



MINUTES

Kane County Planning Commission
& Land Use Authority Meeting
76 North Main Street, Kanab
May 10, 2017

CHAIRMAN: Tony Chelewski

MEMBERS PRESENT: Tony Chelewski, Hal Hamblin, Byard Kershaw, Dale Clarkson, Danny Brown, Wade Heaton

MEMBERS ABSENT: Robert Houston

EX-OFFICIO MEMBER: Jim Matson (absent)

STAFF PRESENT: Shannon McBride, Land Use Administrator; Mary Reynolds, Resource Management Planner; Reid Mann, Deputy County Attorney; Tom Avant, County Engineer; Linda Little, County Assessor/Building Official

5:30 PM Work Meeting

6:00 PM Meeting called to order by Tony Chelewski
Pledge of Allegiance Tony Chelewski
Prayer Hal Hamblin
Announcements Tony Chelewski

Announcements/Updates:

Tony Chelewski: Called Mike Kempf today. Rudy is travelling the road 4-5 times a day. Employees are also driving large rigs. Tony said he would contact Land Use for him. Shannon McBride said she received a call from Rudy; he has a job in the area and will complete it as quickly as possible.

Motion was made by Wade Heaton to approve the **April 12, 2017** minutes. Motion was seconded by Danny Brown. The Chair asked for any questions or comments. Motion passed unanimously.

Motion was made by Wade Heaton to go in and out of public hearing at the call of the chair. Motion was seconded by Dale Clarkson. The Chair called for the question and the motion passed.

Shannon welcomed Mark Foley (in the audience) from the Kanab Field Office, BLM.

Chairman Chelewski called the commission into public hearing.

Legislative **(1) Kane County Resource Management Plan-Revision**
Public Hearing **Revising the Kane County Resource Management Plan; Submitted by**
Mary Reynolds

Mary Reynolds presented the revised version of the Kane County Resource Management Plan. All sections were complete, including the six “Regions” that Kane County had been divided into. She explained the approval/adoption process for the Plan. The county has begun the 60-day public comment period (on May 1). Agencies and the general public have until June 30 to make suggestions, corrections or comments to the Plan. After June 30, we will accept or reject the comments, then take the final version of the Plan before the Kane County Commission for adoption. This has to happen in July at the latest. The Plan has to be adopted and turned over to the State by August 1st.

Hal and Tony asked if they could receive one section a week for reading and editing. Mary said she would begin sending the sections the following week. She told the P&Z members that section two was the largest (almost 200 pages) because it had all six regions in it. The greatest changes to the Resource Plan happened in the first four sections. The last four (5-8) are pretty much the same as they were; they are just slightly rearranged.

Chairman Chelewski called the commission out of public hearing.

Motion was made by Danny Brown to recommend approval to the Kane County Commission, after the 60-day comment period, to accept the revisions to the Kane County Resource Management Plan. The motion was seconded by Wade Heaton. The Chair called for the question and the motion passed unanimously.

Chairman Chelewski called the commission into public hearing.

Administrative **(2) Preliminary Plat: Kendrick Rogers**
Public Hearing **Palomar Estates, 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

Shannon said that Tom is acting on the behalf of Kendrick Rogers; Warren Monroe has completed all of the reviews. We have most of the approvals and are waiting for a few more. Tom explained the easements, the drainages/culverts, and channels. In its first phase it was a 5-acre RUS; the other phases are full-blown subdivisions.

Shannon told P&Z members the conditions in the staff report could be now removed - they were taken care of. The preliminary plat could now be voted on.

There were a few questions on the drainage system; Tom explained how it is being handled and how it has been diverted into the main wash. (It is a substantial wash.)

Chairman Chelewski called the commission out of public hearing.

Motion was made by Hal Hamblin to recommend approval to the Kane County Commission, the Preliminary Plat, for Kendrick Rogers, of Palomar Estates, Phase 3-5, parcels 4-5-5-3C, 4-5-5-3D, & 4-5-5-3E. Motion was seconded by Wade Heaton. Motion passed unanimously.

Chairman Chelewski called the commission into public hearing.

Administrative Public Hearing **(3.) Amending/Extending Subdivision Plat: Robert Hee, C.O.O. Canyon Land Development 1, LLC, Amangiri, Amending/Extending, 4, except for lots 14, 15, & 30, parcels 3-3E-32-2, 3-3E-31-3, & 4-3E-6-3; submitted by Iron Rock Engineering, Tom Avant holding Power of Attorney**

Tom Avant explained the ownership of the lots. He said they are doing a tent development (called glamping); a fancy form of tent camping for people who visit Amingiri. It is out of their flood plain. Tom explained the layout of the development.

Tom said they are also building a common area (building) for people checking in. This development has to switch in and out with two different companies (and do land swaps) for tax purposes. At this time the plats are being extended. The entities must be kept straight in the development agreement.

Tom explained where they are adding different parts to their development now and in the future. Tent sites are one area, open area is another site, and common areas are another site. All three will probably end up having different ownership/names. The road will eventually have to be re-aligned; just not yet – they aren't to that point in the development.

Hal has an interest in where that road will be re-aligned because his grazing allotment runs along the fence where the road will be. As long as they don't want to move the fence, all will be fine. No new residential lots will be created with this.

Chairman Chelewski called the commission out of public hearing.

Motion was made by Wade Heaton to recommend approval, to the Kane County Commission, for Robert Hee, C.O.O., Amending/Extending Subdivision Plat, Canyon Land Development 1, LLC, Amangiri, 4, excepting lots 14, 15, & 30, parcels 3-3E-32-2, 3-3E-31-3, & 4-3E-6-3, with conditions as set forth. Motion was seconded by Danny Brown. Motion passed unanimously.

Chairman Chelewski called the commission into public hearing.

Administrative Public Hearing **(4.) Lot Joinder: Michael & Michelle Conley**
Duck Creek Pines, Phase 6, lots 224 & 225, becoming new lot 224; submitted by New Horizon Engineering, Brent Carter holding Power of Attorney

Brent Carter explained there was no house on either lot. They just wish to join the property together. They want to get rid of easements, but that will have to happen later.

Shannon reminded the P&Z members this didn't have to go to the commission.

Chairman Chelewski called the commission out of public hearing.

Motion was made by Danny Brown to recommend approval of the lot joinder, for Michael & Michelle Conley, Duck Creek Pines, Phase 6, lots 224 & 225, becoming new lot 224. Motion was seconded by Hal Hamblin. Motion passed unanimously.

Chairman Chelewski called the commission into public hearing.

Administrative Public Hearing **(5.) Rural Unimproved Subdivision: Robert & Christy Barrick**
Whispering Pines, LLC, parcel 9-6-5-1; submitted by New Horizon Engineering, Brent Carter holding Power of Attorney

Brent Carter explained his clients were creating a RUS subdivision; large parcels – almost 20 acres each. He said there were two properties next to it that were not owned by the Barrick's that have two cabins (neighbors). The rest belongs to the Barrick's.

Tony asked about the conditional approval; Shannon explained that Tom has to complete the rest of his review. (It is in the Ordinance that way.) It won't be put on the Commission agenda until the review is complete. This is so the client is not held up. It doesn't go to the Recorder's Office until it is completed.

Tony asked for clarification on the location in relation to the Alton turn-off and lake. Brent explained.

Chairman Chelewski called the commission out of public hearing.

Motion was made by Hal Hamblin to recommend approval, to the Kane County Commission, after the conditions have been met for Robert & Christy Barrick, of the Rural Unimproved Subdivision, Whispering Pines, LLC, parcel 9-6-5-1 for Tom Avant's completed review. Motion was seconded by Wade Heaton. Motion passed unanimously.

Chairman Chelewski called the commission into public hearing.

Administrative Public Hearing **(6.) Rural Unimproved Subdivision: Dallen Williams & Craig Ghelfi Paradise Hill, parcels 9-6-9-7, 9-6-9-9 to 9-6-9-12; submitted by New Horizon Engineering, Brent Carter holding Power of Attorney**

Brent Carter explained the location of the property, north of the Alton Road. These are all currently separate parcels; the owners are going through this process to make them legal. A couple parcels have been left out of this process. No deeds need to be transferred (there is divided interest amongst the family). There is a prescriptive right to the roadway, but they will record dedicated access.

Chairman Chelewski called the commission out of public hearing.

Motion was made by Byard Kershaw to recommend conditional approval, to the Kane County Commission, for Dallen Williams & Craig Ghelfi, of the Rural Unimproved Subdivision, Paradise Hill, parcels 9-6-9-7, 9-6-9-9 to 9-6-9-12. Motion was seconded by Dale Clarkson. Motion passed unanimously.

Chairman Chelewski called the commission into public hearing.

Legislative Public Hearing **(7.) Rural Unimproved Subdivision Zoning: Recommending changing zoning for the Rural Unimproved Subdivisions from Agricultural to Residential-5; submitted by Shannon McBride**

Shannon McBride requested this item be tabled at this time. There is already a way to handle abuses of this ordinance (in State Code).

Chairman Chelewski called the commission out of public hearing.

Motion was made by Danny Brown to table Item #7. Motion was seconded by Dale Clarkson. Motion passed unanimously.

Motion was made by Dale Clarkson to adjourn the meeting. Motion was seconded by Wade Heaton. The Chair called for the question and the motion passed unanimously.

Meeting was adjourned at: 6:50 pm

Land Use Authority Chairman,
Tony Chelewski

Resource Management Planner,
Mary Reynolds