



July 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
Announcements

Chairman, Tony Chelewski

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Public Comment

Maximum comment time is three minutes each

**Administrative
Public Hearing**

(1.) Todd's Junction - Conditional Use Permit

Ray Draper, enlarge sign by three inches (on two sides); Submitted by YESCO

**Administrative
Public Hearing**

(2.) Lot Joinder: Karl & Cherole Pils

Zion View Mountain Estates, Unit A, Lots 197 & 199, new Lot 199; Submitted by New Horizon

**Administrative
Public Hearing**

(3.) Planned Unit Development: Zion Rim, Phase 1

Zion Mountain Development, parcel #1-9-16-1; Submitted by TC Engineering

**Legislative
Public Hearing**

(4.) Land Use Ordinance 9-1-7 & 9-6A-6: "Tiny Homes"

Add definition & Tiny Homes to use matrix; Submitted by Shannon McBride

**Legislative
Public Hearing**

(5.) Land Use Ordinance 9-16-3 & 9-16-5 "Subdivision Signs"

Add definition & add 'All zones' in use matrix; Submitted by Shannon McBride

**Legislative
Public Hearing**

(6.) Land Use Ordinance 9-21K(1-3) Rural Unimproved Subdivision

Regarding changes made in previous meeting; Submitted by Shannon McBride

Administrative

(7.) Presentation by Geologist Jim Rasmussen

Kane County Minerals; Submitted by Jim Rasmussen

**Administrative
Public Hearing**

(8.) Kane County Resource Management Plan-Revisions: Add Region 2

Escalante Grazing Zone Region; Submitted by Mary Reynolds

Administrative

(9.) Increase Application Fee: Rural Unimproved Subdivision

Increase to \$1,000; 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 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.

