

Section 3 - Demographics

Current and build-out population estimates have been prepared to assist in the evaluation of development impacts on the existing infrastructure.

A. Current Population

Population estimates are available for Kanab City for 2000 (3,564) through 2004 (3,528) and for Kane County each year through 2004. Using these estimates and assuming the growth rate for Kanab fluctuates proportionate to that of Kane County, it is estimated that the Kanab population will be approximately 3,589 in 2006. Currently there are 1,519 residences connected to the water system, implying that there are approximately 2.36 people per residence in Kanab City. The population estimates are summarized below.

TABLE 7 – KANAB CITY ESTIMATED POPULATION 2000 2011

Year	Kane County		Kanab City	
	Estimated Population ¹	% Change	Estimated Population	% Change
2000	6,080		3,564	
2001	5,959	-2.03%	3,478	-2.77%
2002	6,038	1.33%	3,505	0.78%
2003	6,087	0.81%	3,498	-0.20
2004	6,178	1.49%*	3,528	0.86%*
2005	6,270	1.49%*	3,558	0.86%*
2006	6,363	1.49%*	3,589	0.86%*
2007	-	-	3,620	0.86%*
2008	-	-	3,651	0.86%*
2009	-	-	3,682	0.86%*
2010	-	-	3,714	0.86%*
2011	-	-	3,746	0.86%*

*The % change for 2005 to 2011 for Kanab City is assumed to be similar to 2004.

¹ Population estimates taken from the Utah Data Guide, Summer/Fall 2005 prepared by the Governor's Office of Planning and Budget.

B. Projected Land Use

Kane County prepared a Future Land Use Map (Included in Appendix E) as part of the General Plan completed in 1995. The future land use map has been

Section 3 - Demographics

updated to reflect changes in zoning and has been used to project the Kanab City build-out population.

C. Projected Build-out Population

An estimate of the Kanab City population at build-out (when all vacant land within city limits has been developed) has been prepared. For the purposes of this study it is assumed that the city boundary will change to include a 250 acre low density residential subdivision² as shown on the Future Land Use Map discussed above. The calculations along with the estimated build-out population for Kanab City are summarized in following table.

² In a phone conversation with Terril Honey (Kanab City Councilman) on the 23rd of January 2006 he indicated that Milo McCowan would be developing a 250 acre subdivision in the area just north of the Kanab Creek Ranchos Subdivision. He also indicated that the 250 acres should be included in the build-out population as a low density residential area.

Section 3 - Demographics

TABLE 8 – KANAB CITY ESTIMATED BUILDOUT POPULATION

Type of Use ¹	Acres	Units/ Acre	Units at Build- out	Build-out Population ³
<i>West of Kanab Creek</i>				
Very low density ²	535	0.4	214	505
Very low density	1,209	1	1,209	2,853
Low density ²	124	2	248	585
Low density	384	3.5	1,344	3,172
Medium density ²	557	1.5	836	1,972
Total	2,809		3,851	9,087
<i>East of Kanab Creek</i>				
Very low density	2,242	1	2,242	5,291
Low density ²	514	2	1028	2,426
Low density ²	130	2.64	343.2	810
Low density	1,771	3.5	6198.5	14,628
Medium density	45	1.5	67.5	159
Medium density	133	7	931	2,197
Planned unit development	422	15	6330	14,939
Total	5,257		17,140	40,451
Combined Total	8,066		20,991	49,538

1 Table includes only zones where dwellings are allowed.

2 Modified to show actual densities where development has occurred.

3 Persons per household assumed to be 2.36 based on culinary water account data supplied by the city of Kanab

At present it is estimated that there are 3,589 residents and 1,519 homes (3,589/2.36) in Kanab City. At build-out it is estimated that there will be 45,949 additional residents (49,538-3,589) and 19,472 additional residential units (20,991-1,519) in Kanab.