



Land Use Authority

76 North Main Street

Kanab, Utah 84741

Phone (435) 644-4966

planning@kane.utah.gov

Procedures for SITLA Recommendations

The following requirements shall be met in order to secure SITLA Recommendations from the Kane County Land Use Authority:

1. Pay an application fee of \$500 and an Engineering deposit of \$500 (\$1000 total).
2. Include the following with your application:
 - a. Copy of SITLA lease
 - b. Map of location
 - c. Site Plan (see attached Detail Requirements & RV Park/Glampground Requirements)
 - d. Detailed description of Proposed Use (see attached Detail Requirements)
 - e. Feasibility letters from UDOT, Southwest Public Health, Garkane Energy, and Kane County Water Conservancy.
3. Applicant or authorized agent must be present for the public meeting in which the SITLA recommendations are an agenda item. Electronic appearance is acceptable if prior arrangements are made.

***Incomplete applications will be returned.**

***Kane County may require that a Traffic Impact Study (TIS) be completed for development projects where it is deemed necessary. The traffic study shall, at a minimum, incorporate traffic engineering principles and standards as presented in national practices. Additional requirements and investigation may be imposed upon the applicant as necessary. The County shall determine the need and requirements for a traffic impact study. The requirements of the TIS may be expanded, reduced, or altered by the County based on the proposed project being analyzed. (Ord. O-2017-16, 1-8-2018)

***Application must be received in office 21 days prior to the scheduled Land Use Authority Meeting.**

***Fee is non-refundable after engineer's review.**

Notice: Under Utah Code §17-27a-304 Kane County does not have jurisdiction or any regulatory authority regarding land use regulations on State of Utah School and Institution Trust Lands Administration ("SITLA") lands that are located within the unincorporated areas of the County. The official zoning map of Kane County does not designate a zone for any SITLA lands. For the purposes of making recommendations to SITLA when a project or development is being proposed on SITLA lands within the unincorporated areas of the county, Kane County treats SITLA lands as if they were zoned Commercial. Therefore, even though the Land Use Authority has processed the relevant Conditional Use Permit Application using the standard legal process in reviewing and issuing a Conditional Use Permit, this "Conditional Use Permit" has no legal authority. It does not tie to or run with the land that is the subject of the Conditional Use Permit application and it conveys no legal rights or remedies to the applicant or any third parties. This "Conditional Use Permit" acts merely as the official recommendations from Kane County to SITLA the regarding how Kane County believes SITLA should regulate the project that is proposed in the application.

Site Plan and Detailed Description Requirements

1. Setbacks of all buildings
2. Number, size, location, height and/or lighting of signs
3. Location, design and/or intensity of outdoor lighting
4. Berms, screening or landscaping and the establishment of standards for their installation and maintenance
5. The size, height, location and/or materials for fences
6. The protection and preservation of natural features including existing trees, soils, vegetation, watercourses, habitat areas, drainage areas, historic resources, slopes, cultural resources, and/or sensitive lands;
7. The protection and preservation of groundwater recharge areas
8. Limiting noise generation
9. Effort to minimize the environmental impacts to identified wetlands, wildlife habitat, air and water quality, cultural resources, and scenic qualities
10. Turn lane improvements at street intersections when:
 - a. An unsafe condition would be created by the development without the improvements;
or
 - b. The projected increase in traffic generated by the new or expanded use will lower the level of service
10. Ingress & Egress including emergency access;
11. Pedestrian, bicycle and transit circulation, including related facilities, as needed among buildings and related uses on the development site, as well as to adjacent and nearby residential areas, transit stops, neighborhood activity centers, office parks, and industrial parks
12. Approval of septic and of water systems
13. Buildings to be built to specific requirements

Recreation Vehicle Park/Glampground Requirements

1. Business license required
2. Transient Room Taxes required;
3. The use must be consistent with the environmental, commercial, and economical land use purposes stated in the General Plan, as amended;
4. An official site plan that clearly demonstrates that the park will not cause unreasonable risks to the safety of persons or property because of vehicular traffic or parking, or other similar unreasonable risks; the existence or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets shall be reviewed;
5. RV parks and campgrounds/glamping sites must have State and/or County approved access off a State highway, County B or D road, BLM road or, if off a private road, roads will meet Wild Land Interface Urban Code standards and will require a road maintenance agreement between property owners and easement holders memorializing the mutual understanding that an increased use to the road will result and that proof of easements to property would be required;
6. Health Department permit required if over forty (40) RV sites; the Department of Environmental Quality permit is also required for water and waste;
7. Must comply with Building Department and building permit regulations;
8. On-site manager for RV parks and campgrounds; unless the campground is considered a primitive campground;
9. Requirements for the management and maintenance of facilities is adequate;
10. The use shall not result in a situation which will create a need for essential services which cannot be reasonably met by local service providers, including roads and access for emergency vehicles and residents; fire protection; police protection; schools and school busing; drinkable water; sewer; storm drainage; and garbage removal;
11. Feasibility letters required for services extended to the RV parks and campgrounds to mitigate traffic safety conditions as to not adversely affect the use and surrounding areas;
12. Emergency access is adequate;
13. A plan for fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses is adequate;
14. Exterior lighting is adequate and does not unduly disturb the surrounding areas;
15. Exceptions include rural unimproved subdivisions that can only be used for agricultural purposes as defined in Utah State Code 59-2-502; (Ord. O-2017-16, 1-8-2018)



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SITLA Recommendations Application Application Fee \$500 Engineering Deposit \$500

***In the event additional engineering costs are accrued by the County related to a specific project the project applicant will be responsible for all additional engineering fees.
(KCLUO 9-15A-2C)**

Applicant's Information

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail address: _____

Property Information

Location: _____ Total acreage: _____

Acreage occupied by new use: _____ Current use of land: _____

PROPOSED USE: _____

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