



January 11, 2017
Kane County Planning Commission
Land Use Authority
Commission Chambers, Kane County Courthouse
76 North Main Street, Kanab, Utah

Agenda

Facilitator: Chairman, Tony Chelewski

Attendees: Planning Commission, County Staff, Interested Citizens

5:30 PM Work Meeting

6:00 PM Pledge of Allegiance

Prayer

Approval of Minutes

Chairman, Tony Chelewski

Announcements

Chairman, Tony Chelewski

Public Comment

Maximum comment time is three minutes each

Administrative Public Hearing **(1.) Nomination of Officers for 2017**
Chairman and Vice-Chairman

Legislative Public Hearing **(2.) Vacating a Road: County Road 3270**
Abandonment of Kane County Road 3270, look to packets and website for legal description; submitted by Louis Pratt

Legislative Public Hearing **(3.) Vacating a Road: County Road 3250**
Abandonment of Kane County Road 3250, look to packets and website for legal description; submitted by Louis Pratt

Administrative Public Hearing **(4.) Rural Unimproved Subdivision: North Fork Junction**
Stacy P. McLaws, Manager of Chamberlain Ranch Holdings, LLC, parcel # 1-9-15-1; submitted by Iron Rock Engineering

Administrative Public Hearing **(5.) Lot Joinders: Gendron & Somers**
Thomas Gendron, Shane & Esperanza Somers, (these are 2 separate lot joinders-the applicants used the same plat), New Paria Subdivision, lots 33B, 34, 43, & 44, becoming new lot 33B & becoming new lot 44; submitted by Iron Rock Engineering

Administrative Public Hearing **(6.) Lot Joinder/Lot Line Adjustment: Sawatzky, Redd, & Hardy**
Duck Creek Pines, Phase 1, lots 35, 36, & 38, becoming new lots 36 & 38; submitted by New Horizon Engineering

Administrative Public Hearing **(7.) Lot Joinder: Dennis Marshall**
Swains Creek, Unit 1, Block 3, lots 22 & 23, becoming new lot 22; submitted by Platt & Platt, Inc. Civil Engineers & Surveyors

**Legislative
Public Hearing**

(8.) Land Use Ordinance 9-24-3 “Solar Power Plant”
**Adding limitations to the Solar Power Plant Ordinance; submitted by Shannon
McBride**

**Legislative
Public Hearing**

(9.) Land Use Ordinance 9-1-7, 9-5-5, & 9-27-A-2: Open Range
**Adding definition Open Range, Agriculture Zone adding into section E, adding
definition to 9-27-A-2; submitted by Shannon McBride**

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Shannon McBride at (435) 644-4966 or Kaylea Crosby at (435) 644-4964.

Agenda items may be accelerated or taken out of order without notice as the Administration deems appropriate.

Definitions:

“Public Hearing” means a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing. “Public Meeting” means a meeting that is required to be open to the public pursuant to the requirements of Title 52, Chapter 4 Open and Public Meetings; the public may or may not be invited to participate. “Legislative” means an action taken by the County Commission or Land Use Authority; amending ordinances, adopting general plan, annexations, zoning and rezoning; a reasonable debatable action that could promote the general welfare of the community. “Administrative” means an action taken by the Land Use Authority Commission, staff, County Commission interpreting ordinances and regulations, conditional uses, approving subdivision site plans, issuing building permits; an administrative decision must satisfy the requirements prescribed under state law or the County Land Use Code (LUC), whichever is stricter.