



MINUTES

November 12, 2025

Administrative Land Use Authority

Kane County Land Use Office

76 N. Main Street, Kanab, Utah

STAFF PRESENT: *Shannon McBride, Administrative Land Use Administrator; *Kresta Blomquist, Administrative Assistant; *Both attended virtually

4:00 PM Meeting Called to Order by Shannon McBride

Introduction of Agenda Items

1. Approval of Minutes

October 8, 2025 - **Approved**

2. Rural Unimproved Split: McDonald

Approve / Deny: Rural Unimproved Split for parcel 3-4.5-30-4 creating 2 new parcels containing a minimum of 10 acres each; submitted by Tom Avant, Iron Rock Group, holding power of attorney. **Approved – waiting on final review before recording.**

3. Extending a Subdivision: Jacobs

Approve / Deny: Extending lot 325-7 containing 2.99 acres, into parcel 8-6-9-2A creating new lot 325-7 containing 22.01 acres, in Elk Ridge Estates Unit 4, Phase 5 Subdivision, Kane County, Utah; Submitted by Tom Avant, Iron Rock Group, holding power of attorney. – **Approved – Waiting on final review before recording.**

4. Full Boundary Adjustment with Termination of Easements within a Subdivision: Murdock / Perkins

Approve / Deny: Full Boundary Adjustment to modify the lot line for a garage within Duck Creek Pines, Phase 6 Amended Subdivision, affecting Lots 213 and 215, and to vacate two (2) 7.5-foot public utility easements by Ordinance No. 2025-37; submitted by Brent Carter of New Horizon Engineering, acting under power of attorney. - **Approved**

5. Full Boundary Adjustment with Termination of Easements within a Subdivision: Buntjer

Approve / Deny: Full Boundary Adjustment to save on taxes and consolidate property. This adjustment will affect lot 69 within Zion View Mountain Estates, Unit E & Lot 71, Zion View Mountain Estates, Unit E.; and to vacate two (2) 7.5-foot public utility easements by Ordinance No. 2025-38; submitted by Brent Carter of New Horizon Engineering, acting under power of attorney. - **Approved**

6. Full Boundary Adjustment with Termination of Easements within a Subdivision: Wise

Approve / Deny: Full Boundary Adjustment to save on taxes, for lots 62-198, 62-199, 62-204, and 62-205 of Color Country Subdivision Plat "H", Kane County, Utah; and to vacate eight (8) 5-foot public utility easements by Ordinance No. 2025-39; submitted by Brent Carter of New Horizon Engineering, acting under power of attorney. - **Approved**

7. **Full Boundary Adjustment with Termination of Easements within a Subdivision: Kunovic**
Approve / Deny: Full Boundary Adjustment to save on taxes, for lots Z-2-10 and Z-2-11
within Zion View Mountain Estates, Unit B, Kane County, Utah; and to vacate two (2) 5-foot
public utility easements by Ordinance No. 2025-40; submitted by Brent Carter of New
Horizon Engineering, acting under power of attorney. - **Approved**

Summary:

4:04 PM Meeting Adjourned



Shannon McBride
Administrative Land Use Authority



Kresta Blomquist
Administrative Assistant