

Minutes of the Kane County Land Use Authority Meeting

October 13, 2010

Members Present: Tom Forsythe, Dale Spencer, Jim Baker, Dale Clarkson, Roger Chamberlain, Wade Heaton

Members Absent: Tony Chelewski

Ex-Officio: Douglas Heaton

Staff Present: Ryan Maddux, Shannon McBride, Rob Van Dyke, Gary Smith

Work Meeting:

Pledge of Allegiance

Roger Chamberlain moved to accept the minutes as presented, Dale Clarkson seconded.

Motion carried unanimously.

Agenda Item #1 Administrative- Conditional Use Permit-Parcel # 8-9-29-2-Kathleen Jensen-VIA-teleconference

Gary Smith stated the conditions presented are consistent with state laws. The conditions to go with the permit are the following:

- 1.) 50' X 50' minimum parcel, surveyed and description filed with Kane County Recorders Office;
- 2.) Parcel to be fenced;
- 3.) Internment to be in compliance with state law;
- 4.) New deed with restrictive covenant drawn-up and filed with Kane County

Recorders Office.

Wade Heaton recommended approval of the conditional use permit based on our conditions to abide by state law. Dale Spencer seconded the motion.

Motion carried unanimously.

*No phone call needed to take place due to the fact the item of business was all self explanatory.

Agenda Item #2 Zone Change-Zion Mountain Resort, Inc. Parcel # 1-9-13-1A- Kevin McLaws - 6:15 p.m

Motion to go in and out of Public Hearing at the call of the chair.

Tom Avant came before the Land Use Authority on behalf of Kevin McLaws for the Points Subdivision for parcel 1-9-13-1A.

This subdivision will fall under a Planned Unit Development with four lots and private cabins. Cabins are custom rustic log homes. The existing cabins are zoned under commercial property. The zone change is due to the fact that the 9 acre requirements have to be met. The current zone is Agriculture and it needs to be Recreation R-9. Jim Baker, Chairman called for any public comments; no public comments made.

The planned unit development is a cluster type development; the overall density is 9.22 acres per parcel; the remaining land will be a part of the Home Owners Association. Gary Smith stated all paperwork is in order.

Jim Baker, Chairman called the Commission out of public hearing.

Tom Forsythe moved to recommend approval to Recreation R-9 parcel number # 1-9-13-1A from agriculture because it seems to be consistent with usage in the area. Wade Heaton seconded the motion.

Motion carried unanimously.

Agenda Item #3 Preliminary Plat-Zion Mountain Resort Inc. The Points-Parcel # 1-9-13-1A-Kevin McLaws

Tom Avant representing Kevin McLaws came before the Land Use Authority Commission. Warren Monroe Kane County Engineer's only condition is an issue in regards to encumbrances of title. Gary received documents that took care of the issue.

Roger Chamberlain moved to recommend approval of the preliminary plat on the condition that the county commission approves the zone change application. Wade Heaton seconded motion.

Motion carried unanimously.

Agenda Item #4 Parcel Joinder, lots 20 & 21, Ponderosa Villa, Plat G, William J. & Marva E. Hickey

Brent Carter came before the Land Use Commission on behalf of William J. & Marva E. Hickey.

William and Marva Hickey would like to join their two lots into one lot. There is one item that needs to be corrected. Warren Monroe recommends approval of the plat. Brent Carter said the correction had been made.

Tom Forsythe moved to recommend the parcel joinder in Ponderosa Villa, Plat G, lots 20 and 21 putting the two lots together serves the county which we like. Dale Clarkson seconded the motion.

Motion carried unanimously.

Agenda Item #5 Parcel Joinder, lots 27 & 28, Ponderosa Villa, Plat G, Micheal and Judy Medley

Tom Forsythe moved to amend the agenda for lots 27 and 28 for Micheal Medley, Wade Heaton seconded.

Motion carried unanimously.

Brent Carter came before the Land Use Authority Commission on behalf of the Medleys.

Gary Smith state there are no special notes and all paper work is in order.

Wade Heaton moved to recommend approval of the parcel joinder for lots 27 and 28 in the Ponderosa Villa, Plat G, subdivision. Roger Chamberlain seconded the motion.

Adjourned: Roger Chamberlain moved to adjourn. Tom Forsythe seconded the motion .

Motion carried unanimously.

Work Session.

Jim Baker passed out proposed ordinance changes. They are included in the monthly packet.