

A Vision for Kanab



KANAB CITY MASTER PLAN

WORLD-CLASS TEAM

The Goodboro Institute assembled an inspiring team of professionals to help us with our master planning. Thanks to those professionals for donating their time:

- Nolte Engineering
- Doug Clark (Utah Director of Economic Development)
- Hoskins Engineering
- Evangelista Design
- Goodboro Development
- Goodboro Planning & Design
- AtHome Technologies
- The Ensign Group (aged care experts)
- Dixie College and SUU
- DCHarrison - City Brands
- Kineteder Renderings

Growing with Grace

Kanab is a picturesque small city nestled within striking vermillion cliffs at the southern-most central point of Utah. It is the county seat of Kane County and is centrally located for access to many monuments, national forests, recreational areas, and national parks.

Kanab was settled and resettled by Mormon pioneers first in 1864, and finally in 1870, when a colony of settlers arrived mostly from Cottonwood and Salt Lake City. It is from this rich pioneer heritage that core values were formed in Kanab and are evidenced today by conservative Judeo-Christian values which include traditional family values within a friendly environment.

Retention of Kanab's basic identity is essential if others are to enjoy that which makes Kanab so special. Although growth is inevitable, there is a determination to channel Kanab's growth to create services, infrastructure, places and memories a diverse culture of residents will treasure.

This charrette, coupled with General Plan updates and the ordinances that will follow, will help ensure Kanab's growth serves the existing residents and retains what we love about our community.

Kim T. Lawson, Mayor

**For more information, contact the Kanab City Council or Administration:
email kanabc@kanab.net or call the Kanab City Office at 435-644-2534**

Return to Proven 'Traditional' Planning

Cornwall England, Charleston, Carmel, Williamsburg. What do all of these cities/villages have in common? After 200+ years, they are highly sought after places to live, work and socialize. In fact, these towns have become increasingly valuable over time.

buildings such as the town hall, places of worship and educational institutions. Parks and amenities are woven throughout the plan. These towns mix uses on the same block (residential, commercial, civic and office uses are permitted).

ern suburbs is based on the rigid separation of land uses. The assumption is that everyone will use a car rather than push their stroller or walk their dog to the shop, park, school or other destination. Current development is designed for cars rather than people; efficiency vs. quality of life. Consequently, modern cities have become dominated by faceless pavement and sprawl with no identity or sense of place. Every home looks the same. And you can't walk anywhere. Farms and wilderness are destroyed in the process. Residents spend much of their day in traffic and everyone budgets a lot of money for transportation. Consequently poor health and depression abound. Those who can't drive - the poor, the elderly and children - are more restricted and dependent than anyone else.



These drawings show how the density of certain areas could be increased. These homes, which sit slightly closer to the street as well as closer together, will increase the pedestrian character of Kanab as well as begin to address the question of housing affordability. A mix of residential and commercial buildings can further add to the character of the neighborhoods while further contributing to their walkability. Commercial buildings should maintain the character and scale of the surrounding neighborhood.



Kentlands and hundreds of new 'old-town' traditional neighborhood developments like it have proved that charming, mixed-use, walkable villages and town centers can still be built and be successful.

Today, municipalities like Cedar City, once fearful of even contemplating traditional neighborhood development, are now adopting codes to ease its approval.

These communities and others like them were master planned in a traditional fashion. Housing types are mixed together for diversity - big and small houses on the same streets, with a long list of different housing options laid out in a grid-like pattern. The blocks are short, with lots of cross streets and intersections providing multiple routes of travel (and multiple routes of access for emergency vehicles). Prominent civic sites were reserved early on for important

As years pass, these cities become more beautiful and full of character. Citizens take care to preserve many of the civic and residential buildings, beautify parks and look after one another. Parks and plazas are still places to gather for social events. People become neighbors, neighbors become friends .

Why return to traditional planning? Isn't the modern way of developing good enough?

As cities grow, the planning of mod-

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See us online at kanab.utah.gov

"Authentic, Vibrant Downtown"

These renderings illustrate several key characteristics of buildings on Main Street. Buildings should pull right up against the sidewalk to create atmosphere. The first floor should be reserved for retail and large display windows should be designed to provide a pleasant and constantly changing pedestrian environment. Awnings should be used to reduce glare and increase visibility of product. Fluorescent lighting should not be allowed to invade the street space. Business owners should carefully monitor the lighting levels inside their stores so as to not only maximize merchandising opportunities but also create a warm and inviting environment to the sidewalk areas in front of their businesses. This generally requires higher lighting levels during the day.

Building materials should be closely monitored to preserve the historic character of the downtown area. Taller and larger buildings, that will dominate the street, must be even more accurate in their materials and historic details. Height restriction should control the number of



Mixed residential / commercial structures use traditional architecture and give life to downtown

stories rather than specifying a maximum height. In other words, if you are going to build a large building on main street with the potential of dominating the street, it must be built of brick, with historically accurate cornices and wood shop fronts, awnings which conform to a city awning ordinance and

specific lighting and signage requirements, as well as an overall glazing requirement for the first and second stories. The City may also require a certain percentage of the first story to be designated as retail with a certain number of Main Street entrances.

"Keeping in Touch with the Past"

The site of the Church should be redeveloped as a secondary site of civic importance. The historic church on the corner should be restored. The addition can be used temporarily and at some point in the future this site could be redeveloped to contain a community center with learning facilities. The building should be designed in such a way that it holds the street edge - at least 2 stories. Its character should illustrate its importance to the community. It should therefore be grander than other buildings on Main Street - but should not overshadow the building at the termination of the Street.

- Brad Houston



Community center / social hall & historic church

“Kanab has and must retain what people want. They want authenticity. Authentic downtown, real terrain and recreation, genuine western small town community and authentic new development that still feels like Kanab.”

- Doug Clark, Utah Director of Economic Development



Historic downtown revitalization



Historic neighborhoods



The "town green"



Mixed uses



White picket fences define property boundaries



Signs help direct walkers



Social hall / historic church

A vision for Kanab calls for the reestablishment of the once prominent terminating axis through town. The site terminating the axis should be reserved for a building of great importance. The "town green" in front of the building will be created by the construction of additional buildings of civic importance, the placement of which give further emphasis to the importance and prominence on the building at the top of the hill. This site has a construction issue - which can be resolved in several ways - but the key idea of a tall building of civic importance should be preserved. The axis should be opened up all the way through and trees should be planted and maintained such that they give added emphasis to this grand street.

An historic district should be designated and this area should be protected with tighter ordinances and building requirements. These renderings illustrate what the historic neighborhoods could look like. The character of these areas should be preserved and protected. It is not necessary to install curb and gutter; in fact, this could detract from the current character. Leave the asphalt road areas and the gravel parking areas. The street edge must be defined. This should be accomplished by an ordinance that would require the installation of historically accurate wooden fences along all street frontages. These fences will serve to define the street edge and landscaped areas. New ordinances should control new buildings in these areas to replicate and preserve the same character of the existing architecture.



Downtown revitalization

Kanab City planning Charrette well attended

By Dixie Brunner,

Southern Utah News, Kanab

"You have amazing assets in Kanab," said an enthusiastic Danny Mason, President of the Goodboro Institute and CEO of Goodboro, LLC, to the large

round activity."

McCowan was one of several hundred people who attended the two-day event to participate and offer their views for Kanab's future. The planning forum included talks

members. All members were in attendance to hear diverse opinions expressed, with Goodboro leaders facilitating and taking notes on the brainstorming sessions.

Goodboro Planning and Design LLC President Brad Houston and Goodboro Institute President Mason led the charrette, accompanied by an arsenal of professionals, from a variety of different business persuasions. They offered business insight and listened to attendee's questions. Doug Clark, director of economic development for the state, was on hand to offer effective ideas on how other Utah cities have attracted high paying jobs, institutions of higher education and entrepreneurs.

Friday morning break-out sessions targeted specific issues. The following are random points and comments from different break-out sessions:



Goodboro principles facilitated five break out groups. Residents were encouraged to build on Kanab's core assets: breathtaking terrain, remote yet central location, authentic small town feel and close community. Brainstorm sessions envisioned Kanab's distinct architectural feel, its downtown, amenities, job creation and new development. This vision was captured in the 'plan for Kanab's future' and the renderings shown on the previous pages.

crowd gathered for the Kanab City master plan charrette.

Citizens concerned about smart planning and growth were in attendance at the Kanab City Library December 1 to listen and express their views and desires for Kanab's future.

"The town shuts down in winter," said La Estancia developer Milo McCowan, voicing concern about the lack of off-season activities for residents. "We need to evaluate the cycle, and develop year-

on traditional planning, master planning and architectural issues. Topics as varied as economic and business development, building and architecture, land use planning, parks, recreation and services were discussed.

The two-day charrette, (an intensive planning session where interested parties collaborate on a vision for development), was sponsored by the Goodboro Institute. Kanab City Councilman Jim Sorenson spearheaded the event locally, with the support of Mayor Kim Lawson and the other City Council

- Community entrances were discussed, with experts saying how important they are in creating a first image.

- Zoning issues and building standards were discussed, to preserve historic downtown and incent traditional new development.

- Sign ordinances were discussed. "They're visual pollution," acknowledged ERA realtor Ben Clarkson of visual advertising, "but they're a necessity."

- Kanab Creek. While participants agreed the creek had potential to be a visual and recreational asset to Kanab, that's certainly not the case currently. "The creek is unsafe and unusable in its current state," said realtor Dirk Clayton. "I make

Visions - Ideas - Plans - Results

Land Use & Planning

1. Adopt capital facilities one year, five year and 10 year plans
 - A. Match escalation of fees to growth of town
2. Don't annex any more land – guide what you have first
3. Beautify entrances (*start with south side by airport – see rendering on back page*)
 - A. Landscaping
 - B. Clean up key buildings
4. Focus on area identified as downtown 'heart'
5. Adopt residentially based ordinances that:
 - A. Require that trails connect
 - B. Require minimum open space dedication
 - C. Approved by planner & community development director
 - D. Reward provision of affordable housing
 - E. Reward sustainable neighborhoods
 - 1 - Use less water
 - 2 - Fund own HOAs
 - 3 - Mixed housing types
 - 4 - Hierarchical street system necessitates fewer crossings, causes less traffic and is less expensive to maintain; provides pedestrian & bike paths also.
 - 5 - Provide amenities city wants and open them to all citizens

Economic & Business Development

1. Revitalize Downtown
 - A. Authentic, idyllic downtown; western heritage
 - 1 - Engage part-time town planner
 - 2 - Historic overlay & infill zones
 - 3 - Historic District Pattern Book: Urban Code, Uses and Architecture
 - 4 - Identify local champion(s)
 - B. Bring key anchors for 12 month season
 - 1 - Experiential retail (bookstore, restaurants, cafes, crafts) & neighborhood anchors (grocery, hardware)
 - 2 - Other anchors – Conference center, outdoor amphitheater, community center for arts/indoor performances, college classes
2. Targeted Business Development Efforts
 - A. Attract Entrepreneurs, Wellness Industry, Recreation Industry, Gov't, Aged Healthcare Services
 - 1 - Conference Center – identify champion(s)
 - 2 - Community/Arts/Higher Education Facility - identify champion(s)
 - 3 - Amphitheater, golf, spa – identify champion(s)
 - 4 - Ordinances to incent developers to work with Beehive or other independent care facilities
 - 5 - Lake Powell staging area – identify champion(s)
 - 6 - Experiential retail (bookstore, restaurants, crafts)
 - B. Strengthen Downtown Businesses
 - 1 - Merchant's Association
 - a - Planner teaches merchandizing, establishes rules on garbage collection etc.,
 - 2 - Co-marketing
 - a - Get key downtown location identified
 - b - Conference center with college(s), Chamber, Stampin' Up!, Best Friends, parks and local businesses
 - c - Stampin' Up! "wives' weekend away" with college, Spa, Powell, Parks, downtown businesses
 - d - Best Friends "wellness/veterinary/animal welfare" with golf, spa, downtown businesses

my kids stay away from it. We've got to go after some funding to clean it up."

- One participant suggested arranging an airport shuttle to Kanab from Las Vegas or St. George.
- Most everyone expressed a desire and need for a convention center in Kanab. Mason said the city needs to work with groups to take ownership of projects such as this. Assistance from developers in projects like this was discussed.
- A visitor's key experience could be improved by rethinking the downtown. "I believe your central downtown area should be the primary focus," said Houston.
- The need for a bookstore, art gallery, trails (both foot and equestrian) as well as shops being open at night was stressed.

"We must with a vision have a plan"

- Jim Sorenson - Kanab City Councilman

"Kanab is competing with the rest of the world on every front. We are competing with Costa Rica for tourists, India for educated workers and every continent for business via the Internet. If you aren't world class then you are second class. The Charrettes were a key step in our community raising the bar so we can sustain the lifestyle we have all come to love."

- Ed Meyer

Executive Director

Kanab Chamber of Commerce

"The Charrette was an excellent way to encourage residents to participate in the city master planning process. It confirmed that a multi-purpose educational facility has a high priority for the community."

- Christina Schultz

V.P., Institutional Advancement,
Dixie State College of Utah

"The experience and expertise of the charrette presenters was impressive. It will be a challenge to truly save the rural character of our town as it becomes a city. We need professional planners to help us do the job right."

- Sky Chaney, Kanab

"I thought the charrette was a wonderfully forward thinking exercise and was extremely pleased, not only with the high quality of the information presented, the dedication and experience of the speakers, but especially with the



Entryways: split rail fences and columnar trees can serve to create a natural entryway to the city while preserving the rural character of the entry to town. A combination of shorter and taller shrubs can be used to control views. Screening less desirable views while opening up to more desirable views.

great turnout and participation of Kanab residents. By staging a comprehensive and inclusive planning process, the city of Kanab truly has a bright future ahead."

- Victor Cooper, Kanab

"I felt the design charrette was well-designed and informative. The presenters, along with Mayor Lawson and Kanab City Council, focused

direction on issues of importance to the community's future. I was impressed by the professionalism of the presenters, as well as the diverse responses of those in attendance. I believe a process such as this is healthy, and better represents the whole populace."

- Dixie Brunner, Editor
Southern Utah News

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**For updates and coming events, visit the Kanab City Website:
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