

KANAB GENERAL PLAN UPDATE 2013

UPDATE PROCESS RESULTS AND RECOMMENDATIONS

March 12th Joint Work Session: Update Objectives

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

April 9th 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

May 9th Community Workshop: Worries and Wishes

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
- Aging water lines
- Selective enforcement of 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

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WISHES

- Improved community image
- Work towards green energy
- Education center for higher education
- A community center (recreation/seniors/convention)
- 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 safe 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: near 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

May 2013 Public Survey:

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
- Recreation facilities
- Sidewalks in many areas
- Enforcement of nuisances: junk, weeds, etc

(See also Kanab Survey 2013 Results)

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Planning Commission / Public Scoping Meetings <i>(including a review of the above outreach activities)</i>		
Chapter	Public Scoping Meeting Results	Recommended Updates
1 Introduction	Revise the Vision Statement	See Chapter 1 proposed updates
	Update the demographics, growth rate	“ “
	Combine the General Goals with the Overall Goals; verbiage revisions proposed	“ “
2 Land Use	Update / strengthen goals in the following: <ul style="list-style-type: none"> • Preserve open spaces, wildlife habitats • Preserve agricultural areas • Preserve clean air and water, respect the environment • Preserve and capitalize on resources • Limit manufacturing zones- near airport • Multi-family zones distributed thru-out • No permitted uses for polluters, only conditional uses 	Incorporate these results into the chapter verbiage, and reflect them in the goals.
	Future Land Use Map change: <ul style="list-style-type: none"> • East side of south Hwy 89: light industrial / commercial 	Change the map for this area
	Future Land Use Map comments: <ul style="list-style-type: none"> • More park and recreation development in Ranchos Park • Jackson reservoir needs more water related activities • Kaneplex: expand rodeo grounds and equestrian center • Dog park: east side, south of hwy, La Estancia, City park • Need recreation center: indoor pool, courts, mtg rooms • Keep entrance corridors clean and scenic • More trails connected to city center • Make a “commons” public space by old middle school • Industrial: non-polluting, avoid sprawl, no more areas • Manufacturing okay in Viresco area • Need designated agricultural areas • Identify where the best soils are • Include affected land owners in zoning discussions • Make old city ditch a trail • Implement clean up on corridors / amortize improvement • Overlay districts are too restrictive • Create special service districts for street and landscaping • No east side truck by-pass route 	Incorporate these results where needed into the relevant chapters’ verbiage and goals.
3 Community Design	Update / strengthen goals in the following: <ul style="list-style-type: none"> • Enforcement of dark sky lighting • Prohibit electronic signs downtown • Continue streetscaping stone light pillars on highway • Provide more information signage / kiosks / welcome • Create a Kanab App with town information • Clean up / enforcement on entrance corridors • Better vehicle parking enforcement • Better nuisance enforcement (esp. health and safety) 	Incorporate these results into the chapter verbiage, and reflect them in the goals.

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<p>3 Community Design (cont.)</p>	<p>while preserving individual property rights</p> <ul style="list-style-type: none"> • Landscaping use of native, water friendly plants • Beautification com. help businesses with landscaping • More / better Christmas decorations and events • Citizens / business owners involved in design review • Western theme design should be more open, flexible • Parking: rear of business, public lots, use church lot? • Promote and provide more recycling opportunities • Review and hone the "Vision for Kanab" • Strive to preserve the small town lifestyle 	
<p>4 Economics</p>	<p>Update / strengthen goals in the following:</p> <ul style="list-style-type: none"> • Pro-growth stance • Carefully considered and targeted growth • Decide what are the magnet draws • Encourage community conversation in CEBA operations • Review how ordinances support economic development • More focus on tourism amenities and services that are long term, permanent • Recognition/support of tourism and impact of seniors • More, higher education for a trained, skilled workforce • Be business friendly – inviting climate for new business • Non-tourism, diversified economic development • Focus on clean, light manufacturing, technology – limit industrial • Attract bowling lanes, entertainment • Attract restaurants • Attract extractive industries (lumber, coal, etc) • Focus support of local businesses • Work to fill vacant commercial spaces • Develop a magnet center for entrepreneurs / innovators • Improved community image / clean up 	<p>Incorporate these results into the chapter verbiage, and reflect them in the goals.</p>
<p>5 Transportation</p>	<p>Update / strengthen goals in the following:</p> <ul style="list-style-type: none"> • Bike paths around reservoir, along roadways and to Ranchos on Powell • Bike paths that are connected are needed. Use existing easements and improve where possible, including the "old water ditch". • Current road master plan is good and needs to stay a part of the general plan and ordinances. • Easements need to be secured for future roadways. • Plan for road improvements • Transportation for seniors important - allow golf carts etc, on certain roads • Sidewalks / paths to and from Ranchos, other areas • Provide RV parking area near downtown • Truck route bypass – Opposed, not a good idea • Page 48, Arterial Streets: St Route 11 changed to 89A. • Need to use updated transportation maps 	<p>Incorporate these results into the chapter verbiage, and reflect them in the goals.</p>

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<p>6 Housing</p>	<p>Update / strengthen goals in the following:</p> <ul style="list-style-type: none"> • Multi-family housing - Provide several areas, spread throughout town, maybe attached to commercial zones • Accessory apartments - current ordinance is working • Require open spaces in non buildable soil areas and based on size of the development, density bonus, etc. , the current ordinance works. • Preserving livable neighborhoods: enforcement should be casual and response on a complaint basis - appropriate when it involves health, safety and welfare. • Note: need to update references from "mobile homes" to "manufactured homes" to match land use ordinance. 	<p>Incorporate these results into the chapter verbiage, and reflect them in the goals.</p>
<p>7 Parks and Recreation</p>	<p>Update / strengthen goals in the following:</p> <ul style="list-style-type: none"> • Community recreation center • Indoor pool • Nature park • Skate park • New tennis courts • Priority list to improve and add facilities • Walk/bike paths connecting all parts of city • Connect city to Johnson Canyon • More parks, recreation facilities, programs in Ranchos • Off leash dog parks in various areas of town • Kaneplex: expanded rodeo grounds, equestrian center • Jackson Reservoir: more water activities • Effort should be made to integrate the City and County plans and resources. • Impact fees be apportioned to adequately maintain the expected level of service over the life of the facility. • <u>Parks and Recreation goals:</u> <ul style="list-style-type: none"> • 1.A the advisory committee is in place • B. future needs at Rancho park to include soccer field and bocce ball court and more trees • D. re policies, i and ii are in place • 2.A Tie in hwy89 with state trails (the Great Western Trails system) and maybe do something with Kanab Creek • 3.A. We are not now collecting impact fees due to economics • 4.A. a park/rec director has been hired by county/city mutual agreement. • C. that person is supposed to assess needs • c. The Terrace Outdoor Performing Arts stage built by the City is in its second year of operation. 	<p>Incorporate these results into the chapter verbiage, and reflect them in the goals.</p>
<p>8 Public Services</p>	<p>Update / strengthen goals in the following:</p> <ul style="list-style-type: none"> • Community center (recreation / seniors / convention) • Natural gas infrastructure • No tax increases 	<p>Incorporate these results into the chapter verbiage, and reflect them in the goals.</p>

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8 Public Services (cont.)	<ul style="list-style-type: none">• Increased mental health and social service• Review the approval and permitting process• Institute a water fee structure which would be revenue neutral and encourage conservation.• Support and promote educational services in the city• Public service should always factor in the effect on the “quality-of-life”• Planning for Lake Powell pipeline should be removed	
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