

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
JULY 2, 2013
76 NORTH MAIN, KANAB, UTAH

- 6:30 P.M. Work Meeting
- Staff Report
 - Council Member Liaison Report
- 7:00 P.M. Approval of minutes of previous meeting;
- 7:05 P.M. Public Comment Period;
- 7:15 P.M. Consider approval of Conditional Use Permit for Jim Barnes on Parcel K-14-14-Annex (east of golf course) for the operation of a Zip Line. Pursuant to Kanab City Land Use Ordinance 9-3, the review to the developed site plan is included as part of the condition use permit process.
- 7:35 P.M. Consider approval of Conditional Use Permit for South Central Communications at 318 N 100E, Kanab for the operation of a public utility/essential service.
- 7:55 P.M. Consider motion to cancel regular meeting scheduled for July 16, 2013

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 —

**KANAB CITY PLANNING COMMISSION MEETING
JUNE 18, 2013
KANE COUNTY COMMISSION CHAMBERS**

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

WORK MEETING: Levi stated that they had received the Conditional Use Permit and also the Site Plan for the proposed zip line. Because it is located in such a remote area some of the standards in our Ordinance are difficult to apply. Some of the questions Levi had pertained to landscaping and road access. Member Honey stated that if they plan on using both access roads they would both need to be brought up to standard but felt that curb and gutter did not apply. The Commission also felt that the Landscape requirements did not apply because the business did not front the highway.

Council Member Sorenson gave an update on the General Plan Update meeting. At the last meeting Ken presented the results of the survey. Mr. Sorenson encouraged the Commission and the public to attend these meetings.

Chairman Kershaw opened the regularly scheduled meeting at 6:54 p.m.

APPROVAL OF MINUTES: A motion was made by Member Burggraaf and 2nd by Member Trujillo to approve the minutes of the June 4, 2013 meeting. Motion passed unanimously.

PUBLIC COMMENT PERIOD: Several audience members made comments regarding the proposed zip-line but did not state their name therefore these comments were not recorded.

PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL TO AMEND THE KANAB CITY LAND USE ORDINANCE CHAPTER 20 (COMMERCIAL ZONES) TO ADD "TAVERN" AS AN ALLOWED USE WITHIN THE C-1 ZONE. THE PUBLIC IS INVITED TO ATTEND AND GIVE COMMENTS: Member Trujillo made a motion to go into public hearing. Motion 2nd by Member Thacher. Motion passed unanimously. **PUBLIC COMMENT:** Catherine Ives asked, "what is a tavern?" Levi gave her the definition from Utah Code Section 32B-6-703. A tavern is an "on-premise beer retailer, which engages primarily in the retail sale of beer for consumption on the establishment's premises." Alan Beebe felt that a Tavern would suit the locals but mostly the tourists and felt it would be a great addition to the community. Mr. Beebe also felt that Valerie would operate the business in a responsible manner. Robert Oster, Dale Oster, Laurie McGraw and Laura Vertay also agreed with Mr. Beebe. Catherine Ives stated that she is a loyal customer of Laid Back Larry's and feels that the town is starting to look wilted with quite a few vacant businesses. Chris Bortz stated that Valerie has identified a need for this type of business and she feels it would be very beneficial. Larry Erdmann asked the Commission how big the C-1 zone is. Member Honey stated it's from 100 South to 100 North (one block North, all of Center Street and one block South). Bob Kaczowka stated he felt this business would be very beneficial to the community and also agreed with Mr. Beebe. Member Burggraaf asked the audience how many if any live within a block of the C-1 zone or has a business in the C-1 zone. The audience responded with one of each. Mark Sterkel stated that Valerie runs a very conscientious business. Member Honey made a motion to go out of public hearing. Motion 2nd by Member Chamberlain. Motion passed unanimously. Commission continued to discuss the pros and cons. Member Honey felt that Kanab City needed an ordinance that regulates taverns and also a definition for tavern. Member

Burggraaf felt that if we are going to allow taverns lets allow them to the limits that the state allows them, why are we going to micromanage someone's business. If the Commission is not comfortable with it then don't allow taverns at all. Member Chamberlain felt that the Commission needed to address what the ordinances state, but couldn't see a reason to hold up Valerie's objectives while the Commission takes a month or two to go through a process of learning more about taverns, bars and writing up ordinances that deal with that. Member Trujillo stated she would like to see the Commission move forward with this agenda item tonight. Member Borup made a motion to go back into public hearing. Motion 2nd by Member Burggraaf. Motion passed unanimously. Genie Hunt the Chamber president stated that she is in favor of letting this business go forth. Marlene Barnes stated that to prohibit something like this is unnecessary. Member Trujillo made a motion to go out of public hearing. Motion 2nd by Member Thacher. Motion passed unanimously. Member Burggraaf made a motion to recommend to City Council to add Tavern as an allowed conditional use in the C-1 zone, and that a definition also be added that states: **A tavern is a an establishment, where a person can order a beer, but does not have to order a meal with it. Examples of a tavern would include beer bar, lounge or parlor but not a cabaret or nightclub.** Motion 2nd by Member Thacher. Motion passed unanimously.

PUBLIC HEARING TO CONSIDER A RECOMMENDATION TO THE CITY COUNCIL TO AMEND THE KANAB CITY LAND USE ORDINANCE CHAPTERS 1, 4, 8 9 10, 12, AND 24, AND EXHIBITS A, B, C AND I, ALL RELATED TO THE SITE PLAN REVIEW REQUIREMENTS AND PROCESS. THE PUBLIC IS INVITED TO ATTEND AND GIVE COMMENTS:

Member Chamberlain made a motion to go into public hearing. Motion 2nd by Member Trujillo. Motion passed unanimously.

PUBLIC COMMENT: Josh Beazer stated that the way the current ordinance is written now, he feels the City has scared a lot of people from establishing their business here in Kanab because the Land Use Ordinance is so restrictive. Mr. Beazer gave the Commission an example of the restrictiveness of the ordinance – A group came in and bought the old Sinclair south of town and they are looking at doing a bathroom add-on. He stated that in the existing bathroom you could sit on the toilet and wash your hands at the same time. According to the Land Use Ordinance they have to have a site plan approval, it has to go to the City Engineer, it has to have landscaping, sidewalk and curb and gutter. The Commission told Mr. Beazer that the sidewalk and curb and gutter had been eliminated if it's not contiguous. Mr. Beazer told the Commission that all the business owner wants to do is add ten feet to the building but they have to go through all this rigmarole to even do this simple addition. Member Honey asked Mr. Beazer when he thought a business should bring their business up to standards for ADA access, if there isn't a trigger then it never happens. Tom Avant stated that there is a code that is part of the International Code Council that is called the International Existing Building Code and it has triggers in it that when you do a certain amount of work or a certain percentage you have to meet certain ADA requirements. Member Burggraaf asked the audience members if the changes the Commission has made so far to the Ordinance had made it better or is there something in there that is making it more cumbersome. The intent of the Commission is to improve the ordinance not make it more difficult for the business. Mr. Beazer stated that for the businesses only doing changes to the façade, yes you have helped them, that has been improved. The rest of it in Mr. Beazer's opinion hasn't changed much at all. Tom Avant stated that the City has good staff and well written ordinances that are very detailed. One of the big time hurdles is coming to Planning Commission. Why don't you trust those staff and allow them to review those things. The two areas he sees that that wouldn't be applicable to would be a conditional use permit and brand new construction, but everything else you have so well defined in the Chapter 9 ordinance and you've got good staff, why not let the staff take care of it. Mike Downward agreed with Mr. Avant. Genie Hunt stated that she didn't know how Kanab became so business unfriendly but

she feels that it started with the Planning Commission. Gerald Guinn stated that he was there representing the family that had purchased the old Sinclair. His daughter and son in-law are the new owners and he said that they went in and looked at the business and felt like it needed some upgrading and that was something they wanted to do. They didn't expect having to plant certain kinds of trees and removing six feet of their fronting all because of the site plan requirements. He feels that these things are ridiculous. Mr. Guinn stated that if they would have not wanted to make any improvements they could have been open for business by now. Member Burggraaf made a motion to go out of public hearing. Motion 2nd by Member Trujillo. Motion passed unanimously. Commission continued to discuss site plan requirements and landscaping. Member Burggraaf made a motion to recommend to City Council all of the changes that were proposed which includes more than just Chapter 9 with the amendment to Chapter 9 Section 9-7 Subsection D Sub-Sub 4, including the words at the end – only where curb and gutter are required. Also including the findings that staff had made and that it has had both engineer and legal review. Subject to further revision. Motion 2nd by member Trujillo. Motion passed unanimously.

A motion to adjourn was made by Member Trujillo

CHAIRMAN

DATE

UNAPPROVED-SUBJECT TO CHANGE

Mayor

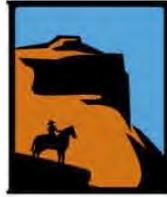
Nina Laycook

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KANAB CITY PLANNING COMMISSION STAFF REPORT- July 2, 2013

I. ITEM: Application for Conditional Use Permit (Zip line)

APPLICANT: Jim Barnes

Jim Barnes, joint owner of Parcel K-14-14-Annex and authorized representative of Kanab Ziplines LLC has submitted a conditional use permit application to operate a “zip line.” “Zip line” is listed a conditional use in the RA-10 zone, which encompasses Parcel K-14-14-Annex.

The zip line operation will consist of three cables that span across a hillside, attached to small structures or towers on each end. The three zip lines are approximately 854 feet, 308 feet and 323 feet long, respectively. The zip line operation is proposed to operate between the hours of 7 am and 12 am. The zip line is intended to provide recreational enjoyment as participants, suspended from a cable, ride down an incline. Kanab Zipline LLC will shuttle participants from hotels and from their sales and staging office on 89 W Center St. in Kanab to the zip line site, which is accessed via a limited access road. Therefore, on-site parking will not be provided. The applicant has informed Staff and the Planning Commission that he operates several zip lines, including an operation in Glendale, Utah. He has expressed that the zip lines provide enjoyment for all those who participate and have not experienced any significant injuries thus far.

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 proposed zip line operation will provide recreational enjoyment to residents and visitors of Kanab. It will operate as a business and will provide additional economic activity in the community, which will result in new job opportunities and additional tax revenue.

Other factors to consider that contribute to community impacts include:

- Noise: The zip line is expected to have minimal noise impact. Because of its secluded location, it is unlikely that it will impact surrounding neighbors.

– A Western Classic –

- **Visual Impact:** During a site visit, Staff performed a visual impact analysis of the site and has determined that the impact of visual impact of the zip line to those travelling on the nearby highway will be minimal.
- **Lighting:** The zip line is proposed to operate during non-daylight hours and will require lighting for the safety of participants during these hours. In order to minimize the potential negative impact of lighting on surrounding properties, Staff recommends that lighting be restricted to illuminating areas on site. The applicant has informed staff that a combination of solar powered lighting and lanterns will be used to light the site.
- **Traffic Congestion and parking:** The site is accessed via Highway 89, near the east entrance of the City. As mentioned above, participants will be shuttled to the site on an access road that is not open to the public. The traffic impact on the highway is expected to be minimal and parking should not be required, provided that transportation to the site remain limited to Staff shuttling participants. Participants are expected to meet the shuttle either at the sales and staging office or from one of the local hotels. The sales and staging office, located on 89 West Center Street, appears to be served primarily by on-street parking. The site is located in the Downtown Overlay Zone. Exhibit A, Section 1-8 notes that “the Downtown Overlay is considered a walk-able area that allows less restrictive parking space requirements” and that requests for exceptions from the parking requirements outlined in Chapter 6 shall be considered as part of the site plan review. Staff believes that due to the manner of operation of this use and the goals of the Downtown Overlay, the applicant should not be restricted to the parking requirements of Chapter 6.
- **Signage:** The applicant is not proposing any signage
- **Natural features:** the zip line is to be located in a unique landscape, with vegetation, water course, and slopes that should be maintained. The zip line operation should be required to maintain operations to minimize the impact upon these features.

2. That the use will not be detrimental to the health, safety, or welfare of persons residing, or working in the vicinity, or injurious to property or improvements in the vicinity.

Because of its secluded location and the inherent risk that is incurred by participants of a zip line operation, Staff recommends that the following safety measures be required, in order to mitigate potential safety and health risks.

- **Emergency Management Plan:** The applicant has submitted an emergency management plan. The City Fire Chief has reviewed the plan, performed an inspection of the site, and has approved the plan.
- **Insurance Coverage:** Kanab Zipline LLC should be required to carry insurance coverage for those participating in the activity. The applicant has informed Staff that they currently have the proper insurance coverage.
- **Building Permit:** In order to insure that the zip line structures are structurally sound, a building permit should be required, as specified in Section 1-7 of the Land Use Ordinance.
- **Lighting:** Sufficient lighting should be required for the safety of those participating during non-daylight hours.
- **Food preparation:** The applicant has noted on the site plan that a “BBQ area” is located on site. If Kanab Ziplines LLC intends to serve food to participants, a food service permit should be obtained from the Southwest Utah Public Health Department.
- **Restroom facilities:** In order to insure that water quality is protected and sanitation is maintained, Staff recommends that clean restrooms shall be provided on-site. The applicant has informed Staff that “porta potty” style restrooms will be located on site. Their location is noted on the site plan.

3. That the proposed use will comply with the regulations of this Ordinance.

The proposed zip line is located in a RA-10: Agriculture zone, which lists “zip line” as a conditional use. The conditions which Staff recommends are intended to “mitigate the reasonably anticipated detrimental effects of the use in accordance with applicable standards,” as specified in Section 8-6 of the Land Use Ordinance. Specific standards are cited throughout this Report. Other standards Staff has considered include:

- Curb, Gutters, and Sidewalks: Section 4-18 specifies that curb, gutter, and sidewalk are “required on any existing or proposed street adjoining a lot on which a commercial or industrial building is to be constructed. In addition, streets improvements must “match existing conditions on adjacent or contiguous properties.” Because the property does not front a public street, the zip line is exempt from this requirement.
- Landscaping: Because “landscaping is only required where curb, gutter, and sidewalk is required,” the applicant is exempt from this requirement.

4. That the proposed use is in harmony with the intent and purpose of the Kanab City Master Plan or that the plan shall have first been amended through public hearing.

Section 4.5 of The Kanab City General Plan notes that “Kanab has long been known as a center for visiting the many natural scenic wonders in the region” and “as other areas of economic development are developed, a continued emphasis on enhancing the tourism industry should remain a City priority.” The proposed zip line will provide stunning views of the natural landscape to visiting tourists as they participate in the activity, which will likely leave a lasting impression upon them.

Chapter 7 of the General Plan notes that “Parks and recreation facilities are important to the quality of life of a community.” This type of recreational facility will enhance the enjoyment of Kanab residents and visitors in a manner that cannot be provided through traditional parks and trails facilities that the City provides.

III. STAFF RECOMMENDATION:

That the Kanab City Planning Commission approves the Application for Conditional Use Permit based upon the following conditions:

1. The applicant shall submit an Emergency Management Plan, with approval from the Kanab City Fire Chief.
2. The applicant shall obtain a building permit for all structures on site, in accordance with Section 1-7 of the Land Use Ordinance.
3. Clean on-site restrooms shall be provided.
4. Kanab Ziplines LLC shall be required to carry appropriate insurance for zip line operations.
5. The access road for the zip line site shall be limited to staff shuttling participants to the site. Participants shall not be allowed to drive directly to the site without approval of a site plan that adequately addresses parking requirements.
6. Sufficient lighting shall be provided for participants, during non-daylight hours. Lighting shall not impact surrounding properties.
7. Food Service permits shall be obtained for food service operations, as required by the Southwest Utah Public Health Department.
8. Natural features on site, including watercourses, vegetation, and landscapes, shall be preserved.



KANAB
UTAH

75 North Main
Kanab, Utah 84741
Phone: 435-644-2534
City: 435-644-2534

Application
for
Conditional Use Permit
On-Line Version

KCfrmCUP-Ver-1.0.13

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

Name Kanab Zipline LLC Phone (435) 819-0697
Address 89 West Center Street P.O. Box _____
City Kanab State Utah Zip Code 84741

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

K-14-14 Annex, East of the Golf Course

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.



KANAB
UTAH

To: North Main
Kanab, Utah 84741
Phone: 435-644-2536
Fax: 435-644-2536

Application
for
Conditional Use Permit
On-Line Version

KCfrmCUP-Ver-1.0.13

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.

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.

Zipline Course

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 acquired and recorded with the Kanab City Business License Officer.

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

Parcel ID K-14-14 Annex



KANAB
UTAH

70 North Main
Kanab, Utah 84741
Phone: 435-644-2534
Fax: 435-644-2537

Application for Conditional Use Permit

On-Line Version

KCfrmCUP-Ver-1.0.13

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:

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

- | | | | | | | |
|-----------------------------|-----------------------------|-------------------------------|--|----------------------------------|-------------------------------|-------------------------------|
| <input type="radio"/> C - 1 | <input type="radio"/> M - 1 | <input type="radio"/> R1 - 8 | <input type="radio"/> RA - 2 | <input type="radio"/> RR - 1 | <input type="radio"/> RM - 7 | <input type="radio"/> RM - 9 |
| <input type="radio"/> C - 2 | <input type="radio"/> M - 2 | <input type="radio"/> R1 - 10 | <input type="radio"/> RA - 5 | <input type="radio"/> KCR
720 | <input type="radio"/> RM - 11 | <input type="radio"/> RM - 13 |
| <input type="radio"/> C - 3 | <input type="radio"/> M - 3 | <input type="radio"/> R1 - 15 | <input checked="" type="radio"/> RA - 10 | | | <input type="radio"/> RM - 15 |
| <input type="radio"/> CPD | | <input type="radio"/> R1 - 20 | | | | |

Zone District you selected: RA10 Rural Residential / Agriculture / Medium Density



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.

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 _____ Phone _____

Mailing Address _____

continued on Next Page



KANAB
UTAH

76 North Main
Kanab, Utah 84741
Phone: 435-882-1111
Fax: 435-882-1111

Application
for
Conditional Use Permit
On-Line Version

KCfrmCUP-Ver-1.0.13

Adjacent Property Owner(s) Notification: - continued

Street Address _____

P.O. Box _____

City _____

State _____

Zip Code _____

Fees Required _____

Deposit Req'd _____

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.

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

Primary Email jimebarnes@yahoo.com

2nd Email - optional justinb@kanabzipline.com

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).



KANAB
UTAH

City of Kanab, Utah
Kanab, Utah 86441
Phone: 435-882-2100
Fax: 435-882-2101

Application
for
Conditional Use Permit
On-Line Version

KCfrmCUP-Ver-1.0.13

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.

Signature Jim E Barnes Date (mmddyyyy) 04-29-2013

Accepted _____ Date (mmddyyyy) _____

PLANNING COMMISSION APPROVAL

The Planning Commission finds:

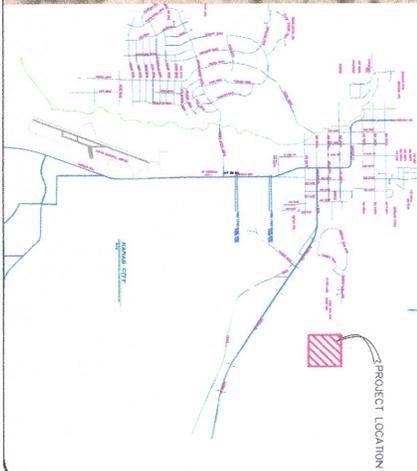
- 1. That the proposed use is necessary or desirable and will contribute to the general well being of the community.
- 2. That the use will not be detrimental to the health safety or general welfare of persons or persons residing or working in the community, or injurious to property or improvements in 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

This Conditional Use Permit shall be null and void one year after approval unless substainial 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 _____

continued on Next Page



LEGEND

- PROJECT PROPERTY LINE/PROJECT BOUNDARY
- ADJACENT PROPERTY LINES
- SECTION LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING ACCESS ROAD
- ZIP LINE TOWER
- PROPOSED PORTA POTTY/TRASH RECEPTACLE LOCATION
- EXISTING BUILDING/STRUCTURE

GENERAL INFORMATION:
 OWNER/BUILDER: BARNES LIMITED PARTNERSHIP/AM BARNES
 ADDRESS: 1008 SOUTH STUART DR.
 KANAB, UT 84741
 CONTACT: 435-899-0469
 PROJECT LOCATION: NORTH OF HIGHWAY 89, SOUTH END OF KANAB

FILE: BARNES
 SHEET: 1 OF 2
 DRAWN BY: JDB

TC ENGINEERING, PC
 A "DESIGN-BUILD" FIRM
 EXCELLENCE...ON TIME!
 DANIEL W. THERIAULT, P.E.
 P.O. BOX 55, KANAB, UTAH 84741
 (435) 644-2031 (888) 644-2031
 (435) 669-0155



BARNES
ZIPLINES SITE PLAN
KANAB CITY, UTAH
 SCALE: 1"=80'
 REDUCE SCALE BY 1/2 FOR 11x17 DRAWINGS

DATE:	REVISION:



LEGEND

- PROJECT PROPERTY LINE/PROJECT BOUNDARY
- PROPOSED ZP LINES
- SECTION LINE
- EXISTING UNIFORM CONTROL LINE
- EXISTING UNIFORM LINE
- EXISTING ACCESS ROAD
- EXISTING ROAD
- x ZP LINE TOWER
- PROPOSED PORTA Potty/TRASH RECEPTACLE LOCATION
- EXISTING BUILDING/STRUCTURE



FILE: BARNES	DRAWN BY: JDB
SHEET: 2 OF 2	

TC ENGINEERING, PC
 A "DESIGN-BUILD" FIRM
 EXCELLENCE....ON TIME!
 DANIEL W. THEBEAU, P.E.
 P.O. BOX 33, KANAB, UTAH 84741
 (435)849-0751 (888)944-0751
 (435)689-0155



BARNES
ZIPLINES SITE PLAN
KANAB CITY, UTAH
 SCALE: 1"=200'
 REDUCE SCALE BY 1/2 FOR 11x17 DRAWINGS

DATE:	REVISION:



43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

June 27, 2013

Kanab City
Attn: Duane Huffman, City Manager
76 North Main
Kanab, UT 84741

RE: Barnes Zip Line Site Plan 3rd Review

Dear Duane,

We have performed a third review of the revised site plan provided for the proposed Barnes Zip Line Project to be located east of the golf course on the K-14-14 Annex parcel. In addition we have received a response to our questions from TC Engineering, PC. In reviewing the exhibits and response it appears that they have addressed most of our concerns; however parking was not adequately addressed in the letter.

The sales and staging office was identified as 89 West Center Street in Kanab and it was indicated in the response letter that clientele would be shuttled from the sales office or local hotels to the site. The letter did not indicate whether there would be parking provided at this location and specifically identified that no public parking would be provided at the Zip Line location. If it is the intent to have client's park vehicles at the sales and staging office, the available parking needs to be identified per Land Use Ordinance Chapter 6. In reviewing Chapter 6 of the Ordinance It does not appear that the type of use is consistent with any uses identified under items 1-14 so the parking space requirements will need to be determined by the Kanab City Planning Commission per #15. We recommend that the applicant provide recommended parking calculations for review based on their proposed use. We also recommend that the parking be shown and identified on the site plan.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Kade Bringham", is written over a light blue horizontal line.

Kade Bringham, P.E.
Alpha Engineering Company

Memo

To: Duane Huffman, City Manager

From: Levi Roberts, Community Planner

cc: Gary McBride, Business/Land Use Coordinator

Date: June 19, 2013

Re: Barnes Zip Line Conditional Use/ Site Plan Review

Mr. Barnes, applicant for the proposed zip line to be located on Parcel K-14-14-Annex, has

submitted a site plan, which the City Engineer has reviewed. The attached letter includes items

that the Engineer requests that the applicant include in the site plan. In preparation for reviewing the conditional use permit application, in addition to those items addressed by the

Engineer, staff requests that the applicant provide the following information:

- Intended hours of operation **(7am to 12 midnight)**
- Emergency Access Plan, approved by the City Fire Chief. **(see attached)**
- Information about access to the site. The permit denotes that the applicant intends to shuttle customers to the site. However, will the road be open to the public? Is it limited access? Will customers have the option of driving to the site? **(Customers are shuttled to the site the road is closed to the public)**
- Information about off-site parking. The applicant intends to shuttle customers from hotels. However, will they only shuttle from hotels? For those not staying in a hotel, will there be an appointed meeting place in which the customer can legally park?

Upon providing the aforementioned information, staff will perform a review of the application in

preparation to providing a recommendation to the Planning Commission. **(Our sales and staging office is located at 89 W. Center St. Kanab, where costumers meet to be shuttled to the site.)**

Answers are highlighted

Jim Barnes
435 689 0469

Emergency PLAN For Kanab Zipline Complex

Kanab Zipline, LLC
89 Center Street
Kanab, UT. 84741

Our 40 acre Zipline Park is accessed by two roads, the top road is located at 1600 East Highway 89 and is used primary to take our guest to the staging area at platform #1. Once they have been instructed and completed our safety briefing, one of our guides zips across to the landing platform of run # 1, and the guide at the launching platfor attaches them to the Zipline cable then sends them across, one at a time, and then follows the group. The 2ed road accesses to the park from Highway 89 is about a ½ mile east of the Comfort inn before the blue clay hill on the left, this rode is used for emergency and company vehicles only.

We have staff trained onsite to take care of minor incidents and any zipline retrievals that may be required. In the event of a major accident, our staff is instructed to assist in only two conditions requiring our immediate attention. If the person has stopped breathing, we will attempt to restore breathing by either using mouth to mouth, or compressions on the chest. Also, if there is very much bleeding, we will use compression bandages to stop the bleeding. For any severe accident, we will immediatly call 911. If emergency vehicles are needed, our staff is to meet them at the Highway and guide them in.

We will keep an ample stock of first-aid kits, blankets, fire extinguishers, and water on hand, at all times.

All of our staff will be trained to properly respond to these minor safety conditions

Jim Barnes
Member
435 689 0469

Daniel Thebeau, PE
President

Thomas Avant, PE, PLS



P.O. Box 55, Kanab, UT 84741
Office (435) 644-2031 □ Cell: (435) 689-0155
Fax: (435) 644-2969 □ Email: info@ThebeauConsulting.com

Joshua Beazer, EIT

Mike Downward, PE

June 19, 2013

Kade Bringhurst, PE
43 South 100 East
St. George, UT 84741

Dear Mr. Bringhurst,

RE: Review Response of Site Plan 2nd Review for Kanab (Barnes) Zip Line

1. In reviewing aerial imagery, it appears there are two existing storage containers on the property that were not identified on the Site Plan. While these containers may not be considered structures the use, if any, should be noted for this project.
 - a. The current and proposed use for these storage containers is storage of tools and other construction items. This has been noted on the site plan as well.
2. Restroom facilities should be shown or identified on the site along with trash receptacles.
 - a. Porta potties will be located at the top and bottom of the zip lines along with trash receptacles as noted on the site plan.
3. Lighting should be identified if intended hours of operation are after nightfall.
 - a. Coleman lanterns are proposed to be used for lighting at the towers and solar lighting after nightfall.
4. Parking and access for the public should be identified whether it is onsite or elsewhere.
 - a. The project owner is proposing to shuttle clientele from their sales and staging office located at 89 W. Center St. in Kanab and from local hotels to the zipline site, therefore, there is to be no public parking at the ziplines.

Sincerely,

Joshua D. Beazer, EIT
TC Engineering, PC

Mayor

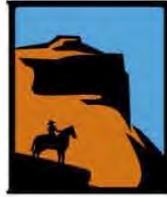
Nina Laycook

City Manager

Duane Huffman

Treasurer

RaeLene Johnson



KANAB
— UTAH —

City Council

James G. Sorenson

Cheryl Brown

Kirt Carpenter

Brett Chamberlain

Joe B. Wright

KANAB CITY PLANNING COMMISSION STAFF REPORT- July 2, 2013

I. ITEM: Application for Conditional Use Permit (Public Utilities, Essential Services)

APPLICANT: Michael R. East

Michael R. East, authorized representative of South Central Communications (SCC), has submitted an Application for Conditional Use Permit to utilize the property on Parcel K-C-2-1 at 318 North 100 East (formerly BLM Office) for public utilities. South Central Communications provides telecommunication services and will use the location for the provision of telecommunication services, accepting and processing payments, and warehousing necessary repair equipment and supplies. The applicant will occupy the existing structure and does not propose any construction improvements at this time. The property is zoned R-1-8 and requires a conditional use permit, under the use designation of “public utilities, essential services.”

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 provision of broadband internet service, which South Central Communications provides, is essential to economic development, advances in education, and healthcare in the community. The office which SCC will occupy is currently vacant. Occupying the site will add activity to an under-utilized facility with a use that is expected to have a minimal impact upon surrounding properties.

2. *That the use will not be detrimental to the health, safety, or welfare of persons residing, or working in the vicinity, or injurious to property or improvements in the vicinity.*

The use is expected to have minimal detrimental impact upon the health, safety, and welfare of persons and property in the vicinity. Some factors considered include:

- Noise: expected to have minimal impact

– A Western Classic –

- Light: Because the business is expected to operate primarily during daylight hours, light pollution is expected to be minimal. If any new lighting is proposed in the future, it will be subject to Kanab City lighting standards
- Traffic: traffic generated from this use is expected to be low, consisting of employees entering and leaving the site and few clients visiting the facility.
- Signage: SCC intends to simply change the printing on the existing monument sign. As per Section 7-5, this type of improvement is an exception to the sign permit requirement.

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

The use has been categorized as a “public utility,” which is a conditional use in the R-1-8 zone, in which the property resides. As specified in Chapter 8 of the Kanab City Land Use Ordinance, the applicant must obtain a conditional use permit before obtaining other permits or licenses.

Specific standards in the Land Use Ordinance, which apply to this site include:

- Off-street parking: Section 6-4 specifies that “business or professional offices” require 1 space per 300 square feet. Staff believes that this category of use most closely resembles the applied for use, with respect to parking impact. Under this designation, the property would require 18 parking spaces. Based upon the site plan provided, approximately 24 off-street parking spaces are provided in the existing parking lot. Therefore, parking requirements for this use will be met with the existing parking lot.
- Curb, gutter, and sidewalk: Section 4-18 specifies that the installation of curb, gutter and sidewalks shall be required on any existing street in which a new use is established. The street in which the building fronts currently has curb, gutter, and sidewalk improvements. Therefore, this requirement is met.

4. *That the proposed use is in harmony with the intent and purpose of the Kanab City Master Plan or that the plan shall have first been amended through public hearing.*

The first goal listed in Section 4.7 of the Kanab City General Plan is to “seek positive economic development.” High speed internet access is essential to a growing number of industries. Maintaining quality internet services is important for the retention, expansion, and promotion of businesses.

Section 8.4 details the importance of education in the community. High speed internet access is essential to educational development, ranging from elementary to higher education. Supporting these services, in turn, supports educational institutions and individuals.

III. STAFF RECOMMENDATION:

That the Kanab City Planning Commission approves the Application for Conditional Use Permit.



KANAB
UTAH

76 North Main
Kanab, Utah 84741
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 South Central Communications Phone (435) 826-0110
Address 45 N. 100 W. P.O. Box 555
City Escalante State Utah Zip Code 84726

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

318 North 100 East, Kanab, UT 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.



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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)

South Central Communications is a utility company that provides telecommunications services as defined and regulated by the State of Utah. SCC will use this location to provision telecommunications services, accept and process payments, and warehouse necessary repair equipment and facilities.

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 acquired and recorded with the Kanab City Business License Officer.

Parcel Information:

2.8

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

Parcel ID K-C-2-1



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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 720 RM - 11 RM - 13
- C - 3 M - 3 R1 - 15 RA - 10 RM - 15
- CPD R1 - 20

Zone District you selected: (R1-8) Single Family Residential - 8,000 sqft parcels

Public utilities, essential services (C)

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 Owner(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 Approx. 70 listings. See Supplemental Sched. Phone (435) 826-0110 0

Mailing Address PO Box 555

continued on Next Page



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Adjacent Property Owner(s) Notification: - continued

Street Address 45 N. 100 West

P.O. Box 555

City Escalante State Utah Zip Code 84726

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.

Contact Information:

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

Primary Email michaele@socen.com 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).



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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 Michael R. East Date (mmddyyyy) 06-25-2013 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

This Conditional Use Permit shall be null and void one year after approval unless substainial 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 _____

continued on Next Page



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Planning Commission Approval - continued

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.

Google earth

feet
meters



Google earth

