to preserve these areas.

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

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.

## 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

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 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

### **Goal:**

**Ensure responsible development in environmentally sensitive areas.**

- Update FEMA flood zone maps
- Follow Sensitive Lands Ordinance

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

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

# KANAB GENERAL PLAN

<b>2.7 Land Use Goals</b>		
<b>Goals</b>	<b>Strategies</b>	<b>Actions</b>
<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.
	B. Make plans for better managed community growth.	i. Develop specific, strategic 5 to 10 year plans with defined objectives for the community.
	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.
		ii. Review possibilities for creating mixed-use areas.
	D. Encourage future industrial growth to occur primarily near the airport, west of SR89A and south of Kanab Creek Drive to the State Border.	i. Develop a master plan for industrial areas and uses including economic development.
E. Foster the preservation of agricultural areas.	i. Designate agricultural areas to preserve using the Future Land Use Map.	
<b>2. Encourage attractive, stable, and safe residential neighborhoods.</b>	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.
	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.
		ii. Encourage the development of through streets, ensuring the even distribution of traffic.
C. Encourage neighborhood stability and beautification through maintenance of properties.	i. Promote property maintenance through proactive zoning enforcement.	
		ii. Establish and encourage participation in a citizen beautification committee to sponsor community beautification programs.
<b>3. Promote the preservation of the small town, rural atmosphere of Kanab.</b>	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.

# KANAB GENERAL PLAN

2.7 Land Use Goals		
Goals	Strategies	Actions
3. Promote the preservation of the small town, rural atmosphere of Kanab. (cont.)	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, and for preserving wildlife habitat areas.
		ii. Encourage and enforce the allocation by new developments of open space for planned neighborhood parks, recreation trails or other open spaces where possible.
		iii. Create a citizen study committee to recommend additional areas / parcels to be preserved as part of Kanab's open space preservation efforts.
	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.
	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.
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.
		ii. Use specific plans in conjunction with development agreements to manage architectural design features.
	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.
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.
		ii. Incorporate appropriate design and other standards, utilizing the three commercial zones - C1, C2, and C3.
6. Ensure 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.
	B. Adopt an ordinance / policies which address the limited abilities to develop on hillsides.	i. Enforce the Sensitive Lands Section of the Land Use Ordinance that protects the ridgelines around Kanab City and provides standards for development in hillside areas.

## Chapter 3: Community Design

### 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

Maintaining the beautification of downtown is an important community objective. The downtown section of Highway 89 is the most important corridor to the community in terms of economics, historic heritage and community core.

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 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. The City has completed a significant streetscape project on the remaining sections of the Highway 89 through the Downtown District 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 a vibrant, attractive destination.

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.

### **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.

## 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 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.

There are several sites in Kanab that either currently have, or have the potential to be given, an official historic designation. 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. A long-range goal for the City and the Historical Commission is to inventory, preserve and protect these significant structures.

#### **Goal:**

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

- Revise current design guidelines to effectively support theme.

#### **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.

# KANAB GENERAL PLAN

3.5 Community Design Goals		
Goals	Strategies	Actions
<b>1. Promote community beautification efforts throughout Kanab City.</b>	A. Continue to enhance and maintain streetscape features along Highway 89.	i. Encourage business owners to maintain and enhance adjacent landscaping.
		ii. Pursue and apply for grants for landscaping improvements on remaining sections of Highway 89.
	B. Promote volunteer programs for community beautification and clean-up.	i. Support the Beautification Committee to sponsor community beautification programs.
		C. Review and update zoning code requirements that will promote cleaning up residential areas.
	C. Review and update zoning code requirements that will promote cleaning up residential areas.	i. Ensure land use and nuisance codes are updated and current.
		ii. Ensure the nuisance ordinance, which requires the cleanup of unsightly and unsafe properties, is enforced.
		iii. Promote City sponsored clean-up days throughout the year.
		iv. Provide city public works support that includes refuse containers and hauling during beautification efforts.
D. Emphasize zoning enforcement.	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>2. Promote the historic "Western Classic" theme in architectural guidelines and standards for downtown development and redevelopment.</b>	A. Revise design guidelines to more effectively support theme.	i. Incorporate appropriate design guidelines into C1 and other commercial zones.

# KANAB GENERAL PLAN

3.5 Community Design Goals		
Goals	Strategies	Actions
<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 historic and cultural features.	ii. Support the Historical Society to pursue funding options to make money available for community historic projects.

## Chapter 4: Economics

### 4.1 Introduction

Kanab City is motivated to pursue and maintain a healthy level of economic growth. Such growth can expand the tax base while providing more employment opportunities and better schools and public services.

The City also recognizes the importance of establishing and maintaining an appropriate level of community sustainability. The export of native goods and services

### **Goal:**

#### **Support positive economic development.**

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

to nearby communities 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.
- 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.
- Encouraging community conversation in Kane County Center for Education, Business, and Arts (CEBA) operations.
- Reviewing how ordinances support or inhibit economic development.

# KANAB GENERAL PLAN

- Promoting diversified economic development.
- Encouraging a business friendly attitude.
- Promoting 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. 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 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 2,256 in the 2010 US Census, which remains a good approximation for the current force.

A unique characteristic of Kanab's labor force is the mix of service sector jobs with its skilled labor force. As a magnet for 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 has expanded 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**

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 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

## **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.

## #6 – Department stores

### 4.4 Downtown Revitalization

Downtown Kanab is currently a functioning and valuable economic area, although it is recognized as needing continued support and improvement. The community will pursue the following elements to preserve and revitalize downtown.

- 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



### 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
- 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 with 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, 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.

# KANAB GENERAL PLAN

4.6 Economic Goals			
Goals	Strategies	Actions	
<b>1. Support 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. City Council and Planning Commission regularly visit Kanab City businesses.
			ii. Provide Customer Service training once per year at local business summit (Raising Kane).
			iii. Explore Small Business Development Center (SBDC) and the Dixie Business Alliance review programs.
			iv. Work closely with the Kanab Chamber of Commerce.
	D. Increase programs to market and promote Kanab economically.		i. Attraction of entrepreneurs in wellness, recreation industry, geriatric healthcare services, and government agencies.
			ii. Create and maintain a database which inventories assets, businesses, exports, and the workforce.
			iii. Cooperate with and encourage community conversation with Kane County Center for Education, Business and the Arts (CEBA).
			iv. Review how ordinances support economic development.
v. Maintain a business friendly attitude.			

# KANAB GENERAL PLAN

4.6 Economic Goals		
Goals	Strategies	Actions
<b>1. Support positive economic development. (cont.)</b>	E. Promote the establishment of a reliable fiber optic broadband network throughout the City to support various industries.	i. Work with area broadband providers to remove barriers to improve the network
		ii. Coordinate with broadband providers with utility projects to reduce costs of deployment.
<b>2. Attract positive business and industry.</b>	A. Focus economic development efforts on attracting specific business types.	i. Encourage the development of entertainment business, i.e., cinemas, bowling, etc.
		ii. Focus industrial attraction efforts on clean, light manufacturing and technology.
		iii. Increase efforts in re-building resource based and extractive industries in the area.
<b>3. Continue the economic revitalization of downtown.</b>	A. Explore opportunities to establish a business assistance program.	i. Work with State agencies to foster program assistance.
		ii. Focus efforts on filling vacant store fronts.
	B. Continue efforts towards streetscape improvements and historic preservation.	i. Create incentive programs for façade and streetscape improvements and historic preservation.
<b>4. Continue support for and promotion of community events.</b>	A. Foster continued success of the Western Legends Round Up and other events.	i. 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.
		i. Provide in kind support to help with events.
		ii. Explore possible new winter and Christmas events, with additional town decorations.

# KANAB GENERAL PLAN

4.6 Economic Goals		
Goals	Strategies	Actions
<b>4. Continue support for and promotion of community events. (cont.)</b>	A. Foster continued success of the Western Legends Round Up and other events.(cont.)	ii. Develop and define tourism marketing strategies in which Kanab City can participate.
		iii. Prepare marketing strategies which promote regional outdoor recreation.
		iv. Establish, sponsor and promote additional regional attractive special events.
		v. Support, sponsor and promote additional athletic events and tournaments.
		vi. Promote the new golf course – with “Stay and Play” packages.
		vii. Encourage and support measures to increase economic development in the shoulder season.
		viii.

## Chapter 5: Transportation

### 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 Transportation Master Plan which acts as a vital appendix to this chapter (See Appendix G). The chief objective of this plan is to provide and plan for a safe, convenient and efficient system of transporting people and goods to, from and throughout the community.

The following transportation issues 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
- Focus on the maintenance of existing roadways.

#### **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.

#### **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.

### 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. 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 Active Transportation

Kanab City does not currently offer 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 inter-city bus transportation, as recommended 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 the City.

Active 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.

### **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.

# KANAB GENERAL PLAN

5.5 Transportation Goals		
Goals	Strategies	Actions
<b>1. Maintain and Update the City's Transportation Master Plan.</b>	A. Prioritize and maintain a plan for road construction and other transportation projects.	i. Develop the 5, 10, and 15 year Capital Improvements Plan. Ensure that road construction is included in these plans.
		ii. Maintain an annual road maintenance plan and provide funding for annual maintenance of existing roads.
	B. Ensure that future development provides connections outlined in the Transportation Master Plan.	i. During Development Committee meetings, ensure that these connections are a priority (if applicable).
<b>2. Plan improvements to the airport with expanded facilities.</b>	A. Review and update the Master Plan, including a review of all future air transportation needs in the region surrounding Kanab City.	i. Involve the public in the process and seek funding for future airport improvements and expansion in consultation with a professional transportation consultant.
<b>3. Plan for transit and active transportation modes.</b>	A. Explore opportunities for public and/or inter-city transportation for Kanab City.	i. Support plans that identify the needs for public and inter-city transportation in Kanab.
		ii. Coordinate with Kane County, Five County Mobility Council, UDOT and area transportation providers to implement the transportation service.
	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

### 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 Code, Section 10-9-307 (see Appendix F). The Affordable Housing Plan is a vital appendix to the General Plan and should be reviewed biennially.



In addition to the strategies addressed in the Affordable Housing Plan, the City has identified the following housing objectives: Maintain the current housing density mix.

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

### 6.2 Housing Density Mix

Approximately 75% 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, which provides much of the low to moderate income 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 medium to high density quality housing, in designated areas. The Downtown area, and some areas adjacent to downtown, is where such housing opportunities will be most likely and encouraged.

Preservation of the single-family nature of Kanab's neighborhoods is desired, except in designated areas in and near downtown.

#### **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.

#### **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 Senior Citizen Housing

Seniors play an important role in the community and are a growing faction of the local population. Additional high 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 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 area.

6.5 Housing Goals		
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.

# KANAB GENERAL PLAN

6.5 Housing Goals		
Goals	Strategies	Actions
<b>1. Maintain the current housing density mix, providing for continued, paced development of both single and multiple family dwellings. (cont.)</b>	C. Provide medium to high density residential uses.	i. Encourage diversification within medium density neighborhoods, to include a mixture of low, moderate and high-income housing units.
		ii. Promote quality high density developments in appropriate zoned areas.
<b>2. Provide for affordable low to moderate income housing opportunities.</b>	A. Prepare and follow the objectives of a Kanab Affordable Housing Plan.	i. Biennially review and update, as necessary, the Kanab City Affordable Housing Plan.
<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.
<b>4. Encourage orderly and beautiful residential areas throughout the city.</b>	A. Enforce residential zoning ordinance requirements.	i. Pro-actively enforce the zoning codes.
	A. Enforce residential zoning ordinance requirements. B. Recognize the beautification efforts of residential property owners.	ii. Coordinate enforcement needs and objectives with the Kanab City Building Inspection Department.
		iii. Encourage open spaces in large residential developments.
	i. Utilize programs such as the Yard-of-the Month award.	
	C. Encourage orderly infill development.	i. Investigate incentivizing infill development to help protect open spaces and the character and mix of homes throughout the community.

## Chapter 7: Parks and Recreation

### 7.1 Introduction

Providing quality parks, trails and recreation facilities and services enhance the quality of life of Kanab City. An emphasis is also placed on supporting and providing cultural activities and services that enhance the community's quality of life.



### **Goal:**

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

- Detailed plans for funding and phasing.

### 7.2 Parks and Trails Master Plan

In 2009, the Kanab Parks and Trails Master Plan was adopted which utilized a study 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. (see *Appendix C*, Kanab Parks and Trails Master Plan. Plans for parks and recreation in Kanab should be kept current to meet the needs of the community.

### 7.3 Planned Facilities

Several proposed new parks, trails and open space areas have been identified in the Kanab Parks and Trails Master Plan.

In addition to the facilities identified in the Parks and Trails

### **Goal:**

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

### **Goal:**

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

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.

### **Goal:**

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

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

## 7.4 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.

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 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

## 7.5 Parks And Recreation Goals

Goals	Strategies	Actions
<b>1. Implement and keep updated the Kanab Parks and Trails Master Plan.</b>	A. 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 Master Plan and the Capital Facilities 1, 5, 10 and 20 year plans.
		ii. Coordinate with Parks and Recreation Committee for future plans.
	B. Provide for sufficient recreational facilities for residents and visitors of all ages.	i. Encourage and support developing an indoor community recreation center.
		ii. Assess needs and develop plans for additional playground and picnic areas throughout the city.
		ii. Create and update priority list for the improvement of existing and development of other needed facilities.
	C. Promote the preservation of open spaces and greenways throughout the city. (cont.)	i. Encourage and enforce the allocation by new developments of open space for planned neighborhood parks, recreation trails or other open spaces where possible.

# KANAB GENERAL PLAN

7.5 Parks And Recreation Goals		
Goals	Strategies	Actions
<b>1. Implement and keep updated the Kanab Parks and Trails Master Plan.(cont.)</b>	C. Promote the preservation of open spaces and greenways throughout the city. (cont.)	ii. The Parks and Recreation committee will recommend additional areas / parcels to be preserved as part of Kanab City's open space preservation efforts.
<b>2. Prepare a detailed Trails System Development Plan.</b>	A. Prepare development details and a plan for funding the construction of the trails system in phases to implement trail alignments identified in the Parks and Trails Master Plan.	i. Ensure that new developments have a trails plan that connects to regional trail system.
		ii. Plan for trail connections with Highway 89 and the Great Western Trails system
		iii. Prepare plans in conjunction with the Parks and Recreation Committee.
		iv. Seek and acquire any available funding.
		v. Approve the plan and budget for each trail.
		vi. Arrange the participation of any in-kind and volunteer assistance.
<b>4. Review and support the projected needs for city-wide parks, trails and recreational facilities.</b>	A. Ensure the Capital Facilities Plan and Capital Investment Plan are updated and reviewed on an annual basis.	i.. Submit the Capital Facilities Plan for City Engineer Review.
		ii. Adequately apportion impact fees to maintain the expected level of service over the life of facilities.
		iii. Consider funding through the Capital Investment Plan annually.
<b>4. Maintain support for parks and recreation programs.</b>	A. Coordinate plans with the County and regional agencies.	i. Combine plans and resources where possible.

# KANAB GENERAL PLAN

7.5 Parks And Recreation Goals		
Goals	Strategies	Actions
<b>4. Maintain support for parks and recreation programs. (cont.)</b>	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 and Facilities

### 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. 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.

**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. Services of the Public Works Department include Water, Sewer, Streets, Fleet, City Parks, and the Cemetery.

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.

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

**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.

## Public Safety

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.



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.

## City Library

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.

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

## **8.3 Other Community Services**

### Medical Facilities

Medical amenities in Kanab include a hospital, rest home facilities, and ambulance and EMT services, including chiropractic, dental and mental health facilities.



School, Kanab Middle School and Kanab Elementary School.

According to the 2012 American Fact Finder of the U.S. Census Bureau, 22.7%

### Education

Kanab City supports an excellent base of public education facilities including the Kanab High



**Goal:**  
**Provide excellent support to educational institutions.**

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

# KANAB GENERAL PLAN

of the eligible population (18 years and over) in Kanab has bachelor's degrees, while 94.7% of Kanab's eligible population has graduated from high school. School enrollment from kindergarten through high school is around 776, while nearly 98 residents are enrolled in college or graduate school programs.

The City of Kanab recognizes the importance of maintaining high levels of education enrollment and available quality programs for all ages. City leaders should work with regional higher education institutions to provide more educational opportunities for Kanab residents.

<b>8.4 Public Services and Facilities Goals</b>		
<b>Goals</b>	<b>Strategies</b>	<b>Actions</b>
<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, 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. Repair and remodel both City Fire Stations.
		vi. Maintain parks and recreational activities for youth and adults.

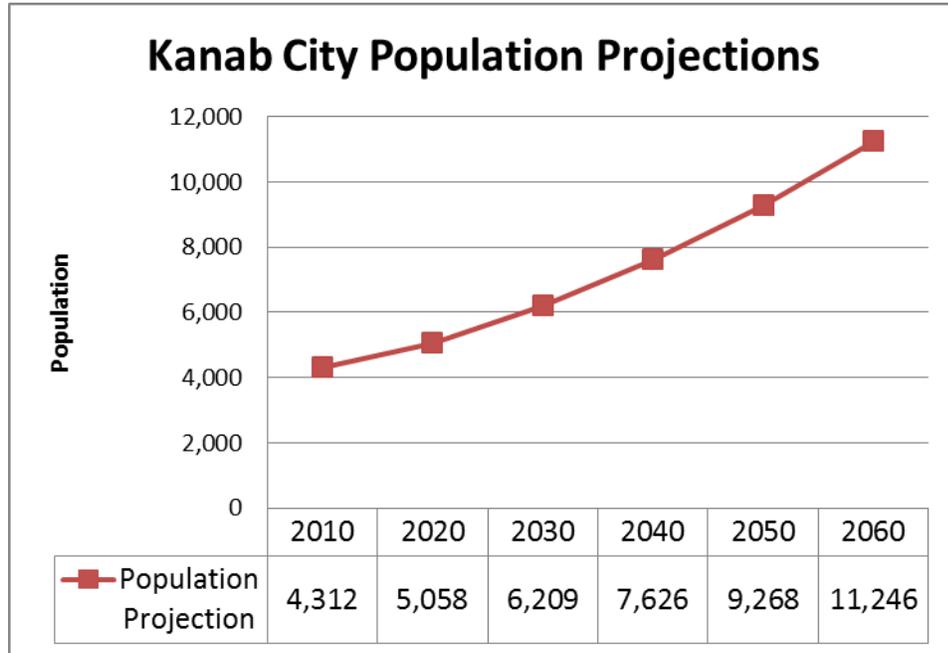
# KANAB GENERAL PLAN

8.4 Public Services and Facilities Goals		
Goals	Strategies	Actions
<b>2. Provide sufficient water, sewer and drainage resources and systems to support the future growth of the community.</b>	A. Maintain existing, water, drainage and sewer infrastructure	i. Replace and upgrade old water, sewer lines and equipment.
		ii. Establish a standardized storm drainage criterion which sets the desired capacity of the storm drainage piping system in the City.
		iii. Clean entire sewer system on a 3 year cycle.
	B. Develop additional community water, drainage and sewer resources.	i. Explore the development of water resources through additional springs development, well extraction sources and a booster pump station.
		ii. Develop a Water Resources Plan (Appendix D).
		iv. Implement a drainage improvement program, which resolves nuisance drainage issues in the City.
		v. Pursue connecting Kanab Creek Ranchos and other unserved areas to the sewer system.
	C. Maintain and follow the goals of the Capital Facilities Plan.	i. Yearly update the 1, 5, and 10 year Capital Improvement Plans.
	D. 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.

# KANAB GENERAL PLAN

<b>8.4 Public Services and Facilities Goals</b>		
<b>Goals</b>	<b>Strategies</b>	<b>Actions</b>
<b>3. Provide excellent support to educational institutions.</b>	A. Reach out to and participate with various entities to enhance educational opportunities (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.
<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.

## 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		

## Exhibit 3 Land Use Chart

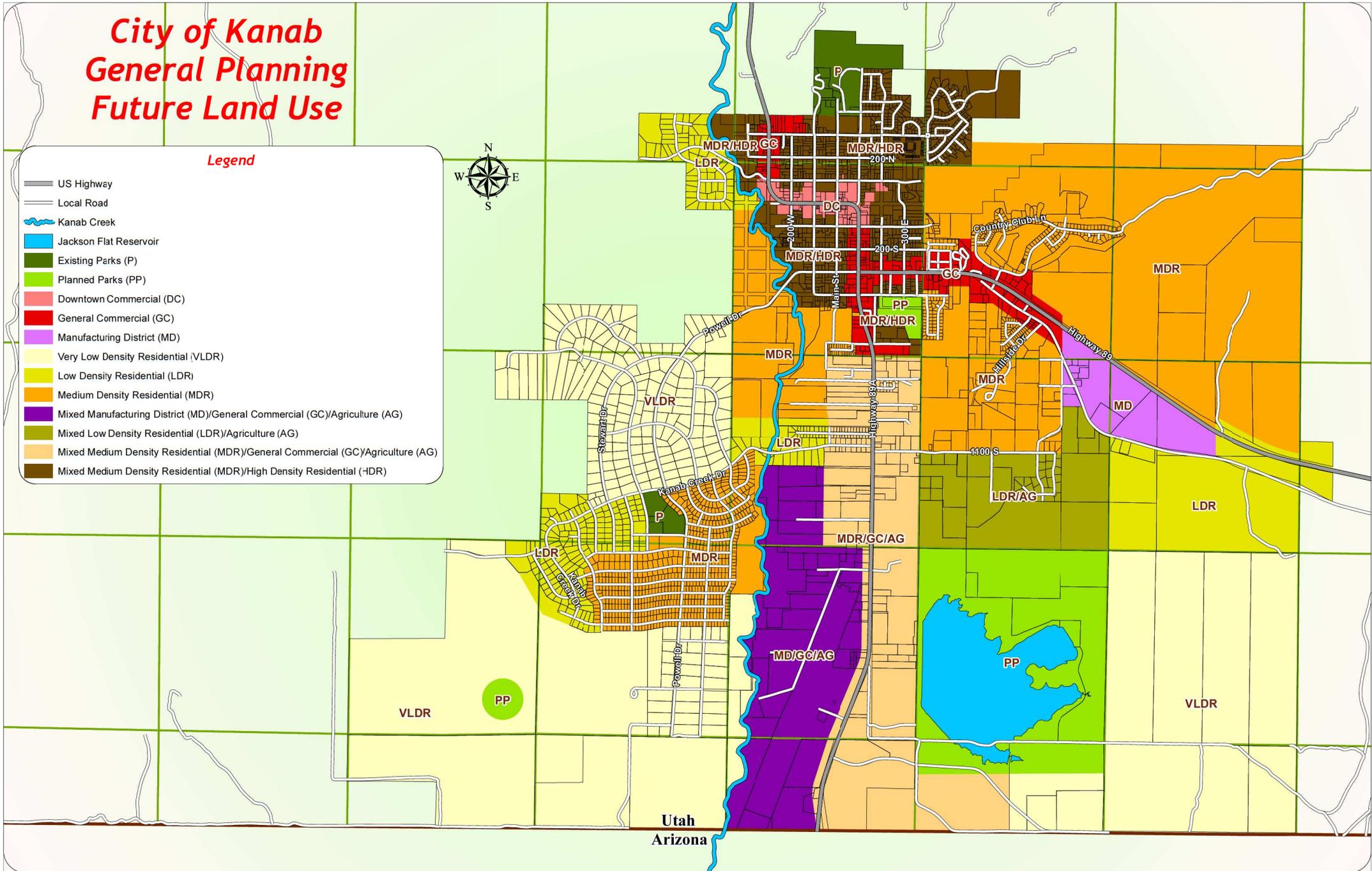
Land Use Designation	Zones	Typical Density	Policy Intent
<b>Agricultural</b>			
Residential/Agriculture Zones	RA-2, 5, RA-10	1 units/2-10 acres	Residential and agricultural development on large lots
<b>Residential</b>			
Very Low Density Zones	RR-1	1 unit/acre	Very low density, single-family development 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>			
Downtown Commercial Zone	C1	--	Downtown area specialty /convenience buying outlets
General Commercial Zones	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	PD	--	Planned Development
	CPD	--	Planned Commercial Development

## Exhibit 4 Future Land Use Map

# 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)



## 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

# KANAB GENERAL PLAN

*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

# KANAB GENERAL PLAN

## 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-

# KANAB GENERAL PLAN

## **Appendix C Kanab City Parks and Trails Master 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 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/>