

TOWN OF KANOSH
REVISED GENERAL PLAN

2012



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Introduction

The development of a Kanosh General Plan is meant to be a guide for the town's growth and development, and one that will be beneficial and agreeable to the citizens of the community.

Utah State Law indicates that the General Plan should be viewed as "an advisory guide for land use decisions" and that its "comprehensiveness, extent and format" are to be determined by the community. The Plan may provide for the health, safety, and welfare, promote the prosperity, comfort, convenience and aesthetics of the municipality and its present and future inhabitants and businesses. It may also protect the tax base and secure economy in governmental expenditures, foster agriculture and industries, protect urban and non-urban development, and protect property values.

Kanosh's General Plan expresses the community's interest in the orderly, efficient, and rational development of the community. The plan will help provide a long-range guide for decisions which need to be made today.

The Plan represents the "official" statement of the goals and objective intended to be followed regarding the physical development of the community. It allows for orderly growth without losing the feeling of open space and quiet, which is desired by the present residents, and makes Kanosh a desirable place to live. Necessary public and commercial services need to be provided without creating the bustle of a busy city.

The Plan is guided by (1) traditional and existing community attitudes, (2) realization that new growth will occur and that such new growth in Kanosh needs to be accommodated, (3) reasonable and logical location concepts, and (4) sensitivity to and support for private enterprise and its motivations as well as the overall public good of the community.

In order to fulfill the Community's desire to maintain tradition, recognize that new growth needs to be accommodated, that reasonable and logical location concepts and sensitivity and support to private enterprise are important to the overall good of the community, a public survey was distributed to all citizens of the Town of Kanosh. This survey covered such topics as: growth, business locations, street plans, size of building lots, preservation of historical sites, desired public services, land use and in general asked what the citizens of Kanosh think the future growth and development of the community should include. Approximately 35% (thirty five percent) of the surveys were returned to the Planning Commission, the results of which are published in the last few pages of the General Plan. The Planning Commission and the Town Council have made every

attempt to implement the public's wishes in the General Plan.

It must be recognized that the plan can only reflect Kanosh's best judgment about what exists today and what it can see, from present information, will be needed in the future. As development continues, technology changes and new trends emerge, re-evaluation and updating will be required. Also, coordination, adjustment and synthesis of the various planning and implementation activities will be necessary and should occur on an on-going basis. Whenever adjustments are made to one element of Kanosh's plan or the plan's implementation activities, other plan elements may also require adjustments so as to ensure compatibility.

Public services are at this time being provided to Kanosh as follows:

1. Public Safety, (police services) are provided by Millard Co. Sheriff. Office
2. Emergency Medical Services are provided by Millard Co. (qualified EMTs are stationed in Kanosh).
3. Education is provided by the Millard Co. School District. Students are bussed to Fillmore schools.
4. Public Library services are provided by the Ut. St. Library Bookmobile and the Millard Fillmore Library in Fillmore.
5. Natural Gas is provided and maintained by Questar Gas Co.
6. Electricity is owned by Kanosh Town and the town contracts Flowell Electric to maintain lines and residences.
7. Telephone service is owned and maintained by Frontier Telecommunications.
8. Culinary water system is owned and maintained by Kanosh Town.
9. Field water and pressurized irrigation system is owned and maintained by Corn Creek Irrigation Co.
10. Streets, parks and recreation areas, and the cemetery are maintained by Kanosh Town,
11. Main street is maintained by UT ST. DOT
12. Fire Safety is provided by the Millard Co. Fire District (manned by voluntary personnel from town).
13. Garbage collection is provided by Millard Co. (residents dispose of their garbage into a trash bin on the edge of town).
14. Judicial services are provided by Millard County Justice Court and the 4th District Court.

The Goals of Kanosh's General Plan are as follows:

1. To strengthen Kanosh's control over its own affairs.
2. To provide legal basis for adopting land use and subdivision ordinances.
3. To promote quality physical development and to help ensure that such development meets minimum acceptable standards.
4. To anticipate the future need for additional public facilities and services.
5. To state goals for Kanosh that reflect the desires of its citizens.
6. To help in the most efficient use of Public land, public services and facilities, and tax dollars.

Studies related to the plan

In 1982 a comprehensive development plan was prepared by Paul Nelson Associates, Inc. for the Kanosh Planning Commission. In 2000, the Town of Kanosh appointed a new planning commission with the intent of updating and building upon the 1982 plan. Other references, and/or guidelines to the plan are as follows:

1. The Six County Comprehensive Economic Development Strategy (Six County CEDS)
2. Millard County General Plan
3. Comprehensive Area-Wide Water and Sewer Plan
4. Soil Survey East Millard Area, Ut.
5. Culinary Water System Analysis and Impact Fee Analysis by Wall Engineering
6. Kanosh's Affordable Housing Study

LEGAL AUTHORITY

Legal Authority:

The town of Kanosh has appointed a planning commission according to Utah Legislative authority enabling the town to undertake planning functions found in the "Municipal Land Use Development and Management", title 10, chapter 9 of the Utah Municipal Code.

Selected provisions from the Utah Municipal Land Use Development and Management Act are recited below by way of information concerning the legal requirements for municipal general plans. For more comprehensive treatment of all land use issues, please refer to the applicable sections in the Utah Code Annotated §10-9-101 et seq.

1. Appointment, Terms, Vacancy, and Compensation:

10-9-201.

- (1) (a) Each municipality may enact an ordinance establishing a planning commission.
 - (b) The ordinance shall define:
 - (i) the number and terms of the members;
 - (ii) the mode of appointment;
 - (iii) the procedures for filling vacancies and removal from office; and
 - (iv) other details relating to the organization and procedures of the planning commission.
 - (2) The legislative body may fix per diem compensation for the members of the planning commission, based on necessary and reasonable expenses and on meetings actually attended.
- 1991

2. Planning Commission:

10-9-204. *The planning commission shall:*

- (1) prepare and recommend a general plan and amendments to the general plan to the legislative body as provided in this chapter;*
- (2) recommend zoning ordinances and maps, and amendments to zoning ordinances and maps, to the legislative body as provided in this chapter;*
- (3) administer provisions of the zoning ordinance adopted by the legislative body;*
- (4) recommend subdivision regulations and amendments to those regulations to the legislative body as provided in this chapter;*
- (5) recommend approval or denial of subdivision applications as provided in this chapter;*
- (6) advise the legislative body on matters as the legislative body directs;*
- (7) hear or decide any matters that the legislative body designates, including the approval or denial of, or recommendations to approve or deny, conditional use permits;*
- (8) exercise any other powers:*
 - (a) that are necessary to enable it to perform its function; or*
 - (b) delegated to it by the legislative body.*

1991

3. **General Plan:**

10-9-301.

(1) In order to accomplish the purposes set forth in this chapter, each municipality shall prepare and adopt a comprehensive, long-range general plan for:

(a) present and future needs of the municipality; and

(b) growth and development of the land within the municipality or any part of the municipality.

(2) The plan may provide for:

(a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;

(b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;

(c) the efficient and economical use, conservation, and production of the supply of:

(i) food and water; and

(ii) drainage, sanitary, and other facilities and resources;

(d) the use of energy conservation and solar and renewable energy resources;

(e) the protection of urban development;

(f) the protection and promotion of air quality; and

(g) an official map, pursuant to Title 72, Chapter 5, Part 4, Transportation Corridor Preservation.

2000

4. **Effect of the Plan on Public Uses:**

10-9-305.

(1) After the legislative body has adopted a general plan or any amendments to the general plan, no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless:

(a) it conforms to the plan; or

(b) it has been considered by the planning commission and, after receiving the advice of the planning commission, approved by the legislative body as an amendment to the general plan.

(2) (a) Before accepting, widening, removing, extending, relocating, narrowing, vacating, abandoning, changing the use, acquiring land for, or selling or leasing any street or other public way, ground, place, property, or structure, the legislative body shall submit the proposal to the planning commission for its review and recommendations.

(b) If the legislative body approves any of the items contained in Subsection (a), it shall also amend the general plan.

1991

5. **Effect of Official Maps:**

10-9-306.

(1) Municipalities may adopt an official map in accordance with the provisions of Title 72, Chapter 5, Part 4, Transportation Corridor Preservation.

(2) (a) An official map does not:

(i) require a landowner to dedicate and construct a street as a condition of development approval, except under circumstances provided in Subsection (b)(iii); or

(ii) require a municipality to immediately acquire property it has designated for eventual use as a public street.

(b) This section does not prohibit a municipality from;

(i) requiring a landowner to take into account the proposed streets in the planning of a development proposal;

(ii) acquiring the property through purchase, gift, voluntary dedication, or eminent domain; or

(iii) requiring the dedication and improvement of a street if the street is found necessary by the municipality because of a proposed development.

(3) An official map may not be used to unconstitutionally prohibit the development of property designated for eventual use as a public street.

(4) An adopted official map shall be available for public inspection upon request.

2000

GOALS AND OBJECTIVES

Goals and Objectives

The goals and objectives of the general plan are somewhat comprehensive, but not exclusive or exhaustive, in that it covers the entire town and a wide range of subjects, such as housing, public utilities, preservation of historical sites, recreation, solid waste, public utilities, land use, commercial and industrial growth and many other pertinent subjects.

Community General Land Use Plans often seek to provide a description of various kinds of acceptable land uses. Some plans attempt to spell-out every possible use that is allowable, taking substantial risk of leaving something out or off the list. That is not the approach taken in this revised plan. The approach this revised plan takes is a basic recognition that according to the proper role of government, highest priority should be given to protection of individual inalienable rights, including life, liberty and property, and that the use of private property should only be limited and interfered with based on substantial and legitimate threats to public health, safety and welfare. Consequently, rather than attempt to take the position that this plan and/or any resulting land use ordinance is any actual source of property rights, it recognizes instead that private property rights are fundamental, inalienable rights bestowed by our Creator, and that according to the rights and privileges bestowed by that ultimate source of property rights, individuals may do anything with their property that is not specifically limited or prohibited by government, based on substantial and legitimate concerns for the protection of public health, safety and welfare.

As the Town Planning Commission and Town Council undertake the laborious process of implementing and accomplishing the goals and objectives of the General Plan, it may be necessary to amend or modify the provisions herein. This General Plan shall always be subject to amendment and modification by public comment and hearing to provide for the welfare and best interests of the Town of Kanosh.

After reviewing the results of the preliminary questionnaire, mailed in September of 2000 to the members of the community, the following goals and objectives have been established for the Town of Kanosh.

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TOWN OF KANOSH -- GROWTH

Goals

1. In order to expand Kanosh's economic stability, population and economy, growth should occur, but should do so in a way that is planned and orderly.

2. Development should occur within the framework which is in keeping with the existing character of Kanosh and which avoids negative social, economic and environmental effects to the community.

Objectives

1a. To encourage new growth to occur, for the most part, in areas that can be economically served with public utilities and other services, especially culinary water, wastewater treatment, and roads.

1b To promote the growth of new residential areas within existing developed areas.

1c. To file with the County Recorder documents reflecting the intent for annexation of property into Kanosh Town

2a To enhance and conserve the environment while allowing new growth and development to occur.

2b. To foster the preservation of significant historic sights and buildings. (Ex.: D.U.P.)

2c. To encourage new developments to occur in such a manner as to promote neighborhood identity and pride in an attractive living environment.

2d. To require new developments to provide and meet adopted improvement standards for streets, landscaping, utilities, drainage and other physical requirements.

2e. To promote blight prevention through proper location and design of subdivisions, and sound construction of buildings.

2f. To encourage the improvement, rehabilitation and/or removal of deteriorated buildings.

TOWN OF KANOSH -- GROWTH

Goals

3. To provide for the best and most efficient land use through planning for the future.

Objectives:

3a. To actively direct the location of future population growth so as to minimize any negative economic, social or environmental effects.

3b. To forecast the estimated need for various types of development at several future times.

3c. To plan for the logical transition of obsolete areas to new functions.

3d. To regulate subdivision platting and strengthen existing development regulations.

3e. To develop ordinances and administrative programs which will implement the General Plan.

3f. To base land use actions and other land use controls upon the policies and intent of the General Plan.

3g. To adopt and implement zoning ordinances which disallow adjacent incompatible uses.

3h. To clarify the land uses allowed in each zoning district which do not impose incompatible impacts on each other.

3i. To encourage buffering and /or Possible physical barriers to mitigate incompatible impacts between varying land uses.

3j. To prohibit certain excessively incompatible impacts (e.g., odors, noise at certain hours, effluent ground seepage, etc.).

TOWN OF KANOSH -- GROWTH

Goals

4. All development should conform to adopted building codes.

Objectives

3k. To use when appropriate, a conditional use technique in order to allow nearness of normally incompatible land uses if certain impact-mitigating conditions are met.

3l. To employ the utility service plan as a major guide in the phasing of land use changes and development.

4a. To adopt uniform building and housing codes.

4b. To design and administer a permit and enforcement program.

TOWN OF KANOSH -- PLANNING COORDINATION

Goals

1. Growth throughout Kanosh should be coordinated

2. To encourage coordinated town, city and county policies dealing with the issues created by growth: utility extensions, land use, town vs. rural needs, fringe area development, etc.

Objectives

1a. Kanosh should determine how to best accommodate growth within the town boundaries and within the framework of the overall county plan.

1b. To maintain and provide a city coordinated, application form and procedures.

1c. To coordinate proposed developments with such groups as utility companies, police, fire department.

1d. To maintain a data collection system so that the effect of new developments can be monitored.

1e. To encourage continuing cooperation with and among other governmental bodies, including the county and school district, state and federal governments, and major industries toward common goals. Recognizing that Kanosh Town has jurisdiction within the boundaries of the town.

2a. To provide utility companies and public service agencies with maps and plans of future growth, providing them with areas and locations of growth.

2b. To develop long-range plans, priorities and fiscal programs for providing new and/or expanded public facilities to meet the needs of current and future residents.

TOWN OF KANOSH – PLANNING
COORDINATION

Goals

3. To establish a means whereby citizens of the community can effectively and actively participate in setting priorities among community goals, so that public officials can approach the allocation of community resources on the basis of public consensus.

Objectives

3a. To increase public awareness and understanding of management issues, and of the possible solutions through seminars, other public events, the media, and other means.

3b. To involve citizens in policy development through such means as public hearings, and opinion polls.

TOWN OF KANOSH -- HOUSING

Goals

1. To promote healthy and safe housing for all residents.

2. To insure an adequate supply of housing that satisfies the needs and desires of all ages and income groups in the community, and which offers an attractive living environment and fosters interchange between new and long-time residents.

Objectives

1a. To promote neighborhoods which provide safe traffic circulation, attractive landscaping and physical improvements.

1b. To promote the development of adequate housing in line with community standards and goals.

1c. To develop plans and building codes which reflect housing needs, housing quality and energy conservation.

1d. To enforce the building codes and subdivision regulations which are adopted.

2a. To support the maintenance of existing neighborhoods.

2b. To promote the development of a range of different housing and neighborhoods to meet the broad range of age and income needs of families in Kanosh.

2c. To encourage a variety, in types and pricing of housing.

2d. To promote an adequate supply of housing for elderly and low-income residents at prices they can afford.

2e. To support and utilize existing affordable housing resources and programs.

2f. To support fair housing practices through education and awareness.

TOWN OF KANOSH -- COMMERCIAL

Goals

1. If reasonably possible (based on property availability, compatibility, etc), conventional new commercial growth may be encouraged to occur in existing commercial areas.

2. As a secondary priority, to promote and support the growth and revitalization of the central business district.

3. To encourage, provide for the existence and some degree of regulation of cottage businesses and home occupations for the welfare and best interests of Kanosh.

Objectives

1a. To establish ample commercial areas to encourage commercial development.

1b. To prioritize encouragement of commercial growth in Kanosh.

2a. To encourage commercial developments to develop in a manner which is compatible with the surrounding neighborhoods.

2b. To support the development of commercial areas which provide the desired goods and services, are conveniently located and are an attractive addition to the community's appearance.

2c. To encourage the upgrading of commercial areas by improving lighting, signs, landscaping, walkways and sufficient off street parking.

3a. To develop reasonable standards and definitions of cottage business and home occupation.

3b. To establish an equitable business licensing procedure.

TOWN OF KANOSH -- INDUSTRY

Goals

1. To encourage and promote industries that will benefit Kanosh and the county through economic and employment opportunities.

Objectives

1a. To promote industrial development in a manner which is compatible with the community.

1b. To promote light non-polluting industrial development.

1c. To establish and enforce standards with respect to noise, air quality, odor, visual and other forms of environmental concerns primarily on a nuisance basis.

TOWN OF KANOSH -- RURAL AND
OPEN SPACES

Goals

1. To maintain the rural atmosphere of the community and provide for open spaces.

Objectives

- 1a. To maintain the presence of livestock in moderation in all sections of town.
- 1b. To establish a minimum lot size for future building of single family residential structures.
- 1c. To continue expansion of Kanosh in a grid (block) system.
- 1d. To develop standards for proper usage of street right-of-ways by residents.
- 1e. To develop a plan for consideration of annexation requests.

TOWN OF KANOSH -- RECREATION

Goals

1. To provide public park and recreational areas and facilities which are adequate to meet the needs of the citizens and tourists who use them.

2. To promote park and recreation opportunities to the maximum diversification.

Objectives

1a. To require in new developments that they contribute to the recreational needs of the citizens.

1b. To create a financial program that can maintain and develop park sites.

2a. To establish public recreation programs with participation of private, church and civic organizations in order to promote good health and community spirit.

2b. To encourage development of parks as an integral part of all residential areas.

2c. To encourage privately finance recreational facilities and activities to supplement public facilities.

2d. To provide adequate maintenance and water to recreation facilities.

2e. To encourage adequate programs for the senior citizens of the area.

TOWN OF KANOSH -- UTILITIES

Goals

1. To encourage good quality utilities. To be sure utilities are adequate to meet Kanosh's growth. To ensure codes and inspections are adequate for organized growth.

2. To identify where new development can most logically occur, because of the availability or ease of extending public services.

Objectives

1a. To establish and enforce codes and ordinances to protect the town, consumer and the utility company.

2a. To encourage underground installation of all new constructions.

2b. To provide documentation of all utilities and make it available to the public, developer and utility company.

2c. To plan for future sewer system layout.

2d. To plan for future expansion of pressurized irrigation system.

TOWN OF KANOSH -- TRANSPORTATION

Goals

1. To provide for a safe, attractive, efficient and balanced circulation system which results in improved traffic movement, cost efficiency, and minimum negative impacts.

Objectives

1a. To provide for improvement and adequate maintenance of existing roads.

1b. To provide for adequate road capacity to serve both current and future developments.

1c. To continue the current naming and numbering of streets and roads while providing adequate directional signs and the necessary regulatory signs.

1d. To maintain attractive roadsides.

TOWN OF KANOSH -- PUBLIC SAFETY

Goals

1. To provide a coordinated public safety program to include adequate police and fire protection within the capabilities of the town's finances, and as town growth demands.

Objectives

- 1a. To provide sufficient law enforcement.
- 1b. To provide adequate fire protection for the property of all Kanosh residents.
- 1c. To develop and enforce ordinance to protect the general health and safety of the community.
- 1d. To develop an emergency plan.
- 1e. To encourage a neighborhood watch.

TOWN OF KANOSH
GOVERNMENTAL SERVICES

Goals

1. To provide government service facilities for personnel, records and equipment so that elective city officers and appointed officials can efficiently serve the citizens of Kanosh.

Objectives

1a. To provide the facilities for efficient and coordinated governmental functions in a central location to give needed services to citizens at a minimum of inconvenience and cost to taxpayers.

1b. To provide the needed personnel and accurate, up-to-date information to ensure that future community needs are adequately met.

LAND
USE
CATEGORIES

LAND USE CATEGORIES

Historically, Kanosh has had a diverse, productive economy, with a variety of acceptable land uses. Community General Land Use Plans often seek to provide a description of various kinds of acceptable land uses. Some plans attempt to spell-out every possible use that is allowable, taking substantial risk of leaving something out or off the list. That is not the approach taken in this plan. The approach this plan takes is a basic recognition that according to the proper role of government, highest priority should be given to protection of individual inalienable rights, including life, liberty and property, and that the use of private property should only be limited and interfered with based on substantial and legitimate threats to public health, safety and welfare. Consequently, rather than attempt to take the position that this plan and/or any resulting land use ordinance is any actual source of property rights, it recognizes instead that private property rights are fundamental, inalienable rights bestowed by our Creator, and that according to the rights and privileges bestowed by that ultimate source of property rights, individuals may do anything with their property that is not specifically limited or prohibited by government, based on substantial and legitimate concerns for the protection of public health safety and welfare. With that basic understanding, and with an emphasis on the encouragement of beneficial use, production and productive land and property uses, the following basic land use descriptions are provided as part of this Kanosh General Land Use Plan, without intending to be any sort of limitation on other possible valid, productive and beneficial land uses.

The following Land Use categories have been established for Kanosh such that orderly development might occur.

1. AGRICULTURAL
2. RESIDENTIAL
3. BUSINESS / COMMERCIAL
4. INDUSTRIAL
5. PUBLIC / QUASI-PUBLIC

THE LAND USE PLAN

No other item may be more basic and significant to the future growth and development and redevelopment of Kanosh than its land use plan, mainly because it provides guidance on zoning decisions to Kanosh's Planning and Zoning Commission and the Town Council.

1. AGRICULTURAL LAND USE

Agricultural use, including tilling soil, raising crops and animal husbandry, is considered to be a valid, acceptable, historical and traditional land use in Kanosh and in every part of the community.

2. RESIDENTIAL LAND USE

Residential use is likewise considered a valid, acceptable, traditional land use in Kanosh and in every part of the community.

3. BUSINESS / COMMERCIAL LAND USE

Historically, Kanosh has enjoyed a vibrant and thriving business community. Once the highway was re-routed, traditional, commercial businesses in Kanosh suffered. Because it is in the best interest of the community to encourage business development and growth, this plan recognizes business and commercial use(s) as a valid land use in Kanosh and in every part of the community, and should be encouraged. Although traditional retail and commercial businesses that benefit from visibility and access will continue to be encouraged along main street and highway frontage, to coincide with traffic patterns, and help insure ample access and parking, valid business and commercial uses will not be discouraged anywhere in the community.

4. INDUSTRIAL LAND USE

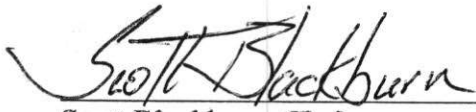
Historically, Kanosh has been a productive community, and light industrial uses have been considered to be a valid, acceptable land use in Kanosh and every part of the community. Because of the desire to continue to encourage business growth and productivity, industrial uses are not to be discouraged anywhere in the community. Although clustering of such similar and compatible uses may be encouraged, productive land uses should not be discouraged anywhere in the community.


5. PUBLIC / QUASI-PUBLIC

Such uses include government buildings, including town hall, fire station(s), schools, libraries, etc., and cemetery, parks and recreation facilities, as well as property owned and/or used by religious, institutional, civic, and non-profit organizations. Such uses should be encouraged for the use and benefit of the residents of the community, but should not be considered to take precedent over productive private land uses.

Conclusion

Public comments were heard on the Kanosh Town Revised General Plan at public hearing on _____ . Subsequent minor changes were made and the plan was submitted to the Kanosh Town Council. Additional public input was received at the public hearing conducted by the town. After that hearing, adjustments were made as a result of public input, and the Revised General Plan was formally adopted by the town council 10-9-13 . This plan may be amended from time to time as the need arises. Any future amendment of the General Plan will follow the same procedure. The Kanosh Planning and Zoning Commission will make ordinance recommendations to the Kanosh Town Council which implement the General Plan.


Scott Blackburn, Chairman
Kanosh Planning Commission


Ray W. Whitaker, Mayor
Kanosh Town

10-9-13
Date

APPENDIX

Introduction

In 1996, The Utah Legislature passed H.B. 295 that mandates adoption of affordable housing elements into community general plans addressing their community affordable housing needs. The housing element must address five issues:

1. Estimation of existing supply of moderate income housing
2. Estimation of the need for moderate income housing
3. Survey of the total residential zoning
4. Evaluation of barriers to opportunities for affordable housing
5. Programs and plans to encourage an adequate supply of moderate income housing

This housing plan is intended to be developed in cooperation with other surrounding municipalities and county general plans.

Section 1: Supply & Needs Analysis

Kanosh Town is one of 10 municipalities in Millard County consisting of a population of 485 (2000) with an average annual rate of change of approximately 2.3%. If this rate continues, Kanosh Town can expect to have a population of 532 in the five year projection time of 2004. Millard County population is 12,405 (2000) and is expected to be around 13,000 in 2004.

Table 1

Five Year Population Projections

Year	Population	**Affordable Housing Units Needed
2000	485	93
2001	496	95
2002	508	98
2003	520	100
2004	532	102

** Population below 80% of median income divided by household size

The 1999 Census median income for Millard County is \$38,700. Using \$30,960 (80% of median income) as a guide, the maximum monthly rental is \$770 and the maximum purchase price for a home is \$96,300. The 1996 GOPB showed Kanosh Town household size estimate was 3.34 and the projected household size was 3.12 for 2002. Using these figures, **Table 2** numbers are calculated the following ways:

Need is determined by the population that is 80% below median income divided by the approximate household size. (**Table 1**)

Supply is determined by the number of housing units valued at or below maximum monthly rental and maximum purchase price for the given year.

Table 2

**Moderate Income Housing
Need vs. Supply**

Kanosh Towns under 80% of median income Need vs. Supply

	<u>2000</u>		<u>2001</u>		<u>2002</u>		<u>2003</u>		<u>2004</u>	
	Need	Supply	Need	Supply	Need	Supply	Need	Supply	Need	Supply
	93	173	95	173	98	173	100	173	102	173
Surplus—	80		78		75		73		71	
Need—	0		0		0		0		0	

Section 2: Summary of Residential Zoning

Residential Zone
 Minimum lot size 5/8 Acre
 Acres undeveloped 83.75 (infill acres)
 Approximate # of lots available 134
 Average lot price \$10,000

Section 3: Zoning Analysis (Social & Regulatory Barriers)

Existing available housing lots shown in **Section 2** allow the opportunity for affordable housing to be built. Vacant lots are available for owning in our community. Future development in our community should continue to provide lot sizes consistent with current conditions.

Flexibility in zoning terms and definitions exists without changing the character of the local neighborhood and is a priority. Overcrowding has not been a problem to this point and it is not foreseen that it will be in the future.

A clear and understandable development process will provide an opportunity for quality affordable development in our community. By implementing this kind of process, continued affordable development opportunities will exist in the future.