



# Land Use Authority

76 North Main Street, Kanab, Utah 84741

Phone (435) 644-4966

[planning@kane.utah.gov](mailto:planning@kane.utah.gov)

## Application for a Community Zone

**FEE: see fee schedule**

**Proposed Community Zone Name:** \_\_\_\_\_

**Location/Legal Description:** \_\_\_\_\_

**Total Acreage:** \_\_\_\_\_

**Owner:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Agent:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Engineer/Surveyor:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**I HEREBY CERTIFY THE ABOVE INFORMATION TO BE TRUE AND ACCURATE:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

## Community Zone Fee Schedule

A deposit will be collected at the time of application and before any review will take place. The deposit will be kept in an escrow account and will be used to pay for review services and other associated costs. When 60% of the deposit has been expended, additional funds will be required. All unused funds will be returned less a 5% handling and processing fee.

|                |                       |             |                      |
|----------------|-----------------------|-------------|----------------------|
| Community Zone |                       |             |                      |
|                | 0 to 640 Acres        | \$ 1,920.00 | Base Fee             |
|                | 641 to 1500 Acres     | \$ 1.00     | per additional acres |
|                | 1501 to 3000 Acres    | \$ 0.75     | per additional acres |
|                | 3001 + Acres          | \$ 0.50     | per additional acres |
|                | Outside Legal Counsel | \$ 2,500.00 | (minimum deposit)    |
|                |                       |             |                      |

# COMMUNITY ZONE AGREEMENT

This Agreement is made by and between \_\_\_\_\_ (Hereafter “Owner”) and Kane County. The Owner hereby acknowledges receipt of a copy of the Kane County Land Use and Subdivision Ordinances and Standard Specifications for Design and Construction. The Owner hereby acknowledges that he or she has read, or that an authorized agent of the owner has read, understands and will fully and completely comply with the provisions and requirements contained in the Ordinances and Standard Specifications for Design and Construction.

In signing below I represent that I have authority to execute this agreement for in behalf of the owner listed above.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## NOTARY STATEMENT

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public Signature

## **Community Zone - Submission Items**

1. Copies of all required materials for Community Zone review shall be submitted at time of application to the Land Use Administrator by the owner(s) or their authorized agent a minimum of 28 days prior to the Kane County Land Use Authority Commission's meeting date at which the Community Zone application is to be reviewed.
  
2. Submission Items (Administrative)
  - a. One copy of application
  - b. Provide names and addresses of all property owners within 1000 feet of the proposed Zone Change and \$10 for each notice mailed to same property owners.
  - c. (2) 24" by 36", plat maps and (3) 11" by 17" plat maps
  - d. Community Zone Review Deposit
  - e. Community Zone Agreement
  - f. Statement of taxes and assessments paid
  - g. Certificate of title insurance
  - h. Articles of Incorporation (LLC, Partnership or Corp)
  - i. Notarized Affidavit that applicant is the owner or authorized by the owner to make application for the proposed Community Zone \*It is highly recommended that the applicant or their authorized agent be present at the Land Use meeting that the Community Zone application is to be addressed. Electronic appearance is acceptable if prior arrangements are made.
  - j. Development Agreement Draft
  - k. Notarized consent to conceptual plan from lender(s)
  - l. Municipal Services - provide will serve letters or feasibility to obtain the following:
    1. Water/sewer systems
    2. Solid waste disposal
    3. Public safety i.e. fire protection, law enforcement, and emergency services
    4. Utilities
    5. Fire flow
    6. Any other services required by state law or determined through development agreement
  
3. Submitted Drawing Requirement
  - a. 3 copies colored conceptual plan - Kane County Land Use Ordinance 9-9-(1-6) and 9-21(A-I)
  - b. Boundary map with section corners
    1. Total acreage and legal description
    2. Fence lines
    3. Existing individual parcels with boundary, with parcel numbers and owner's names and addresses
    4. Show adjoining parcels with parcel numbers and owners
    5. Electronic Copy of Plat (PDF)

