



June 14, 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 Chairman, Tony Chelewski
- Legislative Public Hearing** (1.) Zone Change Request: Craig Simmons & Rosalind C. Tsosie
New Paria Subdivision, lot 125-4, Residential-1 to Commercial-1; submitted by Craig Simmons & Rosalind Tsosie
- Administrative** (2.) Compliance Review of Previously Divided Property: William W. Korsgren
Stevens Canyon Estates, parcels # 8-8-29-25
- Administrative Public Hearing** (3.) Lot Joinder/Vacating Easements: Michael & Michelle Conley
Duck Creek Pines, Phase 6 Amended, vacating (2) utility & drainage easements, lots 224 & 225, becoming new lot 224; submitted by New Horizon Engineering, Brent Carter holding Power of Attorney
- Administrative Public Hearing** (4.) Lot Joinder/Vacating Easements: Kenneth & Sandra Trinosky
Ponderosa Ranch Estates, Plat "A" Amended, vacating a 10-foot public bridle path easement, lots 13, 14, & 15, becoming new lot 14; submitted by New Horizon Engineering, Brent Carter holding Power of Attorney
- Administrative Public Hearing** (5.) Lot Joinder: Richard & Rebecca Pinnick
Color Country Subdivision, Plat A, lots 8 & 9, becoming new lot 8; submitted by New Horizon Engineering, Brent Carter holding Power of Attorney
- Administrative Public Hearing** (6.) Lot Joinder/Vacating Easements: Michael Hillman
Elk Ridge Estates, Unit 2, vacating (2) 7.5-foot utility & drainage easements, lots 62 & 63, becoming new lot 62; submitted by New Horizon Engineering, Brent Carter holding Power of Attorney
- Administrative** (7.) Lot Joinder/Vacating Easements: Raymond & Nina Spigner

Public Hearing **Zion View Mountain Estates, Revised Unit A, vacating (2) 10-foot utility easements, lots 202 & 223, becoming new lot 202; submitted by New Horizon Engineering, Brent Carter holding Power of Attorney**

Administrative **(8.) Final Plat: Kendrick Rogers**
Public Hearing **Palomar Estates Subdivision, Phase 3-5, parcels 4-5-5-3C, 4-5-5-3D, & 4-5-5-3E; submitted by Iron Rock Engineering, Tom Avant holding Power of Attorney**

Legislative **(9.) Kane County Land Use Ordinance, Perimeter Fencing:**
Public Hearing **9-21A-5, adding definition of perimeter fencing and maintenance; 9-21B-4 (I), adding maintenance to perimeter fence; submitted by 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 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.