

Chapter 3: Community Design

3.1 Introduction

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

3.2 City Beautification

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

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



A successful western-themed streetscape project has largely been completed on the Center Street section of Highway 89. The Levi Stewart Memorial Park on the west end of Downtown is an excellent example of an urban park blending with and setting the tone for streetscapes throughout downtown. The City has completed a significant streetscape project on the remaining sections of the Highway 89 through the Downtown District that continues this theme. Landscaping improvements along the

remaining commercial sections of Highway 89 and continuing maintenance of existing landscaping features should be considered a priority objective for city beautification. Plans should include maintaining the necessary access and traffic flow for commercial needs, while also providing physical characteristics that provide the setting for a vibrant, attractive destination.

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

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

Goal:

Promote community beautification.

- Enhance and maintain street-scape features along Highway 89.
- Promote volunteer beautification programs.
- Review and update zoning requirements.
- Emphasize zoning enforcement.

Urban Forestry

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

Community Clean-Up Programs

Vital to achieving and continuing a beautiful environment in Kanab is the encouragement of property owners to maintain and beautify their homes, structures and vacant lots throughout the community. The Beautification Committee should continue to promote community clean-up programs and projects. Programs such as “yard-of-the-month” awards do much to increase enthusiasm in maintaining private properties. Increased enforcement of zoning laws can also make a positive difference in the appearance of unsightly or blighted properties.

3.3 Classic Western Downtown Architecture

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

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

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



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

3.4 Historic Preservation

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

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

Goal:

Promote “western classic” theme in downtown design.

- Revise current design guidelines to effectively support theme.

Goal:

Establish a program for historic preservation.

- Create and apply historic preservation guidelines and requirements in the Downtown Area.
- Preserve important archaeological, historic and cultural features.

KANAB GENERAL PLAN

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

KANAB GENERAL PLAN

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