



Minutes

Kane County Planning Commission
& Land Use Authority
76 North Main Street, Kanab
February 11, 2015

CHAIRMAN: Tony Chelewski

MEMBERS PRESENT: Tony Chelewski, Dale Clarkson, Wade Heaton (Vice-Chair), Robert Houston, Byard Kershaw, Que Johnson, Hal Hamblin

EX-OFFICIO MEMBER: Commissioner Douglas Heaton

STAFF PRESENT: Shannon McBride, Land Use Administrator; Mary Reynolds, Administrative Asst.; Ryan Maddux, Building Official; Kent Burggraaf, Deputy County Attorney; Linda Little, Building Official; Karla Johnson, Clerk/Auditor

5:30 PM Work Meeting

6:00 PM Meeting called to order by Tony Chelewski
Pledge of Allegiance Tony Chelewski
Prayer Hal Hamblin
Announcements Tony Chelewski

Motion was made by Wade Heaton to go in and out of public hearing at the call of the chair. Motion was seconded by Dale Clarkson. The Chair asked for any questions or comments and there were none. Motion passed unanimously.

Announcements/Updates:

Chairman Chelewski said he called Mike Kempt. All things were going well; there hasn't been any snow and he has enough firewood for winter.

Commissioner Heaton addressed the Board and welcomed the two new members. He commented that he had heard good things about them. He also said he appreciated the current members who have continued to serve.

Chairman Chelewski welcomed the attendees from Girls State; he had them stand up and be recognized. There were five in attendance

Chairman Chelewski called the commission into public hearing.

Administrative/6:00 pm
Administrative

Swear in New Planning & Zoning Commission
Members: Que Johnson & Byard Kershaw by
Karla Johnson, Clerk/Auditor

Karla Johnson, Clerk/Auditor swore in the new Planning & Zoning board members, Byard Kershaw and Que Johnson, and had them sign documents. Byard Kershaw replaces Dale Spencer, who resigned his commission in December, 2014. Que Johnson is fulfilling Roger Chamberlain's term through the end of 2015.

The Chairman called the commission out of public hearing.

Motion was made by Wade Heaton to approve the January 14, 2015 minutes. Motion was seconded by Robert Houston. The Chair asked for any questions or comments and there were none. Motion passed unanimously.

Chairman Chelewski called the Commission into public hearing.

Administrative/6:01 pm
Public Hearing

Lot Joinder
Philip & Cinthanie Crenshaw, property owners,
Meadow View Heights, Plat F, Lots 333 & 334,
New Lot 333A; submitted by Platt & Platt
Engineering

Shannon McBride: This [application] still has a lot of problems and is not ready to come to the table. You'll have to postpone it until the March, 2015 meeting.

Chairman Chelewski called the commission out of public hearing.

Motion was made by Hal Hamblin to postpone the Lot Joinder for Philip & Cinthanie Crenshaw, Meadow View Heights, until the March 11, 2015 Planning & Zoning meeting. Motion was seconded by Dale Clarkson. The Chair asked if there were comments or questions. The Chair called for the question; and the motion passed.

Chairman Chelewski called the Commission into public hearing.

Administrative/6:02 pm
Public Hearing

Vacate Rural Unimproved Subdivision
Arthur Manteris, Bryce View Estates, Submitted
by Tom Avant, TC Engineering

Tom Avant: This [should] look pretty familiar. We actually did a Rural Unimproved last year. As he talked to his family members, he [realized] he had more members wanting to build cabins [on the property]. He originally deeded it at seven parcels and our ordinance doesn't allow for amending a rural unimproved. So what we're doing is vacating Bryce View Estates and re-platting it back as Bryce View Estates II. We are going to vacate the original and re-plat it because once you do a rural unimproved, you can't amend them. We are going from seven parcels to ten parcels. [Different size acreages, each.]

There was some discussion on where the acreage was located; how close to Kane/Garfield County line. Also questions on access to some of the parcels. Tom Avant showed them on the map the existing easements that come from the highway.

Shannon McBride: There are a few conditions that Tom will take care of (some that Warren Monroe, Engineer pointed out).

Tony Chelewski: They will have to vacate here before we can approve number two, right?

Tom Avant: Yes.

Tony Chelewski: Then the first motion we'll need is to vacate?

Kent Burggraaf, County Attorney: You are just [voting] on vacating tonight.

Tom Avant: We want to vacate and approve tonight.

Shannon McBride: I didn't [publicly] notice it that way. It's just vacating tonight. There are just a few conditions. Warren has to review it and it must go to the [County] Commission.

The Chair asked if there were any comments or recommendations and there were none. The Chair called the Commission out of public hearing.

MOTION was made by Robert Houston to recommend approval to the Commission for vacating the Rural Unimproved Subdivision of Bryce View Estates of Arthur Manteris, property owner. Motion was seconded by Hal Hamblin. The Chair asked if there were comments or questions. The Chair called for the question, and the motion passed.

Chairman Chelewski called the Commission into public hearing.

Administrative/6:03 pm
Public Hearing

Amending a Subdivision Plat/Lotline Adjustment
Richard & Patricia Swapp, Property owners, Elk Ridge Estates, Unit 1, Lots 24 & 25; and vacate a 7.5 ft. utility easement, Submitted by Tom Avant, TC Engineering

Tom Avant: This is in Elk Ridge Estates Unit 1, which is set behind the store.

Shannon McBride: This has conditions, too. It is condition upon review. They [engineers] were very busy this month.

Byard Kershaw: For those of us who are geographically challenged; where is 'behind the store?'

Tom Avant explained via the plat map and showed what line was being moved.

Shannon McBride: It has to go to [County] Commission again, due to vacating of the utility easement.

Dale Clarkson: Where is the lot line being moved?

Tom Avant explained. Que Johnson asked about easements. Tom Avant said termination agreements had been signed and original lot lines were being vacated. He explained the lines on the plat map indicating this was an older subdivision and utilities used to be along the boundaries.

The chairman called the meeting out of public hearing.

Motion was made by Hal Hamblin to recommend approval to the [County] Commission for Amending a Subdivision Plat/Lot Line Adjustment of Richard & Patricia Swapp, property owners, Elk Ridge Estates, Unit 1, Lots, 24 & 25, and to vacate a 7.5 ft. utility easement. Motion was seconded by Robert Houston. The Chair asked if there were comments or questions. The Chair called for the question, and the motion passed.

Chairman Chelewski called the Commission into public hearing.

Administrative/6:04 pm
Public Hearing

Amending a Subdivision Plat/Lotline Adjustment
Richard & Patricia Swapp, Property owners, Elk Ridge Estates, Unit 2, Lot 70 and Unit 1, Lot 56; and vacate a 7.5 ft. utility easement, Submitted by Tom Avant, TC Engineering

Tom Avant: This one [lot line adjustment] is more interesting. [The client] bought lot 56 and happened to buy lot 70 later. He was told the house was entirely on lot 56 but found out the house was more on lot 70. He happened to buy 70, and it was a good thing he did.

Tony Chelewski: Is it sellable in the future?

Tom Avant: It is. It still leaves 1.23 acres in lot 70. There is plenty of room for access. The guy who owns lot 71 owns lot 72 as well.

The chairman called the meeting out of public hearing.

Shannon McBride: This has to go to [County] Commission as well because of the easement. Warren says it is good to go.

Byard Kershaw asked if it retains the same lot number and Tom Avant said it does. The Recorder requested that so a whole new account does not have to be created. It is easier to follow the history and tracks better.

Wade Heaton: Our only requirement for the Lot description is to have the minimum footage for frontage and setbacks? Aside from that we don't have any restrictions on shape and size? [The answer was 'No.']

Hal Hamblin: Would it be enough to sell to the neighbors? [Yes. It was set so far over because of the propane tank.]

Motion was made by Hal Hamblin to recommend approval to the [County] Commission for Amending a Subdivision Plat/Lot Line Adjustment of Richard & Patricia Swapp, property owners, Elk Ridge Estates, Unit 2, Lot 70 and Unit 1, Lot 56; and to vacate a 7.5 ft. utility easement. Motion was seconded by Dale Clarkson. The Chair asked if there were comments or questions. The Chair called for the question; and the motion passed.

Shannon McBride: Regarding the Resource Management Plan - Kane County has been put in the spotlight this year. Different counties have been looking at our plan. Seven different entities have asked for it. March will be the last time we look and vote on it. We have a Forest Management Plan we will be looking at soon. The last two Sections (7 & 8) are next. Get comfortable and familiar with it. It will affect Kane County in multiple ways. We will be working on it for another year [the EIS]. We have caught most of the problems.

Kent Burggraaf: Might be more than a year.

Robert Houston: The Five County meeting today is looking at our Plan. They are trying to put some money together to develop theirs. They don't want to reinvent the wheel, so they are looking at ours because it is working.

Doug Heaton: I think it's very important to understand what you've done, here. We're on the cutting edge; this has never been done before. It gives us the ability to sit at the table. It's big.

Robert Houston: I think [we should recognize] Shannon did a lot of the work.

Kent Burggraaf: If you read through it again for comprehension and flow, it would be very helpful. The nice thing about the way we have our [Resource Plan] structured, is that if the [legislative] Bill goes through which requires these resources, the one being proposed, ours already fits the Bill. Others will have to start from scratch where ours already meets the requirements.

Shannon McBride: That was confirmed by the state planner who went through it with a fine-toothed comb. I asked him if we missed anything and he said ‘You guys are already there.’

Chairman Chelewski called the Commission into public hearing.

Motion was made by Tony Chelewski to adjourn the meeting. The motion was seconded by Robert Houston. The Chair asked if there were comments or questions. The Chair called for the question; and the motion passed.

The meeting adjourned at 6:29 p.m.

Land Use Authority Chairman,
Tony Chelewski

Land Use Administrative Assistant,
Mary Reynolds