



July 12, 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.) Kane County Land Use Ordinance, Propane Tanks/Commercial:  
O 2017-12 proposed revisions to the Land Use Ordinance 9-7B-5: Chapter 7, Propane Tanks/Commercial, C-1 & C-2, Conditional (C-1), Permitted (C-2), Adding to uses table; submitted by Shannon McBride
- Administrative Public Hearing** (2.) Final Plat: Kendrick Rogers  
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
- Administrative** (3.) Conditional Use Permit: James Carlon  
Movie Ranch Subdivision, parcel I-59, Unit A, Amended & Extended, Recreational Rentals; submitted by James Carlon
- Administrative Public Hearing** (4.) Lot Joinder/Vacating Easements: Kenneth & Sandra Trinosky  
Ponderosa Ranch Estates, Plat "A" Amended, lots 13, 14, & 15, becoming new lot 14, vacating a 10' public bridle path between lots 14 & 15, and then relocating the location of the 10' public bridle path to the north side of lot 15; submitted by New Horizon Engineering, Brent Carter holding Power of Attorney
- Administrative Public Hearing** (5.) Conditional Use Permit: Garkane Power Association Inc.  
Addition of a 30,000 gallon propane storage tank, piers, bulkhead, and piping; 2 remote emergency shutoff stations will also be installed, #26427 Kanab Substation, 526 West Powell, Ranchos; submitted by Garkane Power Association Inc.
- Legislative Public Hearing** (6.) Kane County Land Use Ordinance, Subdivision Regulations:  
O 2017-11 proposed revisions to the Land Use Ordinance 9-21B-4: (B) 3 & 4, Chapter 21, Subdivision Regulations, Article B, Subdivision Creation & Enforcement, Section 4:

**Building Permits (B) 3 & 4; Adding additional language for building permits and bonding pertaining to subdivisions and developers; 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.