



**Mayor**

**Nina Laycook**

**City Manager**

**Duane Huffman**

**Treasurer**

**RaeLene Johnson**

**City Council**

**James G. Sorenson**

**Cheryl Brown**

**Ed Meyer**

**Joe B. Wright**

**Kirt Carpenter**

**KANAB CITY PLANNING COMMISSION**  
November 6, 2012  
76 NORTH MAIN, KANAB, UTAH

- 6:30 P.M.      Work Meeting
- Staff Report
    - Report on Residential Uses With Commercial Zones
  - Council Member Liaison Report
- 7:00 P.M.      Consider Minutes from previous meetings
- 7:05 P.M.      Public Hearing to consider a Zone change application for Parcel K-6-1-Annex at 476 South 100 East owned by Gary and Terri Glover from C-2 Commercial to R-1-8 Residential
- 7:25 P.M.      Consider a Site Plan review and Conditional Use Permit application for the Royal Inn motel owned by Peter Patel located at 386 East 300 South.
- 7:45 P.M.      Discussion on strategic planning of land use issues for Planning Commission to consider

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 –**

# Memo

**To:** Kanab City Planning Commission  
**From:** Levi Roberts, Community Planner  
**CC:** Duane Huffman, City Manager; Russ Keller, Zoning Administrator  
**Date:** 11/1/2012  
**Re:** Residential Uses within Commercial Zones

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## Introduction

The purpose of this memo is to discuss the content of residential uses within commercial zones and make recommendations for possible amendments to Chapter 20 of the current Land Use Ordinance.

In some instances, the regulation of residential uses within commercial zones is unclear and should be clarified for those interpreting and enforcing the ordinance. For example:

- “Commercial / Residential Mix” is listed as a permitted use for all commercial zones.
- “Residential Incidental to the Primary Use of the Business” is listed as a conditional use for all commercial zones.

In addition to these residential uses, other residential designations include:

- “Apartment(s)” listed as a permitted use within the C-2 and C-3 zones and not permitted within the C-1 zone
- “Duplex/Residential,” “Single Attached Dwelling Unit,” “Single Detached Dwelling Unit,” “Townhouses,” and “Transitional Housing” listed as a conditional use within the C-2 and C-3 zones and not permitted within the C-1 zone
- “Mobile / Park Model Home Park” is a conditional use within the C-3 zone and not permitted within the C-1 and C-2 zones

## Discussion

“Commercial / Residential Mix” is defined as:

*The combination of commercial and/or residential uses where part of several buildings or within a single building. The main ground floor must be used as a commercial use.*

Although this states that the main ground floor is to be used as a commercial use, it does not state that commercial uses are to be the *sole* use of the ground floor. Although this may not conflict with the purpose of this regulation, this phrase should be reviewed if intended otherwise.

The current Land Use Ordinance does not include a definition for “Residential Incidental to the Primary Use of the Business” and it is not clear how/if this use differs from “Commercial / Residential Mix.”

All of the commercial zones in the city were established to provide for commercial amenities of various scales. The C-1 zone was established “primarily for the convenience of people living in the neighborhood.” The C-2 zone was established to “provide space within the city where nearly all types of commercial goods and services may be provided.” The C-3 zone was established to “provide space within the city where facilities that serve the travelling public can be most appropriately located.”

Although providing space for commercial uses is important for the local economy, allowing for residential uses will complement these commercial uses, reduce parking demand for businesses, and increase pedestrian activity. This is particularly important in the downtown area, which the Chapter 3 of the General Plan has specified to encourage activities that: increase business and pedestrian activity. In Chapter 6 of the General Plan, Section 6.2- Housing Density Mix, it states:

*It is the City's desire to preserve existing areas of low-density housing, while at the same time allow for increased quality medium to high-density housing, in designated areas. The Downtown District, and some areas adjacent to downtown, is where such housing opportunities will be most likely and encouraged.*

Currently, the only permitted residential use within the downtown area is “Commercial / Residential Mix.” This is a desirable use in the downtown area as it encourages pedestrian activity while still providing space for commercial. However, it should be considered to allow other high-density housing to conform to the City’s General Plan and further encourage pedestrian activity in the area. Because development within the C-1 zone is subject to design standards and guidelines of the Downtown Overlay, there presence should not detract from the attractiveness of the downtown area.

### **Recommendations**

The Planning Commission should review and clarify the difference between “Commercial / Residential Mix” and “Residential Incidental to the Primary Use of the Business.” The easiest and perhaps most appropriate action would be to simply omit “Residential Incidental to the Primary Use of the Business” from the chart. In addition to this review, the planning commission should clarify the definition for “Commercial / Residential Mix” if this use is intended to allow only commercial uses on the main ground floor.

To encourage pedestrian and business activity in the downtown area, the Planning Commission should consider allowing high and medium density housing within the C-1 zone, including apartments and townhouses. Doing so would better conform to section 6.2 of the General Plan.

**KANAB CITY PLANNING COMMISSION MEETING  
OCTOBER 16, 2012  
KANE COUNTY COMMISSION CHAMBERS**

**PRESENT:** Chairman Arlon Chamberlain, Members Byard Kershaw, Tom Avant, Teresa Trujillo, Terril Honey, and Jim Sorenson. Building Inspector Russ Keller.

**ABSENT:** Members Dennis Day, and Dave Borup

**WORK MEETING:**

**Staff Report-** City Manager Duane Huffman spoke to the Commission regarding how often they would like to hold meetings. Member Honey felt that both meetings are needed and felt that the City Ordinance needed to read that if it's only a work meeting no chairman needs to be present. Member Sorenson would like to adopt a rule that if both Chairman and Chairman Elect were going to be absent they could assign a designated chair for that meeting. In the end all members said they were committed to two meetings a month. Mr. Huffman also stated that he would like to see the Planning Commission set some goals. Items that need to be worked on are:

- Site Plan redraft
- Residential uses within commercial zones
- Sensitive land
- Parcel line adjustments

At the next meeting, the Commission will prioritize items to work on and set goals.

Chairman Arlon Chamberlain opened the regularly scheduled meeting at 7:09 p.m.

**APPROVAL OF MINUTES:** A motion was made by Member Kershaw and 2<sup>nd</sup> by Member Avant to approve the minutes of the September 18, 2012 meeting as written. Motion passed unanimously.

**PUBLIC COMMENT PERIOD:** Joan Thacher read a statement concerning the Land Use Ordinances and the changes she felt needed to be made. Marlene Barnes read a statement concerning the removal of R&D from the list of industrial uses. And Caralee Woods also read her comments concerning the chart for Manufacturing Zones and corresponding industries.

**SITE PLAN REVIEWS:** Discussion on the progress that was made at the last meeting. Discussion on CUP. Member Avant felt that there needed to be a separate chart just for the different types of conditional use permits.

**7:55 Member Avant excused himself.**

Member Sorenson will contact Levi Roberts of five County and discuss a detailed list of conditional use permits. Member Honey would like to have the City Engineer review the tiers for their input.

A motion to adjourn was made by Member Honey

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CHAIRMAN

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DATE

**Mayor**

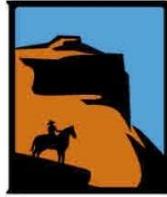
**Nina Laycook**

**City Manager**

**Duane Huffman**

**Treasurer**

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**James G. Sorenson**

**Cheryl Brown**

**Ed Meyer**

**Steven R. Mower**

**Anthony Chatterley**

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**KANAB CITY PLANNING COMMISSION STAFF REPORT- November 6, 2012**

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**I. ITEM:**

**Proposed zoning change from existing C-2 (Commercial) to R-1-8 (Single Family Residential) for parcel K-6-1 Annex**

**II. BACKGROUND:**

The property owners of parcel K-6-1 Annex, located at 476 South 100 East, have submitted an application for a zone change from the existing C-2 (commercial) designation to a R-1-8 (residential) designation. The 0.51 acre parcel is currently of single family residential use, and has been used as a residence since 1973. Adjacent property uses include a veterinary clinic to the south, a vacant lot to the north, a high school to the west, and a R.V. park to the east. The applicant is currently researching refinancing options and is experiencing difficulty finding a lender who is willing to refinance due to the commercial zoning status. Below are possible reasons to approve or reject this zoning amendment request.

**Reasons to approve zoning amendment request**

1. The zoning designation is creating a financial hardship to the property owners
2. The current and past use of the property is single family residential
3. The current use of the property does not conflict with surrounding land uses. The transitional commercial corridor includes a mix of commercial and residential uses. Surrounding parcels are of residential use.
4. Based upon the low intensity of commercial development in the corridor and the presence of several vacant lots in the vicinity, the use of the property does not appear to inhibit the potential for commercial development in this part of the city.

**Reasons to reject zoning amendment request**

1. All properties adjacent to Hwy. 89-A on this corridor are currently zoned commercial. Changing the zoning designation would create an exception to this characteristic.

**— A Western Classic —**

2. The Future Land Use Map in the Kanab City General Plan displays this parcel as “transitional commercial overlay.”
3. Although the zoning designation is creating financial hardship for the property owner, the current zoning designation is not inhibiting the inhabitants from maintaining a residential use. If the zoning designation were changed to residential, a future commercial developer would have to request a rezone before approval for the development.

### **III. STAFF RECOMMENDATION:**

Kanab City Land Use Ordinance Section 1-17 (Zoning Amendments) stipulates that “proposed (zoning) amendments shall first be submitted to the Planning Commission for recommendations.” Staff proposes that the Planning Commission discuss the above items before submitting a recommendation of approval or rejection to the City Council pertaining to the aforementioned zoning designation change to Kanab City Land Use Ordinance.



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UTAH

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[www.Kanab.Utah.Gov](http://www.Kanab.Utah.Gov)

# Application for Zone Change

On-Line Version

KCfrmAZC-Ver-1.0.20

## Application:

Application is hereby made to the City Council of Kanab City, Utah, to amend the Kanab City Zoning Map by reclassifying the following property:

## Applicant Information:

Name Gary and Terri Glover Phone (435) 689-1385  
Address 476 S.100 E. P.O. Box \_\_\_\_\_  
City Kanab State Utah Zip Code 84741

## Acres:

0.51 Acres Existing Zone C - Commercial  
No acreage charge for total acres under 1. Proposed Zone R-1-8 (Single Family Residential 8,000sf)  
Parcel ID K-6-1 Annex

NOTE: When applying for a Zone Change and the proposed zoning classification does not match the General Plan Future Land Use Map classification then a Application for General Plan Amendment will be required to be submitted and approved prior to submitting a Zone Change Request.

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

476 S. 100 E. Kanab, Utah 84741

## Existing Use of Property

Residence



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## Use of Adjacent Property

Commercial-Vet Clinic, Vacant lot

## Development Time Table: State the time table for development.

n/a

## Intended Use of Property:

This property has been and will continue to be a primary residence since 1973 when it was built. We would like it zoned residential as we are having difficulty finding a lender that will take the loan as we are trying to refinance. Also, down the road, if we were to ever want to sell our property, a buyer would run into the same problem, therefore making it difficult to find a buyer. We are also having to pay a higher interest rate on our mortgage because of it being zoned commercial. The legal description of the property follows: Legal BEG AT A PT 1,708.61 FT W & 1,191.84 FT N FROM THE SE COR OF SEC 28 T43S R6W SLB&M, SAID PT BEING ALSO E 676.30 FT & S 1,108.41 FT FROM A PERMANENTLY ESTABLISHED STREET MONUMENT AT THE INTERSECTION OF MAIN STREET & 3RD SOUTH; TH N 89\*43'16" W 197.09 FT; TH N 0\*15' E 123.96 FT; TH S 89\*43'16" E 158.0 FT TO THE W R/W LINE OF US HWY 89A; TH S 17\*15' E ALG SAID R/W LINE 130.0 FT TO THE PT OF BEG. CONT 0.51 AC,M/L.

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

n/a

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# Application for Zone Change

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Sensitive Lands Impacts - continued

Developers Address:  Same As Applicant

Name Gary and Terri Glover Phone (435) 689-1385  
Address 476 S.100 E. 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 Kanab Veterinary Clinic Phone (435) 644-2400 0  
Mailing Address 484 S. 100 E.  
Street Address same  
P.O. Box \_\_\_\_\_  
City Kanab State Utah Zip Code 84741

Name Kanab RV Corral Phone (435) 644-5330 1  
Mailing Address 483 S. 100 E.  
Street Address same

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# Application for Zone Change

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### Adjacent Property Owner(s) - continued

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

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 Gary and Terri Glover Phone (435) 689-1385 0

Address 476 S.100 E. P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

### Exhibits:

These items maybe required before processing of Application can begin:

A. Development Plan - Two (2) copies of a development plan with necessary sketches drawn to scale showing the subject property and the surrounding properties within 140 feet of subject property and where pertinent, the use or uses, dimensions and locations of proposed and existing structures (including signs ), area to be reserved for vehicular and pedestrian circulation, parking, public uses, landscaping and other open spaces.

Refer to the Kanab City Land Use Ordinance and the Kanab General Plan for additional information.

You must submit these Exhibits by email, mail or hand delivery to the Kanab City Office.



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## Exhibits:

These items are required before processing of Application can begin:

B. Covenants and Deed Restrictions - if there are any covenants or deed restrictions in effect relative to any of the subject property.

You must submit these Exhibits by email, mail or hand delivery to the Kanab City Office.

## Exhibits:

These items are required before processing of Application can begin:

C. Legal Description of subject property. Certified by a licenced land surveyor in the State of Utah.

You must submit these Exhibits by email, mail or hand delivery to the Kanab City Office.

## Fees:

Fees Required \$0.00 Deposit Req'd \$100.00

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.

## Contact Information:

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

Primary Email terrigrvr@yahoo.com 2nd Email - optional gloverg@kanab.net



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# Application for Zone Change

On-Line Version

KCfrmAZC-Ver-1.0.20

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

Each Owner(s) of property within this requested Change Amendment must enter his/her name and date. Owner(s) understand that this change application may require a public hearing before the Kanab City Planning Commission and/or the Kanab City Council. If a publication notice is required ( Refer to Utah State Land Use Code for the requirements ).

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.

Warning - 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 Gary Glover Date ( mmddyyyy ) 10-10-2012 0

Signature Terri Glover Date ( mmddyyyy ) 10-10-2012 1

### For City USE ONLY

Accepted \_\_\_\_\_ Date ( mmddyyyy ) \_\_\_\_\_

**Mayor**

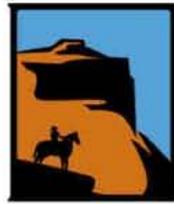
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**KANAB CITY PLANNING COMMISSION STAFF REPORT- November 6, 2012**

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**I. APPLICANT: Peter Patel (Royal Inn & Suites)**

**REQUEST: Application for Site Plan Review**

**LOCATION: 386 East 300 South, Kanab, UT**  
**Current Zone: Commercial (C-2)**

Peter Patel, authorized representative for Royal Inn Kanab, is requesting Site Plan Approval for the proposed project located at 386 East 300 South. The property resides in the C-2 commercial zone which is the underlying zone for the Transitional Commercial Overlay. The proposed project includes an addition to the existing structure which requires a conditional use permit and a design and site plan approval as part of the building permit process.

**II. STAFF ANALYSIS:**

**Site Plan Review**

The property resides in the C-2 commercial zone and is located within the Transitional Commercial Overlay. The proposed project is an addition to the existing structure and includes a 15 ft. X 28 ft. patio to be constructed directly in front of (north of) the existing hotel office. Section 9-5 of the Land Use Ordinance stipulates that the Planning Commission shall consider the following matters in their review:

**1. Considerations relating to traffic safety and traffic congestion.**

- a. The effect of the site plan on traffic conditions of abutting streets.
- b. Vehicle/pedestrian ingress and egress.
- c. Adequacy of off-street parking including lighting and surfacing.
- d. Circulation patterns within the development.

According to the site plan, the proposed construction will not inhibit the line of sight for motorists. Because the addition does not involve the addition of rooms or other traffic generators, it will require additional parking. Impact to traffic safety and traffic congestion as a result of the proposed addition is anticipated to be negligible.

**— A Western Classic —**

## **2. Conditions relating to outdoor advertising.**

The proposed construction does not include any changes to outdoor advertising. Impacts relating to outdoor advertising are anticipated to be negligible.

## **3. Conditions relating to buildings and site layout.**

- a. Consideration of building location, mass, and relationship to the neighborhood.
- b. Consideration of exterior design (height, bulk, architectural features) in relation to adjoining structures.

The proposed 15X28 ft. patio will modestly affect the existing building mass and relationship to the neighborhood considering the overall lot and building size and available open space.

Section 9-6 (D) states, “*All areas in a development not approved for parking, buildings, or other hard surfacing, shall be landscaped and properly maintained with landscaping materials approved in conjunction with a site plan.*” Section 9-6 (B) states “*a minimum six foot (6’) wide landscaped area shall be installed along the entire frontage of the parcel.*” Section 9-4 (E) states “*one (1) canopy tree in each landscaped area, within a project boundary, shall be required.*” The applicant is proposing approximately 10 feet wide and 30 feet long of landscaping to be located between the proposed patio and the sidewalk. Proposed landscaping includes one 2” caliper deciduous tree and a mix of over twenty- 5 gallon shrubs to be spread throughout the landscaping area. Staff believes the applicant has adhered to the landscaping standards enumerated in Section 9-6.

Chapter 20, Section 20-4 stipulates “*no building shall be erected to be a height lower than twelve (12) feet.*” Section 20-6 stipulates set back requirements within commercial zones. For Zone C-2, front and side yard set backs are 0 feet and rear are 2 feet. Staff believes the applicant has adhered to these requirements.

Exhibit B (Transitional Commercial Overlay), Section 1-17 stipulates, “*The following guidelines apply to new construction and refurbishing the exterior of an existing commercial building. Plans must be approved by Kanab City Planning and Zoning.*” The section goes on to state, (A) “*City approved materials include stucco, rock and brick...Colors will also be considered and approved as part of the site plan review and must be compatible with the color scheme of businesses in the downtown overlay district. Natural earth tone colors are preferable.*” The exterior of the patio is proposed to be a light tan block wall with Spanish style concrete roof styles to match the existing lobby building. Staff believes the applicant has adhered to the standards enumerated in Exhibit B and has considered materials and colors that are compatible with the existing building and the surrounding businesses.

### **Conditional Use Permit**

The property resides in the Transitional Commercial Overlay Zone which requires a conditional use permit for any structures or uses as defined in Exhibit B, Section 1-2. The proposed addition will be used as a lounge and waiting area for guest of the hotel.

Section 8-6 (B) of the Land Use Ordinance stipulates that in approving a conditional use permit, the Planning Commission shall find:

1. *That the proposed use is necessary or desirable and will contribute to the general well-being of*

*the community.*

The proposed patio will be an added amenity for the hotel and will likely improve the attractiveness and experience of hotel guests visiting the community.

2. *That the use will not be detrimental to the health, safety, or welfare of persons residing in or visiting the community.*

The impact of the proposed patio on the health, safety and welfare of the community is anticipated to be negligible.

3. *That the proposed use will comply with the regulations of the Land Use Ordinance.*

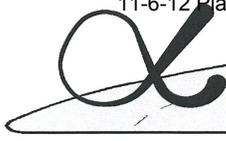
Staff has provided a thorough review of compliance of the Land Use Ordinance, included in the Site Plan Review above.

4. *That the proposed use is in harmony with the intent and purpose of the Kanab City General Plan.*

The General Plan provides for that commercial zones include “*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 proposed use is in accordance with the General Plan by better serving the needs of the travelling public.

### **III. STAFF RECOMMENDATION:**

That the Planning Commission approves the Application for Conditional Use Permit and Site Plan Review

 **ALPHA ENGINEERING COMPANY**  
43 South 100 East, Suite 100, St. George, Utah 84770-3442; Tel: (435) 628-6500 Fax: (435) 628-6553

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November 2, 2012

Kanab City  
Attention: Duane Huffman  
76 North Main Street  
Kanab, Utah 84741

RE: Site Plan 2<sup>nd</sup> Review for Royal Inn & Suites Addition

Duane:

We have completed a second review of the site plan for the Royal Inn & Suites addition being proposed at 386 East 300 and it appears that the Engineer has adequately addressed our recommendations and comments from our first review and therefore, we recommend approval of the site plan.

Please let us know if you have any questions or concerns regarding this review.

Sincerely,



Glen E. Carnahan, P.E.  
ALPHA ENGINEERING COMPANY



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Kanab, Utah 84741  
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# Application for Conditional Use Permit

On-Line Version

KCfrmCUP-Ver-1.0.12

### Application:

I (we) the below listed applicant(s) apply for a Conditional Use Permit.

### Applicant Information:

Name Peter Patel Phone (435) 703-0737  
Address 43 N. 2600 W. P.O. Box \_\_\_\_\_  
City Hurricane State Utah Zip Code 84741

### Type of Conditional Use

Is this Conditional Use primarily for Residential Use?  Yes  No  n/a

Will this Conditional Use be accompanied by a Home Occupation Application?  Yes  No  n/a

Is this Conditional Use primarily for a Commercial Use?  Yes  No  n/a

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

386 East 300 South, Kanab, Utah

### Exhibits:

These items are required before processing of Application can begin:  
Legal Description of subject property. Certified by a licenced land surveyor in the State of Utah.

You must submit these Exhibits by email, mail or hand delivery to the Kanab City Office.



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# Application for Conditional Use Permit

On-Line Version

KCfrmCUP-Ver-1.0.12

### Exhibits:

These items are required before processing of Application can begin:

Site Plan drawn to scale and showing all proposed and/or existing buildings, fences, landscaping, parking, loading areas, topography for irregular sites.

You must submit these Exhibits by email, mail or hand delivery to the Kanab City Office.

### Exhibits:

The following item is required before processing of Application can begin:

A Photocopy of the Kane County Ownership Plat Map showing all property owners within 300 feet of Applicant's property.

You must submit all Exhibits by email, mail or hand delivery to the Kanab City Office.

### Use Information: ( name and nature of business / operation / use )

Royal Inn Motel - Motel Use

### Licensing Information:

Is a Kanab City Business License required?  Yes  No  n/a

Is a State or Federal License required?  Yes  No  n/a

If either license is required, this Conditional Use Permit will not become effective until said licenses are aquired and recorded with the Kanab City Business License Officer.

### Parcel Information:

1.56 Acres - ( less than 1 acre enter as 0.XXXX )

Parcel ID K-3-ANNEX



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# Application for Conditional Use Permit

On-Line Version

KCfrmCUP-Ver-1.0.12

Check here if this Conditional Use does not apply to a Zone Classification and Use listed below. For example a request for a Church Tower height extension you would check this box and enter in your information in the box that will be shown below:

### Zoning Information

Select the current Zone District that the business is located in. If not sure refer to the Kanab City Zoning Ordinance Map.

- C - 1     M - 1     R1 - 8     RA - 2     RR - 1     RM - 7     RM - 9
- C - 2     M - 2     R1 - 10     RA - 5     KCR     RM - 11     RM - 13
- C - 3     M - 3     R1 - 15     RA - 10     720     RM - 15
- CPD     R1 - 20

Zone District you selected: ( C-2 ) Commercial - min 5,000 sqft parcels



Use pull-down to select the appropriate approved use allowed in the zone district you selected.

NOTE: (C) = Conditional Use permit required to conduct business. Refer to the On-Line Conditional Use Permit Application.  
(P) = Permitted Use. (\*) = Special requirements - see Land Use Chart found in the Kanab City Land Use Ordinance.

### Adjacent Property Owners(s) Notification

A list of names, street addresses and mailing addresses for owners of property within 300 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 300 feet, the width of any intervening street or alley shall not be included. To add additional Adjacent Property Owner press the button below.

Name Parts Plus Phone (435) 644-8636

Mailing Address \_\_\_\_\_

continued on Next Page



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# Application for Conditional Use Permit

On-Line Version

KCfrmCUP-Ver-1.0.12

### Adjacent Property Owner(s) Notification: - continued

Street Address 406 E. 300 S.

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

Name Robinson Auto Service Phone (435) 644-5519 1

Mailing Address \_\_\_\_\_

Street Address 418 E. 300 S.

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

Name Escobars Phone (435) 644-3739 2

Mailing Address \_\_\_\_\_

Street Address 373 E. 300 S.

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

Name Verizon Phone (435) 644-2422 3

Mailing Address \_\_\_\_\_

Street Address 329 S. 350 E.

P.O. Box \_\_\_\_\_

continued on Next Page



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# Application for Conditional Use Permit

On-Line Version

KCfrmCUP-Ver-1.0.12

### Adjacent Property Owner(s) Notification: - continued

City Kanab State Utah Zip Code 84741

Name South Central Communications Phone (435) 644-2810

Mailing Address \_\_\_\_\_

Street Address 329 S. 350 E.

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

Name Quality Printing Phone (435) 644-2009

Mailing Address \_\_\_\_\_

Street Address 300 S. 350 E.

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

Name Techies Phone (435) 899-9237

Mailing Address \_\_\_\_\_

Street Address 329 S. 350 W. #5

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

continued on Next Page



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**Application  
for  
Conditional Use Permit**  
On-Line Version

KCfrmCUP-Ver-1.0.12

Adjacent Property Owner(s) Notification: - continued

Name Anna Little Phone (435) 644-5074

Mailing Address \_\_\_\_\_

Street Address 349 S. 350 E.

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

Name Colemans Exxon Phone (435) 644-2922

Mailing Address \_\_\_\_\_

Street Address 355 E. 300 S.

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

Name Allen Huntington Phone (435) 644-2869

Mailing Address \_\_\_\_\_

Street Address 429 E. 400 S.

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

Name James Craft Phone (435) 644-5268

Mailing Address \_\_\_\_\_

continued on Next Page



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# Application for Conditional Use Permit

On-Line Version

KCfrmCUP-Ver-1.0.12

### Adjacent Property Owner(s) Notification: - continued

Street Address 411 E. 400 S.

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

Name Ann Allums Phone \_\_\_\_\_ : 1

Mailing Address \_\_\_\_\_

Street Address 379 E. 400 S.

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

Name Gilbert Clark Phone \_\_\_\_\_ : 2

Mailing Address \_\_\_\_\_

Street Address 389 S. 350 E.

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

Name Best Friends Animal Sanctuary Phone \_\_\_\_\_ : 3

Mailing Address 5001 Angel Canyon Road

Street Address 375 S. 350 E.

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# Application for Conditional Use Permit

On-Line Version

KCfrmCUP-Ver-1.0.12

Adjacent Property Owner(s) Notification: - continued

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

Name John Little Phone (435) 644-5074 14

Mailing Address \_\_\_\_\_

Street Address 349 S. 350 E.

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

Name Chamcor Development Phone \_\_\_\_\_ 15

Mailing Address 694 E. Chinle Drive

Street Address \_\_\_\_\_

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

Name Arthur Johnson Phone (644) 000-0000 15

Mailing Address 810 S. 1000 E.

Street Address \_\_\_\_\_

P.O. Box \_\_\_\_\_

City Kanab State Utah Zip Code 84741

continued on Next Page





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# Application for Conditional Use Permit

On-Line Version

KCfrmCUP-Ver-1.0.12

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

Each Owner(s) of property within this requested Change Amendment must enter his/her name and date. Owner(s) understand that this change application may require a public hearing before the Kanab City Planning Commission and/or the Kanab City Council. If a publication notice is required ( Refer to Utah State Land Use Code for the requirements ).

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.

Warning - 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 Peter Patel Date (mmddyyyy) 11-01-2012

### For City USE ONLY

Accepted \_\_\_\_\_ Date (mmddyyyy) \_\_\_\_\_

### Planning Commission USE ONLY

#### PLANNING COMMISSION APPROVAL

The Planning Commission finds:

1. That the proposed use is necessary or desirable and will contribute to the general well being of the community.
2. That the use will not be detrimental to the health safety or general welfare of persons or persons residing or working in the community, or injurious to property or improvements in the vicinity.
- 3a. That the proposed use will comply with the regulations of the Kanab City Land Use Ordinance; i.e. it is listed a listed conditional use.  
or.
- 3b. That the proposed use is in harmony with the character and intent of the zone in which the use resides.
4. That the proposed use is in harmony with the intent of the Kanab City General Plan.

Approval Comments

continued on Next Page



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# Application for Conditional Use Permit

On-Line Version

KCfrmCUP-Ver-1.0.12

Planning Commission Approval - continued

This Conditional Use Permit shall be null and void one year after approval unless substantial work shall have been accomplished toward its completion. This Conditional Use Permit may be revoked upon failure to comply with any of the condition imposed with the original approval of the permit.

Planning Commission Chairperson \_\_\_\_\_

Date (mmddyyyy) \_\_\_\_\_

Approval

Denied

Reason for Denial

Any appeal of the above decision shall be made in writing to the Kanab City Council. Appeals shall be filed with the City Clerk/Recorder not more than ten working days after the decision. The City Council may affirm, modify or reverse the decision of the Planning Commission. However, the City Council shall present, in writing, the reasons for its action.



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# Application for Site Plan Review

KCfrmSPR-Ver-1.0.04

## 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 Peter Patel Phone (435) 703-0737  
Address 43N 2600 West P.O. Box \_\_\_\_\_  
City Hurricane State Utah Zip Code 84737

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

Royal Inn Kanab, 386 East 300 South Kanab, UT 84741

## Project Name and Description:

Patio by the Front Office at the Royal Inn & Suites

## Desired Development Committee Meeting Date

Meeting Date Requested: 10-17-2012 Date ( mm-dd-yyyy )

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:

1 Acres Existing Zone C1 (Commercial Zone)  
Parcel ID 1



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# Application for Site Plan Review

KCfrmSPR-Ver-1.0.04

**Fees:**

Fees Required \$0.00

Deposit Req'd \$500.00

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

**Use of Adjacent Property**

motel patio

**Development Time Table: State the time table for development.**

a s ap

**Intended Use of Property:**

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

motel

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

motel



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# Application for Site Plan Review

KCfrmSPR-Ver-1.0.04

Developers Address:  Same As Applicant

Name TC Engineering, PC Phone (435) 689-1892

Address 386e 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 peter patel Phone (435) 703-0737

Mailing Address 43N 2600 West

Street Address 43N 2600 West

P.O. Box \_\_\_\_\_

City Hurricane State Utah Zip Code 84737

## 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.



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# Application for Site Plan Review

KCfrmSPR-Ver-1.0.04

Owner:  1st listed Owner - Same As Applicant

Provide information for all Legal Title Owners below. Use button to add additional owners.

Name Peter Patel Phone (435) 703-0737

Address 43N 2600 West P.O. Box \_\_\_\_\_

City Hurricane State Utah Zip Code 84737

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.

**Warning - once form is submitted - Form information can not be changed.**

Applicant(s) Requesting General Plan Zone Change

Signature peterpatel Date (mm-dd-yyyy) 10-12-2012

Contact Information:

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

Email peterpatel711@yahoo.com Email peterpatel711@yahoo.com



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# Application for Site Plan Review

KCfrmSPR-Ver-1.0.04

For City USE ONLY

Accepted \_\_\_\_\_ Date ( mm-dd-yyyy ) \_\_\_\_\_

\_\_\_\_\_

Planning and Zoning

June 21, 2012

Subject: Overlay District Exhibits A, B, & C – Paint, Art Mural, Art Object,

- 1) Do we need to add a section to all of the Overlay Exhibits A, B, & C for painting a building?  
We don't have direction or requirement for painting Commercial Buildings similar to the requirements in Exhibits A, B, C, section 1-17 pertaining to approval of colors. We require new construction and refurbishments to be earth tones, but not paint. ???
- 2) Do we need an additional section in Exhibits A, B, C, to define an Art Mural with guidelines that are consistent with the General Plan?
- 3) If a section is created for Art Mural, we can clarify 1-15 as an Art Object so there is a clear distinction between the two.
- 4) Review 1-17 to see if we need any clarification.
- 5) Exhibits B & C 1-3 A. require a CUP for a remodel or façade improvements of existing structures. We need to add this to Exhibit A or remove from B & C. (Needs discussion)