



Land Use Authority

76 North Main Street

Kanab, Utah 84741

(435) 644-4966

planning@kane.utah.gov

PLANNED UNIT DEVELOPMENT ZONE CHANGE REQUEST INSTRUCTIONS

The following requirements shall be met/submitted in order to secure a PUD zone change from the Kane County Land Use Authority:

1. Schedule a meeting with Staff and Developer to be held prior to submitting application.
2. Submit completed Planned Unit Development Zone Change application with the Planned Unit Development application and fee, no later than 21 days prior to Planning Commission meeting, which includes the following items:
 - A. All zones included in the PUD **must** be included on the zone change request.
 - B. Power of attorney if acting on behalf of the property owner.
 - C. Mailing labels for all property owners with a 500 foot radius.
 - D. A statement describing the purpose for the zone change request.
 - E. Statement of taxes due.
 - F. Legal description of parcel/acreage included in zone change.
 - G. One 24" x 36", one 11" x 17" and one digital conceptual development site plan.

***See Conceptual Site Plan checklist attached.**

*The applicant or their authorized agent shall be present at Planning Commission meeting when the zone change request is on the agenda.

The Planning Commission shall recommend approval or denial of the proposed rezone to the County Commission with reasons and explanations of their decision, and shall do so within 30 days of the Planning Commission public meeting on the proposed zone change.



Land Use Authority

76 North Main Street

Kanab, Utah 84741

(435) 644-4966

planning@kane.utah.gov

PLANNED UNIT DEVELOPMENT REQUEST FOR ZONE CHANGE

Zones included in the PUD:

PUD R-1 PUD R-2 PUD R-5 PUD MR PUD L-C PUD C-1 PUD C-2

Name of Subdivision: _____ Number of Lots: _____ Acreage: _____

Project Location: _____ Current Zone: _____ TO _____

Owner of Property: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email Address: _____

Applicant Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email Address: _____

Engineer Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email Address: _____

I affirm that I am the owner of the property described above:

Signature of Property Owner

***If acting on behalf of the property owner, please include a Power of Attorney.**

Planning Commission Recommends:

Approval

Denial

Signature - Planning Commission Chair

Date

Kane County Conceptual Site Plan Checklist

Subdivision Name: _____

**THIS CHECK LIST MUST BE SUBMITTED WITH THE ZONE CHANGE APPLICATION
All items must comply with Kane County Land Use Ordinance 9-20-4 and 9-20-5.**

PE CTY

- General locations of proposed land/development uses
- Proposed Civic space for churches, schools, fire stations, etc.
- Adjoining properties and Uses
- Table showing number of acres in proposed development and land use summary
- Proposed streets and points of connection to existing roads
- Proposed lot configuration, building clusters, setbacks, right-of-ways and road cross sections
- Parcel maps showing subject property and surrounding property
- Development Agreement
- Phasing Plan, if applicable
- Traffic Impact Analysis
- Density in terms of dwelling units per gross acre of land
- Architectural drawings outlining general design and character of proposed uses
- Width, yard, height and overall density
- Show minimum of 20% of developable land dedicated to open space for the benefit of the residents
- Landscaping, fencing and screening related to the uses within the site
- Size, location and design of signs
- Topography contour intervals of 2' feet
- Geotechnical report
- Underground utility plan
- Refuse Storage Areas
- General lighting plan
- Turning spaces to allow for refuse collection vehicles, fire-fighting equipment, etc.
- Effect of the development on traffic conditions on abutting streets
- Layout of site with respect to locations and dimensions of vehicular and pedestrian entrances, exits driveways and walkways
- Off street parking
- Location, grades, widths and type of all improvements proposed for all streets
- Existing and proposed general drainage corridors
- All water, sewer and drainage lines in and through the project
- Deed restrictions/Covenants (CC&Rs)
- All feasibility letters
- Acknowledge by signing below that you have reviewed the concept plan and all checklist items

Prepared by: _____ Date: _____

Professional Engineer Stamp, Signature, Date

Kane County Review by: _____ **Date:** _____

- Accepted for review. See attached review for comments and items to address.
- Incomplete application. Missing or deficient items noted below.
