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City Manager
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Treasurer
Katherine Ohlwiler



City Council
Arlon Chamberlain
Celeste Meyeres
Jeff Yates
Michael East
Byard Kershaw

Kanab City Planning Commission

March 16, 2021 Meeting

Agenda

Facilitator: Chairperson; Scott Colson

6:30 PM Call to Order

- Approval of minutes of previous meeting
Motion; Second; Vote on Minutes

6:35 PM **Public Comment Period**, Call to the Public

1. Action Item: Administrative Review and Vote to approve or deny new signage for a new restaurant [Havana Cabana] located in the C1 design area at 310 S 100 E on parcel K-B-10-11. [Applicant; Havana Cabana]

2. Discussion Item: Review and general discuss of the Kanab General Plan

Work Meeting.

-Staff Report
-Commission Member Reports
-Council Member Liaison Report

*Times listed for each item on the agenda may be accelerated as time permits, or may be taken out of order as moved upon by the commission. 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 the Kanab City Offices.

See entire packet online a minimum of 24 hours before the meeting at:

<http://www.utah.gov/pmn/index.htm>

Mike Reynolds [Kanab Land Use Coordinator]
Janae Chatterley [Assistant]
435-644-2534

– A Western Classic –

Kanab City Planning and Zoning Commission Meeting
March 2, 2021
Kanab City Council Chambers
26 North 100 East
6:30 PM

Present: Chair Scott Colson; Chair Pro Tem Kerry Glover; Commission Members Donna Huntsman, Chris Heaton, and; City Attorney Jeff Stott; Land Use Coordinator Mike Reynolds; City Planner Bob Nicholson (on phone); Building Inspector Janae Chatterley; City Council Liaison Arlon Chamberlain.

Not in Attendance: Commission Member Boyd Corry, Ben Aiken, Ben Clarkson

Approval of Minutes: A motion was made by Donna Huntsman to approve the minutes from 2/2/2021 with corrections discussed, second by Chris Heaton. Unanimous vote, motion passed.

Public Comment: None

Administrative Review and Vote to approve or deny new signage for the Comfort Inn located in the C1 zone at 150 W Center St. on parcel K-20-1 [Applicant; Comfort Inn].

Mike Reynolds explained that Comfort Inn franchise is re-designing the look of their signs, the property is located in the C-1 zone and refacing the signs would require approval from the Planning Commission.

Donna asked about the lighting, Mike Reynolds responded that the lettering for the signs will be backlit. Kerry Glover makes a motion to approve the new sign for Comfort Inn located at 150 W Center St on parcel K-20-1; Donna Huntsman seconds, unanimous decision.

Continuation from February 16, 2021; A Public Hearing to Discuss and Recommend or Deny a preliminary plat to the Kanab City Council for a 74-lot Major Subdivision [La Estancia Phase 3] on parcels K-31-1A-Annex & K-31-1-1-Annex located in the approximate area known as Tom's Canyon. [Applicant; JTP Park City Properties, LLC & Iron Rock Engineering, Agent]

Mike Reynolds explained that the preliminary plan has gone through review with the Development Committee and the City Engineer's. Originally there was concern with the open space required by the ordinance, most issues have been resolved. The ordinance requires 20% of open space, for this preliminary plat that would require 14.35 acres of open space. Currently the preliminary plat is just shy of the 20% by .09 acres. The development has areas greater than a 30% slope that currently can not be counted as open space, the developer plans to grade some of these areas to less than 30% during the construction phase which will add to the open space. The developer will be putting in a drainage ditch that will direct water from Little Tom's Canyon to the large detention pond the City recently constructed and improved. The developer will also be improving a small area for a retention pond that will catch additional storm water from the property.

Planning Commission discussed an additional retention pond on the BLM property that was mentioned during the February 16th meeting. Josh Beazer from Iron Rock Engineer responded that currently the BLM is in a moratorium and unable to discuss any plans about the retention pond, once the moratorium is lifted the plan is to start discussion with BLM and the city on a retention pond on BLM property to catch stormwater. The development plan being presented does address stormwater concerns with out the retention pond on BLM property. Discussion on the access to lot 342, this is proposed as a flag lot for the subdivision and additional parking recommended by the City Engineers for the trailheads, the developer has added additional parking in one of the trailheads that connect with the other trails. Chris Heaton makes a motion to go in and out of public hearing at the Chair's discretion, Kerry Glover seconds No Public Comment.

Donna Huntsman makes a recommendation to City Council to approve the proposed preliminary plat for a 74-lot Major Subdivision on parcels K-31-1A-Annex & K-31-1-Annex located in the approximate area known as Tom's Canyon; Chris Heaton seconds, unanimous vote.

Continuation from February 16, 2021; A Public Hearing to Discuss and Recommend or Deny revisions and amendments to the Kanab City Land Use Ordinance Chapter 4-2 & 4-21 [Allowing for a Private Lane]

Mike Reynolds explained that in Bob Nicholson's proposed draft it includes a definition from Section 1-6, this has not had a public notice sent out and can not be voted on tonight. The plan is to send out a public notice for the subdivision ordinance and at that time section 1-6 will also be included in the public notice.

Bob Nicholson discussed his proposed changes.

Chris Heaton makes a motion to go in and out of public hearing at the Chair's discretion, Kerry glover seconds
No Public Comment.

Chris Heaton makes a recommendation to the Kanab City Council to approve the proposed changes and amendments to the Kanab City Land Use Ordinance, Chapter 4-2 and Chapter 4-21; Donna Huntsman seconds, unanimous vote.

Review and General Discussion of the Kanab Subdivision Ordinance and related topics that might allow a private road or lane in a minor subdivision.

Mike Reynolds explained that with the current subdivision ordinance it will not allow a minor subdivision unless all lots and parcels front a dedicated public street. Jeff Stott discussed his proposed changes for the subdivision ordinance, if these changes are recommended and approved it would allow a minor subdivision on a public dedicated street and a private street with some conditions that would be required for a private street.

Planning Commission discussed the conditions in the proposed draft. Planning Commission would like to allow private lanes for minor subdivisions, they also discussed how wide the road would need to be and if it should be gravel or hard surface, how many residences should be allowed to use the private lane, and other conditions that may need to be applied. The consensus on the Planning Commission is that they would like to allow minor subdivisions with private lanes, they do not think that all private lanes should be hard surfaced and could be maintained with gravel. Planning Commission has asked that a public notice is sent out so that the ordinance could be amended.

Staff Report:

Discussed possible future projects and the Annexation plan.

Commission Member Report: None

Council Member Liaison Report: None

Kerry Glover motions to adjourn the meeting second by Chris Heaton, unanimous vote.

Chairperson

Date



CABANA

THE TASTE OF CUBA

Face Replacements

OPY #37981 R1

Presented By



SCOPE OF WORK:
MANUFACTURE *ONE [1]* SAV LOGO. CUSTOMER WILL INSTALL



1 SAV CUSTOMER INSTALL
SCALE: 1" = 1'-0"




ART SUPERIMPOSED ON PHOTO - SHOWN AT APPROXIMATE RELATIVE SCALE



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bonding or the sign.



Revisions

No.	Date / Description
orig.	02.18.2021 [TV]
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Approval

A/E Sign / Date

Client Sign / Date

Landlord Sign / Date

Havana Cabana
street
Kanab, UT 84741
Acct. Exec: Ryan Cain
Designer: Tyler Young
Orig: 02.18.2021
Vinyl
OPY_37981 R1
JO #00000
scale: as noted
ART 1.0



1 New Faces
SCALE: 1/2" = 1'-0"

SCOPE OF WORK:	
MANUFACTURE & INSTALL <i>TWO (2)</i> NEW DIGITALLY PRINTED FACES.	
PERMITTING	SIGN AREA: 60.951 ft²
FINAL ELECTRICAL CONNECTION BY:	NOT INCLUDED

ART SUPERIMPOSED ON PHOTO - SHOWN AT APPROXIMATE RELATIVE SCALE



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orig.	02.18.2021 (TV)
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Approval

A/E Sign / Date

Client Sign / Date

Landlord Sign / Date

Havana Cabana

street
Kanab, UT 84741

Acct. Exec: Ryan Cain
Designer: Tyler Young

Orig: 02.18.2021

Vinyl
OPY_37981 R1

JO #00000

scale: as noted

ART 2.0



1

New Faces

SCALE: 1/2" = 1'-0"

SCOPE OF WORK:	
MANUFACTURE & INSTALL NEW DOUBLE SIDED FACES. DIGITALLY PRINTED.	
PERMITTING	SIGN AREA: 42.243 ft²
FINAL ELECTRICAL CONNECTION BY:	NOT INCLUDED



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Approval	
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Havana Cabana

street

Kanab, UT 84741

Acct. Exec: Ryan Cain

Designer: Tyler Young

Orig: 02.18.2021

Vinyl

OPY_37981 R1

JO #00000

scale: as noted

ART 3.0

Donna and Ben recommendations

General Plan Discussion Items:

Using the document Bob provided titled ‘ **Changes and additions addressed in the General Plan Update**’ we need to incorporate each of these items into the GP. *The Right to Farm* (a) is already included. Others include:

- b. *Land Use Buffers and Transitions* – this may best be included under Chapter 2, 2.5 Transitioning and Maintaining Balance.
- c. *Adequate Pedestrian crossings* on Hwy 89 in downtown area – is this best in the Transportation section?
- d. *Adopt provision for Lot-size Averaging* in the Zoning code. – should this be a new section of Chapter 2? Perhaps after section 2.2 Land Use Classifications?
- e. *Adequate Public Infrastructure Necessary* (“Concurrency”)- Again where is it best to include this in the GP?
- f. *Traffic Management* – Does this belong in the Transportation section? If so, who do we need to coordinate with to discuss?

The remainder of the comments will be taken page by page thru the GP.

1.1 Plan Introduction

Plan Update:

It is the City’s policy the General Plan should be formally reviewed by the Planning Commission every five years and updated as necessary to keep the plan current and relevant. The Planning Commission undertook the five year review during their 2019 and 2020 sessions. It was previously updated and adopted in 2/2015. The objective is to revisit the goals and strategies of the plan to better serve as a guide and reference for the city in the future.

For this General Plan update the Planning Commission held a public input Open House in the new Kanab Center on February 18, 2020. In addition to the Open House forum, the Planning Commission has discussed issues related to the Plan update, including the Land Use Map. These discussions have been conducted, on general, once a month over the past 18 months. (See Appendix A for Public Participation Results).

1.2 Motto and Vision Statement

Motto: Kanab: A Western Classic

This needs further discussion from both P&Z and CC.
Should we consider public input, perhaps a competition of some sort?
Do we need to change it, expand it?
What is our uniqueness?

Vision Statement:

Add a sentence beginning with the third paragraph. This will include a recommendation from Bob. This needs to be discussed and agreed upon by P&Z as well:

“We actively seek to protect the character of our downtown and surrounding area, and our stunning red rock views, by limiting the height and size of buildings and require that new developments utilize colors and materials that reflect our natural setting. All of which will further ensure....”

1.4. Amendments

- . Utah code requires review at least once every five years
- . The public may request amendments to the plan.

1.5 Demographics

The population of **Kanab** in 2017 per the Census Bureau was 4,687. The Census Bureau/American Community Survey for the year 2018 estimates Kanab's population for 2019 at 4,931, for an increase of total since 2017 of 244 or 5.2% (or 1.73% annualized). The Utah State Governors Office as of 2010 projected a conservative community growth of 1.7% per year, showing a population of 6,209 by the year 2030.

The greater **Kane County** as of 2018 was 7,717 and is forecasted by the Uof U/Kem Gardner Policy Institute to be at 8,684 by 2025 (a 12.5% increase, or 1.78% annualized) and 9,152 by 2030 (a 18.5% increase over 2018, or 1.54% annualized).

Please note that future annexation expansion and related population increases will require projections to be updated.

NOTE: Ben Clarkson is gathering additional population growth information which was conducted as part of the Impact Fee Studies. It may be beneficial to add here.

Consider getting rid of Exhibit 1. We will have captured the necessary information above.

Do we have any updated information, beyond 2016 for median household income?

Chapter 2 – Land Use

2.2 under Rural Residential/Agricultural it states “One housing unit is allowed per parcel” Needs to be corrected as we now allow guest house. Also Ben suggested we use the term agriculture use versus agriculture areas.

In the Goal box, fourth bullet point down we use the term industrial and later we use manufacturing zone. Change this to manufacturing or manufacturing/industrial. Also change it to read “Future industrial near the airport and Chinle Drive”

High Density Residential – Do we still have all of these zone designations?

Do we need to add an Open Space Designation? See 2.3 below

Commercial Land Uses- remove “shopping” and put “retail” and end the sentence after facilities. Eliminate the remainder of this sentence.

Manufacturing/Industrial Uses - add Industrial here as indicated

Planned Development Overlays - should be in bold like others

Goal box – Provide for well-planned growth....Establish a plan for the Downtown district. Done already? Need the box?

2.3 Open Space

First paragraph, last sentence. Need to develop open space designation.

2.4 Annexation Plans

Eliminate the first sentence, and However of the beginning of the second sentence. Begin with “It is expected...”

Eliminate reference to Hancock Road as Ben felt it was no longer relevant. And eliminate the last sentence beginning with “Future”. I heard the Mayor speak recently at a Chamber meeting and he indicated future annexation would occur south and east of town.

Also, consider elimination of the last sentence on that page. “This plan should...”

Where is the Annexation Policy Plan? Provide a link?

2.5 Transitioning and Maintaining Balance

The use of the word Use Code in the first sentence, should it not be Ordinances? Include here Bob’s verbiage regarding Land Use Buffers and Transition.

2.6 Environment

Slope percentage should be 30%. Eliminate the picture? Doesn’t really show anything. Eliminate: “The City should continue to enforce the standards for sensitive land areas. In addition”

FEMA flood plain map, can we indicate as of when?

Change Kanab City strong encourages to Kanab City requires.

Can we get the sentence on the next page to this page?

Chapter 3 Community Design

Has this been updated/reviewed by Beautification Committee?

3.1 Introduction: Would suggest eliminating the second sentence: "It can create a desirable..."

3.2 Third paragraph, eliminate "A successful western-themed.." Its done. Also eliminate "The City has completed a significant.."

Last paragraph eliminate "design lighting standards, banners" and "should be encouraged in design. End the sentence after special architectural features.

3.3 Eliminate the first Goal box?? Depends on discussion around Motto.

Eliminate the sentence "The downtown area, especially along Center Street" Also, the remainder of section 3.3 depends on the Motto discussion.

3.4 Historic Preservation

Is the Historical Society still active? Needs updating. Call out recent update to Heritage House and Museum plans?!

Eliminate Exhibit 1 and 2. Exhibit 2 is very inaccurate. Does not even call out the Leisure and Hospitality (50% of our jobs) in the Employment by Industry section

Exhibit 3 – Need updating?

Appendix A – Needs updating with the findings from our survey in February 2020

Kanab General Plan

Adopted by the Kanab City Council
February 24, 2015

Kanab General Plan

Contents

Chapter 1: Introduction

- 1.1 Plan Introduction
- 1.2 Motto and Vision Statement
- 1.3 Implementation
- 1.4 Amendments
- 1.5 Demographics
- 1.6 Overall Community Goals

Chapter 2: Land Use

- 2.1 Purpose
- 2.2 Land Use Classifications
- 2.3 Open Space and Small Town Atmosphere
- 2.4 Annexation Plans
- 2.5 Transitioning and Maintaining Balance
- 2.6 Environment
- 2.7 Land Use Goals

Chapter 3: Community Design

- 3.1 Introduction
- 3.2 City Beautification
- 3.3 Classic Western Downtown Architecture
- 3.4 Historic Preservation
- 3.5 Community Design Goals

Chapter 4: Economics

- 4.1 Introduction
- 4.2 Economic Development
- 4.3 Attracting Business and Industry
- 4.4 Downtown Revitalization
- 4.5 Tourism
- 4.6 Economic Goals

Chapter 5 Transportation

- 5.1 Introduction
- 5.2 Transportation Master Plan
- 5.3 Airport Improvements
- 5.4 Public Transit and Active Transportation
- 5.5 Transportation Goals

Chapter 6: Housing

- 6.1 Introduction
- 6.2 Housing Density Mix
- 6.3 Senior Citizen Housing
- 6.4 Orderly and Beautiful Residential Development
- 6.5 Housing Goals

Chapter 7: Parks and Recreation

- 7.1 Introduction
- 7.2 Parks and Trails Master Plan
- 7.3 Planned Facilities

7.4 Recreational Trails

7.5 Parks and Recreation Goals

Chapter 8: Public Services and Facilities

8.1 Introduction

8.2 Municipal Service

8.3 other Community Services

8.4 Public Services and Facilities Goals

Exhibit 1: Kanab Population Projections

Exhibit 2: Kanab Demographics

Exhibit 3: Land Use Chart

Exhibit 4: Future Land Use Map

Appendix A: Public Participation Summary Results

Appendix B: Kanab City Annexation Policy Plan

Appendix C: Kanab City Parks and Trails Master Plan

Appendix D: Kanab city Water Resources Plan

Appendix E: Capital Facilities Plan

Appendix F: Affordable Housing Plan

Appendix G: Transportation Master Plan

Chapter 1: Introduction

1.1 Plan Introduction

The Kanab City General Plan, referred to herein and the “Plan”, is the blueprint and vision of both short and long-range goals to guide the growth and development of the City. The Plan focuses on improving the physical environment of the City as well as the quality of life of the citizens. It is intended to be an effective working tool employed by the City in making community decisions and achieving planning goals.

Utah Code, Section 10-9a-401 requires that “each municipality shall prepare and adopt a comprehensive, long range general plan for: (a) present and future needs of the municipality, and (b) growth and development of all or any part of the land within the municipality.” The code continues to suggest elements to be covered in the plan, concluding with: “The municipality may determine the comprehensiveness, extent and format of the general plan.”

Plan Update

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

A public survey, several public participation activities and planning meetings were held to accomplish this plan update. (For results of the public participation activities and survey, see Appendix A, Public Participation Results)

Following reviews and revisions, public hearings before the Planning Commission and City Council were held. The Plan, as presented here, was adopted by the Kanab City Council on February 24, 2015.

1.2 Motto and Vision Statement

Listed below are the Motto and Vision Statement of the Kanab City General Plan. The Motto serves as a slogan to paint a picture or send a message in relation to the character of the community. The Vision Statement reflects the big picture, shared image of what citizens want the city to become at some point in the future.

Motto: “Kanab: A Western Classic”

Vision Statement:

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

- 1) Promote our western heritage, culture and values,
- 2) Retain a friendly small-town feel and charm,
- 3) Strive for a diversified economy and desirable development,
- 4) Provide a healthy and happy atmosphere of enrichment for all residents through all stages of life,
- 5) Act as a destination and gateway to regional parks, monuments and open spaces, and
- 6) Ensure an environment that promotes the highest quality of life for living, working, visiting and playing.”

1.3 Implementation

Implementation of the Plan comes through the land use and subdivision ordinances, capital improvement programs, City budgets, as well as other ordinances, resolutions and studies deemed appropriate by the City Council.

1.4 Amendments

To preserve the integrity of the Plan and to ensure that it reflects the changing needs of residents, it is City policy that

- The plan shall receive a comprehensive review at least once every five years to keep the policies and programs consistent with changing trends and conditions.

- The Plan shall act as advisory document for all re-zones, improvement programs and ordinance changes concerning development.

The public may request amendments to the Plan. Applicants must show that any amendment of the Plan is in harmony and consistent with City land use ordinances, is in the best interest of the City, promotes the general welfare of the community and does not decrease the quality of life for the citizens of Kanab.

1.5 Demographics

The most recent data available in most demographic categories is found in the results of the 2010 Census by the U.S. Census Bureau (see Exhibit 2 below). Although some changes have occurred since the year 2010, the demographic information from that census still offers a good representation of the Kanab community. The estimated current population of Kanab in 2012 is approximately 4,410, according to the United States Census Bureau. While growth continues in the community, the rate of growth is variable and fairly unpredictable. A conservative estimate provided by the Utah State Governor's Office project the community's growth at 1.7% per year, which show a population of 6,209 by the year 2030 (see Exhibit 1).

According to the Census, the median age of the City's population was 41.8 years and the median household income was \$50,265. Total households numbered at 1,729, with 2.44 average persons per household.

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

1.6 Overall Community Goals		
Goals	Strategies	Policies
1. Establish programs and land uses that promote quality living, employment and recreation opportunities for the citizens of Kanab.	A. Provide for a responsive atmosphere and services to meet the residential needs of all Kanab citizens.	i. Consult the Future Land Use Map and the General Plan when making public decisions.
		ii. Utilize responsible planning practices that meet the needs of residents today and in the future.
		iii. Invite and include community residents in all significant decisions that will impact Kanab
	B. Foster diversity and flexibility in land use planning that is responsive to the economic market and sensitive to the residential needs of all citizens.	i. Maintain an emphasis on tourism within Kanab City while making the economic impact last for 12 months of the year.
		ii. Provide for growth of the retirement community.
		iii. Perform ongoing, in depth studies of current and future economic needs.
		iv. Keep informed of the needs of residents through ongoing community meetings and surveys.
	C. Encourage the attraction, retention and development of business and industry that gives Kanab economic vitality and balance.	i. Balance our needs with our assts. Inventory our assets and leverage them with business and industry as a compliment.
		ii. Encourage industry in appropriate locations.

		iii. Work closely with the County and Chamber of Commerce in economic development pursuits.
		iv. Work closely with existing businesses and the Chamber of Commerce to keep them in Kanab and help them grow and prosper.
	D. Support development that is sensitive to the individual needs of both residential and commercial uses and maintains appropriate buffers between diverse land uses.	i. Update and review the City Zoning Ordinances on a regular basis.
		ii. Require strict adherence to development guidelines in the Zoning Ordinances.
		iii. Require as much as possible new development to minimize negative impacts to existing community, utilities and infrastructure.
	E. Advocate a compatible mixture of uses in the city.	i. Ensure the Future Land Use map is consulted during land use decisions.
2. Provide for the preservation an enhancement of the heritage, character and atmosphere of Kanab as a friendly and positive community.	A. Encourage programs and projects that will enhance the Pioneer/Western heritage and theme of Kanab.	i. maintain and promote the City's Vision Statement
		ii. Promote and support community events.
		iii. Foster community-wide beautification efforts.
	B. Assure that future development maintains Kanab's unique identity and enhances quality of life.	i. Encourage preservation of natural features in Kanab.
		ii. Foster inclusiveness and a spirit of friendliness in Kanab.
		iii. Preserve the natural beauty which provides the setting for Kanab.
		iv. Strive to improve the quality of life of all residents.
	A. Promote and provide accessibility to information relating to Kanab City functions and the Kanab General Plan.	i. Maintain a web page that continues to showcase Kanab and its achievements and includes the General Plan, maps and ordinances that support the General Plan.
		ii. Utilize online social media and other media resources to regularly disseminate important city information and announcements.
3. Promote, support and emphasize the achievement of the General Plan goals.	B. Implement the General Plan goals.	i. Consistently utilize the City's Land Use Ordinances and policies, coupled with fair enforcement.
		ii. Consult the General Plan goals when implementing programs and policies.

Chapter 2: Land Use

2.1 Purpose

The purpose of the Land Use Element is to demonstrate planning for community quality of life and economic vitality by:

- Showing general land use classification, and
- Establishing land use goals that manage growth

2.2 Land Use Classifications

Kanab City land uses are divided into residential, commercial and manufacturing categories, as follows: (see Exhibit 3, Land Use and Zoning Chart, and Exhibit 4, Kanab City Land Use Map)

Residential Land Uses

All residential areas will be developed with an emphasis on creating safe, attractive neighborhoods. They will include adequate open space and will be linked to schools, shopping areas, parks and other neighborhoods by landscaped pedestrian ways, bicycle paths and residential scale streets.

Rural Residential / Agriculture – (Zones included: RA-2, RA-5, RA-10) The Rural Residential / Agriculture (RR/A) classification is for the residential uses in areas where a rural atmosphere, open space preservation and agriculture uses are encouraged. Housing density is 1 unit per 2, 5 or 10 acres. One housing unit is allowed per parcel.

Very Low Density Residential - (Zones included: RR-1) The Very Low Density Residential (VLDR) classification is for large-lot, low density estate neighborhoods with single-family homes on individual building lots. The housing density should not exceed 1 unit per gross acre. However, within a proposed development, there may be a mixture of larger and smaller lots as long as the total number of dwelling units does not exceed the maximum overall density allowed in the gross residential area.

Low Density Residential - (Zones included: R-1-15, R-1-20) The Very Low Density Residential (LDR) classification is for typical low-density neighborhoods with single-family homes on $\frac{1}{3}$ to $\frac{1}{2}$ acre individual building lots. Typical density will be between 2 to 3 units per gross acre.

Medium Density Residential - (Zones included: R-1-8, R-1-10, KCR-720) The Low Density Residential (MDR) classification is for typical medium density suburban neighborhoods with single-family homes on individual building lots. Typical density will be between 3.3 to 5 units per gross acre.

High Density Residential - (Zones included: RM-7, RM-9, RM-11, RM-13, RM-15) The High Density Residential (HDR) classification is for smaller individual home lots and multiple family housing units such as patio homes, duplexes, town homes, apartments, condominiums, zero lot line homes and other types of small-scale attached housing units. Such zones should be distributed throughout the community. Typical density will be between 7 to 15 units per gross acre.

Commercial Land Uses -

(Zones included: C1, C2, C3) The Commercial © classification includes general shopping needs of the community and particular neighborhoods, as well as the commercial and service uses serving the needs of thoroughfare traffic and the traveling public. The intensity of the commercial zone applied will depend on such factors as the nature and location of surrounding uses, and the availability of necessary infrastructure.

Manufacturing Uses -

(Zones included: M1, M2, M3) The Manufacturing (M) classification is intended to provide for a range of industrial and manufacturing uses, including clean and less intensive industrial, manufacturing and technological uses, and warehousing. These areas are envisioned to be quality planned industrial areas and business parks. Facilities and

operations to take place within the designation should be designed to protect the environment quality of adjacent areas.

Planned Development Overlays -

(Overlay includes: PD, CPD) Provision is made for the establishment of both residential and commercial planned development overlays, allowing for mixed and special development uses which will be a desirable asset to the community.

Commercial Overlays -

Kanab City has established three overlay districts intended to promote quality development in commercial areas.

1. Downtown Overlay (DO) was established to protect and preserve the downtown business district,
2. Transitional Commercial Overlay (TCO) was used to transition between the Downtown and Entry Corridor overlay,
3. Entry Corridor Protection Overlay (ECPO) zones was established to create attractive entry corridors into Kanab.

The underlying zones of the commercial overlay zones include: C1 (DO), C2 (TCO) and C3 (ECPO) zones. It has been expressed that the established commercial overlay districts have created unnecessary complexity for Staff and applicants. The city should consider incorporating appropriate design standards of the commercial overlays into the underlying zones or other reforms that would reduce complexity, while continuing to promote quality design. In reforming the design standards, Kanab City should consider the design of the Community Design Goals (see Chapter 3).

2.3 Open Space and Small-Town Atmosphere

Open space preservation is recognized as an important land use and function of Kanab City in preserving the small-town atmosphere. Several areas within the city are targeted for open space prevention, including proposed new parks and trails throughout the city (see Chapter 7, Parks and Recreation). Some open spaces should be identified as reserved for the preservation of wildlife habitats. Additionally, some areas which fall within designated potential annexation areas include lands which may be best suited for open space and recreation purposes. The City does not currently have an open space designation within the Land Use Ordinance and may consider creating one to preserve these areas.

Dark-sky or shielded lighting is an excellent method to preserve a small-town atmosphere and should be required with all new developments and redevelopment areas.

2.4 Annexation Plans

Currently Kanab City has several square miles within its boundaries which have been annexed to accommodate future growth needs. However, it is expected that additional areas will need to be considered for annexation over the projected 20-year life of this Plan. Future possible areas of annexation include east along Highway 89 to Johnson Canyon, north along Highway 89 to Hancock Road, north to the UHP weigh station and the County lands in the vicinity of the city airport. Future annexations should be considered in one-mile sections both east and north along Highway 89 as needed in addition to the incorporation of the existing County lands.

The identification of potential annexation lands and annexation policies are outlined in the adopted Annexation Policy Plan (see Appendix B, Kanab City Annexation Policy Plan). This plan should be reviewed and updated to include the potential land use designations for annexation areas. The application of the recommended land uses for those properties which seek annexation will allow for well-planned and cohesive growth.

2.5 Transitioning and Maintaining Balance

It is the objective of Kanab City to encourage and provide for proper transitioning between zones and intensity of uses, which should be regulated by the City Land Use Code, the Future Land Use Map and the Kanab City Annexation Policy Plan. The City also seeks to maintain a healthy balance and mix of land uses within the community, representing the atmosphere of existing development. Areas for growth have been planned with a balance for all uses, including agriculture, residential, commercial and industrial uses, as demonstrated in Exhibit 4, Kanab City Future Land Use Map.

Future decisions regarding land use and zoning in Kanab should be guided by this map. The City promotes orderly growth, with an emphasis for new developments to occur in the core community areas first.

2.6 Environment

Protection of the environment is considered an important part of planning in Kanab. Development plans should be sensitive to the environment of the immediate area as well as the whole community. Those areas in Kanab which are considered to be environmentally sensitive include land which:

1. Is within a designated 100-year flood plain,
2. Is subject to geological hazards, unstable soil conditions, slopes in excess of 20% or rock fall areas.

The Sensitive Lands Chapter of the Kanab City Land Use Ordinance regulates development in sensitive lands areas in order to preserve the City's unique visual character and conserve safety and general welfare. The City should continue to enforce the standards for sensitive land areas. In addition, the City will acquire pertinent geologic conditions information from the developer for proposed building sites to determine the type and intensity of each development. Protection of the environment throughout the City also requires continued attention to preserving and improving air quality, water quality and the planting of trees.

2.7 Land Use Goals		
Goals	Strategies	Actions
1. Maintain balance and manage density through future land use decisions.	A. Sustain development standards that ensure attractive, stable non-residential and residential uses.	i. Review and update the zoning ordinances, including zoning classifications and development standards and consolidate and streamline language.
	B. Make plans for better managed community growth.	i. Develop specific, strategic 5 to 10-year plans with defined objectives for the community.
	C. Plan densities and intensity of uses to be higher near the center of the city and lower on the outskirts that is appropriate for the zoning.	i. Follow the spirit and intent of the General Plan when reviewing applications for changes in land use and zoning.
		ii. Review possibilities for creating mixed-use areas.
	D. Encourage future industrial growth to occur primarily near the airport, west of SR89A and south of Kanab Creek Drive to the State Border.	i. Develop a master plan for industrial areas and uses including economic development.
	E. Foster the preservation of agriculture areas.	i. Designate agricultural areas to preserve using the Future Land Use Map.
2. Encourage attractive stable and safe residential neighborhoods	A. Encourage desirable and compatible mixtures of residential densities throughout the city.	i. Maintain the current nature of established single-family residential areas, while providing for a mix of multi-family uses in various locations in the city.
	B. Require good traffic circulation patterns from residential to collector streets in all new residential developments.	i. Review and update development standards for all applicable street widths and street designs including traffic calming devices for neighborhood streets.

		ii. Encourage the development of through streets, ensuring the even distribution of traffic.
	C. Encourage neighborhood stability and beautification through maintenance of properties.	i. Promote property maintenance through proactive zoning enforcement.
		ii. Establish and encourage participation in a citizen beautification committee to sponsor community beautification programs.
3. Promote the preservation of the small town, rural atmosphere of Kanab.	A. Preserve open spaces where possible in areas throughout the city.	i. Adopt an ordinance which establishes the use and parameters of open space, including clustering and other open space preservation methods and providing for wildlife habitat preservation.
	B. Support open space preservation efforts on properties targeted for future parks and trails throughout the city and in future annexation areas.	i. Develop a plan and priorities for acquiring parcels planned for parks and open spaces and for preserving wildlife habitat areas.
		ii. Encourage and enforce the allocation by new developments of open space for planned neighborhood parks, recreation trails or other open spaces where possible
		iii. Create a citizen study committee to recommend additional areas / parcels to be preserved as part of Kanab's open space preservation efforts.
	C. Preserve night skies through the use of dark-sky compliant street and exterior development lighting.	i. Develop ordinances that require dark-sky compliant developments both residential and commercial.
	D. Prepare a new annexation Policy Plan which addresses potential land uses in areas adjacent to Kanab.	i. Adopt an continue to update the Annexation Policy Plan.
4. Promote an attractive stable and sustainable environment throughout the city.	A. Update development standards to ensure stable, attractive non-residential uses.	i. Ensure the Design Guidelines are followed when approving development projects.
		ii. Use specific plans in conjunction with development agreements to manage architectural design features
	B. Maintain and foster compatible mixtures of residential densities throughout the city	i. Encourage the application use of residential zones that apply mixed densities, through the use of incentives that provide community amenities, i.e. parks, pools, public buildings.
5. Provide for the well-planned growth and redevelopment of the Downtown District.	A. Establish a plan, guidelines and zoning code for the Downtown District and other commercial areas	i. Review and update zoning code requirements for good commercial development planning.
		ii. Incorporate appropriate design and other standards utilizing the

		three commercial zones – C1, C2 and C3.
6. Ensure responsible development in environmentally sensitive areas	A. Pursue the updating of FEMA flood zone maps	i. Work with FEMA to ensure the continued effort to update flood zone maps are completed.
	B. Adopt an ordinance / policy which address the limited abilities to develop on hillsides.	i. Enforce the Sensitive Lands Section of the Land Use Ordinance that protects the ridgelines around Kanab City and provides standards for development in hillside areas.
	C. Protect Kanab Creek environment and plant life	i. Continue to develop Sensitive Lands Section of the Land Use Ordinance to protect creek sides.

Chapter 3: Community Design

3.1 Introduction

Good community design can improve the visual and functional relationship between people and their physical environment. It can create a desirable physical form for community needs and services. Because community design overlaps other aspects of planning such as recreation, open space, transportation and commercial and residential land uses, this chapter will focus on objectives towards the visual design and image of the community.

3.2 City Beautification

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

Within these commercial areas, as well as in the adjoining residential areas, are many opportunities for urban design and community improvement, including the refurbishing / restoration of building facades and the installation of streetscape elements. Special attention to maintaining and upgrading the appearance and feel of this area is essential to its vitality and effectiveness.

A successful western-themed streetscape project has largely been completed on the Center Street section of Highway 89. The Levi Stewart Memorial Park on the west end of Downtown is an excellent example of an urban park blending with and setting the tone for streetscapes throughout down town. The City has completed a significant streetscape project on the remaining sections of the Highway 89 through the Downtown District that continues this theme. Landscaping improvements along the remaining commercial sections of Highway 89 and continuing maintenance of existing landscaping features should be considered a priority objective for city beautification. Plans should include maintaining the necessary access and traffic flow for commercial needs, while also providing physical characteristics that provide the setting for a vibrant, attractive destination.

Landscaping and surfaces should include trees, plants, grass, ground cover, rocks, sidewalks and special surfaces. Water conservation and use of native plants should be considered for all landscaping features.

Street furniture and features including benches, planter boxes, water features, drinking fountains, decorative trash containers, outdoor clocks, bollards, themed signage, monuments, statues, public art, design lighting standard, banners and special architectural features should be encouraged in design.

Urban Forestry:

Trees play a significant role in the beautification and urban design of the community. The Kanab Beautification/Tree Committee should be charged with promoting good urban forestry in the public right-of ways to continue the beautiful environment in the city.

Community Clean-Up Programs:

Vital to achieving and continuing a beautiful environment in Kanab is the encouragement of property owners to maintain and beautify their homes, structures and vacant lots throughout the community. The Beautification

Committee should continue to promote community clean-up programs and projects. Programs such as “yard-of-the-month” awards do much to increase enthusiasm in maintaining private property. Increased enforcement of zoning laws can also make a positive difference in the appearance of unsightly or blighted properties.

3.3 Classic Western Downtown Architecture

Preserving the western heritage of Kanab is recognized as being very important to the overall design and success of the downtown area. The promotion of “classic western” architectural designs on old and new structures within the community is one of the best visual methods to preserve the community’s heritage.

The downtown area, especially along Center Street has several examples of buildings which have either preserved or have been developed to reflect the classic architecture of an old western town.

Continued emphasis on the use and preservation of Kanab’s classic western-themed architecture is an important objective of the community. Architectural design standards and guide-lines should be developed and adopted by the City to achieve that objective. Design standards are mostly important for commercial structures along the downtown areas of Highway 89, but should also be considered or encouraged for use on other facilities and residential structures through-out the community.

Among the design styles that are complimentary to Kanab’s classic western architecture are historical designs from the old western towns in the 19th Century.

3.4 Historic Preservation

Historic buildings, houses and trees add much to the character of a city. Preserving history and heritage is a strong value in the Kanab Community.

There are several sites in Kanab that either currently have or have the potential to be given an official historic designation. Currently, the City’s Historical Society is involved in the reservation and restoration of structures in the community, with the goal to restore older buildings to their original appearance. A long-range goal for the City and the Historical Commission is to inventory, preserve and protect these significant structures.

3.5 Community Design Goals		
Goals	Strategies	Actions
1. Promote community beautification efforts throughout Kanab City	A. Continue to enhance and maintain streetscape features along Highway 89.	i. Encourage business owners to maintain and enhance adjacent landscaping.
		ii. Pursue and apply for grants for landscaping improvements on remaining sections of Highway 89
		iii. Continue to develop and maintain gateway areas
	B. Promote volunteer programs for community beautification and clean-up	i. Support the Beautification Committee to sponsor community beautification programs.
	C. Review and update zoning code requirements that will promote cleaning up residential areas.	i. Ensure land use and nuisance codes are updated and current.
		ii. Ensure the nuisance ordinance which requires the cleanup of unsightly and unsafe properties is enforced.
		iii. Promote City sponsored clean-up days throughout the year
		iv. Provide City Public Works support that includes refuse containers and hauling during beautification efforts.
	D. Emphasize zoning enforcement	i. Proactively help citizens that cannot help themselves in cleanup

		efforts. Make public services available.
		ii. Support the Historical Society to pursue funding options to make money available for community historic projects.
2. Promote the historic “Western Classic” theme in architectural guidelines and standards for downtown development and redevelopment.	A. Revise design guidelines to more effectively support theme.	i. Incorporate appropriate design guidelines into C1 and other commercial zones.
3. Establish a program for historic preservation	A. Create and apply guidelines and requirements for historic preservation and development in Kanab City’s Downtown Area.	i. Develop and promote important themes and objectives in the appearance of historic sites which preserve our heritage.
	B. Preserve important archaeological, historic and cultural features	i. Support the historical Society to pursue funding for community historic projects.

Chapter 4: Economics

4.1 Introduction

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

The City also recognized the importance of establishing and maintaining an appropriate level of community sustainability. The export of native goods and services to nearby communities can provide long term benefits to Kanab. Those benefits will be in terms of business opportunities, stable employment and increased economic well-being.

Kanab acts as a regional center for commercial needs and services in Kane County. Kanab has stayed on the cutting edge of high-speed broadband internet service, opening up opportunities for expanded education and complex business operations. Building upon existing opportunities and services becomes important as Kanab continues to fill this important role in the region.

Kanab will strive to maintain and improve its strong community image. The City will emphasize strong quality of life factors such as clean, safe environment and family-friendly community with educational and recreational opportunities. Quality of place is exemplified with the abundant outdoor recreational opportunities of nearby National Parks, State Parks and public lands. Beautification throughout the community in the downtown area and along entry-corridors will have a positive impact upon community image.

4.2 Economic Development

It is the City’s intent to achieve the most desirable results in economic development pursuits. Kanab City recognizes that economic development committee efforts should focus on:

- Revitalizing the downtown area of Main Street
- Attracting and developing new business and industry that can offer Kanab new jobs and diversified economic vitality
- Encouraging the retention, development and expansion of existing businesses
- Enhancing tourism to Kanab and outdoor recreation opportunities
- Maintaining and improving community image
- Maintain and promote Kanab as a great community to live, work and play
- Cooperating with state and regional agencies which can assist and bolster Kanab’s economic development efforts
- Preservation and expansion of the remaining resource-based economy
- Encouraging a business-friendly attitude

- Promoting the establishment of a reliable fiber optic broadband network throughout the City to support growing and new industry

Current Industries

As the recreational and commercial center of the region, Kanab has an extensive array of businesses. Some of the largest employers include Stampin-up and Best Friends Animal Sanctuary. Kanab is also the hub of several governmental operations. It is the seat of Kane County, home of the Kanab Field Office of the Bureau of Land Management, Grand Staircase Escalante National Monument, the Kane County Hospital and the Kane County School District offices.

Labor Force

The Kanab labor force was listed at 2,256 in the 2010 US Census, which remains a good approximation for the current force.

A unique characteristic of Kanab's labor force is the mix of service sector jobs with its skilled labor force. As a magnet for tourism, Kanab City employs many in the Leisure and Hospitality industry, which comprises nearly half of the City's workforce. With large swaths of public lands in the area, several residents are also employed in the public sector. Several other industries, including financial, professional, scientific and technical services have seen growth in recent years. To provide for future needs, the Kane County School District has expanded its facilities, with the addition of an Applied Technology Center (ATC) building to provide training in high-skilled, technical, mechanical and scientific areas.

4.3 Attracting Business and Industry

During the 2013 public input portion of the General Plan update, there were differing opinions as to what types of business and industry was most suitable for Kanab. Many residents were opposed to anything but light industry being allowed with others in favor of attracting heavier industries. All were in favor of supporting established, local businesses and attracting high-tech industries to the area. Combining efforts with the Kanab Chamber of Commerce and Kane County to support these goals was encouraged. The public survey identified several unmet commercial and retail demands and community needs as follows:

1. More eating establishments – including sit-down restaurants
2. Retail clothing stores
3. Entertainment establishments
4. Medical care
5. Movie Theater
6. Department stores

4.4 Downtown Revitalization

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

- Historic Preservation
- Streetscape improvements
- Downtown redevelopment
- The attraction of retail / commercial
- Focus support of local businesses
- Efforts to fill vacant commercial spaces
- Support and encourage existing and new event opportunities

4.5 Tourism

Kanab has long been known as a center for visiting the many natural scenic wonders in the region, and tourism plays a strong role in the local economy. Tourists are drawn to Kanab on a regular basis due to its proximity to several National and State parks, including:

- Grand Canyon National Park
- Glen Canyon National Recreation Area (Lake Powell)

- Zion National Park
- Cedar Breaks National Monument
- Bryce Canyon National Park
- Capitol Reef National Park
- Pipe Spring National Monument
- Coral Pink Sand Dunes State Park
- Kodachrome Basin State Park
- Paria Wilderness Area
- Grand Staircase-Escalante National Monument
- The Wave Coyote Buttes

As other areas of economic development are developed, a continued emphasis on enhancing the tourism industry should remain a City priority. Working with Kane County and regional agencies, the City can actively assist the promotion of tourism. To do this effectively, marketing strategies need to be defined, and the necessary resources need to be dedicated. Efforts should be increased towards promoting Kanab, as a destination for travelers and outdoor sports enthusiasts. Additionally, efforts should focus on tourism amenities and services that are long term/permanent, as well as exploring methods to increase senior-related tourism.

4.6 Economic Goals		
Goals	Strategies	Actions
1. Support positive economic development	A. Increase efforts in re-building resource-based industries	i. Gain support through local and state government
	B. Gather and maintain data on businesses looking to relocate	i. Participate in the Sure-Site Program
	C. Assist current local businesses in retention and expansion	i. City Council and Planning Commission regularly visit Kanab City businesses
		ii. Provide Customer Service training once per year at local business summit (Raising Kane).
		iii. Explore Small Business Development Center (SBDC) and the Dixie Business Alliance review programs
		iv. Work closely with the Kanab Chamber of Commerce
	D. Increase programs to market and promote Kanab economically	i. Attraction of entrepreneurs in wellness, recreation industry, geriatric healthcare services and government agencies
		ii. Create and maintain a database which inventories assets, businesses, exports and the workforce
		iii. Cooperate with and encourage community conversation with Kane County Center for Education, Business and the Arts (CEBA).
		iv. Review how ordinances support economic development
		v. Maintains a business friendly attitude

	E. Promote the establishment of a reliable fiber optic broadband network throughout the City to support various industries.	i. Work with area broadband providers to remove barriers to improve the network
		ii. Coordinate with broadband providers with utility projects to reduce costs of deployment
2. Attract positive business and industry	A. Focus economic development efforts on attracting specific business types	i. Encourage the development of entertainment business, i.e. cinemas, bowling, etc.
		ii. Focus industrial attraction efforts on clean, light manufacturing and technology
		iii. Increase efforts in re-building resource based and extractive industries in the area.
3. Continue the economic revitalization of downtown	A. Explore opportunities to establish a business assistance program	i. Work with State agencies to foster program assistance
		ii. Focus efforts on filling vacant store fronts
	B. Continue efforts towards streetscape improvements and historic preservation	i. Create incentive programs for façade and streetscape improvements and historic preservation
	C. Create a community development area.	i. Put the mechanics in place to allow Kanab City to capture the tax increment from projects happening in the downtown so that funds can be applied to the proposed public projects.
4. Continue support for and promotion of community events.	A. Foster continued success of the Western Legends Round Up and other events.	i. Provide in kind support to help with events.
		ii. Explore possible new winter and Christmas events, with additional town decorations.
		iii. Develop and define tourism marketing strategies in which Kanab City can participate
		iv. Prepare marketing strategies which promote regional outdoor recreation
		v. Establish sponsor and promote additional regional attractive special events
		vi. Support, sponsor and promote additional athletic events and tournaments
		vii. Promote the new golf course – with “Stay and Play” packages
		viii. Encourage and support measures to increase economic development in the shoulder season.

Chapter 5: Transportation

5.1 Introduction

The effectiveness and functionality of the transportation system and how it services population growth has a significant impact on the community. The City plans to develop and maintain a system that is efficient and compliments the quality of life in Kanab.

5.2 Transportation Master Plan

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

The following transportation issues were identified in the preparation process of the General Plan, and should be incorporated into the updated Transportation Master Plan:

- Create a pedestrian-friendly atmosphere downtown.
- Investigate the installation of bicycle, walking paths.
- Construct road connections and future roadways.
- Focus on the maintenance of existing roadways.

5.3 Airport Improvements

The Kanab Municipal Airport, located in the south end of Kanab, serves the business and tourist community with scenic flights and character service. The paved runway is 6040 feet long and 75 feet wide. As the community grows, more emphasis on expanded development and use of the airport will become an important issue. Updates of the Airport Master Plan should be completed using a public involvement process, utilizing professional transportation consultants, specializing in airport planning.

5.4 Public Transit and Active Transportation

Kanab City does not currently offer public transportation service. The Kane County Council on Aging operates a transportation service to transport senior citizens to medical appointments, shopping and activities. As the community grows, planning for public transportation to service the significant population of youth, seniors, people with disabilities, and low-income households will improve the mobility of Kanab citizens.

The *Southwest Utah Coordinated Human Service Public Transportation Plan* lists the connection between Kanab and St. George as a needed route for inter-city bus transportation, as recommended in the *U-DOT Statewide Inter-City Bus Study*. Several residents of Kanab have expressed the need for a shuttle service to St. George and there have been recent efforts to formalize a regularly-scheduled service. Kanab City should coordinate with Kane County, the Five County Regional Mobility Council, and area transportation providers to plan for and implement a sustainable public transportation service for the City.

Active modes of transportation are strongly encouraged in Kanab. Many trips that are made by car could be made on foot or bike with safe, adequate facilities. Bicycle and pedestrian pathways, crosswalks and other infrastructure would allow for easy access and connection to most areas of the City. For more information, see Chapter 7, Parks and Recreation, and *Exhibit C*, Parks and Trails Master Plan.

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

Chapter 6: Housing

6.1 Introduction

This chapter focuses on the need for varied housing opportunities in Kanab. Kanab City has adopted an Affordable Housing Plan to address current and future affordable housing needs which meets the requirements of Utah Code, Section 10-9-307 (see Appendix F). The Affordable Housing Plan is a vital appendix to the General Plan and should be reviewed biennially.

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

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

6.2 Housing Density Mix

Approximately 75% of the housing in Kanab currently falls within a single-family designation. The remaining 25% representing various types of mobile/manufactured, attached or multi-family housing units, which provides much of the low to moderate income housing options in the community. It is the City’s desire to preserve existing areas of low-density housing, while at the same time allow for increased medium to high density quality housing, in designated areas. The Downtown area, and some areas adjacent to downtown, is where such housing opportunities will be most likely and encouraged. Preservation of the single-family nature of Kanab’s neighborhoods is desired, except in designated areas in and near downtown.

6.3 Senior Citizen Housing

Seniors play an important role in the community and are a growing faction of the local population. Additional high quality senior housing developments need to be encouraged which will integrate within the single-family, low-density zones and become an asset to the community. Assisted living residential projects are encouraged in facilities constructed for that purpose.

6.4 Orderly and Beautiful Residential Development

As Kanab continues to grow, residential development could take place on the remaining developable lots found throughout and adjacent to developed areas of the community. Such development is considered preferable to those wishing to live near the downtown area, hospital, library, etc. A balance and mix of all types of housing is desired in the community, and new construction is encouraged to take advantage of infill development opportunities. Emphasis in developing in-fill ordinances will help protect the character and mix of homes and neighborhoods, especially in the downtown area.

6.5 Housing Goals		
Goals	Strategies	Actions
1.Maintain the current housing density mix, providing for continued, paced development of both single and multiple family dwellings. (cont.)	C. Provide medium to high density residential uses.	i. Encourage diversification within medium density neighborhoods, to include a mixture of low, moderate and high-income housing units.
	A. Prepare and follow the objectives of a Kanab Affordable Housing Plan.	ii. Promote quality high density developments in appropriate zoned areas.
2. Provide for affordable low to moderate income housing opportunities.		i. Biennially review and update, as necessary, the Kanab City Affordable Housing Plan.
3. Encourage the development of quality senior housing projects.	A. Encourage the development of senior housing projects which meet the needs of the community.	i. Promote the integration of quality senior housing developments.

4. Encourage orderly and beautiful residential areas throughout		i. Pro-actively enforce the zoning codes.
	A. Enforce residential zoning ordinance requirements.	i. Coordinate enforcement needs and objectives with the Kanab City Building Inspection Department.
	A. Enforce residential zoning ordinance requirements.	iii. Encourage open spaces in large residential developments.
	B. Recognize the beautification efforts of residential property owners.	i. Utilize programs such as the Yard-of-the Month award.
	C. Encourage orderly infill development.	i. Investigate incentivizing infill development to help protect open spaces and the character and mix of homes throughout the community.

Chapter 7: Parks and Recreation

7.1 Introduction

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

7.2 Parks and Trails Master Plan

In 2009, the Kanab Parks and Trails Master Plan was adopted which utilized a study prepared by Utah State University to meet the study prepared by Utah State University to meet the current and future recreational needs and desires of the community. The plan is intended to provide a proactive "road map" for guiding future planning, design and implementation decisions. (see *Appendix C*, Kanab Parks and Trails Master Plan. Plans for parks and recreation in Kanab should be kept current to meet the needs of the community.

7.3 Planned Facilities

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

In addition to the facilities identified in the Parks and Trails Master Plan, Kanab City is cooperating with the Bureau of Land Management to develop hiking trails and other open space activities outside of town. In addition to these, more city-wide, neighborhood scale parks should be encouraged with the new developments throughout the town. Private and commercially owned recreation facilities should also be encouraged which, in addition to offsetting the expense to the City, would provide more diversity in recreational facilities available to residents and the traveling public.

7.4 Recreational Trails

The quality of life in a community is enhanced when it has a system of recreational trails and facilities. A trail system is also an asset to the community transportation network.

There are many beautiful natural areas within minutes of the Kanab community, which can have easier access through a well-planned hiking and equestrian trails system. A system of trails in and near Kanab have been planned, with details as

shown in the Kanab Parks and Trails Master Plan – *Appendix C*. Further trails detail and planning should be undertaken in a Trails System Development Plan, defining funding options and trail construction standards.

Both existing and planned Kanab trail alignments are defined and recommended in the master plan.

7.5 Parks and Recreation Goals		
Goals	Strategies	Actions
1. Implement and keep updated the Kanab Parks and Trails Master Plan.	A. Review the need for parks to meet the future needs of the community.	i. Target areas in need of parks and follow recommendations of the Parks and Trails Master Plan and the Capital Facilities 1, 5, 10 and 20-year plans.
		i. Coordinate with Parks and Recreation Committee for future plans.
	B. Provide for sufficient recreational facilities for residents and visitors of all ages.	i. Encourage and support developing in indoor community recreation center.
		ii. Assess needs and develop plans for additional playground and picnic areas throughout the city.
		ii. Create and update priority list for the improvement of existing and development of other needed facilities.
	A. Promote the preservation of open spaces and greenways throughout the city. (cont.)	i. Encourage and enforce the allocation by new developments of open space for planned neighborhood parks, recreation trails or other open spaces where possible.
1. Implement and keep updated the Kanab Parks and Trails Master Plan. (cont.)		ii. The Parks and Recreation committee will recommend additional areas/parcels to be preserved as part of Kanab City's open space preservation efforts.
2. Prepare a detailed Trails System Development Plan.	A. Prepare development details and a plan for funding the construction of the trails system in phases to implement trail alignments identified in the Parks and Trails Master Plan.	i. Ensure that new developments have a trails plan that connects to regional trail systems.
		ii. Plan for trail connections with Highway 89 and the Great Western Trails system.
		iii. Prepare plans in conjunctions with the Parks and Recreation Committee.

		iv. Seek and acquire any available funding.
		v. Approve the plan and budget for each trail.
		vi. Arrange the participation of any in-kind and volunteer assistance.
3. Review and support the projected needs for city-wide parks, trails and recreational facilities.	A. Ensure the Capital Facilities Plan and Capital Investment Plan are updated and reviewed on an annual basis.	i... Submit the Capital Facilities Plan for City Engineer Review.
		ii. Adequately apportion impact fees to maintain the expected level of service over the life of facilities.
		iii. Consider funding through the Capital Investment Plan annually.
4. Maintain support for parks and recreation program.	A. Coordinate plans with the County and regional agencies.	i. Combine plans and resources where possible.
5. Maintain support for parks and recreation programs. (cont.)	B. Support and encourage community cultural activities.	i. Offer assistance and support to the continuance and improvement of the annual Symphony of the Canyons Concerts and the Western Legends event.
		ii. Foster an environment where cultural and art organizations can develop and flourish in the community.
	C. Assess needs for and sponsor additional community events and celebrations.	i. Establish a volunteer community events board.
		ii. Review options and abilities to sponsor new events, celebrations, outdoor concerts and community theater presentations.

Chapter 8: Public Services and Facilities

8.1 Introduction

This chapter addresses the various aspects and policies of public facilities, services and activities in the City including administrative offices, library, public works, and public safety facilities. Other community services are also addressed herein.

8.2 Municipal Service

City Administration

The Kanab City Administration strives to provide effective and efficient public services to the community, while operating within its budget. In addition to offering services through its employees, numerous volunteers provide tremendous support to the city to help accomplish various community goals.

Public Works

The Kanab City Public Works Department strives to make the City an accessible, functioning and healthy community. Services of the Public Works Department include Water, Sewer, Streets, Fleet, City Parks, and the Cemetery.

In cooperation with the Capital Facilities Plan, the public works department continually plans for the maintenance of the City's streets, water, drainage and sewer infrastructure. The City is implementing an annual drainage program, which is tied to a long-term program, aimed to resolve drainage problems. As the City grows, new water sources will be necessary, and the department plans to drill new wells to meet this demand. In addition to regular cleaning and maintenance of sewer systems, the City plans to connect the Ranchos area, which is currently on septic systems, to the sewer system in the long term. Several road and sidewalk improvements and connections are planned throughout the community (see Chapter 5, Transportation and Appendix G, Transportation Master Plan). The City aims to maintain paved streets to optimize service life and reduce future costs.

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

Public Safety

The Kanab City Police Department is responsible for approximately 5,500 residents living in a 12 square mile area, with an added 3,000 visitors during the tourist season. The Department currently employs six full time and eight reserve officers. The City plans to increase law enforcement presence in town as funds become available. In addition, the department, which is currently housed at 140 East 100 South, plans to relocate to a new City Hall or Public Safety Facility, when available.

Kanab Fire Department is a volunteer department serving the citizens of Kanab City and Kane County. The Department is currently planning to repair and remodel both fire stations in the City and replaces and enhances its fleet of vehicles, as needed. In order to make the community more resistant to hazardous conditions and maintain the capability to respond to emergencies, the department is working to implement an Emergency Operations Plan.

City Library

The Kanab City Library enriches the lives of its citizens by fostering lifelong learning by providing access to information, materials and services that address the educational, cultural and recreational needs of the community. The Library will continue to offer programs and services that are responsive to changing technology and community needs.

8.3 Other Community Services

Medical Facilities

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

Education

Kanab City supports an excellent base of public education facilities including the Kanab High School, Kanab Middle School and Kanab Elementary School.

According to the 2012 American Fact Finder of the U.S. Census Bureau, 22.7% of the eligible population (18 years and over) in Kanab has bachelor's degrees, while 94.7 of Kanab's eligible population has graduated from high school. School enrollment from kindergarten through high school is around 776, while nearly 98 residents are enrolled in college or graduate school programs.

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

8.4 Public Services and Facilities Goals		
Goals	Strategies	Actions
1. Provide effective and efficient public services to the community.	A. Maintain sufficient levels of staffing and programs to serve the public needs, administered with a customer-friendly attitude.	i. Provide efficient functioning and a service-oriented atmosphere in the City Administrative Offices.
		ii. Expand and improve the services available at the City Library.
		iii. Continue to meet the demands for the quality delivery of public utilities and Public Works services in an orderly and efficient manner.
		iv. Maintain a police force which is dedicated to the ideal of a crime-free society, which enforces the law in a fair and impartial manner.
		v. Maintain a fully-staffed, trained and certified Fire Department to provide to the community excellent service in fire suppression and emergency medical services.
		vi. Repair and remodel both City Fire Stations
		vi. Maintain parks and recreation activities for youth and adults.

2. Provide sufficient water, sewer and drainage resources and systems to support the future growth of the community.	A. Maintain existing, waster, drainage and sewer infrastructure.	i. Replace and upgrade old water, sewer lines and equipment.
		ii. Establish a standardized storm drainage criterion which sets the desired capacity of the storm drainage piping system in the City.
		iii. Maintain and update sewer system on a regular basis.
	B. Develop additional community water, drainage and sewer resources.	i. Explore the development of water resources through additional springs development, well extraction sources and a booster pump station.
		ii. Develop a Water Resources Plan (Appendix D).
		iii. Implement a drainage improvement program, which resolves nuisance drainage issues in the City.
		iv. Pursue connecting Kanab Creek Ranchos and other unserved areas to the sewer system.
	C. Maintain and follow the goals of the Capital Facilities Plan.	i. Yearly update the 1, 5, and 10 year Capital Improvement Plans
	D. Review impact fees and adjust as necessary to pay for system extensions to provide services to future development.	i. Yearly review impact fees by implementing an ordinance to include an adjustment based on yearly material inflationary costs.
3. Provide excellent support to educational institutions.	A. Reach out to and participate with various entities to enhance educational opportunities (High School, Best Friends, SUU/Dixie, County, BLM, Forest Service, National Parks, Regional educational facilities, etc.)	i. Support and help facilitate community involvement in coordination with educational entities.
		i. Encourage and support specialized education programs (films, history, art).

4. Develop plans for a multi-purpose center for conferences, higher education, recreation and seniors.	A. Review facility needs and seek developers/investors.	i. Help to obtain professional assistance to spear-head the effort.
	B. Work with state representatives to obtain funds for planning efforts.	i. Educate our state representatives of the need based on buy in-from impacted participants.

Exhibit 1 Kanab Population Projections

Exhibit 2 Kanab Demographics

Source: U.S. Census Bureau, Census 2010			
Population and Density		Class of Worker	
Total Population	4,312	Private wage and salary workers	63.6%
Total land area in square miles	14	Government workers	21.5%
Density per square mile	308	Self-employed (not incorporated)	12.4%
Sex and Age		Employment by Industry	
Male	48.5%	Agriculture, forestry, fishing and hunting, and mining	4.3%
Female	51.5%		
Median Age	40.1	Construction	8.1%
Households		Manufacturing	7.1%
Total households	1,729	Wholesale trade	1.3
Average household size	2.44	Retail trade	11.4%
Average family size	3.08	Transportation and warehousing, and utilities	8.6%
Educational Attainment		Information	1.2%
Kindergarten through High School	776	Finance, insurance, real estate, and rental and leasing	3.9%
College or Graduate School	98	Professional, scientific, management, admin, waste management	4.9%
Educational Attainment		Educational, health, social service	16.1%
High school graduate or higher	94.7%	Arts, entertainment, recreation, accommodation, food services	14.1%
Bachelor’s degree or higher	29.5%	Public administration	8.3%
Employment Status (16 yrs+)		Other services	10.7%
Labor Force	2,256	Commuting to Work	
Unemployed	2.9%	Mean time to work in minutes	10.6
Females employed	63.9%		
Income			
Median household income	\$50,265		
Median family income	\$62,288		
Per capita income	\$23,927		

Exhibit 3 Land Use Chart

LAND USE DESIGN	ZONES	TYPICAL DENSITY	POLICY INTENT
Agricultural			
Residential/Agriculture Zones	RR-1	1 unit/acre	Residential and agricultural development on large lots
Residential			
Very Low-Density Zones	RR-1	1 unit/acre	Very low density, single-family development which allows limited farming activities
Low Density Zones	R-1-15 R-1-20	2-3 units/acre	Low density, single-family development
Medium Density Zones	R-1-8 R-1-10 KCR-720	3.3-5 units/acre	Single-family, medium density development
High Density Zones	RM-7,9	7-9 units/acre	Single and multiple residential development
Very High-Density Zones	RM-11, 13,15	11-15 units/acre	Multi-family residential uses
Commercial			
Downtown Commercial Zone	C1	--	Downtown area specialty/convenience buying outlets
General Commercial Zones	C2	--	Mixed commercial uses and comparison-shopping centers
	C3	--	Commercial uses for thoroughfare and highway-related activities
Manufacturing			
Manufacturing and Distribution Zones	M1	--	Planned business parks for quality, high-tech industrial uses
	M2	--	Light manufacturing and commercial uses
	M3	--	Large warehousing and heavy manufacturing
Overlays			
Overlays	PD	--	Planned Development
	CPD	--	Planned Commercial Development

Exhibit 4 Future Land Use Map

Appendix A – Public Participation Summary Results

March 12, 2013 Joint Work Session: Update Objectives

- Address Viresco issues
- What level of manufacturing zones is wanted?
- Review how Land Use Ordinances support Economic development
- Who should be involved?
- Simplify the plan format
- Update the demographics and growth rate
- Review approval and permitting process
- Identify downtown/welcome locations
- Add a section on technology?

April 9, 2013 City Council Meeting: Strengths, Weaknesses, Opportunities and Threats

STRENGTHS

- Beauty of the area
- Friendly people
- Heritage
- Quality of life
- Tourism
- Small Town
- “Western Classic” image
- Safety/ Security
- Best Friends

WEAKNESSES

- Empty stores
- Vacant housing
- Lack of natural gas/redundant power
- Lack of major transportation
- Infrastructure
- Geographic location
- Not enough low-income housing
- Not working together well
- Dependence on seasonal
- Limited post-high school opportunities
- Lack of youth entertainment
- Lack of a community center
- Lack of downtown parking

OPPORTUNITIES

- Diversity of people
- Airport
- Tourism amenities/services
- Industrial growth
- Natural beauty
- Outlets/Shopping (tourism)
- Kanab as a destination
- Bicycle trails
- High tech development
- Colleges/vocational schools
- Extractive industries (lumber, coal)

THREATS

- Aging infrastructure
- Changing demographics (dysfunction)
- Resort city sales tax
- Lack of economic diversity
- Encroaching heavy industry
- Litigation – Viresco
- Financial position of the City
- Closure of public lands and resources
- Not keeping town clean and pretty

WORRIES

- Downtown identity
- Light pollution
- Business friendly
- Over-regulation of property rights
- Preserve clean air and water
- Revisit the Charette
- Preserve viable agriculture
- Lack of diverse economy
- Clarity in nuisance ordinances
- City sewer and no septic
- Sense of community (more meetings)
- Heavy truck traffic through town
- Property values affected by neighbors
- Unify new residents with the old
- Continue streetscaping and lights
- Educated workforce / higher education
- City's responsibility for maintenance
- No Electronic signs

WISHES

- Improved community image
- A community center
(recreation/seniors/convention)
- Work towards green energy
- Education center for higher education
- More entertainment, recreation
- Focus on support of local businesses
- Encourage natural resources, extraction industries
- Fill vacant commercial spaces, done through
The free market (balance)
- Walk/bike path connections
- Greater recognition/support for tourism and
The impact of seniors
- More charitable programs
- A fire wise and safety community
- More private ownership of public lands (17% goal)

ELECTRONIC POLLING

- Top reasons to live in Kanab: rural, scenery and job
- Most important value: respecting the environment
- City ordinance requirements to develop, etc. are difficult to work with
- Nuisance complaints are responded to poorly
- Establishing and enforcing property standards for weeds, Junk etc. is very important
- Regulating unlicensed vehicles is important
- Most appropriate area for industrial development: new the airport or none
- Technology and light industries most important
- Multi-family housing should be distributed throughout the community
- Accessory apartments should be allowed
- Bike paths are most needed recreation facility
- Most are willing to pay additional taxes for trails and indoor swimming pool
- Preserving open space in town and in undeveloped hills
Is important
- Most important issues: economic development/
Jobs and limiting industrial development
- Preservation of small-town lifestyle is important

1. Great importance is placed on the following:

- Natural beauty of the area
- Preserving environment and open spaces
- Preserving a small-town atmosphere
- Outdoor recreation opportunities
- Bike and walking paths
- Nice, livable neighborhoods
- Economic vitality and development
- Attracting more retail and restaurants
- Plan/permit multi-family in several areas

2. Improvements are needed in the following:

- City communication with residents
- Youth activities
- Reaction facilities
- Sidewalks in many areas
- Enforcement of nuisances: junk, weeds, etc

For more complete public participation results, please visit

<http://kanab.utah.gov/>

Appendix B Kanab City Annexation Policy Plan

**The Kanab City Annexation Policy Plan is an Appendix to the General Plan
-Found under separate cover**

Appendix C Kanab City Parks and Trails Master Plan

**The Kanab City Water Resources Plan is an Appendix to the General Plan
-This plan is still being developed –
-Found under separate cover-**

Appendix D Kanab City Water Resources Plan

The Kanab City Water Resources Plan is an Appendix to the General Plan

- This plan is still being developed –
- Found under separate cover –

Appendix E Capital Facilities Plan

The Kanab City Capital Facilities Plan is an Appendix to the General Plan

- Found under separate cover –

Appendix F Affordable Housing Plan

The Kanab City Affordable Housing Plan is an Appendix to the General Plan

- Found under separate cover –

Appendix G Transportation Master Plan

The Kanab City Transportation Master Plan is an Appendix to the General Plan

- Found under sperate cover –

*All of the Appendices can be accessed online at <http://kanab.utah.gov/>