



September 14, 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 **Maximum comment time is three minutes per person**
- Administrative Public Hearing** **(1.) Amend & Extend Subdivision Plat: Raymond T. Wells & Sharon K. Wells**
Vermillion Cliffs Estates, SE ¼ Sections 32, SW ¼ Sections 33, T41S, R5W, Lot 77;
Submitted by Ray Wells
- Legislative Public Hearing** **(2.) Land Use Ordinance: 9-1-7 Manufactured Home Definition**
Add Pier Design; Submitted by Shannon McBride
- Administrative Public Hearing** **(3.) Lot Joinder: Karl & Cherole Pils**
Zion View Mountain Estates, Unit A, Lots 197 & 199, new Lot 199; Submitted by
New Horizon
- Administrative Public Hearing** **(4.) Lot Joinder: Dwane & Sharon R. Jones – Trustees of ‘The Jones Family’**
Strawberry Valley Estates, Unit 4, Lots 29, 30, 31, & 52; New lot 31; Submitted by
New Horizon
- Administrative Public Hearing** **(5.) Lot Joinder: James R. Pinner**
Swains Creek Pines, Unit 3, Lots 392 & 393; New lot 392; Submitted by New
Horizon
- Administrative Public Hearing** **(6.) Lot Joinder: Roland Alden Taatjes & Dale T. Fifield**
Ponderosa Villa, Plat A, Lots 15 & 16; New lot 15; Submitted by New Horizon
- Administrative Public Hearing** **(7.) Lot Joinder: Christopher D. & Diane L. Colarcurci**
Color Country Subdivision, Plat D, Lots 110 & 111; New lot 111; Submitted by New
Horizon
- Administrative Public Hearing** **(8.) Lot Joinder/Vacate Easement: Diana Lafontaine**
Meadow View Estates, Plat D, Lots 11 & 12; New lot 11; Submitted by New Horizon

- Administrative Public Hearing** **(9.) Lot Line Adjustment: Pal Viczko**
Swains Creek Pines, Unit 1 Amended, Lots 129 & 130; Submitted by Brent Carter with New Horizon
- Administrative Public Hearing** **(10.) Final Plat: Mark Jacobs**
Elk Ridge Estates, Unit 4, Proposed Phase 4, Lots 53, 54, & 73-79; Submitted by Brent Carter with New Horizon
- Administrative Public Hearing** **(11.) Final Plat: Kendrick Rogers**
Palomar Estates Subdivision, Phase 2, Lots 1, 2, 3, & 4; Submitted by Iron Rock Engineering
- Administrative Public Hearing** **(12.) Peaches Final – Final Plat: Kevin McLaws**
“Peaches”, parcels #1-9-13-4, 1-9-13-5A, 1-9-13-4A, & 1-9-13-3A, for a total of 64.92 Acres; Submitted by Kevin McLaws & Iron Rock Engineering
- Administrative Public Hearing** **(13.) Conditional Use Permit: Glen Canyon West A**
Solar Power Plant on SITLA Land, Sections 3 & 10, T43S, R1E, 912 Acres; Submitted By Glen Canyon Solar C, LLC
- Administrative Public Hearing** **(14.) Conditional Use Permit: Glen Canyon West B**
Solar Power Plant on SITLA Land, Sections 4 & 5, T43S, R1E, 810 Acres; Submitted by Glen Canyon Solar D, LLC
- Administrative Public Hearing** **(15.) Conditional Use Permit: Glen Canyon West C**
Solar Power Plant on SITLA land, Sections 5, 6, 8, T43S, R1E, 900 Acres; Submitted by Glen Canyon Solar E, LLC
- Legislative Public Hearing** **(16.) Kane County 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** **(17.) Kane County Land Use Ordinance: 9-21K(1-3) Rev. RUS**
Regarding changes made in previous meeting; Submitted by Dirk Clayson
- Legislative Public Hearing** **(18.) Kane County Land Use Ordinance: 9-5-1-5**
Agriculture Density & Definition for Lodges; Submitted by Shannon McBride
- Legislative Public Hearing** **(19.) Kane County Land Use Ordinance: 9-1-9 & 9-6A-6**
Adding Definition of Vacation Rentals & Residential Zones; 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.