



August 13, 2025, 4:00 PM
Administrative Land Use Authority
Land Use Office/ Kane County Courthouse
76 N. Main Street, Kanab, Utah

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AGENDA

4:00 PM

Call to Order

Introduction of Agenda Items

- 1. Full Boundary Adjustment with Termination of Easements within a Subdivision: Hunt Ponderosa Villa Subdivision "D" Lots 32 & 33 creating new lot 32 containing .96 acres, and vacating two 7.5 foot public utility easements; submitted by Tom Avant, Iron Rock Group LLC, holding power of attorney. – APPROVED-
SENDING O-2025-23 TO KANE COUNTY COMMISSION**
- 2. Rural Unimproved Split: Howdy Springs Holdings LLC**
Existing parcel 9-6-30-2B containing 10.12 acres – Creating 2 new parcels, each containing 10.06 acres; submitted by Tom Avant, Iron Rock Group LLC, holding power of attorney.
– APPROVED-
- 3. Rural Unimproved Split: Lambeth & Roberts**
Existing parcel 8-9-8-5 containing 95 acres – Creating 5 new parcels each containing 10 acres or more; submitted by Jay Adams, Adams Surveying & Engineering Inc.
– APPROVED on the condition that the final mylar and recording will be held until all of the revisions required are completed to the approval of the County Engineer and the Kane County Land Use Authority

Summary: The approval process for various land use projects was conducted, beginning with the review of the previous meeting's minutes. The first project, a boundary adjustment in the Ponderosa Villa subdivision, received unanimous approval. The second project, a rural split proposed by Howdy Springs Holding LLC, was also approved after confirming that all necessary revisions were in place. However, a rural unapproved split from Lambeth and Roberts encountered significant challenges due to over 30 required revisions; it was conditionally approved with the stipulation that no recording would take place until all revisions were finalized. Ultimately, all discussed projects received approval.

4:02 PM

Meeting Adjourned

Shannon McBride
Administrative Land Use Authority

Kresta Blomquist
Administrative Assistant