



April 13, 2016  
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  
Public Hearing**

**(1.) Finalizing Preliminary Plat: Peaches Planned Unit Development**  
Kevin McLaws, Zion Mountain Development, LLC, parcels #1-9-13-4, 1-9-13-5A,  
1-9-13-4A, and 1-9-14-3A; Submitted by Tom Avant, holding power of attorney

**Legislative  
Public Hearing**

**(2.) Revision to Land Use Ordinance 9-21B-1-4 Subdivision Regulations**  
Regarding subsection D-H; Submitted by Reid Mann, Deputy County Attorney

**Legislative  
Public Hearing**

**(3.) Revision to Land Use Ordinance 9-21D-2(c)**  
Remove Wildland Urban Interface code subdivision fees; Submitted by Shannon  
McBride

**Legislative  
Public Hearing**

**(4.) Revision to Land Use Ordinance 9-21D-3(e)(10) and 9-21G-8**  
Discuss the definition and requirements of "fencing"; and exterior perimeter  
fencing; Submitted by Shannon McBride

**Legislative  
Public Hearing**

**(5.) Revision to Land Use Ordinance 9-21E-4(b)**  
Under General Submission Items on plat: add at number "30" Culinary Water  
Authority/Sanitary Sewer Authority, & Local Health Department signature  
blocks; Submitted by Shannon McBride.

**Legislative  
Public Hearing**

**(6.) Revision to Land Use Ordinance 9-21K-2(8-9)**  
Discussion on easements to newly created parcels. Submitted by Commissioner  
Dirk Clayson

**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.