



December 9, 2015
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

Chairman, Tony Chelewski

Administrative **(1.) 2016 Planning & Zoning Meeting Schedule**
Make motion to accept 2016 meeting schedule for 2016

Administrative **(2.) Duck Creek Parking**
Presentation by Duck Creek residents about extra parking on parcel with unknown owner.

Administrative **(3.) Amendment to Development Agreement**
Public Hearing **Agreement between Canyon Land Development, LLC and Kane County, regarding parcel #187-OS-3; Submitted by Tom Avant, Iron Rock Engineering**

Administrative **(4.) Lot Joinder**
Public Hearing **Douglas & Darlene Crowe, Elk Ridge Estates, Unit 1, Lots 23 & 24, new lot 23, and vacate a 7.5 ft. easement; Submitted by Tom Avant, Iron Rock Engineering**

Administrative **(5.) Lot Joinder**
Public Hearing **Dale Fry, Meadow View Estates, Plat D, Lots 91 & 92, new lot 92; Submitted by Brent Carter, New Horizon Engineering**

Administrative **(6.) Lot Joinder**
Public Hearing **Wesley & Beverly Ronald, Zion View Mountain Estates, Unit A-revised, Lots 186 & 187, new lot 187; Submitted by Brent Carter, New Horizon Engineering**

**Administrative
Public Hearing**

(7.) Lot Line Adjustment

Alan & Sheri Hughes and Maxene Tanner, Trustee of the “Maxene Tanner Trust”, Mirror Lake, Plat B, Lots 20 & 21; Submitted by Brent Carter, New Horizon Engineering

**Legislative
Public Hearing**

(8.) Zone Change

Travis Legler, parcel #6-148 (All of Lot 148 Vermillion Cliff Estates), from R-1 to R-2; Submitted by Travis Legler

Administrative

(9.) Reconveyance of Lots to Property Owner

Wayne Schwalbach, Good Earth Development LLC, Bryce Summit, Lots 3 & 4. Located 3.7 miles north of Todd’s Junction on Hwy. 89 & Hwy. 14; Submitted by Shannon McBride & Lou Pratt

**Legislative
Public Hearing**

(10.) Kane County Zoning Map

Adoption of revised Kane County Zoning Map; Submitted by Shannon McBride

Administrative

(11.) Temporary Use Permit

Annie Miller, additional time for living in RV at Vermillion Cliffs Estates, 6-83 E. Boulder Bluff Rd.

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 Mary Reynolds at (435) 644-4951.

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.