

**KANE COUNTY RESOLUTION No. 2013-12**

**A RESOLUTION AMENDING THE KANE COUNTY, UTAH GENERAL PLAN**

**WHEREAS** Kane County, Utah has a long history of active involvement in developing formal plans and policies for the use and development of the county; and

**WHEREAS** Kane County has a general plan that from time to time needs to be amended to accurately reflect the overall long term and short terms goals of the county; and

**WHEREAS** Kane County desires to no longer impose impact fees on development; and

**WHEREAS** Kane County desires to formally recognizes the Resource Development Committee as the body that promotes and coordinates all efforts regarding the development, protection and use of natural resources in the county including wildlife; and

**WHEREAS** the Kane County Planning Commission in a duly noticed public hearing reviewed the General Plan and forwarded their recommendations for amendments; and

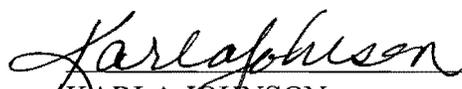
**WHEREAS** the Kane County Commission desires to implement the amendments as set forth in the attached General Plan; and

**NOW THEREFORE, THE LEGISLATIVE BODY OF KANE COUNTY, STATE OF UTAH, RESOLVES AS FOLLOWS:**

The Kane County General Plan is adopted and amended as set forth in the attached General Plan dated August 12th, 2013. A copy of the general plan shall be filed in the office of the County Clerk. It is hereby ordered that the County Clerk shall publish a copy of the General Plan in accordance with Utah State law.

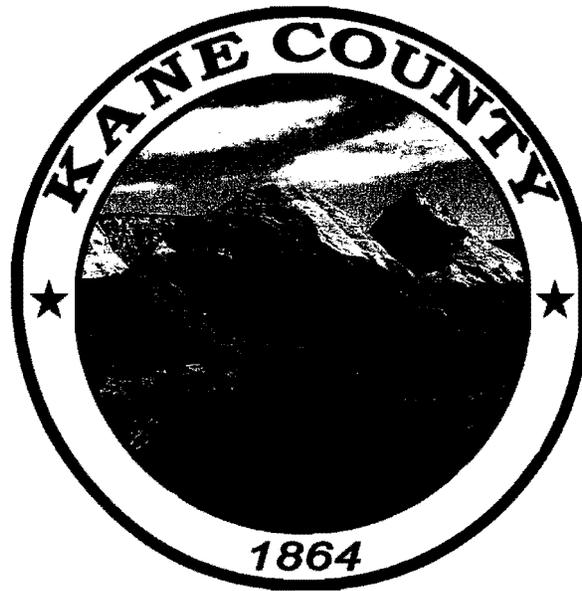
ADOPTED this 12<sup>th</sup> day of August, 2013.

ATTEST:

  
KARLA JOHNSON  
Kane County Clerk/Auditor

  
DIRK CLAYSON, Chair,  
Board of Commissioners,  
Kane County





## KANE COUNTY, UTAH GENERAL PLAN

For the Physical Development of the Unincorporated Area  
Pursuant to Section 17-27a-403 of Utah State Code

**Adopted August 12<sup>th</sup>, 2013**

Should any part of the Kane County General Plan be determined invalid, no longer applicable or need modification, those changes shall affect only those parts of the Plan that are deleted, invalidated or modified and shall have no effect on the remainder of the General Plan.

This document was prepared by the Division of Community and Economic Development of the Five County Association of Governments under the guidance and direction of the Kane County Resource Development Committee, Kane County Land Use Authority and the Board of County Commissioners. Funding used to prepare this document came from Kane County contributions, a Regional Planning grant from the Utah Permanent Community Impact Board and a Planning and Technical Assistance Grant from the U.S. Department of Commerce, Economic Development Administration.

## **Preamble**

In order to provide for the health, safety and general welfare of both residents and visitors to Kane County, Utah, the Kane County Board of Commissioners hereby adopts the following General Plan which outlines goals and policies for unincorporated land use; transportation and access management; conservation of natural resources; protection against natural and human-caused hazards; provision of public services; preservation of historic resources; development of the economic base; accommodation of affordable housing; and partnering with federal and state land management agencies.

## **Acknowledgments**

Every effective planning process includes a multitude of individuals if it is to be successful. This effort is no different. Many individuals have had an impact upon the preparation and adoption of this Plan. However, most important are the residents of Kane County, who have responded to surveys, interviews, and attended public meetings and hearings. All who did so should be commended for their desire to be a participant in determining the future of Kane County. Some specific individuals and groups have had intensive involvement in the Kane County planning process, and are acknowledged below:

### **Kane County Commission**

Doug Heaton  
Dirk Clayson, Chairman  
Jim Matson

### **Kane County Staff**

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Linda Little, Building Official/Assessor  
Karla Johnson, County Clerk/Auditor  
Robert Van Dyke, Deputy County Attorney

### **Kane County Water Conservancy District**

Mike Noel, Executive Director

### **Kane County Resource Development Committee**

Marty Ott, Chairman  
Bill May  
Laura Welp  
Jim Matson, *ex officio* Kane County Commissioner  
OfficeByard Kershaw, *ex officio*

### **Five County Association of Governments**

Bryan Thiriot, Executive Director  
Levi Roberts, Community Planner  
Gary Zabriskie, Dir. Comm. & Econ. Development

### **Kane County Land Use Authority**

Shannon McBride, Land Use Administrator  
Tony Chelewski, Chairman  
Roger Chamberlain  
Wade Heaton  
Robert Houston  
Harold Hamblin  
Dale Spencer  
Dale Clarkson  
Doug Heaton, *ex officio*

### **Kane County Office of Tourism**

Ken Gotzen Berg

Merlin Esplin  
Bob Wallen  
Tony Wright  
Kevin Heaton, *ex officio*, USU Extension

### **Kane County Economic Development**

Matt Brown

### **Southern Utah News**

Mary Craven

## Vision Statement

Kane County, Utah is a land of contrasts. Its 4100 square miles of territory extend from the sandstone deserts of Glen Canyon and Lake Powell to the 10,000 foot high alpine meadows of the Paunsaugunt Plateau. Lack of precipitation and difficulty of access has resulted in a land use pattern which is dominated by public lands surrounding a small base of private lands located primarily along perennial water courses. Original villages were established to take advantage of arable lands along streams. Many homesteads were established in the late 19th century, and have become the bases of extensive ranching operations using both private and public lands. The construction of Glen Canyon Dam resulted in settlements originally designed to house construction workers which have evolved into permanent communities. A substantial amount of lands in the higher elevation forest lands have been developed for recreation homes and cabins, some of which are being used year-round. Extensive deposits of coal and other natural resources have been the subject of numerous explorations, with coal deposits near Alton now being actively mined. Each of these land uses presents different challenges and opportunities to county officials.

It is the desire of the Kane County Commission to keep the scope of county government in harmony with our nation's founding principles by providing adequate protection without unduly restricting the liberties of our residents and visitors. It is the responsibility of the Kane County Commission to facilitate a land use pattern which honors the rights of private unincorporated land owners to make reasonable use of their lands within the constraints presented by the land itself, as well as traditional uses, customs, culture and available public services. Responsibility for private land use decisions properly rest with those land owners who make them. Kane County will not unduly regulate private land use nor will public funds be used to bail out those who make unwise land use decisions.

Kane County's unincorporated private land base is less than 10 percent of the 4100 square miles found inside the county boundaries. Owners of this limited private land base will be provided with a wide array of opportunities to use their property without undue constraints employing the guise of concepts such as "sustainable development." County land use legislation will protect people from each other and refrain from trying to protect people from themselves, and only protect the government from private interests where absolutely necessary. Zoning districts have been established to provide fundamental fairness in land use regulation, and to protect property values, not the interests of those who intrude on the zone. Zone changes will be made only after those interests for which the zone was created have expired or there is no interest left to protect.

The limited base of unincorporated private property will not be condemned for public use unless absolutely necessary. When it is necessary, the owner will be compensated at or above market value.

All wealth and resources used by society are generated in the private sector. Private sector solutions are consistently more efficient than public sector solutions. Kane County will maintain a land use environment that allows individuals and businesses to succeed. Private sector enterprises will not be subsidized with county funds. For governments to do so interrupts the

delicate balance of supply and demand. If the free market system will not support an enterprise, there is either too much of that enterprise or it is not a need. Kane County will not compete with private enterprise. Kane County will employ private resources rather than compete with them. Over regulation is highly discouraging to the private sector. Kane County will regulate only as is necessary to protect the general population from real hazards.

A basic premise of this Plan is that land uses in unincorporated areas cannot be supported by county- operated and financed municipal-scale services. Landowners who require such services will be expected to finance, install and maintain such services. Tax impacts will be kept low by resisting the temptation to solve private problems with public funds. County funds will be expended to maintain a limited base of county approved and accepted infrastructure (primarily roads), and will not be used to improve infrastructure.

Federal land managers have recognized that to be most effective, federal land planning must include state and local governments as full partners in the public lands planning process. Congressional policy requires that federal planners consult with state and local governments, and that federal plans are consistent with plans of adjacent jurisdictions within the constraints of federal law. The Kane County Commission is a proactive partner in all public lands planning processes which impact the county land base. Kane County will resist by all legal means the encroachment of federal planning and implementation which interrupts our citizen's access to state and federally managed lands. Federal lands will be managed for multiple use access. Placing public lands into a vacuum where they cannot be enjoyed and utilized by the public is contrary to wise management practice which should employ natural resources for the public social and economic benefit.

***Given these basic premises, the Kane County Commission will use this Plan to guide land use decision-making for the unincorporated county. This plan will assure that present and future residents and visitors to the unincorporated areas of Kane County will be housed in safe, sanitary, and attractive conditions. Land uses in the unincorporated county will reflect the intent of the Commission to expect intensive, urban-scale uses to provide self-supported basic services without county financial support. The Commission will be an active partner with other governments to foster a sustainable, broad-based economy which allows traditional economic uses to remain vibrant, while fostering new economic activities which expand economic opportunity and protect important scenic and social qualities. Federal land management planning processes will include Kane County as an active, on-going partner and will be consistent with county goals and policies when not constrained by federal law.***

## **Land Use**

*A Land Use element showing: 1) the general distribution of land; and 2) standards of population density and building intensity of lands used for:*

- a) Housing;*
- b) Business;*
- c) Industry;*
- d) Agriculture;*
- e) Recreation;*
- f) Public Buildings and Grounds;*
- g) Open Space; and*
- h) Other categories of public and private uses of land, as appropriate.*

### **Introduction**

Kane County, Utah encompasses approximately 3 million acres of some of the most remote and rugged lands in the continental United States. Much of the county was among the last lands systematically explored and surveyed by federal government authorities. The county is a land of extremes in elevation, vegetation, precipitation and landscapes.

The area encompassed by the present Kane County boundaries originally became part of the United States in 1848 as part of the Treaty of Guadalupe Hidalgo, which ended the Mexican-American War. The area was first designated as Indian Territory, and remained in that classification until 1868. The lands then became subject to the mid-19th century land tenure laws, including the Homestead Act. Mormon settlers came to Utah prior to the land becoming part of the U.S., and established many communities without legal title to the lands. Legal title to land in most Kane County settlements was granted through filings with county and federal lands offices sometimes years after occupation.

Climate, elevation, and the presence of adequate water have determined the present-day land ownership and use patterns of Kane County. Almost 90 percent of the county land base remains in federal ownership including the Grand Staircase-Escalante National Monument, Zion National Park, Dixie National Monument, Coral Pink Sand Dunes, Glen Canyon National Recreation Area, Kanab, Resource Area, Bryce Canyon National Park and other various Bureau of Land Management areas. The land base which is privately owned is located along perennial water courses and at the base of high elevation forests where precipitation allows enough vegetation growth to support stock-raising, but is not isolated by heavy snowpack found at higher elevations.

An additional 3.8 percent of the land base is controlled by the Utah State Institutional and Trust Lands Administration. These lands were granted to Utah at the time of statehood for the purpose of generating revenue for schools and other public institutions. The state received four sections in each township, which has created a "checkerboard" of state lands scattered throughout the county. These lands are reserved for the purpose of providing the maximum amount of revenue possible for the purposes of the trust. They are not a public lands base reserved for general public interests such as recreation or wildlife habitat. They

must be considered as part of the developable land base of the county, with more similarity to private lands than other public lands.

### **Agricultural Land Use**

While agriculture has been an important base of economic activity in Kane County, the total amount of land devoted to agricultural pursuits is relatively minor. According to the 2007 Census of Agriculture, Kane County contained 145 farms encompassing a total of 113,417 acres. This acreage represents a 46% reduction in total farmland in Kane County since the 1992 Census of Agriculture. Of the 113,417 acres, 8,691 acres was cropland, and approximately 4,300 acres was irrigated. Most of the irrigated cropland was devoted to hay production (1,658 acres). The 1992 to 2007 Census of Agriculture illustrates that land in orchards has decreased by 80% to a current level of 12 acres in orchards.

However, the majority of BLM and National Forest public lands have been included in livestock grazing allotments. According to the 2007 Census of Agriculture, Kane County contained 91 cattle/calf operations running over 6,786 head of cattle. This represents a 28.6% reduction in total head of cattle and a 14.2% reduction in cattle/calf operations in Kane County since the 1992 Census of Agriculture. There were also 9 sheep operations running about 451 head of sheep. In similar fashion as the reduction in cattle operations, sheep operations saw a dramatic 50% reduction in total farms and a 92.5% reduction in sheep inventory in Kane County since the 1992 Census of Agriculture.

While many of these operations are not the sole source of income for the operators, they are a vital tie to the traditional lifestyles valued by county residents and visitors. Furthermore, the dramatic decreases in agricultural activity are unsustainable in terms of economic and environmental factors. Historically, agricultural pursuits have been a vital base of economic activity in Kane County. Although, agricultural pursuits are not as pronounced in the 21<sup>st</sup> century, they still provide valuable opportunities for supplemental income and open space preservation. Further, much of the vegetation manipulation on both public and private rangelands is tied directly to overcoming impacts caused by encroachment of woody species such as sage brush, pinyon- juniper, wildland fire suppression, or to improve the forage value for current livestock and wildlife use.

### **Residential Land Use**

Private land base in Kane County totals 192,999 acres or 7.3%. Kane County is second only to Garfield County in the scarcity of privately owned land (10.1%) and the abundance of federal lands (87.5%). Less than one percent (0.80%) of the total county land base is located inside incorporated communities. According to the *Bureau of Economic and Business Research*, in 2007 the County had a housing inventory of 5,094 units. The number of total occupied units was 3,288, of which only 485 or 14.7% were rental units. As a share of occupied housing inventory, the county has the smallest proportion of rental units of the five southwestern Utah counties.

Over one-third of the total units in the county were seasonal or recreational units, the highest percent of seasonal units among the five southwestern Utah counties. This documents the large presence of seasonal dwelling units in the county, found primarily on Cedar Mountain and in the Deer Springs region below

Bryce Canyon National Park. These areas are especially vulnerable to wildland fire. Other important unincorporated communities include Church Wells/Paria in eastern Kane County, East Zion in western Kane County, and the housing complexes near Bullfrog Marina on Lake Powell.

According to the *Bureau of Economic and Business Research*, new residential construction in the County has remained at relatively stabilized levels since the 1970's. However, from 1994 to 2003 residential construction in the county moved to a new level of approximately 125 units annually. This increase in activity is attributable to the much higher levels of seasonal dwelling units. During much of this period cabins accounted for over 50% of new residential construction.

The next period of high growth in the County began in 2005, when residential construction suddenly exploded, reaching an all-time high of 300 new units. In 2005, building permits were issued for 126 new detached single-family homes, 32 condominiums, 92 cabins, and 46 manufactures homes. In 2006, new residential permits increased another 10% to 332 units as the number of condominiums increased dramatically.

| <i>Jurisdiction</i>                                | <i>Acres</i>     | <i>Percentage</i> |
|--|------------------|-------------------|
| <b>Bureau of Land Management</b>                   | <b>1,653,394</b> | <b>62.9%</b>      |
| Grand Staircase-Escalante National Monument        | 1,278,492        | 48.7%             |
| Kanab Resource Area (Non-Monument)                 | 374,902          | 14.3%             |
| <b>National Park Service</b>                       | <b>469,026</b>   | <b>17.9%</b>      |
| Glen Canyon National Recreation Area               | 450,698          | 17.2%             |
| Bryce Canyon National Park                         | 8,910            | 0.3%              |
| Zion National Park                                 | 9,418            | 0.4%              |
| <b>U.S. Forest Service (Dixie National Forest)</b> | <b>123,482</b>   | <b>4.7%</b>       |
| Total Federal Land Base                            | 2,243,902        | 83.5%             |
| Dept. of Natural Resources                         | 4,086            | 0.2%              |
| School and Institutional Trust Lands               | 99,864           | 3.8%              |
| Coral Pink Sand Dunes State Park                   | 3,727            | 0.1%              |
| Kodachrome State Park                              | 3,148            | 0.1%              |
| Total State Land Base                              | 110,823          | 4.2%              |
| Alton Town   | 1,506            | 0.06%             |
| Big Water Town                                     | 3,904            | 0.15%             |
| Glendale Town                                      | 4,992            | 0.19%             |
| Kanab City   | 9,362            | 0.36%             |
| Orderville Town                                    | 1,024            | 0.04%             |
| Unincorporated                                     | 249,936          | 9.5%              |
| Total Private Land Base                            | 270,724          | 10.3%             |
| Total Land Base                                    | 2,627,409        | 100%              |

Source: 1) *An Analysis of Long-Term Economic Growth in Southwestern Utah*; Bureau of Economic and Business Research; June 2008. 2) 2010 U.S. Census. 3) *Utah State Geographic Information Database (SGID, May 2011)*. 4) *Kane County Recorder*. Columns may not total due to rounding.

### **Industrial and Commercial Land Use**

Industrial and commercial land uses have been located at major highway intersections, and near established communities. Much of the existing commercial and industrial activity has been annexed into adjacent communities. An exception to this trend is Best Friends Animal Sanctuary which is the county's largest employer, located approximately 10 miles north of Kanab.

According to the *Bureau of Economic and Business Research*, employment in the County is projected to increase at an annual rate of 2.6%, from 4,116 in 2005 to 6,028 by 2020, with little change in the overall structure of the economy. The fastest growing sector will be leisure and hospitality, adding 630 jobs over the period and accounting for about 28% of all jobs in the county by 2020. Other fast growing sectors will be other services (305 new jobs) and government (304 new jobs). The mining industry added (32) new jobs in 2011 (95% percent from Kane County) In 2013 Alton Coal Mine employed 84 employees including trucking jobs with a predicted increase to 152 employees in the 40 year forecasted life of the mine. The fewest jobs gains will be in information and manufacturing.

### **Public Facilities/ Developed Recreation Land Use**

Most Kane County administrative and maintenance facilities have been located inside incorporated communities, mainly in the county seat, Kanab.

The Jackson Flat Reservoir, immediately south of Kanab, is a new 4,228 acre/foot reservoir that will become an important water storage facility and area recreation spot in the near future. The large project (Groundbreaking Ceremony April 2011), undertaken by the Kane County Water Conservancy District includes 232 acres of a historic ranch owned by the Jackson family.

The Kane County Land Use Ordinance shall provide additional opportunities for developed recreation land use through their Recreational Vehicle Park and Planned Unit Development Ordinances.

### **Public Lands**

With over 90 percent of the county land base in public ownership, the land use and management decisions of state and federal land managers weighs heavily on the use of the small private land base. The National Park Service, U.S. Forest Service, Bureau of Land Management, the Utah State School and Institutional Trust Lands Administration, and the Utah State Department of Natural Resources must diligently and proactively coordinate all public land use management decisions with Kane County officials in order to ensure the goals, objectives and policies of this general plan are maintained and the general health, safety and welfare of the County and its citizens is protected.

## **Land Use - Key Issues**

### **1. Diversity of Land Forms and the Vast Extent of the Land Base**

The land base in Kane County stretches over 130 miles of terrain ranging from the high-elevation forest lands around Navajo Lake, where deep snows cover the land from November through May, downward to the Colorado River canyons and Lake Powell, where annual precipitation is less than 10 inches. It's impossible to develop land use policies which can be uniformly applied to such a varied landscape. What may be applicable to recreation homes on Cedar Mountain, does not apply to ranching lands held inside Grand Staircase -Escalante National Monument. The private lands surrounding Kanab have different characteristics than the lands surrounding Big Water or Glendale.

Because of this wide diversity, previous county plans have recommended the division of the county into districts which reflect the diversity of land uses and ownership. The creation of the Grand Staircase - Escalante National Monument has also resulted in the division of the Monument into three major landscapes. This plan recognizes the need to continue the development of land use policies based upon such districts. These districts will allow the county to develop policies which correspond to major public lands management units, as well as reflecting the varied conditions of private lands in the various districts. Recommended districts include (from east to west, See Map 4):

- 1) *The Glen Canyon District* -Including all lands inside the Glen Canyon National Recreation Area (NRA);
- 2) *The Escalante Canyons District* -Including those lands which lay between the Straight Cliffs and the Glen Canyon NRA boundary, traversed by the Hole-in-the-Rock Road;
- 3) *The Kaiparowits District* -Including those lands between the Cockscomb and Straight Cliffs inside the Grand Staircase -Escalante National Monument boundaries.
- 4) *The Grand Staircase. District* -Including those lands between Johnson Canyon and the Cockscomb inside the Grand Staircase - Escalante National Monument boundaries.
- 5) *The Church Wells/Paria District* -Including those lands between the Paria River and Glen Canyon NRA outside-of the Grand Staircase -Escalante National Monument boundaries.
- 6) *The Johnson Canyon District* -Including those lands in the Johnson Canyon drainage outside of the Grand Staircase -Escalante National Monument boundaries, as well as the lands around US 89.
- 7) *The Deer Springs District* -Including those lands between the national forest boundary and the Skutumpah Road outside of the Grand Staircase -Escalante National Monument boundaries.

8) *The Bryce Canyon District* -Including those lands inside the national forest or Bryce Canyon National Park east of the private lands surrounding Alton.

9) *The Kanab District* -Including those lands in the Kanab Creek and tributary drainage.

10) *The Long Valley District* -Including the East Fork of the Virgin drainage to Mt. Carmel Junction.

11) *The Alton District* -Including those private lands surrounding Alton from the county boundary on the north to the public lands on the south.

12) *The Moquith Mountain/Parunuweap District* -Including the lands south of State Highway 9 and west of the Cottonwood Canyon drainage.

13) *The North Fork District* -Including those lands north of State Highway 9 outside of the national forest.

14) *The Duck Creek/Navajo Lake District* -Including those lands inside the national forest boundary west of the private lands surrounding Alton.

These districts will serve as a means to focus more directly on the specific needs and challenges presented in the districts. They can also serve as the focus of any future formal district organizations which might be pursued under the provisions of state law.

## **2. Avoiding the Extension of Municipal-Scale Services in the Unincorporated Area**

A guiding principle which has been present in every Kane County plan from 1970 onward has been the recognition that the unincorporated areas of the county cannot be expected to accommodate municipal-scale land uses. Residential or commercial land uses which require large investments in infrastructure such as roads, water, waste disposal, schools, and so on, cannot occur on a land base where such services are not available. Past limitations on proposed land uses due to the lack of services have sometimes disqualified private land for development. Kane County will allow development within the perimeters of county land use and zoning ordinances with the understanding that infrastructure improvement, development and maintenance will be at the expense of the subdivider and land owners who enjoy the benefits of such improvements. Kane County will not allow development that requires county-financed or maintained services. Landowners who require such services will be required to finance, install and maintain services without expecting or receiving county-provided services. The installation of water systems and fire hydrants does not imply or require county provided road maintenance or snow removal.

The Kane County Commission has supported efforts of the Southwest Utah Public Health Department to tighten the regulations allowing the installation of septic tank systems. The Commission has also implemented or supported the establishment of wellhead protection zones. The presence of the vast Navajo Sandstone aquifer is also recognized as an important resource.

### **3. Recognize the Difference between Agricultural Uses and Low Density Residential Uses**

Past land use designations and zoning districts have equated the term "agriculture" with almost all unincorporated private lands. A major controversy which has arisen in recent applications of zoning regulations is the division of land designated as "agricultural" for primarily low density residential uses.

The County Commission desires to recognize and protect important agricultural lands, especially irrigated cropland, for its agricultural production value and contribution to the preservation of open space. Lands which do not contribute significantly to the agricultural base will be recognized as potential low density residential areas.

With regard to low density residential uses, Kane County endeavors to provide for residential neighborhoods of a rural character which provide for a limited number of livestock. Ultimately, this rural residential attribute contributes to the benefit and enjoyment of the residents, and provides a sustainable opportunity for households to continue agricultural pursuits for their families and community alike. Furthermore, it provides innumerable benefits for the community and the environment in the form of open space conservation and aesthetic enjoyment.

The recreational uses of the high forests must also be recognized and treated as a separate land use with a different set of constraints, particularly wild land fire prevention.

### **4. Acknowledge the Distinction between Forest/Recreation Uses and Multiple Use Range**

The 1980's versions of Kane County plans lumped the forest areas of the county with the rangelands of the county, and designated all as "multiple use". This has been a major concern to the owners of forest lands, as well as to ranchers. Many feel that the "multiple use" designation was meant to apply only to public lands. Recent discussions have led to the conclusion that a distinction must be made between public and private forest lands, public and private rangelands, and irrigated croplands.

### **5. Protect the Limited Irrigated Cropland Base**

According to the 2007 Census of Agriculture, only 113,417 acres of land (0.04% of total land base) or 145 farms existed in Kane County. Of this amount, only 4,300 acres or 0.002% of total land base was irrigated. This acreage total represents a 46% reduction in total farmland in Kane County since the 1992 Census of Agriculture.

While many of these operations are not the sole source of income for the operators, they are a vital tie to the traditional lifestyles valued by county residents and visitors. Furthermore, the dramatic decreases in agricultural activity are unsustainable in terms of economic and environmental factors. Historically, agricultural pursuits have been a vital base of economic activity in Kane County. Although, agricultural pursuits are not as pronounced in the 21<sup>st</sup> century, they still provide valuable opportunities for supplemental income and open space preservation. Further, much of the vegetation manipulation on both

public and private rangelands is tied directly to overcoming impacts caused by past encroachment of woody species such as sage brush, pinyon-juniper, wildland fire suppression, or to improve the forage value for current livestock and wildlife use. Suffice it to say that this limited, valuable land base is threatened by conversion to other uses.

#### **6. Recognize the Constraints to Development Caused by the Natural Environment**

Just as the lack of financial resources constrains the development of land, the physical layout of the land present limitations on land uses as well. The presence of flood plains, steep slopes, unstable soils, faults, and similar physical constraints must be recognized as legitimate reasons for the restrictions of allowable land uses.

#### **7. Develop a Systematic Wildland Fire Protection System**

The remote nature of many structures in the unincorporated area, combined with the presence of significant vegetation, creates a serious wildland urban interface. As development continues, the need to protect private investments and residents is vital.

To address these issues, a multi-jurisdictional group of agencies, organizations, and individuals have collaborated to develop the Southwest Utah Regional Wildfire Protection Plan (SURWPP). The SURWPP endeavors to provide oversight and guidance in planning objectives, by providing a collaborative effort to promote the interest, education, and long-term involvement of residents of Southwest Utah in realizing the danger of wildfire and identifying strategies that will reduce the risk around their homes and in their communities.

Kane County understands that the most effective wildfire management tool is wise harvest of the resource. As the forest is harvested, dead and dry fuel woods are removed by the cleanup processes. The "ripe" and diseased trees are removed providing a perpetually young healthy forest and avoids the destructive gyrations of natural forest cycle. It has the added benefit of economic stimulus to the area as wood products are harvested.

## **Land Use - Goals**

*Unincorporated land uses will remain at densities which can be adequately serviced and which retain the qualities of a rural, open setting with uses not typically found in a town or city. Intensive, urban-scale uses will be directed to municipalities where basic services can be accommodated.*

### **Residential Land Uses**

Goal #1: To provide for residential areas that support and complement the unique rural quality and character of the County.

Objective: Minimum allowable densities in unincorporated zoning districts will be determined by the Land Use Ordinance.

Objective: To provide appropriate locations where residential neighborhoods may be established, maintained and protected. Also, encourage the establishment of, with proper controls, the public and semi-public uses such as churches, schools, libraries, parks and recreation sites which serve the requirements of the residents. The intent is to prohibit those uses that would be harmful to residential estate neighborhoods.

Policy: Standards for subdivisions will be determined by the Land Use Ordinance.

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Goal #2: Continue the development of land use policies based upon the division of the County into districts which reflect the diversity of land uses and ownership.

Objective: Develop policies which correspond to major public lands management units, as well as reflect the varied conditions of private lands in the various districts.

Policy: Assign the 14 districts (recommended herein) to an elected or appointed official (i.e. County Commissioner, Planning Commissioner or their assign). The assigned, respective district representative will then serve as the point of contact for all matters related to land use. The Planning Commission Chair would serve as the individual responsible to ensure that district assignments are being maintained and administered.

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Goal #3: Recognize the constraints to development caused by the natural environment.

Objective: Develop policies which provide a reasonable means for assessment of the geologic, flood, or other natural hazards that may exist on land, lot or parcel for which development

application is sought.

Policy: Standards for subdivisions will be determined by the Land Use Ordinance.

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Goal #4: Develop a systematic wildland fire protection system.

Objective: Protect private and public investments, as well as residents, by providing oversight and guidance in wildland fire protection system planning.

Policy: Work in cooperation with the Color Country Interagency Fire Center in implementing the goals of the Southwest Utah Regional Wildfire Protection Plan (SURWPP). Namely, to promote the interest, education, and long-term involvement of residents in realizing the danger of wildfire and identifying strategies that will reduce the risks around their homes and in their communities.

Kane County understands that the most effective wildfire management tool is wise harvest of the resource. As the forest is harvested, the dead and dry fuel woods are removed by the cleanup processes. The "ripe" and diseased trees are removed providing a perpetually young healthy forest and avoids the destructive gyrations of natural forest cycle. It has the added benefit of economic stimulus to the area as wood products are harvested.

### **Commercial Land Uses**

Goal #1: Encourage and provide for commercial uses in locations convenient to serve the public.

Objective: Develop commercial uses compatibly with the uses and character of the surrounding area.

Policy: The Land Use Ordinance and associated Zoning Map will determine the standards for commercial uses at appropriate locations.

### **Agricultural Land Uses**

Goal #1: Ensure the retention of a viable and vibrant agricultural base by preserving appropriate areas for permanent and temporary agricultural and open space uses.

Objective: Recognize and protect important agricultural lands, especially irrigated cropland, for its agricultural production value and contribution to the preservation of open space.

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Objective: Encourage the establishment of Agriculture Protection Areas as authorized by state law

Policy: The Land Use Ordinance and associated Zoning Map will determine the standards for agricultural uses.

## **Transportation and Circulation**

*A Transportation and Circulation element showing the general location and extent of:*

- a) Arterial, Collector and Local Streets;*
- b) Mass Transit; and*
- c) Other modes of transportation.*

### **Introduction**

One defining feature of Kane County is its remote character. The unincorporated county contains approximately 216 linear miles of paved roads, the majority of which are included in the major state highways (89, 89A, 9, 14, and the Bryce Canyon road). Johnson Canyon, the Coral Pink Sand Dunes Road, the Hancock Road, 6 miles of the North Fork road, the road to Alton, small local roads located in subdivisions, and the access road to Navajo Lake are the only paved county roads. The Kanab municipal airport is the only public paved airstrip in the county. Most of the county transportation system is comprised of gravel roads, roads that are not regularly maintained by the county, and other roads that serve very specific uses such as rangeland and utility access.

Several years ago, Utah tourism organizations were looking for a way to encourage travelers back into their communities, after the interstates took visitors away. Knowing that most of these significant roads were remarkable experiences in and of themselves, Utah began the Scenic Byway Program. Soon after the National Scenic Byway Program was established, based on their archaeological, cultural, historic natural, recreational and scenic qualities. Many of the roadways in Kane County fit this designation, and enjoy the special title of “Scenic Byways”:

- “Mormon Pioneer National Heritage Highway”- from Kanab to Fairview
- Highway 89 from Kanab to Mt Carmel
- “Markagunt High Plateau Scenic Byway”-Highway 14 from Long Valley Junction over Cedar Mountain to Cedar City
- “Mount Carmel Scenic Byway”- Hwy 89 from Kanab to Panguitch
- “Zion Park Scenic Byway”-Hwy 9 from Mt Carmel Junction through Zion National Park to Interstate 15.

In addition, Kane County has several dirt/gravel roads that traverse the backcountry, and are designated as “Scenic Backcountry Roads”: Cottonwood, Skutumpah, House Rock Valley, Hole-in-the-Rock Road, to name just a few.

Millions of our visitors use the few major roadways to make their way to attractions such as Zion National Park, Lake Powell, the North Rim of the Grand Canyon, and Grand Staircase -Escalante National Monument. Some also travel the unimproved backcountry gravel and dirt, often without the proper vehicle and current road conditions, and further use the dirt roads to travel to and between scenic destinations within the county. This visitation pattern has continued to grow for the past two decades, and is projected to continue to grow into the foreseeable future.

Much of the transportation system developed in Kane County traverses public lands. Until 1976, the

development of roads across public lands was authorized by a blanket right of way defined in Revised Statute (RS) 2477. Most such roads were never formally platted or surveyed. The adoption of the Federal Land Policy and Management Act in 1976 repealed RS 2477 with valid existing rights, and instituted a new right of way authorization system (Title V) for roads created after 1976. Kane County has filed maps showing all roads vested under the provisions of RS 2477.

Kane County will take the lead in providing a safe, efficient and functional transportation system which emphasizes the circulation of residents and visitors between communities, as well as to the scenic wonders found in the county. The system will stress a wide range of transportation methods, and will be founded upon the ability of the county to utilize rights of way on public lands vested under the authority of Revised Statute 2477.

## **Transportation and Circulation - Key Issues**

### **1. Validate the R.S. 2477 Rights of Way identified by Kane County**

The RS 2477 rights of way in Kane County have been filed with appropriate federal authorities. The RS 2477 issue is under deliberation at the highest levels of the Department of the Interior and federal courts. It is also under litigation as of August 2011. The resolution of this controversy is critical to the ability of the county to manage transportation. To date, Kane County has been awarded by a federal judge five of its county roads as valid RS 2477 roads; namely, Sand Dunes Road, Hancock Road, Mill Creek Road, Bald Knoll Road, and Skutumpah Road.

### **2. Promote "Scenic Route", All Weather Road Connections to Major Highways**

Past tourism promotion efforts have emphasized a "windshield tourist" pattern, where visitors quickly drove through the county on their way to other destinations. Very few visitors made use of the narrow, unsurfaced back country roads for scenic drives. A key part of current efforts to increase destination tourism is to provide a series of back country drives on roads which are upgraded to a safe, all-weather condition. The circulation map designates such routes.

In the past tourism suffered from an ineffective "windshield tourist" pattern, where visitors quickly drove through the county on their way to other destinations, without enjoying the attractions that were just beyond their view. Some visitors ventured onto the "Scenic Backcountry Roads", making use of the narrow unimproved roads for scenic drives. But with the inclusion of many of the backcountry roads on popular road maps and on GPS units, visitors are more frequently using these "Scenic Backways" and unimproved roads as "shortcuts" across the Grand Staircase, often unaware of the difficulty of traveling on these backcountry roads, and often with vehicles not designed for off road travel (rental cars). A key part of current efforts to increase destination tourism is to improve and upgrade these back country roads to a safer, all-weather condition. The circulation map designates such routes. The backcountry area is also becoming a very popular recreation area with Off Highway Vehicles (OHVs / ATVs).

### **3. Cooperate with UDOT and the Federal Highway Administration in Changing Access Requirements on U.S. 89**

Much of US Highway 89 is a limited access highway, which restricts the number of access points to the highway. This is important to allow the highway to retain the capability to carry traffic at safe, relatively high speeds. While the county understands this need, it is also evident that some locations along the Highway are in need of additional access points. These can be allowed, while retaining the arterial nature of the Highway. The Kanab East Transportation Corridor to mile post 48.8 has been developed by Kane County and UDOT to establish safe ingress and egress off of Highway 89 east of Kanab. This plan will serve as the designated access locations for future major access needs along this portion of Highway 89.

**4. Restrictions Due to Wilderness Study Area Boundaries**

Many Wilderness Study Area (WSA) boundaries in Kane County have been drawn along county roads, and current federal land managers incorrectly believe these WSA's commence "at the edge of the disturbance" of the road. This means that improvements or expansion of the roads is very difficult. Past efforts to improve such roads has resulted in trespass actions against the county. The original WSA inventories and virtually all final wilderness recommendations in other areas have included a reasonable corridor (a set-back) along public roads, in order to allow prudent and necessary improvements.

**5. Develop Design Standards which Incorporate Alternative Transportation Methods such as Bicycle Paths, Trails, etc.**

Past standard highway engineering has paid little attention to the needs of other transportation modes. The number of residents and visitors now are demanding the ability to walk, ride or bicycle is increasing dramatically. These modes of transportation must be considered in future right of way and highway design. Also recreational OHV/ATV users will benefit from improved trail maps & signage indicating the approved riding areas.

**6. Maintenance of existing Airstrips**

While the Kanab Airport contains the only paved public airstrip in the county, a number of unpaved airstrips with little or no improvements have been established at various locations in the county. These airstrips include:

- a) Swains Creek,
- b) Bryce Woodlands,
- c) Strawberry,
- d) Deer Springs, and
- e) Johnson Canyon (Smith).

The Big Water area is also considering the potential of locating an airstrip in that vicinity.

## **Transportation and Circulation - Goals**

*Kane County will take the lead in providing a safe, efficient and functional transportation system which emphasizes the circulation of residents and visitors between communities, as well as to the scenic wonders found in the county. The system will stress a wide range of transportation methods, and will be founded upon the ability of the county to utilize rights of way on public lands granted under the authority of Revised Statute 2477.*

Goal #1: Improve County and regional mobility.

Objective: Develop a balanced transportation system which provides a broad range of transportation modes, efficiency, and connectivity.

Policy: Develop a County-wide transportation system through coordinated transportation planning efforts with local, regional, state, and federal agencies.

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Goal #2: Develop a balanced transportation system which provides for safe and efficient movement of vehicles and pedestrians.

Objective #1: Coordinate land use and transportation planning to maximize land development opportunities.

Objective #2: Ensure that decisions regarding future land development and transportation planning are closely coordinated and mutually supportive.

Policy: The County will work to improve safety and circulation efficiency when roadway improvement or property development occurs.

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Goal #3: Provide for safe travel and access to property off of US-89.

Objective: Work with UDOT in changing access requirements (where applicable) on US-89.

Policy: Cooperate with UDOT in their efforts to establish safe ingress/egress to property off of US-89 by drafting an access management plan, which will designate additional access locations.

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Goal #4: Develop a consistent Off-Road recreation policy

Objective: The County will work to make the area a recreation destination

Policy: Work with Public Lands Authorities (BLM, Grand Staircase, Forest Service, etc) to create usable maps for recreation purposes, including a consistent road identification system.

## **Environment**

*An Environmental element that addresses:*

- a) *The protection, conservation, development and use of natural resources; and*
- b) *Environmentally sensitive area protection and reclamation.*

### **Introduction**

Kane County encompasses over 2.6 million acres of the western side of the Colorado Plateau. Regionally, the county is divided into four broad landscapes known from northwest to southeast as the High Southern Plateaus, the Grand Staircase, the Kaiparowits Plateau, and the Colorado River Canyons. These landscapes lie across four broad watersheds, all part of the Colorado River system.

The Virgin River is a 162-mile long tributary of the Colorado River which originates at the confluence of the East Fork Virgin with the North Fork Virgin. The Escalante River system flows from the Aquarius Plateau and Boulder Mountain into the upper portions of Lake Powell. Last Chance Creek and Wahweap Creek are the principal tributaries off the Kaiparowits Plateau, flowing into the main body of Lake Powell. The Paria River- Kitchen Corral Wash system extends from the Bryce Canyon-Bryce Valley area, terminating below Glen Canyon Dam near Lee's Ferry. Johnson Wash flows southward into Kanab Creek and eventually into the Grand Canyon. Less than ten percent of these are perennial streams and primarily include Kanab Creek, the Paria River, and Last Chance Creek.

Precipitation within the county varies from 7 to 18 inches annually. Winter-time precipitation varies from 4 to 12 inches, and is the primary source of recharge of ground-water systems. Winter precipitation is the greatest along the northwest border of county in the higher elevations of the Paunsaugunt Plateau.

The county provides habitat for over 400 species of vertebrates and invertebrates. Some animals are migratory through the county and others are year around residents, and still others use the county as seasonal habitat. Many species of birds use the county as breeding and nesting areas. Kane County hosts populations of Deer, Elk and Big Horn sheep as yearlong residents. The main riparian systems allow fish to move in and out of the county depending on water flows and seasons. These water systems are the main habitat for most of the identified species of birds.

Climate, elevation, and the presence of adequate water have determined the present day land ownership and land use patterns of Kane County. Almost 90 percent of the county land base remains in federal ownership. The land base which is privately owned is located along perennial water courses and at the base of high elevation forests. Less than one percent of the county land base is located inside incorporated communities. A substantial amount of lands in the higher elevations forest lands have been developed for recreation homes and cabins. While agriculture has been an important base of economic activity in Kane County, the total amount of land devoted to agricultural pursuits is relatively minor. However, the majority of BLM and National Forest public lands have been included in livestock grazing allotments.

Kane County is a land of contrasts. Its territory extends from the sandstone deserts of Glen Canyon and Lake Powell to the 10,000 foot high alpine meadows of the Paunsaugunt Plateau. Extensive deposits of coal and other natural resources have been the subject of numerous explorations and feasibility studies.

Each of these land uses presents different challenges and opportunities. There are six types of problem soils and rocks that are found in Kane County; namely, Expansive Soil, Collapsible Soil, Limestone (Karsts Terrain), Gypsiferous Soil/Rock, Soils subject to Piping, and Sand Dunes.

According to the *Southwest Utah Regional Wildfire Protection Plan (October 2007)*, Kane County is almost exclusively covered in Forest and Shrub/Rangelands accounting for 97% of the area. Shrub/Rangelands accounts for 75% of the land area. Shrub/Rangelands consist of oak savannahs and sagebrush flats. Forest area accounts for 22% of the County. Water/Wetlands and Developed each comprise about 1% of the County's land area. Grass/Pasture/Haylands/Croplands make up less than 1% of the County's land area.

## **Environment - Key Issues**

### **1. The Protection of Watersheds is Critical to the Continued Development of Kane County**

Past land use practices in this arid region have caused impacts which are still affecting soil and water quality a century later. One major affect is the decrease in water flows and water quality. Much work has been done to improve watershed conditions and to protect water quality.

### **2. The Past Trends of Invasion of Trees and Woody Plants has Displaced Grasses and Forbes**

In order to reverse past disturbances, it is vital to participate in efforts to reintroduce grasses and forbes as the dominant vegetation type across the county.

### **3. The Presence of Extensive Mineral Deposits Must Be Recognized**

While the designation of the Grand Staircase -Escalante National Monument has precluded any future location under the mining law and mineral material sales contracts on the Kaiparowits Plateau, the presence of the vast mineral resources must be recognized as a potential resource for future generations.

### **4. The Promotion of Environments that Encourage Growth of At-Risk Species**

Many Species of animals located in Kane County have been designated by the State or Federal Government as having some level of risk. From time to time Kane County also sets forth species that are in need of high priority designation. It is the goal of the County to avoid Federal intervention in the conservation and promotion of at risk species and habitats. Therefore the County will work towards such conservation and promotion of such at risk species and habitats as deemed appropriate or necessary.

### **5. Multiple Use Management of Public Lands**

Federal land management agencies must comply with the multiple use goals and objectives of the Congress as stated in the following statutory law: Taylor Grazing Act; Federal Lands Policy & Management Act, Public Rangelands Improvement Act, National Environmental Protection Act, Mining Laws of 1866 and 1872, Mining & Mineral Policy Act of 1970, National Materials and Minerals Policy, Research & Development Act of 1980, and other related federal and state laws concerning recreational and other multiple use of natural resources which impact the watershed. The Utah State Code requires that all State lands be administered "in such manner as will secure the maximum long term financial return to the institution to which granted or to the state." The National Environmental Policy Act requires consideration of all environmental actions on the culture, heritage and custom of local government.

## **Environment - Goals**

*Land use policies and regulations will recognize and respect the constraints which natural hazards present to human use. The presence of sensitive lands such as important watersheds and habitat for wildlife and livestock will also be reflected. Most importantly, the county will recognize that humans have been an integral part of natural systems in the region for over 12,000 years, and must continue to play an active role in the functioning of natural systems.*

Goal #1: Kane County will be a proactive participant in commenting on and developing federal environmental regulations which affect the county's land base.

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Goal #2: Maintain and support the Kane County Resource Development Committee.

Objective: Promote the development of the county's mineral, water, manpower, industrial, historical, cultural, wildlife and other resources.

Policy #1: Delegate to the Kane County Resource Development Committee the authority to develop and recommend for approval to the County Commission a general and any number of specific Resource Development plans as the Resource Development Committee considers advisable for the protection, promotion and encouraged development of the Counties Resources as further set forth in Appendix One

Policy #2: Delegate the Kane County Resource Development Committee as the body that coordinates the efforts of local, state, and federal agencies regarding natural resources and wildlife with the goal of promoting efficient development and stewardship of the resources and maintaining local control.

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Goal #3: Recognize the presence of water resources in the county and the integral role these systems play in the natural and built environment.

Objective: Support the Kane County Water Conservancy District as the primary agency involved with water resource development in the county.

Policy: The County Commission will be involved and comment on any actions which impact efforts to develop water resources in Kane County.

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Goal #4: Recognize the constraints to development caused by the natural environment.

Objective: Develop policies which provide a reasonable means for assessment of the geologic, flood, or other natural hazards that may exist on land, lot or parcel for which development application is sought.

Policy: Standards for subdivisions, as they pertain to constraints to development caused by the natural environment, will be determined by the Land Use Ordinance.

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Goal #5: Develop a systematic wildland fire protection system.

Objective: Protect private and public investments, as well as residents, by providing oversight and guidance in wildland fire protection system planning.

Policy #1: Work in cooperation with the Color Country Interagency Fire Center in implementing the goals of the Southwest Utah Regional Wildfire Protection Plan (SURWPP). Namely, to promote the interest, education, and long-term involvement of residents in realizing the danger of wildfire and identifying strategies that will reduce the risks around their homes and in their communities.

Policy #2: Work with state federal and local agencies so promote healthy management of the Forest. Kane County understands that the most effective wildfire management tool is wise harvest of the resource. As the forest is harvested, the dead and dry fuel woods are removed by the cleanup processes. The "ripe" and diseased trees are removed providing a perpetually young healthy forest which avoids the destructive gyrations of the natural forest cycle. This method also has the added benefit of economic stimulus to the area as wood products are harvested.

Policy #2: Manage the pinyon-juniper plant community, which inhibits the growth of necessary forbes and grasses, so as to allow a more diverse vegetative resource.

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## **Public Services and Facilities**

*A Public Services and Facilities element showing plans for:*

- c) Sewage Disposal;*
- d) Waste Disposal;*
- e) Drainage;*
- f) Local Utilities;*
- e) Rights-of-Way and Easements;*
- f) Public Safety; and*
- g) Other public services.*

### **Introduction**

Kane County provides an array of basic services to county residents, including: Road Maintenance (county accepted roads); Assessing and Collection of Taxes; Recordation Services; Law Enforcement; Public Buildings and Unincorporated Land Use Management. Most Kane County administrative and maintenance facilities have been located inside incorporated communities, mainly in the county seat, Kanab.

The county does not provide other "municipal-type" services. Such services are provided by municipalities or special service districts.

A guiding principle which has been present in every Kane County plan from 1970 onward has been the recognition that the unincorporated areas of the county cannot be expected to accommodate municipal-scale services. Residential or commercial land uses which require large investments in infrastructure such as roads, water, waste disposal, schools, and so on, cannot occur on a land base where such services are not available. Past limitations on proposed land uses due to the lack of services have sometimes disqualified private land for development. Kane County will allow development within the perimeters of county land use and zoning ordinances with the understanding that infrastructure improvement, development and maintenance will be at the expense of the sub-divider and land owners who enjoy the benefits of such improvements. Kane County will not allow development that requires county-financed or maintained services. Landowners who require such services will be required to finance, install and maintain services without expecting or receiving county-provided services. The installation of water systems and fire hydrants does not imply or require county provided road maintenance or snow removal.

Kane County will discourage development which by its nature will require municipal type services unless such development is serviced by a special district established for that purpose. Special Service Districts in Kane County include:

- 1) Canyon Land Improvement District
- 2) Cedar Mountain Fire Protection District
- 3) Church Wells Special Service District
- 4) East Zion Special Service District
- 5) Kane County Human Resources Special Service District (DBA: Kane County Hospital)
- 6) Kane County Recreation and Transportation Special Service District
- 7) Kane County Water Conservancy District
- 8) Long Valley Sewer Improvement District
- 9) Western Kane County Special Service District #1
- 10) Vermillion Cliffs Road Improvement

## **Public Services and Facilities - Key Issues**

### **1. Kane County will NOT become a provider of Municipal-Scale Services.**

A guiding principle which has been present in every Kane County plan from 1970 onward has been the recognition that the unincorporated areas of the county cannot be expected to accommodate municipal-scale services. Residential or commercial land uses which require large investments in infrastructure such as roads, water, waste disposal, schools, and so on, cannot occur on a land base where such services are not available. Kane County recognizes this distinction, and will not allow development that requires county-financed or maintained services. Landowners who require such services will be required to finance, install and maintain services without expecting or receiving county-provided services.

Kane County will discourage development which by its nature will require municipal-scale services unless such development is serviced by a special district established for that purpose.

### **2. Kane County may request developers to analyze the impacts of proposed development but shall not engage in the practice of imposing impact fees.**

Utah State Code allows Counties to impose impact fees if the County first complies with several requirements. The purpose of impact fees is to require new development to pay for added costs to infrastructure and other services including all utilities, fire protection, roads and law enforcement. Kane County provides no utilities and does not provide fire protection other than wildland fire protection. The only two services provided by the County for which an impact fee could be imposed are roads and law enforcement. Kane County as policy and under current ordinances requires the developer to construct and improve necessary roads. All other roads necessary for new development remain privately owned and maintained until they are in line with County Standards. In this way it would be wholly inappropriate to impose an impact fee for roads. Kane County further believes that additional need for law enforcement due to new growth and development should be paid for not through impact fees but through increased taxes automatically available due to new growth within the current structure of property taxes. There are however several entities, including special districts, who provide other utilities and other municipal type services to residents of the unincorporated areas of the county. When those entities have the authority to impose impact fees they should consider heavily whether the policy of imposing impact fees is appropriate or not and act accordingly.

### **3. Kane County will cooperate with major utility providers, including but not limited to: power, natural gas, water, telephone, fiber optics, to establish necessary utility corridors.**

Kane County endeavors to ensure that its residents and visitors enjoy improved utilities, such as, power, natural gas, water, telephone and fiber optics. The county will cooperate with major utility providers in their efforts to establish necessary utility corridors. These efforts will provide an improved system which

equitably and efficiently meets the needs of present and future residents and visitors in a cost effective and sustainable manner.

**Public Services and Facilities - Goals**

*Kane County does not intend to become the provider of municipal-scale services or facilities. The county will play the role of facilitating the transmission and distribution of necessary services by entities created and financed by those using such services. Direct county services will continue to be limited to those which have a county-wide scope.*

Goal #1: Recognition that unincorporated areas of the County cannot be expected to accommodate or provide municipal-scale services.

Objective: Residential or commercial land uses which require large investments in infrastructure such as roads, water, waste disposal, schools, etc., will be encouraged to coordinate their efforts in proximity to adjoining municipalities or special service districts.

Policy: The County will support property owners in their efforts to secure municipal-scale services through municipalities or special service districts.

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Goal #2: Ensure that County residents and visitors enjoy improved utilities, such as, power, natural gas, water, telephone and fiber optics.

Objective: Assist utility providers in their efforts to convey improved systems which equitably and efficiently meet the needs of present and future residents and visitors in a cost effective and sustainable manner.

Policy: The County will cooperate with major utility providers in their efforts to establish necessary utility corridors.

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## **Rehabilitation and Conservation**

*A Rehabilitation and Conservation element providing for:*

- a) *Historic preservation; and*
- b) *Redevelopment potential.*

### **Introduction**

Rehabilitation largely consists of historic preservation. The purpose and intent of historic preservation is that it enriches the lives of all who reside and visit Kane County by providing a greater understanding of the history, and contributing to the visual character and appeal of the county. History is found not only in written form, but within the homes, stores, churches, factories, and civic buildings interwoven through the fabric of the county. Buildings have their own historic sagas to tell about their age, prestige, function, and importance. As a collective whole, buildings tell the county's history, chronicling the growth, character, and culture. Preserving elements from every period of history is important. When we lose historically significant buildings, we lose the sense of place these structures create. Additionally, in order for us to understand the present and future, it is important for us to see and appreciate the progress that has been made since settlement. The ability to appreciate such progress is, in large part, accomplished through the architecture of the past.

While saving the past is important, preserving every old building is not necessary to achieve an understanding of the County's past and to ensure that the character that is Kane County is retained. Buildings which should be preserved are those which best represent their historical period and can be adapted to functional uses that are economically viable, without sacrificing the uniqueness of their age and architectural style.

The preservation of historic resources in Kane County has been the focus of many local and regional organizations. Kane County will continue to partner with such organizations in historic preservation projects, but does not intend to become a lead agency in historic preservation. The State Historic Preservation Office (SHPO) will be the lead agency in providing the county with historical research, building and community preservation, and cultural resource management.

The second function of the Rehabilitation and Conservation element focuses on redevelopment potential within the county. Specifically, the element seeks to address the diminution or elimination of blight and redevelopment of land, including housing sites, business and industrial sites, and public building sites. Utah State Code (17C-1-201) defines a redevelopment agency as "...a political subdivision of the state, that is created to undertake or promote urban renewal, economic development, or community development, or any combination of them, as provided in this title, and whose geographic boundaries are coterminous with: (a) for an agency created by a county, the unincorporated area of the county; and (b) for an agency created by a city or town, the boundaries of the city or town."

Typically, redevelopment efforts are contemplated in an urban environment due to the complexity and scale involved with their chartered purposes. At the writing of this plan Kane County does not have a redevelopment agency and will likely not have one for the foreseeable future.

During the fall of 2009, the physical condition of housing stock in Kane County was surveyed by the staff of the Five County Association of Governments to determine the percentage of residential units (detached single family homes, mobile homes, duplexes and apartments) in deteriorated or dilapidated condition. By definition, a dilapidated home requires demolition or replacement and a deteriorated home requires substantial rehabilitation and reconstruction to bring them into a condition suitable for continued habitation. When viewed at from a County perspective, the actual numbers and percentages of the whole appear insignificantly small. However, when one zooms into the local level, even a small number of dilapidated and deteriorated homes may constitute a significantly troubling percentage of the housing stock in that community.

Each participating community designated a representative to complete and provide Five County with a list of addresses of likely structures to be investigated in greater detail by staff. The following table illustrates the results of these efforts.

| <b>All of Kane County</b>                             |                   |                         |
|---|-------------------|-------------------------|
|   | <b># of Homes</b> | <b>% of Total Homes</b> |
| All Homes   | 2,724             | 100.00%                 |
| <b>Homes in Excellent, Fair or Moderate Condition</b> | <b>2,629</b>      | <b>96.51%</b>           |
| Mobile Homes in Deteriorated Condition                | 40                | 1.47%                   |
| <b>Mobile Homes in Dilapidated Condition</b>          | <b>19</b>         | <b>0.70%</b>            |
| Single Family Homes in Dilapidated Condition          | 19                | 0.70%                   |
| <b>Single Family Homes in Deteriorated Condition</b>  | <b>17</b>         | <b>0.62%</b>            |

Source: Five County Association of Governments, *Consolidated Plan, Annual Action Plan 2011*

“Deteriorated” is defined by HUD as a structure needing multiple repairs to many of its core features such as shingles, siding, window frames, foundation, or chimney. Such defects are non-structural.

“Dilapidated” is defined by HUD as a structure with significant structural problems that are beyond the ability to undertake cost-effective rehabilitation. Rehabilitation costs approach replacement cost.

The housing stock condition analysis illustrates that 96.5% of the homes in Kane County are in excellent, fair, or moderate condition. Although there are certainly other types of building construction found in the county the vast majority of improved land is residential in nature. As such, the analysis provides a good reference point or indicator as to the overall condition of building construction found within the County. This is to say that buildings, and the properties which they reside upon, are predominantly found to be well kept and presentable. Therefore, at this time it would not seem prudent for Kane County to formally establish a redevelopment agency and focus its efforts on the diminution or elimination of blight and redevelopment of land. However, the County will provide support to private property owners who desire to eliminate blight on their land.

## **Rehabilitation and Conservation- Goals**

- Goal #1: Kane County will provide support to private property owners who desire to eliminate blight on their land.
- Goal #2: Kane County will continue to support local and regional organizations and their historic preservation efforts.
- Objective: Encourage historic preservation that enriches the lives of all who reside and visit Kane County by providing a greater understanding of the history, and contributing to the visual character and appeal of the County.
- Policy: The State Historic Preservation Office (SHPO) will be the lead agency in providing Kane County with historical research, building and community preservation, and cultural resource management.

## **Economic Development**

### **Kane County: an Economic Overview**

The economy of Kane County has traditionally been based on the abundant natural resources found in the county. Most of these resources are found on lands administered by federal agencies. Access to the resources on these federally administered lands has been reduced at an ever-increasing rate since the 1970s. Animal unit months of grazing, timber harvests, and mining opportunities have all been greatly reduced. These reductions have caused the loss of a significant number of the higher paying jobs.

With the demise of natural resource based jobs in the early 1990s and with the increase of tourism to the area that jumped significantly in the decade of the 80s, Kane County's job market began to shift more towards hospitality based jobs. Also, in the early 90's Kane County saw the emergence of a new job category in the area. In 1991 Best Friends Animal Sanctuary was officially formed as a non-profit organization. Best Friends grew rapidly over the next 20 years and is now the largest employer in Kane County with approximately 450 employees.

Government jobs in Kane County have also risen significantly over the past 20 years to the point where all categories of government jobs now account for 25% of all jobs and 32% of payroll dollars in the county. Government jobs do bring some stability to the work force as the numbers of jobs in this category tends to steadily increase and layoffs have been few to non-existent over the past 20 years.

Over the past 30 years Kane County's population has shifted significantly to a retirement aged group. Prior to the 1980s retirement in Kane County was primarily limited to those whose families had been based in the county for several generations. With the introduction of new subdivisions throughout Kane County that provided inexpensive land for potential retirees, the retirement segment began to grow. The retirement community has had a significant impact on Kane County's economy and will play an ever increasing roll in Kane County's future. Retiree household income in Kane County is generally higher than the household income of those presently in the labor pool.

The environment is both an asset and a concern in developing Kane County's economy. The natural beauty of the area is unsurpassed. The air and water are clean. The climate is without extremes. Most of the land in Kane County is publicly administered, this means that access to the resources in the county are controlled by agencies outside of the community. This has led to job losses and made economic development within Kane County more challenging.

Tourism is a major component of Kane County's economy and also presents some of the greatest opportunities, but does come with some downsides. It has been very cyclical and many of the jobs in this industry have wages that have been generally lower and quite often do not provide year-round job stability.

The human resources of Kane County have been strained because young people most often have to leave the area because there are a limited number of new quality jobs that can support families. Also, housing is somewhat expensive in relation to wages. The influx of retirees has to a certain degree resulted in higher home prices.



## **Economic Development – Guiding Principles**

The same qualities that attract residents and tourists create a myriad of problems for businesses and industries. Some of the best opportunities for economic growth in the County through the years has been due to the abundance of natural resources; however, the use these resources has been restricted because environmental restraints placed on federally managed lands have effectively reduced high-paying, quality jobs.

The following are key economic development principles that should guide Kane County in efforts aimed at economic development:

### **1. Local Area Leadership**

Kane County will foster an environment for effective formal and informal leadership that focuses on vision, communication, effectiveness and respect. Leaders must champion responsible economic development which enhances the quality of life and preserves unique scenic and natural beauty.

Kane County will be an active partner with other business and government organizations working to develop a broad-based economy, which promotes traditional economic uses to remain vibrant, while fostering new economic activities, which expand economic opportunity, utilize available natural resources, and protect important scenic and cultural qualities.

### **2. Year-Round Employment**

Travel and tourism account for the majority of the Kane County's economy. Seasonal fluctuations in travel and tourism result in high unemployment rates when the weather cools and the North Rim of the Grand Canyon closes for the winter. The addition of a Recreation Director and the attraction of sports and tournaments will result in additional employment opportunities during all months of the year and will result in a more stable economy for Kane County.

### **3. Economic Diversity**

Business growth and development must key upon jobs that are high quality, household sustaining, and which provide high quality goods and services. Creating new jobs through retention and expansion of existing businesses and attracting targeted, new industries will diversify the economy. Creating additional educational opportunities for residents will allow life-long learning opportunities and stimulate economic vitality.

### **4. Targeted Economic Development**

While tourism is an important element of the County economy, it is critical that the economic base be developed as a diversified economy in order to achieve economic stability for Kane County. Kane County will take a targeted approach to economic development building on the existing strengths in the local economy and diligently working to introduce new diversified segments to the economy.

## **5. Arts and Cultural Opportunities**

Local events that attract outside talents and provide opportunities for local talents to be displayed and enjoyed must be encouraged. Preservation of the County's culture and heritage should always be focal point of Kane County's strategy in that it recognizes the need to include the area's culture and heritage in future economic development efforts.

## **6. Environment**

Kane County is home to many astounding scenic qualities and clean and tidy communities. This sense of personal and community pride as stewards of the land must be fostered. Of particular importance to the County remains the ability to utilize the natural resources of the county in a responsible manner without undue political interference. This utilization can occur without impairing the scenic quality treasured by both residents and visitors. Access to scenic lands should be made available to those who will treat the lands with respect and honor.

## **Economic Development – General Goals**

Kane County will be an active partner with other governments to foster a sustainable, broad-based economy which allows traditional economic uses to remain vibrant, while fostering new economic activities which expand economic opportunity, utilize available natural resources, and protect important scenic and social qualities.

### **Goal #1: Retain, expand and/or diversify existing businesses.**

Strategy: Focus business assistance and economic development efforts in Kane County on the retention, expansion, and diversification of existing businesses and industry.

Strategy: Support economic development organizations and workforce providers to ensure that training programs are created and delivered in the marketplace that match the needs of existing and targeted businesses.

Strategy: Support the annual CEBA Rural Economic Development Summit in their efforts to educate local citizens, entrepreneurs, and business owners on Kane County's economic development efforts.

### **Goal #2 Attract or develop new businesses that provide quality jobs.**

Strategy: Kane County will coordinate its business recruitment efforts closely with, county, regional, state and other economic development organizations.

Strategy: Develop a network of business contacts that can assist in business recruitment.

Strategy: Enhance educational opportunities in Kane County. Encourage and advocate for post-secondary educational opportunities being available, accessible, and affordable in Kane County.

## **Kane County's Role as a Supporting Partner to Further Economic Development**

One of the wonderful aspects of living in rural America is the degree to which people reach out and support one another. Kane County will provide leadership through extensive collaboration with others. Kane County will support a wide range of community efforts that contribute to the area's economic growth, stability, and sustain the benefits of the rural way of life. The following list includes examples that may not fit in Kane County's Target Areas but are important areas in which we will play a supportive role.

- Kane County will support the Southwest Applied Technology Center in efforts to establish a educational programs for local students, the business community, and anyone seeking to improve their skills and further their education.
- Kane County will support efforts to secure adequate infrastructure for Kane County's future, including but not limited to the Lake Powell Pipeline, extending natural gas to Kane County, and improvements to Internet communications to the communities within the County.
- Kane County will support the Utah Department of Transportation, and local jurisdictions in the development of the highways, roads and streets assuring safe, convenient public travel within Kane County and the surrounding region.
- Kane County will support, business organizations, i.e., local area Chambers of Commerce, in efforts to increase membership, develop joint business promotions, offer monthly programming for meetings, create pro-consumer education programs and develop "buy local" programs.
- Kane County will support local celebrations promoting local arts and culture.
- Kane County will support beneficial land exchanges and uses of SITLA land for responsible development.
- Kane County will support efforts by the Utah and Arizona congressional delegations and work with local forest management agencies to increase the number and frequency of timber sales on forests in and around Kane County.
- Kane County will support efforts by regional elected officials and with local industry officials to promote and expand responsible natural resource extraction activities in Kane County and the surrounding region.

## **TARGETED ECONOMIC DEVELOPMENT EFFORTS**

### **Tourism**

Tourism has become Kane County's local 'export economy': providing jobs and supplementing our tax base, with little cost to the local taxpayers. With Kane County's strategic location to so many natural wonders—three National Parks, Five National Monuments, two State Parks, two National Forests, and one of the nation's largest National Recreation Areas—it only makes sense that we become a magnet for visitors from all over the world.

Our local tourism industry also benefits from the 'Volunteer Tourism' generated by families who spend their vacation at Best Friends Animal Sanctuary. The international popularity of "The Wave" in the Vermillion Cliffs National Monument makes Kanab a focal point for visitors from all over the world who vie in a lottery for one of only 20 permits to hike the renowned geological formation. Many visitors also come to relive Southern Utah's movie history.

It is estimated that each visitor to our area contributes approximately \$130 each day to the local economy. A large percentage of Kane County tourism is based on domestic and international tour bus traffic traveling "The Grand Circle" route. This traffic is less profitable to our local economy, as they typically stay shorter periods and drive down the average daily motel rent. This is more than outweighed by FIT (Free Independent Traveler) traffic, which stay longer, come as families, and spend more money. Local events and activities are also created and supported to retain guests longer and give them a memorable experience.

The approximately 13% Transient Room Tax ('bed tax') collected from tourism has become a major contributor to our economy. With the high ratio of hotels/motels to residences, Kane County has been designated as a 'Resort Community', which allows us to retain an extra 6.95% Resort Tax in Kanab and Orderville. An additional tax is collected on Prepared Food (Restaurant, TRCC). All the tourism tax revenue is reinvested in marketing to promote the area as a tourism destination, and a large percentage is used to promote cultural and recreational activities, as well as provide funding for infrastructure improvement and development. This revenue has seen a steady increase in the past few years, with very little additional inventory in accommodations.

### **Goal — Support the preparation and execution of a Tourism Marketing Plan**

Strategy: With the assistance for qualified professionals conduct a thorough tourism demographic study that identifies where visitor are coming from, why they are coming to Kane County, how long they stay, and what their expectations are for the visit to the area.

Strategy: Work with branding and marketing professionals to create a style guide for all marketing materials.

Strategy: Select a team of creative professionals that can help deploy the Tourism Marketing Plan.

**Goal – Create events that draw visitors to Kane County**

Strategy: Encourage and cooperate with local business organizations and tourist attractions to organize and promote events that draw visitors to Kane County.

Strategy: Kane County will aggressively work to improve the experience of those visiting the County by concentrating on efforts to improve the number and quality of special events, activities, and adventures.

Strategy: Provide opportunities for year-round tourism by encouraging and supporting the attraction of conferences, educational retreats, recreational tournaments and museum experiences.

**Goal — Invest in local tourism infrastructure**

Strategy: Kane County will support the creation and installation of signage, map kiosks, and other means of identifying areas and features of interest consistent with the desired results targeted in the Tourism Marketing Plan.

Strategy: As tourism opportunities expand, the county will strive to assist in the expansion of existing accommodations properties, eating establishment and associated travel related facilities, and encourage development of new tourism related properties.

Strategy: Kane County will encourage the development of hiking, ATV, 4-wheeling, equestrian trails throughout the County, and will assist in securing passage of the trails on government lands. The County will also help with the creation of staging areas for these trails including signage and maps.

Strategy: Develop a multi-year plan for the construction of convention and business retreat facilities with a multi-use plan for local use of structures.

## **Media Development**

Since the early 1900's there were more than 100 motion pictures filmed in the Kane County area with more Westerns filmed here than anywhere outside of California. Efforts will be made by Kane County to restore and become a destination for filmmaking and photography. Kane County will pursue and employ new digital media technologies and opportunities benefiting Kane County's economy.

### **Goal: Increase number of filming and photography projects taking place in Kane County.**

Strategy: Coordinate with the Kane County Office of Tourism for the Film Commission to develop and distribute promotional material concerning the historical significance, distinct landscape diversity, and ideal locations for filming opportunities within Kane County and the surrounding region.

Strategy: Inventory Kane County and the surrounding region to develop a local resource directory and location library. Include all the information on a website and utilize other tools to promote Kane County as a place for filming and photography.

Strategy: In partnership with the Kane County Office of Tourism and Film Commission market Kane County and the surrounding region to movie production companies and other interested groups through the distribution of the documentary "Return to Little Hollywood" and other promotional materials.

Strategy: Contact the Governor, key members of the Utah State Legislature and statewide media to indicate support for a proposed State Legislative amendment for increased financial incentives meant to bolster Utah's chances of capturing big budget movies and television series.

### **Goal: Visit existing Kane County digital media firms to assess needs.**

Strategy: Use established business visitation tools to meet with film production firms and other digital media businesses in Kane County and the surrounding region.

Strategy: Meet with local businesses engaged in digital media other than filmmaking to assess needs and develop CEBA content.

**Goal: Develop the capacity of young aspiring filmmakers.**

Strategy: Continue to promote the Southern Utah Student Film Incentive.

Strategy: Continue development of the “Little Hollywood Shootout”

**Goal: Facilitate the development of a venue and resources for media creation.**

Strategy: Secure public and/or private funding for digital media venue and resources.

Strategy: Restore and maintain movie sets.

**Internet Business Expansion**

Most of the communities of Kane County have access to internet connective equal to what is experienced in major markets. Kane County can stimulate economic growth by doing everything within its power to support the expansion and improvement of the Internet networks within the County. Business growth via the Internet has been exponential for years and will continue to see strong growth well into the future. Business on the Internet can develop and grow without being positioned near the market it serves. Kane County will encourage in everyway possible the expansion of Internet based businesses in Kane County and promote the County has the place where you can have it all, great connectivity, unparalleled scenic surroundings, varied recreational opportunities, and all set in a safe and peaceful rural setting.

**Goal: Help local internet service providers bring fiber-optic connectivity to business and home.**

Strategy: Assist internet service providers in receiving help from the State of Utah’s internet initiative support organization.

Strategy: Help internet service providers in their efforts to obtain across private and government lands.

Strategy: Help internet service providers obtain state or federal assistance for expansion of their networks.

**Goal: Attract and help create online businesses in Kane County**

Strategy: Provide marketing resources to internet service providers to better educate businesses and residences of Kane County about how they can use their internet service to create and provide long term employment.

Strategy: Develop a marketing campaign to entice those who already have a functioning online business to move their operations to Kane County.

Strategy: Support and assist educational institutions in efforts to create and provide training opportunities that will increase Kane County residence's ability to capitalize on online business opportunities.

**Natural Resource Based Businesses**

**Goal — Increase the frequency and quantity of timber sales**

Strategy: Kane County will be actively involved in the analysis process conducted by the Forest Service and studying the viability of timber sales on the Dixie and Kaibab Forests.

Strategy: Support timber harvesting businesses with analysis pertaining to timber sales so that the chances of obtaining timber sales increase.

**Goal — Help make the Alton Coal project a viable long-term employer**

Strategy: The County will be help influence the timely conclusion of environment studies by the Bureau of Land Management related to coal development south of Alton.

Strategy: Kane County will provide support to the operators of the Alton Coal Mine in the efforts to educate the public about the impacts of the mine on the land and the surrounding communities.

Strategy: Kane County will assist in bringing together stake holders who have influence on the continued exist of the Alton Coal Mine and its expansion.

## **Affordable Housing**

*An Affordable Housing element which provides a reasonable opportunity for a variety of housing to meet the needs of present and future residents, and considers the following:*

- a) The existing supply of moderate income housing;*
- b) An estimate of the need for moderate income housing for a five year period, revised annually;*
- c) A survey of total residential zoning;*
- d) An evaluation of how existing zoning densities affect opportunities for moderate income housing;*  
*and,*
- e) A description of the county's program to encourage an adequate supply of moderate income housing.*

### **Introduction**

Utah State Code (Section 17-27a-403) requires counties to propose a plan for moderate-income housing as part of their general plans. "Moderate-income housing" is defined as housing that is affordable to households with gross incomes equal to or less than 80% of the area median income (AMI) of the county. Median incomes are established by the U.S. Department of Housing and Urban Development (HUD) for the county and are based on household size.

The Kane County General Plan focuses on the unincorporated areas of the county. Private land base in Kane County totals 192,999 acres or 7.3% of the total land base. Kane County is second only to Garfield County in the scarcity of privately owned land (10.1%) and the abundance of federal lands (87.5%). Less than one percent (0.80%) of the total county land base is located inside incorporated communities.

A guiding principle which has been present in every Kane County plan from 1970 onward has been the recognition that the unincorporated areas of the county cannot be expected to accommodate municipal-scale land uses. Residential or commercial land uses which require large investments in infrastructure such as roads, water, waste disposal, schools, and so on, cannot occur on a land base where such services are not available. The State Legislature has recognized the distinction between counties and municipalities, and has directed that urban-scale uses should occur inside of municipalities. With the basic premise that the county will not provide municipal-scale services, it is difficult for the unincorporated area to be expected to provide for an extensive array of affordable housing alternatives.

### **Existing Housing Supply**

According to the *Bureau of Economic and Business Research*, in 2007 the County had a housing inventory of 5,094 units; of which only 3,288 were occupied units. As a share of occupied housing inventory the county has the smallest proportion of rental units (14.7%), of the five southwestern Utah counties. Over one-third of the total units in the county were seasonal or recreational units, the highest percent of seasonal units among the five southwestern counties.

According to the *Bureau of Economic and Business Research*, new residential construction in the County has remained at relatively stabilized levels since the 1970's. However, from 1994 to 2003 residential construction in the county moved to a new level of approximately 125 units annually. This increase in

activity is attributable to the much higher levels of seasonal dwelling units. During much of this period cabins accounted for over 50% of new residential construction.

The next period of high growth in the County began in 2005, when residential construction suddenly exploded, reaching an all-time high of 300 new units. In 2005, building permits were issued for 126 new detached single-family homes, 32 condominiums, 92 cabins, and 46 manufactures homes. In 2006, new residential permits increased another 10% to 332 units as the number of condominiums increased dramatically.

| <b>Housing Stock</b>      |                   |                         |
|---------------------------|-------------------|-------------------------|
| <b>Year Home Built</b>    | <b># of Homes</b> | <b>% of Total Homes</b> |
| Built 2000 or later       | 892               | 17.5%                   |
| <b>Built 1990 to 1999</b> | <b>1,182</b>      | <b>23.2%</b>            |
| Built 1980 to 1989        | 1,076             | 21.1%                   |
| <b>Built 1970 to 1979</b> | <b>1,141</b>      | <b>22.4%</b>            |
| Built 1969 or earlier     | 803               | 15.8%                   |
| <b>TOTAL</b>              | <b>5,094</b>      | <b>100.0%</b>           |

Source: U.S. Census Bureau, 2005-2009 American Community Survey; Bureau of Economic and Business Research.

The majority of Kane County’s housing stock (84.2%) has been constructed in the last 40 years. According to the U.S. Census Bureau (*2005-2009 American Community Survey*), only 803 housing units were present in Kane County prior to 1970. The decades of the 1970-1990’s saw increases in housing units constructed at levels of 22.2% or 1,133 housing units per decade (average).

According to the U.S. Census Bureau (*2005-2009 American Community Survey*), there are 654 households (23.8%) that rent in Kane County. According to HUD (*2011 Fair Market Rents*) the median cost to rent a two-bedroom unit in the County is \$672. Households earning 80% of AMI are able to afford the rental rates in the County; however, those households earning 50% of AMI and less cannot.

**Need for Moderate Income Housing**

Housing is considered affordable when a household spends no more than 30% of their annual income on housing expenses, including mortgage/rent and utilities. In Kane County, the 2011 Area Median Income (AMI) was \$49,900 annually or \$4,158 monthly. Mortgage/rent and utilities should not exceed \$1,247 per month for a median income earning household in Kane County.

The intent of a moderate income housing plan is to ensure that housing is affordable for all income levels, not just those earning a median income or higher. To put housing affordability into perspective let’s use an example of a household who earns 80% of area median income. As previously illustrated, 2011 AMI is \$49,900 so 80% of AMI is \$39,920 annually or \$3,326 monthly. Mortgage/rent and utilities should not exceed \$998 per month for a moderate income household. The table below illustrates the monthly affordable housing costs for several income levels in Kane County.

| <b>Housing Affordability</b>      |                            |                              |                                    |
|-----------------------------------|----------------------------|------------------------------|------------------------------------|
| <b>Income Level</b>               | <b>Yearly Gross Income</b> | <b>Monthly Mortgage/Rent</b> | <b>Maximum Home Purchase Price</b> |
| 30% of AMI (extremely low income) | \$14,970                   | \$374                        | \$62,380                           |
| 50% of AMI (very low income)      | \$24,950                   | \$623                        | \$103,911                          |
| 80% of AMI (low income)           | \$39,920                   | \$998                        | \$166,458                          |
| <b>Area Median Income (AMI)</b>   | <b>\$49,900</b>            | <b>\$1,247</b>               | <b>\$207,989</b>                   |

Source: U.S. Census Bureau, 2005-2009 American Community Survey.

The Utah State Department of Community and Culture and Lotus Community Development Institute created the *Guidebook for the Development of Community-Based Housing* to assist communities to better understand how they can be a partner in actively promoting and developing additional housing opportunities. One of the initiatives which this consortium promotes is their *Housing Estimating Model/Software for Tracking Attainable Housing Needs*. The software is designed to help evaluate housing affordability, demand, and potential market opportunities for attainable lifecycle housing and other affordable housing.

The *Housing Estimating Model/Software* was used to determine moderate income housing needs for Kane County. According to the analysis, there is a \$298 affordability gap for extremely low income households and a \$49 affordability gap for low income households that rent (Fair Market Rent: \$672). The current statistics provide indication that affordability of rent is particularly difficult for those households earning 30% of area median income. This indicates that more affordable rental opportunities for households earning less than 30% of area median income are necessary.

In order to determine whether or not the current “for-sale” housing stock is affordable, the homes for sale in Kane County were analyzed. Statistical information was retrieved from [www.realtor.com](http://www.realtor.com) on June 1, 2011. Exactly 150 residential dwellings were listed, ranging in price from a low of \$49,000 to a high of \$1,175,000. The median home price was computed at \$199,000; the average home price is estimated at \$233,047. Using the data provided in the previous table, the current statistics provide indication that housing affordability in terms of home ownership will be difficult for those households earning less than the area median income. In terms of home ownership, the *Housing Estimating Model/Software* indicates that gaps exist in housing affordability for those at or below area median income levels. This indicates that more affordable housing opportunities for households earning at or below area median income levels are necessary.

The April 2010 U.S. Census count indicates the population of Kane County stands at 7,125 people. In terms of future growth, the Utah Governor’s Office of Planning and Budget estimates that Kane County population will reach 8,004 in the next five years (2016) and 8,910 people by 2021. The *Housing Estimating Model/Software* was utilized in an effort to assess the need for moderate income housing; the following table represents the results of this analysis. In summary, the greatest need now and into the foreseeable future appears to be affordable rental opportunities for households earning less than 30% of area median income. Since approximately 85% of the population base is housed in the incorporated communities, Kane County’s participation in meeting the moderate income housing needs within the unincorporated areas of the county is expected to be minor. This is based largely upon the premise that

the unincorporated areas of the county cannot be expected to accommodate municipal-scale land uses.

| <b>Affordable Housing Supply &amp; Affordability Gap by HUD AMI<br/>Kane County (June 2011)</b> |              |         |                            |                           |                |                 |
|---|--------------|---------|----------------------------|---------------------------|----------------|-----------------|
| Income Level  | Shelter Cost |         | # of Dwelling Units (2011) | Affordable Housing Supply |                |                 |
|   | Own          | Rent    |                            | Current (2011)            | 5 Years (2016) | 10 Years (2021) |
| 30% AMI (Up to \$14,970)  | \$60,000     | \$472   | 353                        | (251)                     | (283)          | (320)           |
| 50% AMI (\$14,970 to \$24,950)  | \$108,000    | \$786   | 907                        | 520                       | 570            | 625             |
| 60% AMI (\$24,950 to \$29,940)  | \$133,000    | \$944   | 589                        | 420                       | 462            | 508             |
| 80% AMI (\$29,940 to \$39,920)  | \$181,000    | \$1,258 | 787                        | 470                       | 515            | 565             |
| AMI (More than \$39,920)  | \$253,000    | \$1,730 | 2,127                      | 932                       | 1,017          | 1,109           |
| <b>TOTAL</b>  |              |         | <b>4,763</b>               | <b>2,091</b>              | <b>2,281</b>   | <b>2,486</b>    |

Source: U.S. Census Bureau, 2005-2009 American Community Survey.

**Evaluation of Zoning Densities**

Kane County offers several zoning districts which provide the opportunity for a mix of housing types. Housing as a permitted use is found within the Residential and Agricultural Zones. Generally the purpose of the Residential Zone is to provide for residential neighborhoods of a rural character. Zoning densities in the Residential Zone include: ½ acre, 1-acre, 2-acre, and 5-acre. In the Agricultural Zone zoning density is 10 acres minimum.

| <b>Kane County- Evaluation of Zoning (2011)</b> |        |      |      |      |
|---|--------|------|------|------|
| Use   | R- 1/2 | R- 1 | R- 2 | R- 5 |
| Apartments                                      | C      | P    | P    | P    |
| Condos  | C      | C    | P    | P    |
| Duplexes  | C      | C    | P    | P    |
| Multi-Residential Units                         | C      | C    | C    | C    |
| Planned Unit Developments                       | C      | C    | C    | C    |
| Single Family Dwelling                          | P      | P    | P    | P    |
| Tri-Plexes                                      | C      | C    | P    | P    |
| 4-Plexes  | C      | C    | P    | P    |
| Town Homes                                      | C      | C    | P    | P    |

P= Permitted Use, C= Conditional Use

Source: Kane County Land Use Ordinance, 2013.

The preceding table illustrates the residential zoning districts found in Kane County and the mix of housing types that are either permitted or conditional uses in each residential zone. The Kane County

Land Use Ordinance (2013) also provides opportunities for the following housing choices:

- Assisted living buildings;
- Guest homes;
- Mobile home parks;
- Residential facilities for elderly/disabled persons;
- Second family dwelling for the household of a hired man, seasonal laborer, or members of owner's family.

The above information provides evidence that Kane County's residential zoning districts and Land Use Ordinance (2013) provide increased opportunities for moderate income housing. As such, it would be fair to state that Kane County is achieving success in its efforts to meet the underlying goal of Utah State Code (17-27a-403) as it pertains to moderate income housing, specifically to:

*"...facilitate a reasonable opportunity for a variety of housing, including moderate income housing to meet the needs of people desiring to live there, and to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life."*

### **County Program for Moderate Income Housing**

The intent of a moderate income housing plan is to ensure that housing is affordable for all income levels, not just those earning a median income or higher. Through utilization of the *Housing Estimating Model/Software*, it was determined that Kane County's rent is particularly difficult for those households earning 30% of area median income. This indicates that more affordable rental opportunities for households earning less than 30% of area median income are necessary. Further, in terms of home ownership the *Housing Estimating Model/Software* indicates that gaps exist in housing affordability for those at or below area median income levels. This indicates that more affordable housing opportunities for households earning at or below area median income levels are necessary.

Through utilization of the *Housing Estimating Model/Software*, the greatest need now and into the foreseeable future appears to be affordable rental opportunities for households earning less than 30% of area median income. Additionally, single-family homeownership opportunities are limited for those at or below area median income levels.

Kane County offers several zoning districts which provide the opportunity for a variety of housing types. The Land Use Ordinance (2013) also provides progressive opportunities for moderate income housing, namely: assisted living buildings; guest homes; mobile home parks; residential facilities for elderly/disabled persons; and second family dwelling for the household of a hired man, seasonal laborer, or members of owner's family. In terms of land use and development, Kane County is best portrayed as rural in nature. This being said, the County's zoning and the uses permitted therein are progressive in nature; this provides an increased opportunity to meet the housing needs of all people desiring to live in the county.

## **Affordable Housing - Goals**

Goal #1: Present and future residents to the unincorporated areas of Kane County will be housed in safe, sanitary, and attractive conditions.

Objective: Housing types will reflect the rural, open nature of unincorporated land uses and will enable residents of a wide range of income levels to reside in Kane County.

Policy: Standards for building construction and design (where applicable) will be determined by the Kane County Building Official (applicable building code) and Land Use Ordinance.

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Goal #2: Provide a mix of housing types and respond to emerging housing industry trends and markets.

Objective: Support a mix of quality housing opportunities to support economic development efforts.

Policy #1: Promote a range of housing types and affordability; particularly rental opportunities for households earning less than 30% of area median income and single-family homeownership opportunities for those at or below area median income levels.

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Goal #3: Recognition that unincorporated areas of the County cannot be expected to accommodate or provide municipal-scale services.

Objective: Residential land uses which require large investments in infrastructure such as roads, water, waste disposal, schools, etc., will be encouraged to coordinate their efforts in proximity to adjoining municipalities or special service districts.

Policy: Kane County will not allow development that requires county-financed or maintained services. Landowners who require such services will be required to finance, install and maintain services without expecting or receiving county-provided services. The County will support property owners in their efforts to secure municipal-scale services through municipalities or special service districts.

## **Appendix One**

### **Location and Setting**

#### **Geology**

Kane County has a geologic history reaching back over a billion years. Approximately 270 million years of this history is revealed in the rocks, paleontology, and scenery of the county. The oldest rocks found in the county record a time when the equator angled northeast from southern California past the southeastern corner of Utah. Kane County was then marginal marine lowlands of streams, flood plains, and tidal flats. The sea lay to the west, but occasionally spread east across the area leaving beds of limestone with sea shells, sponges, and other fossils between red beds of sandstone and mudstone. The Hermit, Toroweap, Kaibab and Moenkopi Formations record these events covering the first 35 million years (middle of the Permian through early Triassic) of geological history. Periods of erosion are recorded between the Kaibab and Moenkopi Formations and between the Moenkopi and Chinle Formations. Reptile tracks are found in beds of the Moenkopi Formation. These Permian through Triassic formations are seen in the Buckskin Mountain areas of the county.

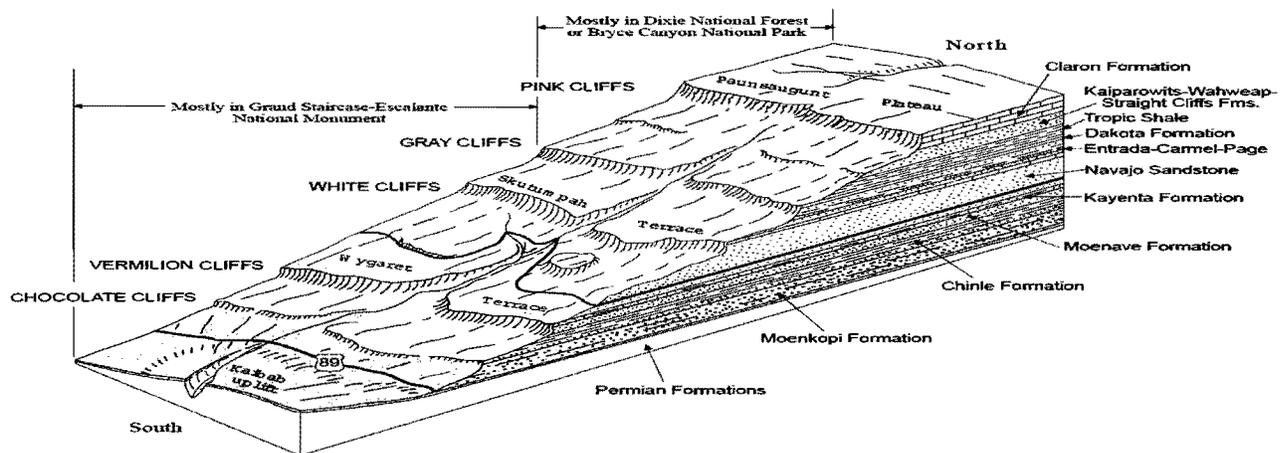
During the late Triassic, this region was again subjected to a period of erosion before being covered by great sand dunes in early Jurassic time (208 to 187 million years ago). The depositional environment changed from windblown sand dunes to stream laid sand beds and back to windblown sand dunes. Early Jurassic rocks form the Vermillion (Wingate/Moenave and Kayenta Formations) and White cliffs (Navajo Sandstone) of the Grand Staircase. Though generally void of fossils, these rocks occasionally exhibit the fossilized tracks of reptiles including small to medium sized dinosaurs.

The middle Jurassic is represented by the Carmel Formation. It is composed of color banded layers of sandstone, limestone, calcareous shale, siltstone, gypsum, and mudstone deposited in and near the southern edge of a shallow sea that advanced into the area from the north. Limestones contain marine fossils of mollusks, brachiopods, crinoids, coral and algae. Desert sand dunes of the Entrada Formation formed on top of the Carmel Formation as the sea retreated to the north. Another period of erosion occurred before the Late Jurassic Morrison Formation (famous for its dinosaur fossils) was deposited by in lakes and east flowing streams. The Morrison is found on the east side of the county at the foot of the Straight Cliff and southeast of the Kaiparowits Plateau. Middle and Late Jurassic sedimentary formations along with erosional periods span time from about 180 to 144 million years ago. Early Cretaceous erosion and non-deposition represent a period of 45 million years.

During Late Cretaceous time, mountains rose to the west and provided sediments for streams flowing east into a great continental sea. This sea covered most of the interior continental United States from Alaska to the Gulf of Mexico. As sediments accumulated, the area along the shore sagged. The shoreline moved back and forth from east to west creating a series of alternating terrestrial-marine deposits covering over 30 million years at the end of the Cretaceous Period. The Dakota Formation was deposited on remnants of either Morrison (east) or Entrada (west) and is a mix of stream sediments and near-shore marine deposits. The Dakota was covered by marine clays of the Tropic Shale. Deposition continued, becoming more terrestrial through time, resulting in the Straight Cliffs Formation, the Wahweap Formation, and the Kaiparowits Formation. These formations are seen on and around the Kaiparowits Plateau and form the Gray Cliffs of the Grand Staircase.

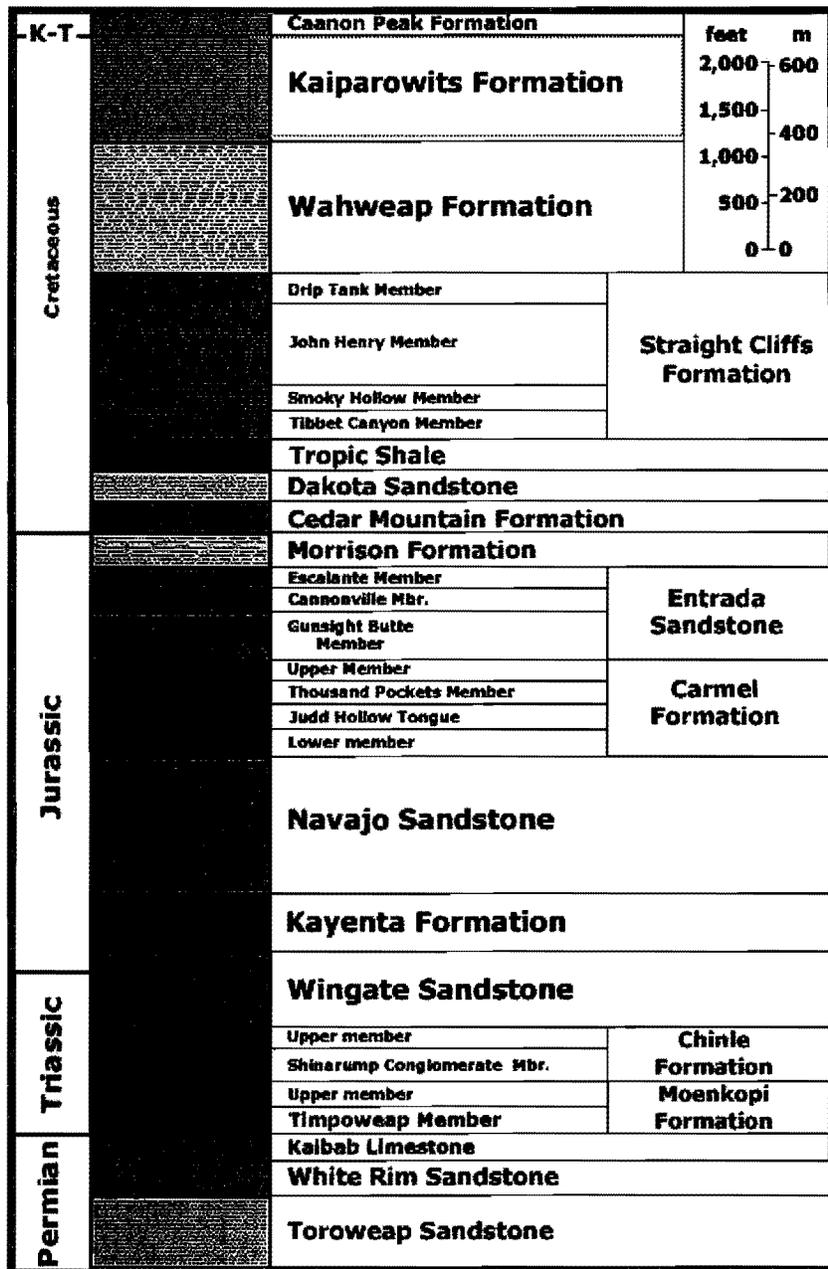
The thickness, continuity and broad temporal distribution of the Kaiparowits Plateau's stratigraphy provide opportunities to study the paleontology of the late Cretaceous Era. Extremely significant fossils, including marine and brackish water mollusks, turtles, crocodylians, lizards, dinosaurs, fishes, and mammals, have been recovered from the Dakota, Tropic Shale and Wahweap Formations, and the Tibbet Canyon, Smoky Hollow and John Henry members of the Straight Cliffs Formation. Within the county, these formations have produced the only evidence in our hemisphere of terrestrial vertebrate fauna, including mammals, of the Cenomanian-Santonian ages. This sequence of rocks, including the overlying Wahweap and Kaiparowits Formations, contain one of the best and most continuous records of Late Cretaceous terrestrial life in the world.

The Canaan Peak Formation straddles the boundary between the Cretaceous and Tertiary Periods. The beginning of the Tertiary Period marked the end of marine environments in or near the monument. The dinosaurs had become extinct and radical changes began to occur in the geology of the county. Several large lakes occupied an area from southwestern Wyoming to southwestern Utah. The Claron Formation, seen as the Pink Cliffs at Bryce Canyon, was deposited at this time. The Tertiary Period lasted about 64 million years during which time Utah experienced uplifts, folding, faulting, and volcanism. Uplift of the Colorado Plateau and Utah in general over the last 15 million years, activated the erosional cycle which uncovered geologic formations dating back 270 million years and created the topography and scenery we now see in the county. Quaternary sediments (younger than 1.6 million years) also occur in the county and have a potential for Pleistocene fossils.



**Cross-sectional Diagram of the Grand Staircase from *Geology of Grand Staircase-Escalante National Monument* by Doelling, et al**

Stratigraphy of Kane County, UT



Stratigraphy after: Doelling, H.H., Blackett, R.E., Hamblin, A.H., Powell, J.D., and Pollock, G.L., 2000, Geology of Grand Staircase - Escalante National Monument: In *Geology of Utah's Parks and Monuments*, Sprinkel, D.A., Chidsey, T.C., and Anderson, P.B., eds., Utah Geological Association Publication 28., p. 189-231. And, Hintze, L.F., 1988, *Geologic History of Utah; A Field Guide to Utah's Rocks*: Brigham Young University Geology Studies Special Publication 7, p. 194 [Uinta Basin chart 98].

**Watersheds**

The county lies across four broad watersheds, all part of the Colorado River system. The Escalante River system flows from the Aquarius Plateau and Boulder Mountain into the upper portions of Lake Powell. Last Chance Creek and Wahweap Creek are the principal tributaries off the Kaiparowits Plateau, flowing into the main body of Lake Powell. The Paria River-Kitchen Corral Wash system extends from the Bryce Canyon-Bryce Valley area, terminating below Glen Canyon Dam near Lee’s Ferry. Johnson Wash flows southward into Kanab Creek and eventually into the Grand Canyon. Less than ten percent of these are perennial streams and primarily include Kanab Creek, the Paria River, and Last Chance Creek.

Precipitation within the county varies from 7 to 18 inches annually. Winter-time precipitation varies from 4 to 12 inches and is the primary source of recharge of ground-water systems. Winter precipitation is the greatest along the northwest border of county in the higher elevations of the Paunsaugut Plateau.

**Soils**

Soils present in the county form the base on which ecosystems develop. Understanding the condition of soils is important to the management of many resources. Resource data on soils varies in level of detail across the county. Presently, there are two levels of data available for the county. These data-sets are as follows:

Kane County Soil Survey - this unpublished report is presently only in a file format and was conducted at a scale of 1:63,360 (1 inch per mile).

STATSGO - The State Soil Geographic Database is generalized soil survey information for the entire state of Utah. This data was collected at a scale of 1:250,000 and can be used at a county or regional level.

There are three climatic zones in the county, summarized below, in which soils information can be generalized.

| Climate Zones  |                    |                   |                           |                  |
|----------------|--------------------|-------------------|---------------------------|------------------|
| Climatic Zones | Precipitation (in) | Temp. (degrees F) | Freeze Free Period (Days) | Elevation (Feet) |
| Desert         | 6 to 8             | 50 to 57          | 170 to 200                | 4000 to 4800     |
| Semi-desert    | 8 to 12            | 47 to 55          | 125 to 170                | 4800 to 6500     |
| Upland         | 12 to 16           | 43 to 50          | 100 to 125                | 6200 to 7500     |

The Desert climate zone is found in two general areas of the county:

The Sooner Bench area of the Hole in the Rock Road is typified by soils of very minimal soil development. Soils typically only have developed a horizon of calcium carbonate (lime) accumulation or no other noticeable subsoil development. Structural benches and dunes on Navajo and Entrada Sandstone, the Carmel Formation and quaternary alluvial deposits characterize this area. Important vegetation for this area includes blackbrush, Cutler Mormon-tea, broom snakeweed, Indian ricegrass and galleta.

The Big Water area is typified by soils of very minimal soil development, with no noticeable subsurface horizon development. Hill slopes and badlands on Tropic Shale, Dakota Formation and lower members of the Straight Cliffs Formation characterize this area. Important vegetation for this area includes mat saltbush, shadscale, galleta, bottlebrush squirreltail and Indian pipeweed.

The Semidesert climate zone is found in two general areas of the county.

The Western area of the Hole in the Rock Road is typified by very deep (>60 inches) soils with developed horizons of clay and calcium carbonate (lime) accumulation. Structural benches and dunes on Entrada Sandstone, the Carmel Formation and quaternary alluvial deposits characterize this area. Important vegetation for this area includes Indian ricegrass, needleandthread grass, globemallow, fourwing saltbush, Mormon-tea and winterfat.

The Highway 89 area between Johnson Canyon and the Cockscomb is typified by very deep soils (>60 inches deep) with development of calcium carbonate (lime) and clay accumulation subsurface horizons. The Moenkopi Formation and quaternary alluvial deposits dominate as the parent material of this area. Important vegetation for this area includes Indian ricegrass, galleta, winterfat and big sagebrush.

The Semi desert to upland transition climate zone is found in two general areas of the county.

The Death Ridge, Carcass Canyon and Burning Hills areas is typified by shallow soils (10 to 20 inches deep) with minimal development of calcium carbonate (lime) horizons or no subsurface diagnostic horizons present. The Straight Cliffs Formation dominates as the parent material of this area. Typical landforms consist of structural benches with highly dissected side slope canyons and badland areas of exposed geologic materials. Important vegetation for this area includes galleta, blackbrush, Mormon-tea and Utah juniper.

The Forty Mile area (Wahweap WSA) is typified by shallow to moderately deep soils (10 to 40 inches deep) over the John Henry member of the Straight Cliffs Formation. Soil development consists dominantly of a horizon of calcium carbonate (lime) accumulation or little to no subsurface soil horizon development. Typical landforms consist of structural benches with highly dissected sideslope canyons. Important vegetation for this area includes Utah juniper, pinion, galleta, Mormon-tea and Bigelow sagebrush.

The Upland climate zone is found in three general areas of the county.

The Fifty Mile Mountain area is typified by shallow to moderately deep soils (10 to 40 inches deep) over the John Henry member of the Straight Cliffs Formation. Soil development consists dominantly of a horizon of clay accumulation or little to no subsurface soil horizon development. Typical landforms consist of structural benches with highly dissected sideslope canyons. Important vegetation for this area

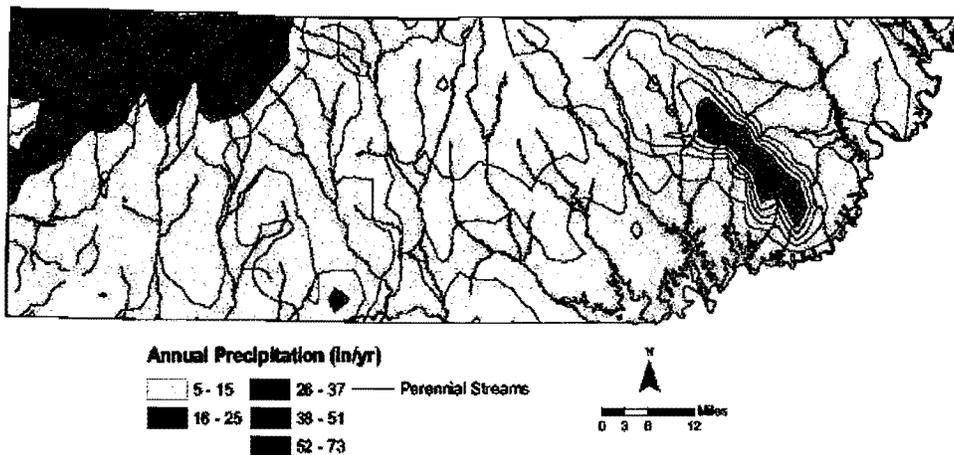
includes Indian ricegrass, galleta, rock goldenrod, Bigelow sagebrush, green Mormon-tea, pinion and Utah juniper.

The Kodachrome basin and Skutumpah Road area is typified by diverse soil properties that are found on the Carmel Formation and quaternary alluvial deposits. Landforms consist of dissected sideslopes and alluvial fans and flats. Important vegetation for this area includes Indian ricegrass, galleta, big sagebrush, bitterbrush, pinion and Utah juniper.

The Paria-Hackberry WSA area consists dominantly of Navajo Sandstone geology with varying depths (20 to >60 inches deep) of sand. Landforms consist of vegetated dunes and outcroppings of sandstone. Important vegetation for this area includes sand dropseed, Indian ricegrass, blue grama, green Mormon-tea, pinion and Utah juniper.

Soils and soil condition affect the degree of water infiltration. This in turn affects basin storage and availability for a range of resource uses. When management activities result in compaction of soils, runoff from precipitation is accelerated and less water is stored in the soil. These results in higher erosion rates and less available water for plants, animals, and ground water recharge.

#### Kane County, Utah Precipitation



Source: Kane County, Utah Resource Assessment August 2005

#### **Riparian Areas**

Riparian is simply defined as vegetation and habitats that are dependent upon or associated with the presence of water. Riparian areas comprise the transition zone between permanently saturated soils and upland areas. These areas exhibit vegetation or physical characteristics reflective of permanent surface or subsurface water. Excluded are such sites as ephemeral streams or washes that do not support vegetation dependent upon free and unbound water in the rooting zone of the soil. Examples of riparian areas would include lands along perennially and intermittently flowing rivers and streams and the shores of lakes and reservoirs with stable water levels. Wetlands are represented by marshes and wet meadows. Riparian areas, though they total less than 1 percent of the total lands in the county, are some of the most

productive, ecologically valuable, and utilized resources.

Riparian ecosystems in the western states are some of the rarest and most significant in the Western Hemisphere. They are also some of the most affected by the activities of man. As a consequence of western expansion and growth, an estimated 95 percent of riparian habitats have been altered or greatly impacted by such activities as water diversion, channelization, livestock use, clearing, impoundments, and invasion by non-native vegetation. Riparian areas also exhibit a high degree of resiliency when changes in management occur. A large number of plant and animal species depend on riparian areas. In the physiographic region covered by the county, up to 80 percent of vertebrates use riparian habitats at some stage in their life. Over 50 percent of the nesting bird species in this region use riparian habitats as the primary habitat for breeding purposes. This species richness is made possible by the plant diversity, availability of water, prey species, and the proximity to upland communities with their separate flora and faunal diversity.

A base flow of water is mandatory for the health and functioning of riparian areas. Factors which interfere with these processes include water diversions, ground water pumping, and changes in vegetation type and cover. Human activities can also result in degraded water quality and levels of seasonal flow. Resulting changes may be seen in the type and structure of vegetation communities, increased water temperatures, unsatisfactory physical functioning of hydrologic processes, aesthetics, and wildlife habitat.

As the density of woodlands increases there is a complementary decrease in the amount of grasses and shrubs present. This in turn decreases the rate and amount of water infiltration following precipitation since runoff rates are accelerated.

Availability and location of water is a key component to proper livestock management. The access to reliable water largely determines the timing and intensity of livestock use in an area. By controlling the availability and access to water, resource managers are better able to manage the rangeland resources. Wildlife is also depending upon developed livestock water sources.

### **Vegetation**

The county is located on the Western edge of the Colorado Plateau just to the east of the Great Basin region. Steep canyons, limited water, seasonal flood events, unique and isolated geologic substrates, and large fluctuations in climatic conditions have all influenced the composition, structure, and diversity of vegetation associations of this region. These same factors have also made access into these areas difficult, leaving much undiscovered.

Many systems for classifying vegetation have been produced for this area of the country. Few of these systems have been checked for accuracy as they relate to the county. Coarse scale vegetation mapping exists through the Utah GAP program, but again this information has not been field checked as it relates to the county. Levels of precipitation (elevation), geology, and soil type are the primary factors influencing the distribution of vegetation associations in the area. Some areas don't fit into these vegetation categories. These included: areas traditionally low in diversity (barren areas), treated areas (seedings, chaining), flooded areas, lava flows, and rock outcrops.

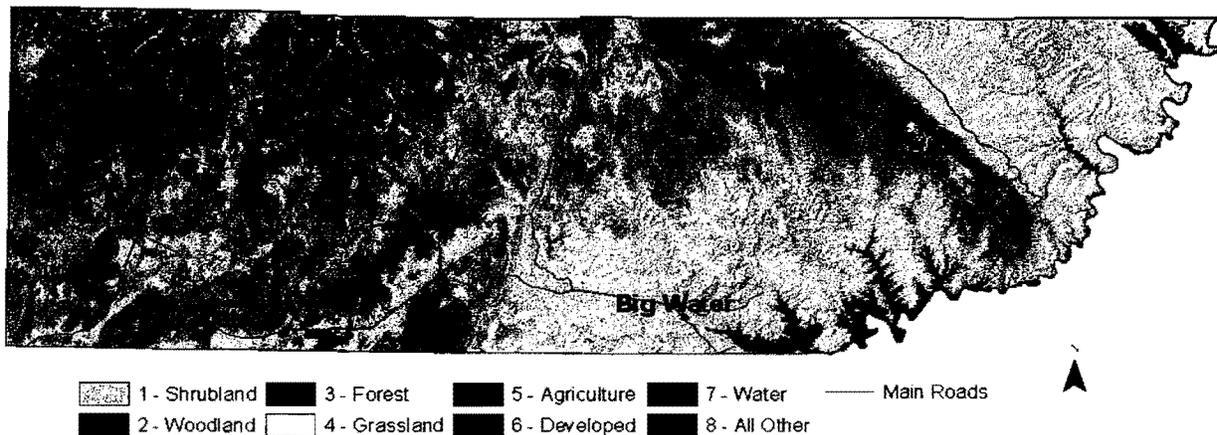
Relic plant communities refer to areas that have persisted despite the pronounced warming and drying of the interior west over the last few thousand years and/or have not been influenced by settlement and post-

settlement activities, chiefly domestic stock grazing. This isolation, over time and/or from disturbance, have created unique areas that can be used as baseline for gauging impacts occurring elsewhere in the county. Little if any information has been collected on the composition and structure of the vegetation associations or other physical and biological components. The same factors that have created and protected these areas over time have also contributed to preventing study of these unique and potentially informative associations.

The geologic and geographic conditions for the presence of hanging gardens exist in the county. Inventory work was conducted in conjunction with the Kaiparowits Study (1971-1974) which determined the location and species composition of several hanging gardens. The potential for more hanging gardens is also high. Due to the conditions of isolation produced in hanging gardens there is a potential for unique species in these areas.

Mosses, liverworts and lichens are vegetative life forms that have historically been overlooked due to their inconspicuous nature. This large group of organisms has been studied to some degree in other areas of Southern Utah, but little information about these organisms exists for the county. Besides the individual study of these organisms there is another association to which they belong. This association, referred to as microbiotic, cryptogamic or crypto biotic crusts, has been found to perform a vital function in dry land ecosystems for infiltration, stabilization, nutrient cycling and seedling establishment. These crusts are also very sensitive to ground disturbance, and specifically compression. Although information on the effects of activities on microbiotic crust exists, this information is based on a limited amount of research. Much study is needed on the role of these organisms on the ecosystem.

Kane County, Utah Land Cover



Source: Kane County, Utah Resource Assessment August 2005

**Wildlife**

The county provides habitat for nearly 400 species of vertebrates and an un-quantified number of species of invertebrates. Some animals are migratory through the county and others are year around residents, and still others use the county as seasonal habitat.

Many species of birds use the county as breeding and nesting areas and populations of elk reside in the

county. Mule deer and Big Horn sheep are year-long residents. The main riparian systems allow fish to move in and out of the county depending on water flows and seasons. These water systems are the main habitat for most of the identified species of birds.

There are several species of wildlife listed as threatened or endangered found within the county. Some are listed under the Federal Endangered Species Act and some are identified under the Utah Sensitive Species List. **Those species are listed on the “At-Risk Species” Table on the following page.**

Kane County further designates certain species that are of high priority to promote protection. The Kane County Resource Development Committee makes recommendations to the County Commission for species that should be given high priority. As of 2013, there are two species of high priority in Kane County: the Greater Sage-Grouse (*Centrocercus urophasianua*) and the Coral Pink Sand Dunes Tiger Beetle

Habitat manipulation has been a customary practice for improving the vegetation for wildlife for many years and should continue until the desired vegetation mix is achieved. Water in this desert environment is essential to maintain the wide variety of wildlife species in the county. This includes the riparian systems of the Kanab Creek and Paria rivers for fish, amphibians and other associated wildlife species that depend on minimum stream flows. Wildlife populations have grown to depend upon water catchment devices constructed over the years.

The Kane County Resource Development Committee is assigned the duty to prepare and oversee individual and comprehensive plans to promote and encourage sustainable wildlife stewardship that is in harmony with sound economic practices and local heritage. The Resource Development Committee also coordinates these efforts with local, state and federal agencies to promote efficient stewardship and maintain local control.

| <b>AT-RISK SPECIES</b>                 |                                    |              |                        |                          |
|--|------------------------------------|--------------|------------------------|--------------------------|
|  | <b>Common Name</b>                 | <b>Group</b> | <b>Primary Habitat</b> | <b>Secondary Habitat</b> |
| <b>FEDERALLY-LISTED</b>                |                                    |              |                        |                          |
| <b>Endangered:</b>                     | California Condor (experimental)   | Bird         | Cliff                  |                          |
|  | Kanab Ambersnail                   | Mollusk      | Water - Lentic         | Wetland                  |
|  | Bonytail                           | Fish         | Water - Lotic          |                          |
|  | Colorado Pikeminnow                | Fish         | Water - Lotic          |                          |
|  | Humpback Chub                      | Fish         | Water - Lotic          |                          |
|  | Razorback Sucker                   | Fish         | Water - Lotic          |                          |
|  | Southwestern Willow Flycatcher     | Bird         | Lowland Riparian       | Mountain Riparian        |
| <b>Threatened:</b>                     | Mexican Spotted Owl                | Bird         | Cliff                  | Lowland Riparian         |
|  | Bald Eagle                         | Bird         | Lowland Riparian       | Agriculture              |
|  | Utah Prairie-dog                   | Mammal       | Grassland              | Agriculture              |
| <b>Candidate:</b>                      | Coral Pink Sand Dunes Tiger Beetle | Insect       |                        |                          |
|  | Yellow-billed Cuckoo               | Bird         | Lowland Riparian       | Agriculture              |
| <b>Proposed:</b>                       | (None)                             |              |                        |                          |
| <b>STATE SENSITIVE</b>                 |                                    |              |                        |                          |
| <b>Conservation Agreement Species:</b> | Northern Goshawk                   | Bird         | Mixed Conifer          | Aspen                    |
|  | Bonneville Cutthroat Trout         | Fish         | Water - Lotic          | Mountain Riparian        |
|  | Bluehead Sucker                    | Fish         | Water - Lotic          | Mountain Riparian        |
|  | Roundtail Chub                     | Fish         | Water - Lotic          |                          |
|  | Flannelmouth Sucker                | Fish         | Water - Lotic          |                          |
| <b>Species of Concern:</b>             | Allen's Big-eared Bat              | Mammal       | Lowland Riparian       | Pinyon-Juniper           |
|  | American White Pelican             | Bird         | Water - Lentic         | Wetland                  |
|  | Arizona Toad                       | Amphibian    | Lowland Riparian       | Wetland                  |
|  | Big Free-tailed Bat                | Mammal       | Lowland Riparian       | Cliff                    |
|  | Burrowing Owl                      | Bird         | High Desert Scrub      | Grassland                |
|  | Common Chuckwalla                  | Reptile      | High Desert Scrub      | Low Desert Scrub         |
|  | Desert Night Lizard                | Reptile      | Low Desert Scrub       | Pinyon-Juniper           |
|  | Desert Sucker                      | Fish         | Water - Lotic          |                          |
|  | Ferruginous Hawk                   | Bird         | Pinyon-Juniper         | Shrubsteppe              |
|  | Fringed Myotis                     | Mammal       | Northern Oak           | Pinyon-Juniper           |
|  | Greater Sage-grouse                | Bird         | Shrubsteppe            |                          |
|  | Kit Fox                            | Mammal       | High Desert Scrub      |                          |
|  | Lewis's Woodpecker                 | Bird         | Ponderosa Pine         | Lowland Riparian         |
|  | Long-billed Curlew                 | Bird         | Grassland              | Agriculture              |
|  | Spotted Bat                        | Mammal       | Low Desert Scrub       | Cliff                    |
|  | Three-toed Woodpecker              | Bird         | Sub-Alpine Conifer     | Lodgepole Pine           |
|  | Townsend's Big-eared Bat           | Mammal       | Pinyon-Juniper         | Mountain Shrub           |
| Western Toad                           | Amphibian                          | Wetland      | Mountain Riparian      |                          |

\*Definitions of habitat categories can be found in the Utah Comprehensive Wildlife Conservation Strategy.

## **Appendix Two**

### **Historical Background**

Native Americans inhabited present day Kane County for thousands of years prior to European contact. Nomadic hunter-gatherers passed through the area as they traveled to the nearby plateaus to hunt. The first semi-permanent settlement of the area was undertaken by the Anasazi or Ancestral Puebloans around the time of Christ. About the same time the Fremont culture established semi-permanent settlements in the Long Valley area. These groups left the area in approximately 1300 A.D. Most researchers believe the movement was caused by a combination of drought and raids by other Native Americans. Paiute, Navajo, and Hopi tribes used the area as hunting grounds, but permanent settlement was scarce. European explorers and settlers found mainly nomadic Southern Paiutes inhabiting the area during the late 18th and early 19th centuries.

The barrier created by the Grand Canyon and Colorado River kept early Spanish explorers from reaching present day Kane County for hundreds of years. The Escalante/Dominguez party was the first European group to enter the region. After exploring much of Utah and Northern Arizona searching for a route from Santa Fe to California in 1776, they crossed the Colorado River at the "Crossing of the Fathers". A spur of the Old Spanish Trail is said to have crossed through Kane County near the Utah/Arizona border. This trade route carried considerable traffic during the early 19th century. However, no permanent settlement was attempted. The area became part of the United States in 1848 as a result of the Treaty of Guadalupe Hildago.

The first European settlement of Kane County was undertaken in the mid-19th century by Mormon ranchers and settlers. These members of the newly-formed Church of Jesus Christ of Latter-day Saints had arrived in the Great Basin in 1847 after having been driven from their homes in Illinois and Missouri. They established many small agrarian villages throughout the Great Basin and extended their colonization into California, Nevada, Arizona, and Mexico.

The desert highlands south of Kanab were found to be excellent winter range for livestock. A number of Mormon ranchers established grazing operations in the area in the early 1860's. The Long Valley area north of the desert was the first area to be settled permanently. Small settlements were established in the mid-1860's at Glendale and Alton. Indian hostilities forced these early settlers to leave.

Mormon settlers returning from the Nevada area re-established the communities in Long Valley and established Kanab in 1870. These settlers farmed the bottom lands near streams and grazed livestock on the high plateaus in the summer and desert highlands in the winter. The small towns prospered during the 1870's. Residents established orchards, field crops, and livestock grazing operations. Unfortunately, a drought from 1879-1882 caused a severe shortage in irrigation water, resulting in great hardships to the settlers. The drought was followed by three years of floods which deepened the channel of Kanab Creek almost 60 feet. Most of the farm land was washed away.

Most of the early settlers were experienced desert colonizers and survived the trying times. They continued to expand the agricultural base upon which their livelihood was dependent. Population levels remained fairly constant during the late 19th century. One of the most successful communal organizations in the history of the United States was established by Mormons in Orderville.

The economy of the area remained based upon livestock grazing into the 1930's. The establishment of Grand Canyon National Park and the Kaibab Game Reserve began a demand for tourist services. The first economic "boom" occurred during the 1930's-1950's as the area became a famous location for shooting western films and television episodes. Over 50 feature length westerns have been filmed in Kane County.

The canyon country of eastern Kane County remained a sparsely settled area until the construction of Glen Canyon Dam on the Colorado River in the late 1950's. The resulting reservoir, Lake Powell, created the impetus for the establishment of Page, Arizona, Big Water, Utah and Bullfrog Marina in northeastern Kane County. Lake Powell is a world class attraction which draws millions of visitors each year. Most travel through Kane County to reach the Lake.

The small timber harvesting operations which supplied building materials to local residents expanded in the 1940's and began to provide timber to larger markets. The Kaibab Forest Products sawmill in Fredonia, Arizona became a major year round employer. Concerns with wildlife habitat and other environmental issues, combined with economic downturns have caused a major reduction in timber harvests from the nearby plateaus.

Presently, Kane County is experiencing moderate growth by attracting additional trade and service sector activity to support growing tourist activity. In addition, more and more people are coming to Kane County for retirement living.

## **Appendix Three**

### **Economic and Demographic Conditions**

Census 2010 shows that Kane County's population reached 7,125 persons. Historically, Kane County has had the smallest population of the five-county region, with a population that remained below 2,500 through 1970. Since 1970, the county has added a total of 4,704 persons, with net in-migration accounting for more than half of the county's growth from 1970 to 2010. Much of this can be attributed to the effect of tourism.

Kane County's minority population is very small in both number and share. In the 2010 census, 309 minority persons were living in Kane County, representing 4.3 percent of the population—the lowest share in the region. Hispanics are the single largest group, representing 85 percent of the minority population.

Nonagricultural employment in Kane County totaled 2,927 in 2010, a five-fold increase since 1970, but a decrease from levels before the economic decline of 2008-2010. This represents an average annual growth rate of 4.5 percent.

Since 1970, Kane County's economy has shifted from concentrations in government and trade to a significant concentration in services, primarily tourism-related. In 1970, government and trade accounted for 60 percent of jobs in the county. By 2010, government's share of employment had fallen to 28.5 percent, and trade/transportation/utilities to 14.3 percent. Employment in services totaled 1,161 and accounted for 45 percent of all jobs. The leisure and hospitality sector is the largest of the service sectors, accounting for 20 percent of all nonfarm jobs.

The 2010 average monthly wage in Kane County was \$2,207— 68 percent of the state average. The highest-paying jobs were in manufacturing (\$3,206), followed by professional, scientific and technical services (\$2,805). The lowest-paying jobs were administrative and technical support (\$1,393) and retail trade (\$1,358).

Kane County has the region's largest share of its workforce working out-of-state and the largest number of net out-commuters (312). In 2009, 21 percent of Kane County workers commuted to jobs outside the county; 10.8 percent worked outside Utah, primarily in Arizona.

In 2010, Kane County had a housing inventory of 5,815 units. Over 41 percent of these were seasonal or recreational units, the highest percentage of the five southwestern counties. The number of occupied units was 2,900, of which just 737 or 25.4 percent were rental units.

More than 64 percent of all housing units in Kane County have been built since 2000, reflecting the housing boom that began in the region in 2005 when residential construction reached an all-time high of 300 new units. From 2000 to 2010, permits for a total of 1487 dwelling units were issued in Kane County.

By 2020, Kane County's population is projected to be 8,746, growing at an annual rate of 1.9 percent. Most of this gain will be in the working-age population (18–64), which is projected to increase from 3,246 in 2000 to 4,910 in 2020. The school-age population (0–17) is expected to grow at the slowest rate and by 2020 will represent about 27 percent of the population, down from 29 percent in 2000. The retirement-age group (65+) will increase to 456, but as a share of total population remains unchanged at 16.8 percent.

Employment in Kane County is projected to increase at an annual rate of 2.6 percent, from 4,116 in 2005 to 6,028 by 2020, with little change in the overall structure of the economy. The fastest-growing sector will be leisure and hospitality, adding 630 jobs over the period and accounting for about 28 percent of all jobs in the county by 2020. Other fast-growing sectors will be other services (305 new jobs) and government (304 new jobs). The fewest job gains will be in information (13) and manufacturing (80). The natural resources and mining sector will actually increase in the number of jobs beginning in 2011 and increasing each year with a predicted (152) new jobs.

U.S. Census Bureau



DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/profiletd.pdf>.

**GE0: Kane County, Utah**

| Subject                | Number | Percent |
|------------------------|--------|---------|
| <b>SEX AND AGE</b>     |        |         |
| Total population       | 7,125  | 100.0   |
| Under 5 years          | 496    | 7.0     |
| 5 to 9 years           | 471    | 6.6     |
| 10 to 14 years         | 467    | 6.6     |
| 15 to 19 years         | 471    | 6.6     |
| 20 to 24 years         | 293    | 4.1     |
| 25 to 29 years         | 356    | 5.0     |
| 30 to 34 years         | 391    | 5.5     |
| 35 to 39 years         | 325    | 4.6     |
| 40 to 44 years         | 336    | 4.7     |
| 45 to 49 years         | 465    | 6.5     |
| 50 to 54 years         | 486    | 6.8     |
| 55 to 59 years         | 608    | 8.5     |
| 60 to 64 years         | 572    | 8.0     |
| 65 to 69 years         | 529    | 7.4     |
| 70 to 74 years         | 343    | 4.8     |
| 75 to 79 years         | 214    | 3.0     |
| 80 to 84 years         | 173    | 2.4     |
| 85 years and over      | 129    | 1.8     |
| Median age (years)     | 44.5   | (X)     |
| 16 years and over      | 5,591  | 78.5    |
| 18 years and over      | 5,396  | 75.7    |
| 21 years and over      | 5,163  | 72.5    |
| 62 years and over      | 1,706  | 23.9    |
| 65 years and over      | 1,388  | 19.5    |
| <b>Male population</b> |        |         |
| Under 5 years          | 238    | 3.3     |
| 5 to 9 years           | 251    | 3.5     |
| 10 to 14 years         | 246    | 3.5     |
| 15 to 19 years         | 252    | 3.5     |
| 20 to 24 years         | 159    | 2.2     |
| 25 to 29 years         | 165    | 2.3     |
| 30 to 34 years         | 207    | 2.9     |
| 35 to 39 years         | 150    | 2.1     |
| 40 to 44 years         | 165    | 2.3     |
| 45 to 49 years         | 223    | 3.1     |
| 50 to 54 years         | 221    | 3.1     |
| 55 to 59 years         | 287    | 4.0     |
| 60 to 64 years         | 285    | 4.0     |
| 65 to 69 years         | 245    | 3.4     |
| 70 to 74 years         | 195    | 2.7     |
| 75 to 79 years         | 108    | 1.5     |
| 80 to 84 years         | 77     | 1.1     |
| 85 years and over      | 47     | 0.7     |

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| Subject  | Number | Percent |
|--|--------|---------|
| Median age (years)   | 42.8   | ( X )   |
| 16 years and over  | 2,734  | 38.4    |
| 18 years and over  | 2,628  | 36.9    |
| 21 years and over  | 2,494  | 35.0    |
| 62 years and over  | 834    | 11.7    |
| 65 years and over  | 672    | 9.4     |
| Female population  | 3,604  | 50.6    |
| Under 5 years  | 258    | 3.6     |
| 5 to 9 years   | 220    | 3.1     |
| 10 to 14 years   | 221    | 3.1     |
| 15 to 19 years   | 219    | 3.1     |
| 20 to 24 years   | 134    | 1.9     |
| 25 to 29 years   | 191    | 2.7     |
| 30 to 34 years   | 184    | 2.6     |
| 35 to 39 years   | 175    | 2.5     |
| 40 to 44 years   | 171    | 2.4     |
| 45 to 49 years   | 242    | 3.4     |
| 50 to 54 years   | 265    | 3.7     |
| 55 to 59 years   | 321    | 4.5     |
| 60 to 64 years   | 287    | 4.0     |
| 65 to 69 years   | 284    | 4.0     |
| 70 to 74 years   | 148    | 2.1     |
| 75 to 79 years   | 106    | 1.5     |
| 80 to 84 years   | 96     | 1.3     |
| 85 years and over  | 82     | 1.2     |
| Median age (years)   | 45.6   | ( X )   |
| 16 years and over  | 2,857  | 40.1    |
| 18 years and over  | 2,768  | 38.8    |
| 21 years and over  | 2,669  | 37.5    |
| 62 years and over  | 872    | 12.2    |
| 65 years and over  | 716    | 10.0    |
| <b>RACE</b>  |        |         |
| Total population   | 7,125  | 100.0   |
| One Race   | 7,030  | 98.7    |
| White  | 6,816  | 95.7    |
| Black or African American                                      | 16     | 0.2     |
| American Indian and Alaska Native                              | 104    | 1.5     |
| Asian  | 31     | 0.4     |
| Asian Indian   | 4      | 0.1     |
| Chinese  | 1      | 0.0     |
| Filipino   | 5      | 0.1     |
| Japanese   | 11     | 0.2     |
| Korean   | 5      | 0.1     |
| Vietnamese   | 0      | 0.0     |
| Other Asian [1]  | 5      | 0.1     |
| Native Hawaiian and Other Pacific Islander                     | 1      | 0.0     |
| Native Hawaiian  | 1      | 0.0     |
| Guamanian or Chamorro  | 0      | 0.0     |
| Samoa  | 0      | 0.0     |
| Other Pacific Islander [2]                                     | 0      | 0.0     |
| Some Other Race  | 62     | 0.9     |
| Two or More Races  | 95     | 1.3     |
| White; American Indian and Alaska Native [3]                   | 38     | 0.5     |
| White; Asian [3]   | 10     | 0.1     |
| White; Black or African American [3]                           | 12     | 0.2     |
| White; Some Other Race [3]                                     | 21     | 0.3     |
| Race alone or in combination with one or more other races: [4] |        |         |
| White  | 6,904  | 96.9    |
| Black or African American                                      | 33     | 0.5     |
| American Indian and Alaska Native                              | 147    | 2.1     |

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| Subject  | Number | Percent |
|--|--------|---------|
| Asian  | 47     | 0.7     |
| Native Hawaiian and Other Pacific Islander       | 9      | 0.1     |
| Some Other Race                                  | 85     | 1.2     |
| <b>HISPANIC OR LATINO</b>                        |        |         |
| Total population                                 | 7,125  | 100.0   |
| Hispanic or Latino (of any race)                 | 263    | 3.7     |
| Mexican  | 187    | 2.6     |
| Puerto Rican                                     | 10     | 0.1     |
| Cuban  | 2      | 0.0     |
| Other Hispanic or Latino [5]                     | 64     | 0.9     |
| Not Hispanic or Latino                           | 6,862  | 96.3    |
| <b>HISPANIC OR LATINO AND RACE</b>               |        |         |
| Total population                                 | 7,125  | 100.0   |
| Hispanic or Latino                               | 263    | 3.7     |
| White alone                                      | 177    | 2.5     |
| Black or African American alone                  | 1      | 0.0     |
| American Indian and Alaska Native alone          | 1      | 0.0     |
| Asian alone                                      | 0      | 0.0     |
| Native Hawaiian and Other Pacific Islander alone | 0      | 0.0     |
| Some Other Race alone                            | 59     | 0.8     |
| Two or More Races                                | 25     | 0.4     |
| Not Hispanic or Latino                           | 6,862  | 96.3    |
| White alone                                      | 6,639  | 93.2    |
| Black or African American alone                  | 15     | 0.2     |
| American Indian and Alaska Native alone          | 103    | 1.4     |
| Asian alone                                      | 31     | 0.4     |
| Native Hawaiian and Other Pacific Islander alone | 1      | 0.0     |
| Some Other Race alone                            | 3      | 0.0     |
| Two or More Races                                | 70     | 1.0     |
| <b>RELATIONSHIP</b>                              |        |         |
| Total population                                 | 7,125  | 100.0   |
| In households                                    | 7,025  | 98.6    |
| Householder                                      | 2,900  | 40.7    |
| Spouse [6]                                       | 1,646  | 23.1    |
| Child  | 1,976  | 27.7    |
| Own child under 18 years                         | 1,592  | 22.3    |
| Other relatives                                  | 259    | 3.6     |
| Under 18 years                                   | 115    | 1.6     |
| 65 years and over                                | 38     | 0.5     |
| Nonrelatives                                     | 244    | 3.4     |
| Under 18 years                                   | 21     | 0.3     |
| 65 years and over                                | 27     | 0.4     |
| Unmarried partner                                | 126    | 1.8     |
| In group quarters                                | 100    | 1.4     |
| Institutionalized population                     | 100    | 1.4     |
| Male   | 58     | 0.8     |
| Female   | 42     | 0.6     |
| Noninstitutionalized population                  | 0      | 0.0     |
| Male   | 0      | 0.0     |
| Female   | 0      | 0.0     |
| <b>HOUSEHOLDS BY TYPE</b>                        |        |         |
| Total households                                 | 2,900  | 100.0   |
| Family households (families) [7]                 | 1,907  | 65.8    |
| With own children under 18 years                 | 676    | 23.3    |
| Husband-wife family                              | 1,646  | 56.8    |
| With own children under 18 years                 | 553    | 19.1    |
| Male householder, no wife present                | 82     | 2.8     |
| With own children under 18 years                 | 38     | 1.3     |
| Female householder, no husband present           | 179    | 6.2     |
| With own children under 18 years                 | 85     | 2.9     |

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| Subject   | Number | Percent |
|---|--------|---------|
| Nonfamily households [7]                        | 993    | 34.2    |
| Householder living alone                        | 857    | 29.6    |
| Male  | 368    | 12.7    |
| 65 years and over                               | 122    | 4.2     |
| Female  | 489    | 16.9    |
| 65 years and over                               | 215    | 7.4     |
| Households with individuals under 18 years      | 740    | 25.5    |
| Households with individuals 65 years and over   | 974    | 33.6    |
| Average household size                          | 2.42   | (X)     |
| Average family size [7]                         | 3.04   | (X)     |
| <b>HOUSING OCCUPANCY</b>                        |        |         |
| Total housing units                             | 5,815  | 100.0   |
| Occupied housing units                          | 2,900  | 49.9    |
| Vacant housing units                            | 2,915  | 50.1    |
| For rent  | 120    | 2.1     |
| Rented, not occupied                            | 2      | 0.0     |
| For sale only                                   | 131    | 2.3     |
| Sold, not occupied                              | 82     | 1.4     |
| For seasonal, recreational, or occasional use   | 2,423  | 41.7    |
| All other vacants                               | 157    | 2.7     |
| Homeowner vacancy rate (percent) [8]            | 5.5    | (X)     |
| Rental vacancy rate (percent) [9]               | 14.0   | (X)     |
| <b>HOUSING TENURE</b>                           |        |         |
| Occupied housing units                          | 2,900  | 100.0   |
| Owner-occupied housing units                    | 2,163  | 74.6    |
| Population in owner-occupied housing units      | 5,368  | (X)     |
| Average household size of owner-occupied units  | 2.48   | (X)     |
| Renter-occupied housing units                   | 737    | 25.4    |
| Population in renter-occupied housing units     | 1,657  | (X)     |
| Average household size of renter-occupied units | 2.25   | (X)     |

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.

## U.S. Census Bureau



QT-H1

General Housing Characteristics: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.

## GEO: Kane County, Utah

| Subject  | Number | Percent |
|--|--------|---------|
| <b>OCCUPANCY STATUS</b>  |        |         |
| Total housing units  | 5,815  | 100.0   |
| Occupied housing units   | 2,900  | 49.9    |
| Vacant housing units   | 2,915  | 50.1    |
| <b>TENURE</b>  |        |         |
| Occupied housing units   | 2,900  | 100.0   |
| Owner occupied   | 2,163  | 74.6    |
| Owned with a mortgage or loan  | 1,272  | 43.9    |
| Owned free and clear   | 891    | 30.7    |
| Renter occupied  | 737    | 25.4    |
| <b>VACANCY STATUS</b>  |        |         |
| Vacant housing units   | 2,915  | 100.0   |
| For rent   | 120    | 4.1     |
| Rented, not occupied   | 2      | 0.1     |
| For sale only  | 131    | 4.5     |
| Sold, not occupied   | 82     | 2.8     |
| For seasonal, recreational, or occasional use                                    | 2,423  | 83.1    |
| For migratory workers  | 5      | 0.2     |
| Other vacant   | 152    | 5.2     |
| <b>TENURE BY HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER BY RACE OF HOUSEHOLDER</b> |        |         |
| Occupied housing units   | 2,900  | 100.0   |
| Owner-occupied housing units   | 2,163  | 74.6    |
| Not Hispanic or Latino householder   | 2,125  | 73.3    |
| White alone householder  | 2,081  | 71.8    |
| Black or African American alone householder                                      | 1      | 0.0     |
| American Indian and Alaska Native alone householder                              | 15     | 0.5     |
| Asian alone householder  | 13     | 0.4     |
| Native Hawaiian and Other Pacific Islander alone householder                     | 0      | 0.0     |
| Some Other Race alone householder  | 1      | 0.0     |
| Two or More Races householder  | 14     | 0.5     |
| Hispanic or Latino householder   | 38     | 1.3     |
| White alone householder  | 25     | 0.9     |
| Black or African American alone householder                                      | 0      | 0.0     |
| American Indian and Alaska Native alone householder                              | 0      | 0.0     |
| Asian alone householder  | 0      | 0.0     |
| Native Hawaiian and Other Pacific Islander alone householder                     | 0      | 0.0     |
| Some Other Race alone householder  | 7      | 0.2     |
| Two or More Races householder  | 6      | 0.2     |
| Renter-occupied housing units  | 737    | 25.4    |
| Not Hispanic or Latino householder   | 697    | 24.0    |
| White alone householder  | 662    | 22.8    |
| Black or African American alone householder                                      | 1      | 0.0     |

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| Subject   | Number | Percent |
|---|--------|---------|
| American Indian and Alaska Native alone<br>householder          | 15     | 0.5     |
| Asian alone householder   | 6      | 0.2     |
| Native Hawaiian and Other Pacific Islander alone<br>householder | 0      | 0.0     |
| Some Other Race alone householder                               | 1      | 0.0     |
| Two or More Races householder                                   | 12     | 0.4     |
| Hispanic or Latino householder                                  | 40     | 1.4     |
| White alone householder   | 24     | 0.8     |
| Black or African American alone householder                     | 0      | 0.0     |
| American Indian and Alaska Native alone<br>householder          | 0      | 0.0     |
| Asian alone householder   | 0      | 0.0     |
| Native Hawaiian and Other Pacific Islander alone<br>householder | 0      | 0.0     |
| Some Other Race alone householder                               | 12     | 0.4     |
| Two or More Races householder                                   | 4      | 0.1     |

X Not applicable.

Source: U.S. Census Bureau, 2010 Census.

Summary File 1, Tables H3, H4, H5, and HCT1.

U.S. Census Bureau



QT-H2 | Tenure, Household Size, and Age of Householder: 2010  
 2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.

GEO: Kane County, Utah

| Subject                             | Number | Percent |
|-------------------------------------|--------|---------|
| <b>TENURE</b>                       |        |         |
| Occupied housing units              | 2,900  | 100.0   |
| Owned with a mortgage or loan       | 1,272  | 43.9    |
| Owned free and clear                | 891    | 30.7    |
| Renter occupied                     | 737    | 25.4    |
| <b>TENURE BY HOUSEHOLD SIZE</b>     |        |         |
| Owner-occupied housing units        | 2,163  | 100.0   |
| 1-person household                  | 536    | 24.8    |
| 2-person household                  | 979    | 45.3    |
| 3-person household                  | 229    | 10.6    |
| 4-person household                  | 157    | 7.3     |
| 5-person household                  | 139    | 6.4     |
| 6-person household                  | 63     | 2.9     |
| 7-or-more-person household          | 60     | 2.8     |
| Renter-occupied housing units       | 737    | 100.0   |
| 1-person household                  | 321    | 43.6    |
| 2-person household                  | 183    | 24.8    |
| 3-person household                  | 97     | 13.2    |
| 4-person household                  | 59     | 8.0     |
| 5-person household                  | 32     | 4.3     |
| 6-person household                  | 37     | 5.0     |
| 7-or-more-person household          | 8      | 1.1     |
| <b>TENURE BY AGE OF HOUSEHOLDER</b> |        |         |
| Owner-occupied housing units        | 2,163  | 100.0   |
| 15 to 24 years                      | 15     | 0.7     |
| 25 to 34 years                      | 183    | 8.5     |
| 35 to 44 years                      | 220    | 10.2    |
| 45 to 54 years                      | 384    | 17.8    |
| 55 to 64 years                      | 563    | 27.0    |
| 65 years and over                   | 778    | 36.0    |
| 65 to 74 years                      | 469    | 21.7    |
| 75 to 84 years                      | 245    | 11.3    |
| 85 years and over                   | 64     | 3.0     |
| Renter-occupied housing units       | 737    | 100.0   |
| 15 to 24 years                      | 60     | 8.1     |
| 25 to 34 years                      | 159    | 21.6    |
| 35 to 44 years                      | 121    | 16.4    |
| 45 to 54 years                      | 129    | 17.5    |
| 55 to 64 years                      | 130    | 17.6    |
| 65 years and over                   | 138    | 18.7    |
| 65 to 74 years                      | 78     | 10.6    |
| 75 to 84 years                      | 31     | 4.2     |
| 85 years and over                   | 29     | 3.9     |

U.S. Census Bureau



QT-P11 | Households and Families: 2010  
2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.

GEO: Kane County, Utah

| Subject   | Number | Percent |
|---|--------|---------|
| <b>HOUSEHOLD TYPE</b>                                       |        |         |
| Total households  | 2,900  | 100.0   |
| Family households [1]                                       | 1,907  | 65.8    |
| Male householder  | 1,515  | 52.2    |
| Female householder  | 392    | 13.5    |
| Nonfamily households [2]                                    | 993    | 34.2    |
| Male householder  | 443    | 15.3    |
| Living alone  | 368    | 12.7    |
| Female householder  | 550    | 19.0    |
| Living alone  | 489    | 16.9    |
| <b>HOUSEHOLD SIZE</b>                                       |        |         |
| Total households  | 2,900  | 100.0   |
| 1-person household  | 857    | 29.6    |
| 2-person household  | 1,162  | 40.1    |
| 3-person household  | 326    | 11.2    |
| 4-person household  | 216    | 7.4     |
| 5-person household  | 171    | 5.9     |
| 6-person household  | 100    | 3.4     |
| 7-or-more-person household                                  | 68     | 2.3     |
| Average household size                                      | 2.42   | (X)     |
| Average family size   | 3.04   | (X)     |
| <b>FAMILY TYPE AND PRESENCE OF RELATED AND OWN CHILDREN</b> |        |         |
| Families [3]  | 1,907  | 100.0   |
| With related children under 18 years                        | 734    | 38.5    |
| With own children under 18 years                            | 676    | 35.4    |
| Under 6 years only  | 154    | 8.1     |
| Under 6 and 6 to 17 years                                   | 184    | 9.6     |
| 6 to 17 years only  | 338    | 17.7    |
| Husband-wife families                                       | 1,646  | 100.0   |
| With related children under 18 years                        | 586    | 35.6    |
| With own children under 18 years                            | 553    | 33.6    |
| Under 6 years only  | 122    | 7.4     |
| Under 6 and 6 to 17 years                                   | 161    | 9.8     |
| 6 to 17 years only  | 270    | 16.4    |
| Female householder, no husband present families             | 179    | 100.0   |
| With related children under 18 years                        | 98     | 54.7    |
| With own children under 18 years                            | 85     | 47.5    |
| Under 6 years only  | 15     | 8.4     |
| Under 6 and 6 to 17 years                                   | 19     | 10.6    |
| 6 to 17 years only  | 51     | 28.5    |

X Not applicable.

[1] A household that has at least one member of the household related to the householder by birth, marriage, or adoption is a "Family household." Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated

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in nonfamily households. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[2] "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[3] "Families" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couples are included in the families category if there is at least one additional person related to the householder by birth or adoption. Responses of "same-sex spouse" were edited during processing to "unmarried partner." Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households.

Source: U.S. Census Bureau, 2010 Census.

Summary File 1, Tables P17, P18, P28, P29, P37, P38, and P39.

## Appendix Four

### Traffic on Selected Kane County Highways

| <u>ROUTE NAME</u> | <u>BEG. ACCUM. MILEAGE</u> | <u>END ACCUM. MILEAGE</u> | <u>LOCATION DESCRIPTION</u>                                 | <u>2010 AADT</u> | <u>2009 AADT</u> | <u>2008 AADT</u> |
|-------------------|----------------------------|---------------------------|---|------------------|------------------|------------------|
| 0009              | 44.771                     | 57.075                    | East Incl Zion National Park - SR 89 Mt Carmel              | 970              | 965              | 950              |
| 0014              | 4.961                      | 18.172                    | Scenic Backway to Kolob Reservoir                           | 1,575            | 1,625            | 1,575            |
| 0014              | 18.172                     | 25.711                    | SR 148 Road to Cedar Breaks National Monument               | 825              | 875              | 840              |
| 0014              | 25.711                     | 40.995                    | Navajo Lake Rd - SR 89 Long Valley                          | 845              | 890              | 855              |
| 089A              | 0.000                      | 2.945                     | Arizona State Line - SR 89 Kanab *ATR 412*                  | 4,335            | 4,235            | 4,205            |
| 0089              | 0.000                      | 7.293                     | Arizona State Line  | 3,425            | 3,330            | 3,230            |
| 0089              | 7.293                      | 54.629                    | Local Road to Big Water                                     | 2,340            | 2,280            | 2,210            |
| 0089              | 54.629                     | 62.908                    | Road Right to Johnson Canyon (Route 1854)                   | 2,635            | 2,565            | 2,485            |
| 0089              | 62.90                      | 63.832                    | 900 East Kanab  | 5,915            | 5,865            | 5,780            |
| 0089              | 63.832                     | 64.943                    | SR 89A (100 East) Kanab                                     | 8,660            | 7,760            | 7,645            |
| 0089              | 64.943                     | 81.211                    | 300 North Kanab   | 3,065            | 3,040            | 2,995            |
| 0089              | 81.211                     | 85.212                    | SR 9 "Mt. Carmel"   | 2,460            | 2,440            | 2,595            |
| 0089              | 85.212                     | 86.222                    | Frost Lane Orderville                                       | 3,090            | 3,065            | 3,020            |
| 0089              | 86.222                     | 89.294                    | 100 North Orderville  | 2,295            | 2,275            | 2,240            |
| 0089              | 89.294                     | 90.018                    | 400 South Glendale  | 1,825            | 1,810            | 1,785            |
| 0089              | 90.018                     | 103.684                   | 300 North Glendale  | 1,635            | 1,710            | 1,685            |
| 0089              | 103.684                    | 114.480                   | SR 14 Long Valley   | 1,475            | 1,465            | 1,445            |
| 1854              | 0.000                      | 16.203                    | SR 89 East of Kanab via Johnson Canyon                      | 260              | 260              | 250              |
| 1854              | 16.203                     | 23.447                    | Road Right to Cannonville via Johnson Canyon Rd             | 115              | 120              | 115              |
| 1854              | 23.447                     | 34.634                    | 1870 Road Left to Glendale                                  | 115              | 120              | 115              |
| 1854              | 34.634                     | 35.234                    | 200 South Alton 1854 turns West                             | 225              | 225              | 220              |
| 1854              | 35.234                     | 39.058                    | 200 North Alton via Main Street - SR 89 west of Alton       | 155              | 160              | 155              |
| 1850              | 0.000                      | 3.502                     | West Boundary Coral Pink Sand Dunes Park                    | 70               | 95               | 90               |
| 1850              | 3.502                      | 12.120                    | Hancock Road Right - SR 89 South of SR 9                    | 95               | 95               | 90               |
| 1864              | 0.000                      | 47.900                    | East of Big Water - Hole in the Rock Road                   | 395              | 400              | 385              |
| 1868              | 0.000                      | 32.792                    | Jct Johnson Canyon Rd - Kodachrome Road<br>via Deer Springs | 100              | 100              | 95               |
| 1870              | 0.000                      | 7.732                     | SR 89 - Johnson Canyon Road<br>via 300 North Glendale       | 130              | 130              | 125              |

## Appendix Five

### **Utah Code -- Title 17 -- Chapter 27a -- County Land Use, Development, and Management Act**

*Researchers should refer to the most recent version of the Utah Code which can be found at  
[http://le.utah.gov/Documents/code\\_const.htm](http://le.utah.gov/Documents/code_const.htm)*