

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Wednesday, May 8, 2024, at 6:00 p.m. in the Commission Chambers located in the Kane County Courthouse at 76 N. Main Street, Kanab, Utah, the Kane County Planning Commission will hold a public hearing for a proposed zone change from Commercial 2 (C-2)) to Residential 5 (R-5) by Ordinance 2024-15, on behalf of Britt Roth for Quad Power LLC, a 10 acre portion of parcel 3-6-36-1B, located at 2270 E. Mountain View Drive Kane County, Utah.

Legal Description: The portion commencing at the South $\frac{1}{4}$ corner of Section 36, Township 43 South, Range 6 West, SLB&M, Utah, and running thence North 89°53'27" West along the south line of said Section 36, 1226.57 feet to the True Point of Beginning, thence North 89°53'27" West along the south line of said Section 36, 347.67 feet; thence North 00°38'46" West 1295.89 feet to the southern right- of- way line of old Kanab to Johnson Highway, known as Project S-280, State Road Commission: thence South 76° 03' 28" East along said southern right-of-way line; 281.08 feet; thence South 76° 35' 46" East continuing along said right-of-way, line 77.96 feet; thence South 00° 38' 46" East 1210.75 feet to the south line of said Section 36 and the point of beginning containing two 5 acre parcels within then acre portion.

If the zone change request is approved, the new zone of Residential 5 (R-5) will be regulated under the regulations found in the Kane County Land Use Ordinance Chapter 6 Residential Zones. Kane County Land Use ordinances can be found at <https://codelibrary.amlegal.com/codes/kanecountyut/latest/overview>.

Interested persons are invited to attend and make comment regarding the proposed change. Written opinion can be sent to the Kane County Land Use Office, 76 N. Main St., Kanab, UT 84741 or smcbride@kane.utah.gov.

Information packets for Planning and Zoning Meeting will be posted on www.kane.utah.gov and the Utah Public Notice website 3 to 4 days prior to the meeting.

To listen to this meeting live call 435-676-9000, participant code 168030.

Dated this 16th day of April, 2024.



Shannon McBride
Land Use Administrator

Planning & Zoning Department
Land Use Authority
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