

Mayor

Nina Laycook

City Manager

Duane Huffman

Treasurer

RaeLene Johnson



KANAB
— UTAH —

City Council

James G. Sorenson

Cheryl Brown

Kirt Carpenter

Joe B. Wright

Brent Chamberlain

PLANNING COMMISSION
April 2, 2013
76 NORTH MAIN, KANAB, UTAH

- 6:30 P.M. Work Meeting
- Staff Report
 - Council Member Liaison Report
 - General Plan Update
- 7:00 P.M. Approval of minutes of previous meeting;
- 7:05 P.M. Public Comment Period;
- 7:10 P.M. Review and consider Conditional Use Permit for Southern Utah University Head Start Preschool located at 220 West 300 North;
- 7:30 P.M. Discuss Sensitive Lands Ordinance

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.

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KANAB GENERAL PLAN UPDATE

PLAN OF ACTION

3/27/13

The logo for Utah Community Planners features the text "Utah Community Planners" in a white, serif font, stacked vertically. The text is set against a dark green, textured background that resembles a close-up of a leaf or a similar natural surface. A grey arrow points from the left towards the logo.

Utah Community Planners (UCP) will assist in updating the current Kanab City General Plan, using the format and information of the current plan as a basis. An emphasis will be placed on reviewing and updating the community goals, strategies and actions within each General Plan chapter, and amending the plan text in accordance. Any maps needing to be amended or created will also be included. The Plan of Action will include the following:

1. City Council Work Session

Date: Tue. April 9th 6:00 pm

UCP will facilitate visioning for the community in a work session of the City Council, to provide an opportunity for City leaders to give important, needed input into the City's future. An action plan for the General Plan updates and the format of the citizen survey will be prepared in this session.

2. Citizen Survey

Distribution and Return Dates: Mon. April 29th - Mon. May 20th

A citizen survey, in both mail-out and on-line formats, will be developed with the assistance of the City Council, seeking input, both specific and general, on the directions of the City's General Plan. UCP will assist with the preparation, compilation and analysis of the results of the survey. The online survey format prepared by UCP will be uploaded on the City website, and the City will mail the paper surveys with City utility billings or by other special mailing.

3. Community Visioning Workshop

Date: Wed. May 8th 7:00 pm

UCP will coordinate and oversee Community Visioning Workshops that will begin with a brief presentation on some of the opportunities and preliminary planning goals identified by the City. Attendees will participate in an interactive survey using hand help pin pads, as well as participate in group planning exercises in creating a vision and implementation strategies. Discussions will include what they like, dislike, and would like to change in the City.

4. Four (4) Planning Commission / Public Scoping Meetings

Dates: Sat. May 25th, Sat. June 8th, Sat. June 22nd, Sat. July 13th - all at 9:00 am

UCP will facilitate and work with the Planning Commission / public to review the needs for updating the General Plan. In reviewing two chapters with the Planning Commission /public in each scoping meeting, the participants will recommend amendments to the format and goals of the plan. A conflict resolution public involvement exercise may be employed if needed.

5. Planning Commission Reviews and Public Hearing

Draft Submittal Date: Mon. July 29th

Public Hearing Date: Tue. October 1st 6:00 pm

In four regular meetings, in August and September, the Planning Commission will review the proposed changes in the first draft of the updated General Plan. UCP will then present the proposed amendments to the General Plan at a public hearing.

6. Document updates review and preparation

Final Draft Submittal Date: Mon. October 14th

UCP will prepare all document revisions in word and pdf files in draft form, with print outs available for the Planning Commission review meetings and public hearing, as well as final version files and print outs available for the City Council public hearing.

7. City Council Presentation and Public Hearing

Date: Tue. October 22nd 6:00 pm

An electronic version of the final approved plan documents in word and pdf formats, as well as any requested printed and bound hard copies, will be provided to the City after approval. Both drafts will be developed using the current General Plan Word Documents as a basis for starting revisions. All text will be kept intact with striking-out text for removal of text and under-lining for added text.

COSTS

UCP offers other preparation assistance in updating the Kanab City General Plan document and mapping, based on the following rates:

1. \$7,200 for all work performed as described in the above Plan of Action
2. \$100 an hour for mapping updates by Gateway Mapping *
3. \$50 per 36 x 48 wall size print outs of General Plan maps
4. \$80 per printed, bound color copy of the complete updated plan document, including 11 x17 size maps

** Actual time and effort depends on the extent of map updates required. An overall cost estimate or budgetary cap on costs can be determined following a project scoping meeting with Ken.*

Ken R. Young, AICP
Principal Planner

**KANAB CITY PLANNING COMMISSION MEETING
MARCH 19, 2013
KANE COUNTY COMMISSION CHAMBERS**

PRESENT: Chairman Byard Kershaw, Members Teresa Trujillo, Kent Burggraaf, Joan Thacher, Arlon Chamberlain and Terril Honey. Council Member Jim Sorenson. Staff Member Levi Roberts of Five County and Business/Land Use Coordinator Gary McBride

WORK MEETING: City Manager Duane Huffman introduced Gary McBride as the new Business/Land Use Coordinator for Kanab City. Mr. Huffman also gave the Commission an update on Building Inspections. He stated that things with the County did not work out so the City is looking at hiring an independent contractor and should have that in place sometime this week. Mr. Huffman also spoke to the Commission about signing a Form of Disclosure Statement. Levi Roberts told the Commission that he had sent all amendments to the Land Use Ordinance to legal counsel and they are in the process of being reviewed.

Chairman Kershaw opened the regularly scheduled meeting at 6:53 p.m.

APPROVAL OF MINUTES: A motion was made by Member Chamberlain and 2nd by Member Trujillo to approve the minutes of the March 5, 2013 meeting. Motion passed unanimously.

PUBLIC COMMENT PERIOD: No comments were received.

REVIEW AND CONSIDER DRAFT AFFORDABLE HOUSING PLAN: Levi Roberts gave a presentation of the drafted Kanab City: Affordable Housing Plan. A motion was made by Member Burggraaf and 2nd by Member Trujillo to recommend to City Council adoption of the Affordable Housing Plan with the suggested changes:

- A foot note regarding what the utility costs were based on
- The change in the numbers on page 6 and the calculations on page 7
- And the editorial change on page 4 to define AMI

DISCUSS AND PRIORITIZE NEXT STEPS FOR WORK ON: The Commission decided that Sensitive Lands should be worked on first but felt that they could work on Sensitive Lands and Meeting Procedures at the same time and then start on the Zoning Map.

A motion to adjourn was made by Member Trujillo

CHAIRMAN

DATE

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KANAB CITY PLANNING COMMISSION STAFF REPORT- April 2, 2013

I. ITEM: Application for Conditional Use Permit (Day Care II)

APPLICANT: Jim Beatty (Southern Utah University Head Start)

LOCATION: 220 West 300 North

Jim Beatty, authorized representative of Southern Utah University Head Start, requests a conditional use permit for a Head Start Pre-School facility. The proposed use will utilize approximately 1,250 sq. ft. of the 18,000 sq. ft. building between 7:00 AM and 12:30 PM on weekdays. The applicant has reported that a maximum of 18 children and 2 part time teachers will be using the facility. The use is classified as a Day Care II, which is a conditional use in the C-3 zone, in which the use is to be located.

II. STAFF ANALYSIS

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 overall goal of SUU Headstart is to “increase social competence of young children in low income families.” The educational program housed in this facility will likely be a great asset to the children and families of those that participate and to the community at large. The building, in which the program is to be located, is otherwise vacant. In general, the Head Start program will house a desirable use in an underutilized facility.

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

Because there are a limited number of participants in the program, the impact related to traffic, pollution or noise is expected to be minimal to those residing in or visiting the community. The

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applicant proposes a fully fenced playground area to be used, in front of the building. Although there is a moderate level of traffic on 300 North, the fenced nature of the playground area coupled with the supervision of instructors will moderate any potential danger. The applicant has also informed staff that the program requires parents/guardians to escort the children to and from the building when arriving and departing.

The impact of the proposed use on the health, safety and welfare of those utilizing the facility can be moderated through the building and fire inspection process. The aforementioned professional bodies will be required to inspect the facility.

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

The applicant does not propose any construction to the existing vacant building. The minimum area, width, and yard regulations of the existing building conform to those of the C-3 zone. The parking facilities on site, originally developed to accommodate hospital usage, are adequate to serve the needs of the proposed use.

The applicant does not propose any signage to be built at this time. However, any future proposed signage shall be subject to approval of the building inspector according the regulations enumerated in Chapter 7 of the Land Use Ordinance

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

Section 2.2 of the Kanab City General Plan states that the “commercial 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” and that “the intensity of the commercial zone will depend on such factors as the nature and location of surrounding uses, the ability to buffer surrounding uses, and availability of necessary infrastructure.” The site is located on the edge of the C-3 zone, adjacent to an R-1-8 zone, characterized by medium density residential development. The moderate impactful nature of this use will provide an appropriate buffer between the residential neighborhood and more intense uses, located along Highway 89.

Furthermore, Section 8.4 of the General Plan states that “, the City of Kanab recognizes the importance of maintaining high levels of education enrollment and available quality programs for all ages.” The proposed use will provide important educational opportunities for pre-school aged children in the community.

III. STAFF RECOMMENDATION:

That the Planning Commission approves the Application for Conditional Use Permit based on the following conditions:

1. The Kanab City Building and Fire Department inspection and approval.
2. Any signage shall be approved by the building inspector, meeting the requirements of the C-3 zone enumerated in Chapter 7 of the Land Use Ordinance.



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Phone: (435) 644-2534
Fax: (435) 644-2536
www.Kanab.Utah.Gov

Application for Conditional Use Permit

On-Line Version

KCfrmCUP-Ver-1.0.13

Application:

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

Applicant Information:

Name Southern Utah University Head Start Phone (435) 592-2739
Address 2390 W. Highway 56 Suite #1 P.O. Box _____
City Cedar City State Utah Zip Code 84720

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.

220 W 300 North Kanab, Utah, 84741

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.

Account View

Account 0011273

Location	Owner	Value
Parcel Number K-C-6-1	Name CASA DE NINOS LLC	Market (2012) \$561,718
Tax District 02 - KANAB CITY	C/O: FOSTER LYNETTE	Taxable \$561,718
Acres 2.63	996 BRYCE CANYON WAY	Tax Area: 02 Tax Rate: 0.011340
Site Address	KANAB, UT 84741	Type Actual Assessed Acres
Legal BEG AT THE SW COR OF BLOCK 5 PLAT "C" OF THE OFFICIAL SURVEY OF KANAB TOWNSITE, IN SEC 21 T43S R6W SLB&M & RUN TH S 89°47'54" W 99.0 FT TO THE SE COR OF BLOCK 6 PLAT "C" OF SAID SURVEY; TH S 89°47'54" W ALG THE S LINE OF SAID BLOCK 6, 139.22 FT; TH N 0°11'54" W 264.0 FT TO THE E-W CENTERLINE OF SAID BLOCK 6; TH S 89°47'54" W ALG SAID E-W CENTERLINE, 3.0 FT; TH N 0°11'54" W 222.67 FT TO THE E-W CENTERLINE OF THE NW/4 OF SAID SEC 21; TH S 89°45'43" E ALG SAID E-W CENTERLINE OF NW 1/4, 142.24 FT TO THE NE COR OF SAID BLOCK 6; TH S 89°45'43" E CONT ALG SAID E-W CENTERLINE OF THE NW 1/4, 99.0 FT TO THE NW COR OF SAID BLOCK 5; TH S 0°11'49" E ALG THE W LINE OF SAID BLOCK 5 484.82 FT TO THE PT OF BEG. CONT 2.63 AC.M/L.		COMMERCIAL BUILDING \$497,327 \$497,327 0.000
		COMMERCIAL LAND \$64,191 \$64,191 2.630

(BEING IN BLOCK 6 & STREET BETWEEN BLOCKS 5 & 6)

- Child Accounts
- Child Parcels
- Parent Accounts
- Parent Parcels

Transfers

Instrument Date	
03/20/2007	B: 0326 P: 0304
03/06/2007	B: 0326 P: 0303
03/06/2007	B: 0326 P: 0300
10/25/2005	B: 0290 P: 426

Tax Year	Taxes	Images
2012	\$6,369.88	• Photo • GIS
2011	\$6,474.36	



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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)

Head Start Pre-School

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:

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

Parcel ID K-C-6-1



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Accepted Property Owner's Identification Number

Name Charles and Daklos Peterson Phone (435) 644-2663 2

Mailing Address _____

Street Address 286 W. 300 N.

P.O. Box _____

City Kanab State Utah Zip Code 84741

Name Christine Kelly Phone (435) 000-0000 3

Mailing Address _____

Street Address 40 State Street, Apt. 3j

P.O. Box _____

City Salt Lake City State Utah Zip Code 84103-2000

Name Catherine Brown Phone (435) 644-5850 4

Mailing Address _____

Street Address 411 N Hillcrest Trail

P.O. Box _____

City Kanab State Utah Zip Code 84741

Name Norm and Shauna Cram Phone (435) 644-2541 5

Mailing Address _____

Accepted Property Owner's Identification Number



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Applicant Property (Owner) for Conditional Use Permit

Street Address 359 N. 100 W.

P.O. Box _____

City Kanab State Utah Zip Code 84741

Name Theo and Zona Judd Phone _____ 6

Mailing Address _____

Street Address 456 N. 300 W

P.O. Box _____

City Kanab State Utah Zip Code 84741

Name David and Gwen Brown Phone _____ 7

Mailing Address _____

Street Address _____

P.O. Box 204

City Kanab State Utah Zip Code 84741

Name Lois Ann Hook Phone _____ 8

Mailing Address _____

Street Address 282 N. 240 W. #7

Applicant Email Address (Optional)



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Application for Conditional Use Permit

On-Line Version

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Available Properties Downloaded: 0

P.O. Box _____

City Kanab State Utah Zip Code 84741

Name Jack Adams Phone _____ 9

Mailing Address _____

Street Address 45-350 Mesa CV

P.O. Box _____

City Indian Wells State California Zip Code 92210-7140

Name Linda Little Phone _____ 10

Mailing Address _____

Street Address 291 N. 240 W. #1

P.O. Box _____

City Kanab State Utah Zip Code 84741

Name James and Patrio Sorenson Phone _____ 11

Mailing Address _____

Street Address 281 N. 240 W. #2

P.O. Box _____

City Kanab State Utah Zip Code 84741

Available Properties Downloaded: 0



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**Application
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On-Line Version

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Applicant Property Owner (if different from applicant)

Mailing Address _____

Street Address 129 Marguerito Lane

P.O. Box _____

City Cloverdale State California Zip Code 95425

Name Else Talboys Phone _____ 16

Mailing Address _____

Street Address 275 N. 200 W. #10

P.O. Box _____

City Kanab State Utah Zip Code 84741

Fees:

Fees Required \$0.00 Deposit Req'd \$200.00

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.

NOTE1: When this Application for Conditional Use Permit is accompanied with a Application for Home Occupation Permit, the fees for this application will be waived.

NOTE2: 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.



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Contact Information:

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

Primary Email beattyj@suu.edu 2nd Email - optional _____

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 _____ Date (mmddyyyy) _____ 0

For City USE ONLY

Accepted _____ Date (mmddyyyy) _____

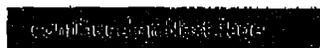
Planning Commission USE ONLY:

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





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Application for Conditional Use Permit

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Planning Commission Decision

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.

Lynette Foster

From: Lynette Foster [lynette@kanab.net]
Sent: Friday, March 15, 2013 5:03 PM
To: inspector@kanab.net
Cc: lynette@kanab.net
Subject: Headstart SUU Conditional Use Permit

Requested additional items:

Item #8 Proposed pick-up and drop-off area , If applicable
All parents park in front and walk child in to class room and sign then child in.

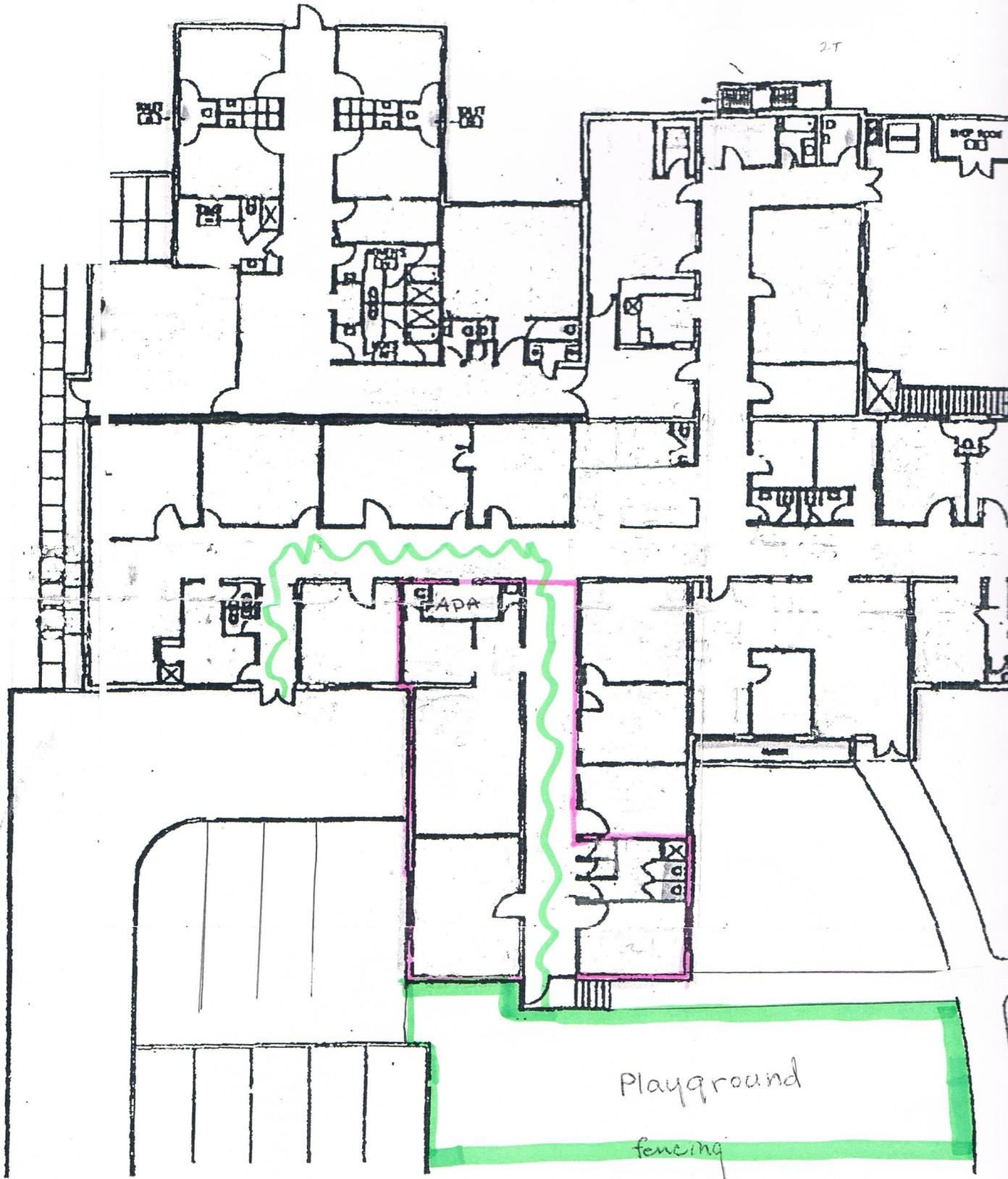
Item#10 The hours of operation for the facility, including seasonality,
7:00AM-12:30PM Monday –Thursday
7:00AM-12:30PM Friday Teachers only

Item#11 Number of FTE(full time equivalent)employees
2 Teachers Part time

Approximate number of students that will be using the facility
18 Students Maximum

Description of entrance and exit locations and anticipated procedures for students entering and exiting the facility.

Refer to map provided Parents have to pick up child and sign them at the Southwest door an show on the map.



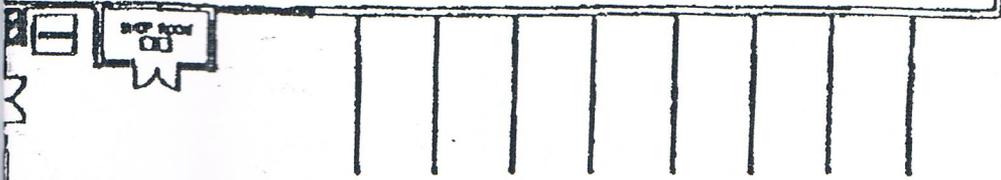
2-T

PADA

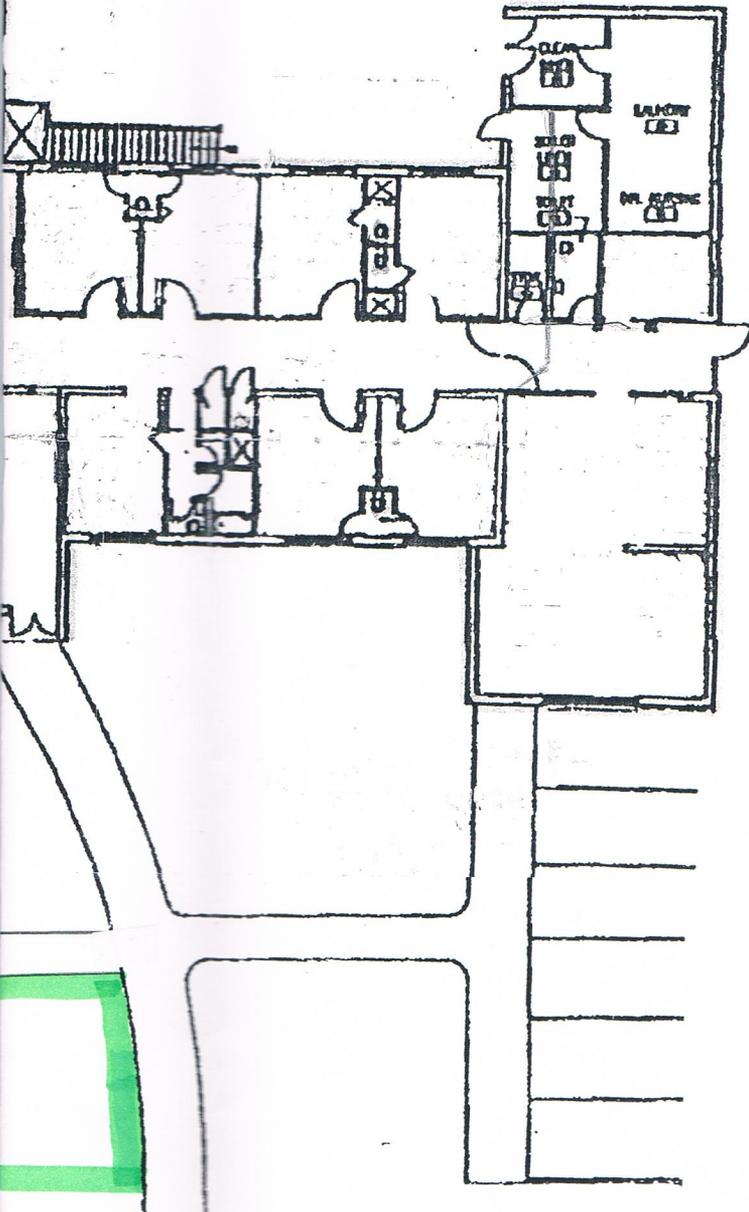
Playground

fencing

KANE COUNTY HOSPITAL



SHOP ROOM
03

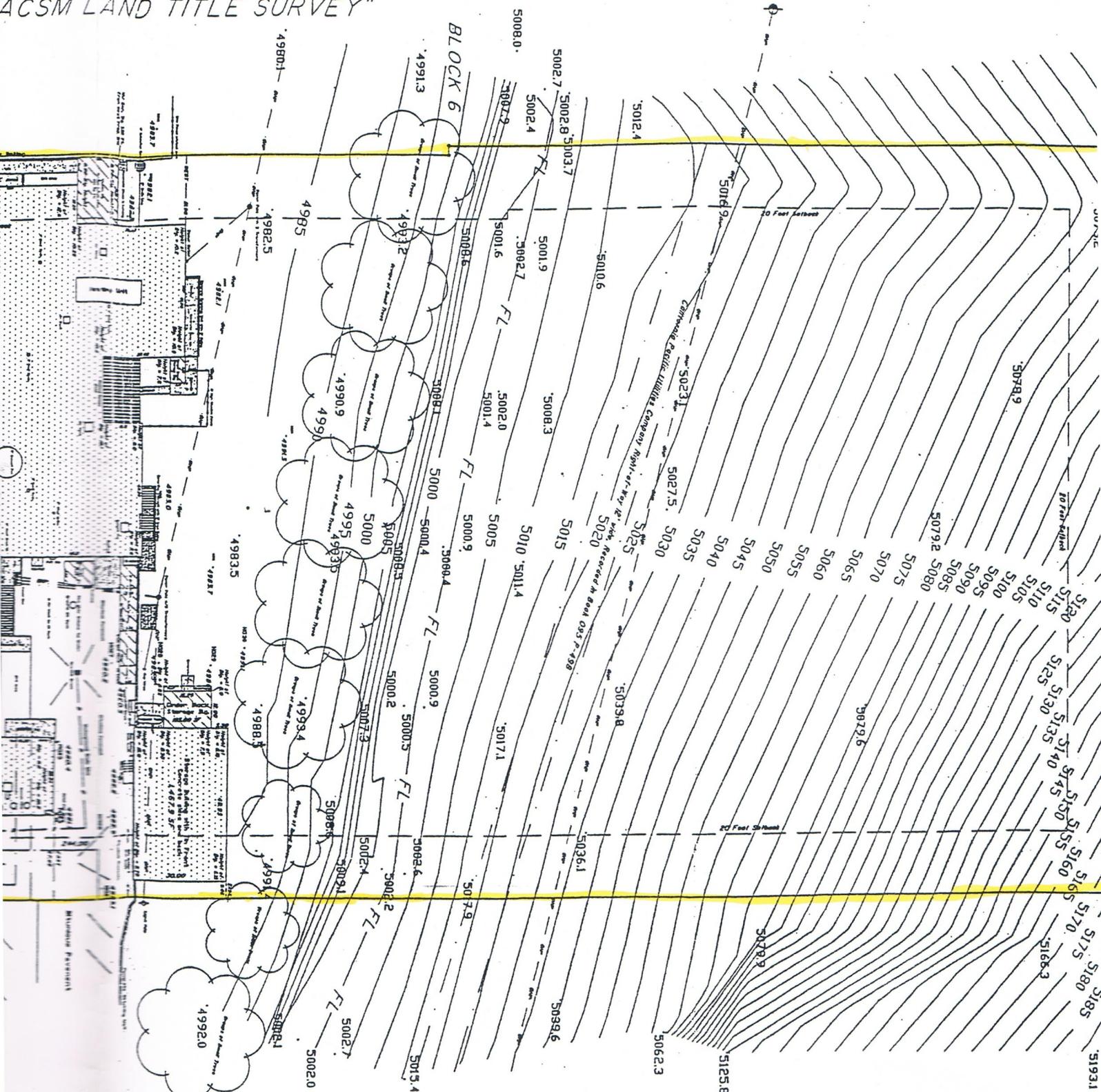


LAUNDRY
02

DR. ROOM
01



ST, OF THE SALT LAKE BASE & MERIDIAN, UTAH
 SECTION 28 AND BLOCKS 5 & 6 PLAT "C", OFFICIAL SURVEY OF KANAB TOWNSHIP
 ALTA/ACSM LAND TITLE SURVEY"



SURVEYOR'S CERTIFICATE

I hereby certify to Kanab Backpackers, LLC, a California limited liability company, and Southern Utah Title Company, as of the date hereof, the plat in two sheets shows the survey made by the undersigned, a Registered Professional Land Surveyor in the State of Utah, was actually made under my supervision by instrument survey upon the ground on November 11-18, 1999, December 29, 1999, and February 14-15, 2000, and made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and meets the accuracy requirements of a Class A Survey (as defined therein) and includes all the items set forth on Table 3 thereof.

RECORD OF S

KANE COUNTY F
 LOCATED IN
 BLOCKS 5 & 6 PLAT "C",
 SURVEY, T. 43 S., R. 6 W.

TALBOT LAND S
 44 NORTH MAIN SUITE #
 PHONE: (435) 844-355



BENCHMARK NO. 21 stamped 7/8 1974