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KANAB
— UTAH —

KANAB CITY PLANNING COMMISSION STAFF REPORT- July 7, 2015

I. APPLICANT: Julie Castle (New Rust Kitchen Cafe)

REQUEST: Application for Site Plan Review

LOCATION: 223 W Center St (Parcel K-18-5)

Current Zone: Commercial (C-1), Downtown Overlay

II. STAFF ANALYSIS

Julie Castle is requesting Site Plan approval for a proposed New Rust Kitchen Cafe to be located at 223 West Center Street. The applicant is proposing to operate a restaurant in a 942 sq. ft. portion of an existing building, and is proposing a 320 sq. ft. addition to the building, with stucco siding and metal roofing to match the building's existing materials. Section 9-7 of the Kanab City Land Use Ordinance provides that the following matters are considered when reviewing an application:

1. Considerations relating to traffic safety and traffic congestion.

The proposed site plan does not include any modifications to the existing site, related to circulation patterns, entrances, exits, walkways, or parking facilities. The existing site includes one access point for vehicular access to US-89 on the north side of the building and vehicular access on 200 West to access the rear.

Section 6-1 of the Kanab City Land Use Ordinance states:

At the time any building or structure is erected or enlarged, and that new building or enlargement is greater than 30% of the square footage of any existing buildings on site, there shall be provided off-street parking spaces for automobiles adjacent to the building, structure or use in accordance with the following requirements.

The existing building is 5,260 sq. ft. The applicant is proposing a 320 sq. ft. addition, which is approximately 6% of the square footage of the existing building. Therefore, the parking requirements set forth in Chapter 6 do not apply to this Site Plan Application.

— A Western Classic —

Section 3-9 of the *Kanab City Standard Specifications for Design and Construction* notes that a Traffic Impact Study (TIS) is required for developments “which generate 100 or more trips during the morning or afternoon peak hours.” According to the 8th Edition of The ITE Trip Generation Manual, a total of 14 PM peak trips are expected to be generated by a sit down restaurant of this size. Therefore, a Traffic Impact Study is not necessary for this development. Considering that the restaurant will replace an existing commercial use, the additional traffic impact on the adjacent streets is expected to be very minor.

2. Considerations relating to outdoor advertising.

The applicant is proposing to replace an existing 8 ft. X 8 ft. sign with a new monument sign, which is a permitted use in the C1 zone. The applicant will be subject to the requirements of Chapter 7 of the Land Use Ordinance and will be required to obtain a sign permit for those signs that he proposes, as provided in Section 7-5 of the Land Use Ordinance.

3. Performance standards for industrial and other objectionable elements

The site is not anticipated to contain significant dangerous and objectionable objects as described in Chapter 10 of the Land Use Ordinance.

4. Considerations relating to buildings and site layout

The proposed restaurant is a permitted use within the C-1 zone. The building, with the proposed addition, meets the minimum yard setback and height requirements for the C-1 zone. The minor addition will have a very modest impact upon the bulk of the building and impacts related to breaks in façade facing on the street, line and pitch of roofs, and arrangement of structures on the parcel are expected to be negligible. As noted above, the proposed site plan does not initiate parking requirements of Chapter 6, including parking requirements of Section 6-7. In addition, the applicant does not propose any changes to existing streetscape landscaping.

III. FINDINGS

- 1. The proposed site plan meets the dimension, use, and design requirements of the C-1 Zone and the Downtown Overlay.**
- 2. The effect on traffic, circulation and safety has been considered and determined to be very minor, in comparison to the existing site.**
- 3. The addition is sufficiently minor to not prompt the parking standards of Chapter 6.**
- 4. Proposed Signage meets the requirements of Chapter 7 of the Land Use Ordinance. The applicant will be required to obtain a sign permit.**

IV. STAFF RECOMMENDATION

That the Kanab City Planning Commission approves the application for Site Plan Review.



KANAB
UTAH

Application for Site Plan Review

On-Line Version

76 North Main
Kanab, Utah 84741
Phone: (435) 644-2534
Fax: (435) 644-2536
www.Kanab.Utah.Gov

KCfrmSPR-Ver-1.0.06

Application:

Application is hereby made to the Kanab City Planning and Zoning Commission for review and approval of the site plan for the following property:

Applicant Information:

Name JULIE CASTLE Phone (435) 644-8500
 Address 182 N MAIN ST P.O. Box _____
 City KANAB State Utah Zip Code 84741

Property Location: Indicate property location using (East-West / North - South) street address

223 W Center St, Kanab,
SW corner of Center St and 200 West

Project Name and Description:

New Rust Kitchen Cafe, Remodel of existing 942 sq ft center retail space and 320 sq ft addition on south side, new sign

Desired Development Committee Meeting Date

Meeting Date Requested: 07-07-2015 mmdyyy

NOTE: Development Committee Meetings are normally held on Wednesday(s) at 10:00am in the Kane County Commission Chambers. This application will need to be submitted a minimum of one week in advance of the date listed above.

Acres:

2.06 Acres Existing Zone C1 (Commercial Zone)

Parcel ID K-18-5

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Fees Required continued

Fees Required

Fees Required \$0.00

The calculated fees that are shown above are required before processing of this application can begin. After submitting this form the applicant will have an opportunity to pay the required fees/deposits by either making payment on-line , by mail or by hand delivery to the Kanab City Office in the form of a check or money order.

NOTE: Additional deposits will be required when initial deposits are fully expended. Any unused portion of deposits will be refunded to applicant upon completion of the project.

Existing Use of Property

Motel and Retail

Use of Adjacent Property

Motel, commercial, residential

Development Time Table: State the time table for development.

Construction 9/2015-12/2015

Intended Use of Property:

Refer to Kanab City Land Use Chart(s) for Commercial or Manufacturing for approved use(s). Select the use you are applying found under the subject property's current zone designation.

Restaurant



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Describe All Sensitive Lands Impacts: (Refer to Kanab City Land Use Ordinance - Sensitive Lands Section)

NA

Developers Address: Same As Applicant

Name JULIE CASTLE Phone (435) 644-8500
Address 182 N MAIN ST P.O. Box _____
City KANAB State Utah Zip Code 84741

Adjacent Property Owner(s) Notification:

A list of names, street addresses and mailing addresses for owners of property within 140 feet from the outer boundary of the subject property. (Note: this includes property owners across the street and in the rear of the subject property. In determining the 140 feet, the width of any intervening street or alley shall not be included. To add additional Adjacent Property Owner press the button below.

Name TOKA LLC Phone _____ 0
Mailing Address 864 S STEWART DR
Street Address _____
P.O. Box _____
City KANAB State Utah Zip Code 84741

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Adjacent Property Owners - continued

Name DUSTIN D & STEPHANIE L BUNDY Phone _____ 1

Mailing Address 95 S 200 W

Street Address _____

P.O. Box _____

City KANAB State Utah Zip Code 84741

Name KANE COUNTY PROPERTIES LLC Phone _____ 2

Mailing Address 6087 S REDWOOD RD STE C

Street Address _____

P.O. Box _____

City TAYLORSVILLE State Utah Zip Code 84123

Name JACOBSEN HOLDINGS LLC Phone _____ 3

Mailing Address 86 S 200 W

Street Address _____

P.O. Box _____

City KANAB State Utah Zip Code 84741

Name GARY NEAL & BECKY JO Wright Phone _____ 4

Mailing Address 45 S 200 W

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Adjacent Property Owners - continued

Street Address _____

P.O. Box _____

City KANAB State Utah Zip Code 84741

Name AIKEN PROPERTIES 2 LLC Phone _____ 5

Mailing Address 39 W CENTER ST

Street Address _____

P.O. Box _____

City KANAB State Utah Zip Code 84741

Name WESTERN HILLS ROCKS & GEMS INC Phone _____ 6

Mailing Address 288 W CENTER ST

Street Address _____

P.O. Box _____

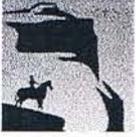
City KANAB State Utah Zip Code 84741

Name ASSANA LLC Phone _____ 7

Mailing Address 297 W CENTER ST

Street Address _____

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Adjacent Property Owners - continued

P.O. Box _____

City KANAB State Utah Zip Code 84741

Name LOGAN & SINDI BROWN Phone _____ 8

Mailing Address 510 N 100 W

Street Address _____

P.O. Box _____

City KANAB State Utah Zip Code 84741

Exhibits:

These items are required before meeting with Planning Commission:

- A. Site Plan Construction Drawing(s)
- B. Signed letter from the Kanab City Engineer - indicating approval of the Site Plan Construction Drawing(s).
- C. Meet the Kanab City Land Use Ordinance (Chapter 9) requirements.

You must submit these Exhibits by email, mail or hand delivery to the Kanab City Office before the scheduled Planning Commission Meeting. No meeting can be held without the above submitted items.

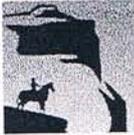
Owner/Manager: 1st listed Owner/Manager - Same As Applicant

Provide information for Owner(s)/Manager(s) below. Use button to add additional owner(s)/manager(s).

Name JULIE CASTLE Phone (435) 644-8500 0

Address 182 N MAIN ST P.O. Box _____

continued on Next Page



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Owners - continued

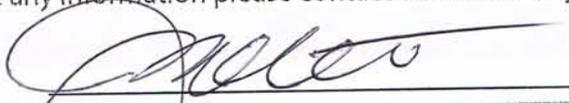
City KANAB State Utah Zip Code 84741

Signature of Property Owner(s) within the Subject Property:

Each Owner(s) of property within this requested Site Plan Review must enter his/her name and date. Owner(s) understand that this application requires a review and approval before the Kanab City Planning Commission

NOTE: Filling in Signature Name and Date and submitting form will serve as a valid signature. Form will be date and time stamped when submitted.

Important Note - once form has been submitted the form information can not be edited. If you need to change any information please contact the Kanab City Office.

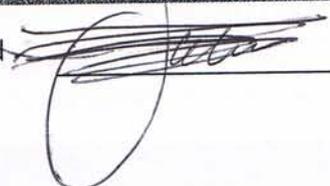
Signature  Date (mmddyyyy) 06/17/2015 0

Contact Information:

Applicant must provide at least one email address for correspondence with City Administrative Staff.

Primary Email juliecastlehmb@gmail.com 2nd Email - optional robert@mesadesign.net

For City Use ONLY

Accepted  Date (mmddyyyy) _____

