

KANE COUNTY
Planning Commission/Land Use Authority
November 12, 2014
5:30 p.m. Work Meeting 6:00 p.m. Regular Meeting
Public Hearings - Commission Chambers
Kane County Courthouse
76 North Main Street, Kanab, Utah

Agenda

Facilitator: Chairman, Tony Chelewski

Attendees: Planning Commission, County Staff, Interested Citizens

5:30 PM Work Meeting

6:00 PM Prayer

Pledge of Allegiance

Approval of Minutes

Announcements

Chairman, Tony Chelewski

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Administrative/6:00 pm Lot Joinder

Public Hearing Greg B. Winter, Property Owner, Zion View Mountain Estates, Lots 3 & 4, Unit E. Submitted by Brent Carter

Administrative/6:01pm Vacating Lots

Public Hearing Newell Brent & Susan Carter, Property Owners, Zion View Mountain Estates, Unit E, Lots 87, 88, & 89. Submitted by Brent Carter

Administrative/6:02 pm Lot Joinder

Public Hearing Charles K. & Patricia F. Beckstead, Trustees of the “Beckstead Family Trust 11-15-13”; Elk Ridge Estates, Phase I, Lots 13 & 14. Submitted by Brent Carter

Administrative/6:03 pm Lot Line Adjustment

Public Hearing Paul O. & Lea R. Green, Trustees of the “Paul & Lea Green Revocable Trust 10-5-89”; Elk Ridge Estates, Unit 4, Phase I, Amended; Lot 97. Submitted by Brent Carter

Administrative/6:04 pm **Lot Joinder**
Public Hearing **John & Annette McCarthy, Trustees of “Annette S. McCarthy Qualified Personal Residence Trust 6/4/08”;**
Elk Ridge Estates, Unit 3, Lots 26 & 27. Submitted by
Brent Carter

Legislative/6:05 pm **Zone Change**
Public Hearing **Dell Timpson, Property Owner, Parcel #120-1, 1975 N.**
Consumer Street, Church Wells, UT; Submitted by Dell
Timpson

Administrative/6:10 pm **Amending a Subdivision Plat**
Public Hearing **Duck Creek Partners, LLC, Stewart Duck Creek**
Subdivision, Containing 16 Lots and 24.4 Acres;
Submitted by Atty. Edward Robbins.

Administrative/6:12 pm **Rural Unimproved Subdivision**
Public Hearing **Larry Barnes, Property Owner, Jump Up Canyon**
Subdivision, Parcel # 9-6-30-6A. Submitted by Tom
Avant, TC Engineering

Administrative/6:14 pm **Lot Joinder**
Public Hearing **Michael E. & Thesalynn Peterson, Property Owners,**
Ponderosa Villa, Plat C, Lots 57 & 58. Submitted by
Tom Avant, TC Engineering

Legislative/6:15 pm **Kane County Land Use Ordinance**
Public Hearing **Proposed changes to Chapters 1, 5, 6, & 7.**

Legislative/6:20 pm **Kane County Resource Management Plan**
Public Hearing **Proposed revisions to Sections 1-8.**

Definitions:

“Public Hearing” means a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing. “Public Meeting” means a meeting that is required to be open to the public pursuant to the requirements of Title 52, Chapter 4 Open and Public Meetings; the public may or may not be invited to participate. “Legislative” means an action taken by the County Commission or Land Use Authority; amending ordinances, adopting general plan, annexations, zoning and rezoning; a reasonable debatable action that could promote the general welfare of the community. “Administrative” means an action taken by the Land Use Authority Commission, staff, County Commission interpreting ordinances and regulations, conditional uses, approving subdivision site plans, issuing building permits; an administrative decision must satisfy the requirements prescribed under state law or the County Land Use Code (LUC), whichever is stricter.