

**AGENDA  
OF THE KANE COUNTY  
BOARD OF COMMISSIONERS' WORK MEETING/ REGULAR MEETING  
June 15, 2015  
IN THE KANE COUNTY COMMISSION CHAMBERS,  
76 NORTH MAIN, KANAB, UTAH**

The items listed under Consent Agenda will be considered as a group and acted upon by one motion with no separate discussion of said items, unless the Commission so requests. In that event, the item will be removed from the Consent Agenda for separate discussion.

The Commission meeting will begin at **10:00 am**

**CALL MEETING TO ORDER:**

**PRAYER:**

**PLEDGE OF ALLEGIANCE:**

**WELCOME:**

**WORK AGENDA:**

1. Discussion regarding the Kane County Vacation Leave Policy and other Policy Issues/  
HR Rhonda Gant, IT Dave Owens & Commissioner Clayson.
2. Review Draft of the Kane County Conflict of Interest Policy / Attorney Rob VanDyke &  
HR Rhonda Gant
3. Review the Sixth Judicial District FY 2015 State Court Contractual Agreement/  
Clerk/Auditor Karla Johnson & Commissioner Matson
4. Review the Sixth District Court's new Sound System Equipment, and use of the  
equipment and the room/IT Dave Owens
5. Lot Joinder, Philip & Cinthanie Crenshaw, Meadow View Heights, Plat F, Lots 333 &  
334, new lot 333; and vacating a right of way utility easement
6. Rural Unimproved Subdivision for Flourishing Hills, LLC Charles Knudsen manager;  
Oak Ridge Estates parcels #1-7
7. Revisions to Land Use Ordinance Chapter7; Specifically- Swimming, Helipad and  
Private Airstrip in Use matrix
8. Rural Unimproved Subdivision "Oak Hills Estates" Dalco, LLC Brent and Bruce  
Williams, within NE/4SE/4, Section 23, Township 38 South, Range 6 West, SLB & M
9. Kane County Road Damage from Recent Storms / Bert Harris and Lou Pratt

**Other Business:**

- Reports

- Schedules
- Assignments

**CLOSED SESSION:**

- Discussing an individual's character, professional competence, or physical or mental health
- Strategy sessions to discuss collective bargaining, pending or reasonably imminent litigation, or the purchase, exchange lease or sale of real property
- Contract Negotiations
- Discussions regarding security personnel, devices or systems
- Investigative proceedings regarding allegations of criminal misconduct.

KANE COUNTY COMMISSION AGENDA REQUEST:

Regular or Work Meeting

Date of Commission Meeting Requested: 6-15-15

Dept. /Business Name: HR, IT, Commission

Topic/Re: Discussion regarding Kane County  
Vacation Leave Policy Issues

Dept. Head/Owner: Rhonda Cant, Dave Owens

Meeting Requested by: Rhonda + Dave

Contact name & #: \_\_\_\_\_

Notes: \_\_\_\_\_

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KANE COUNTY COMMISSION AGENDA REQUEST:

Regular or Work Meeting

Date of Commission Meeting Requested: 6-15-15

Dept. /Business Name: Attorney & HR

Topic/Re: Review draft of Kane County  
Conflict of Interest Policy

Dept. Head/Owner: Rob VanDyke - Rhonda Cant

Meeting Requested by: "

Contact name & #: \_\_\_\_\_

Notes: \_\_\_\_\_

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KANE COUNTY COMMISSION AGENDA REQUEST:

Regular or Work Meeting

Date of Commission Meeting Requested: 10-15-15

Dept. /Business Name: Clerk/Auditor + Commission

Topic/Re: Review Sixth Judicial District, FY 2015 State Court Contractual Agreement

Dept. Head/Owner: Clerk/Auditor Karla J. + Comm. Matson

Meeting Requested by: "

Contact name & #: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## SIXTH JUDICIAL DISTRICT

District Judge Marvin D. Bagley  
District Judge Wallace A. Lee  
Juvenile Judge Paul D. Lyman

Wendell L. Roberts, Court Executive  
Keri Sargent, Clerk of Court  
Christopher T. Morgan, Chief of Probation

### MEMORANDUM

TO: Kane County Commission

DATE: May 21, 2015

FROM: Wendell Roberts  
Trial Court Executive

RE: FY 2016 Contracts

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Enclosed is the FY 2016 State Court Contractual Agreement.

The contract for reimbursement amounts are based on the most recent audit of the contract sites by the AOC Audit Services Division. The materials and supplies amounts reflect the actual amounts spent by Garfield County during the 2014 calendar year. The 2015 legislature approved an increase adjustment for clerical support and lease of court space.

Upon review, please sign the enclosed document and return to RaDawn G Payne at your earliest convenience.

Thank you and your continued assistance is appreciated.

A handwritten signature in blue ink that reads "W. Roberts".

Wendell Roberts

**APPENDIX A- RENEWAL #33  
STATE COURT CONTRACTUAL AGREEMENT\***

Fiscal Year 2015-2016

COURT LOCATION KANE COUNTY, 76 N. MAIN, KANAB, UTAH 84741

Secondary Loc. X  
Municipal Dept. \_\_\_\_\_

**I. Materials and Supplies**

Office Expenses and Supplies (Including Printing)	\$ <u>605.85</u>
Equipment Supplies & Maintenance	\$ <u>144.66</u>
Telephone	\$ <u>1,000.00</u>
Postage	\$ <u>464.70</u>
Photocopy & Fax Expenses	\$ <u>1,000.00</u>
Credit Card: Monthly Charge (incl. transaction fees)	\$ <u>2,250.05</u>
Other Miscellaneous	\$ <u>0.00</u>
<b><u>Total Materials &amp; Supplies</u></b>	<b>\$ <u>5,465.26</u></b>

**II. Clerical Support**      FTE: 1.25

<b><u>Salaries &amp; Benefits</u></b>	\$ <u>54,000.00</u>
<b><u>Sub-Total of Items I &amp; II</u></b>	<b>\$ <u>59,465.26</u></b>

**III. Lease of Court Space**

Square Footage	<u>3,846.0</u>	
Rate	\$ <u>10.57</u>	\$ <u>40,652.22</u>

**IV. TOTAL AGREEMENT**      \$ 100,117.48

\*Pursuant to 78A-5-111

Pursuant to the provisions of Paragraph B of Contract # 84-0211, Paragraph E is amended to reflect the above contract amount of \$ 100,117.48 for fiscal year 2015-2016 and shall be allocated in accordance with the above schedule.

The City/County shall maintain and make available to the A.O.C. auditing staff the supporting documentation for all Materials, Supplies, Salaries, Benefits, Credit card processing charges and other expenditures incurred by the County in conjunction with this agreement. The total amount listed above represents the maximum that will be reimbursed under this Agreement. The City/County shall not use these funds for any purpose other than to support the costs of the courts as herein above listed.

Employees or officials of the City/County shall not be considered employees of the State of Utah, A.O.C., or the District Court. The City/County shall assume full responsibility for its own defense and shall indemnify, save harmless and defend the State, A.O.C., and the District Court and their employees, officers and authorized agents from and against any and all claims, damages, actions, costs and charges including attorney's fees, arising out of or by reason of the City/County or City/County's employees acts or failures to act.

UCA Section 17-20-1, County Clerk - District Court Clerk duties, states, "The County Clerk is the clerk of the governing body of the County. The clerk shall act as Clerk of the District Court in secondary counties of the State District Court Administrative system and those counties not in the system, and shall perform the duties listed in UCA Section 78A-5-108." During the period covered by this Contractual Agreement, the Clerk of Court and clerical staff of all District Court locations are required to attend twenty (20) hours of professional development training provided by the State Court System. Court operations shall be subject to periodic audits by the Internal Audit Department of the AOC, as more fully described in rule 3-415, Utah Code of Judicial Administration. These audits are independent of any other audit that may be required under state law.

The Clerk is responsible to separate critical money-handling functions so that accountability is clear and any irregularities can be identified, and to ensure that the money receipting process provides no opportunity for misuse of funds. In situations where it is not possible to separate duties, compensating controls must be implemented. The court must comply with the "Utah State Courts Accounting Manual - Accounting Model Section - Separation of Critical Duties Topic" and UCA 17-36-45 "Internal Control Structure".

Funds received from the contract sites for photo copies and/or fax services provided will continue to be deposited into the General Fund. These funds will continue to be used to assist in the cost of upgrading and expanding courts technology and equipment for the contract court site through the A.O.C.

Effective Date: 07-01-15

\_\_\_\_\_  
City/County Official

**Approved as to availability of funds:**

**Approved as to form:**

\_\_\_\_\_  
Budget Manager, AOC

\_\_\_\_\_  
General Counsel, AOC

\_\_\_\_\_  
Facilities Manager, AOC

KANE COUNTY COMMISSION AGENDA REQUEST:

Regular or Work Meeting

Date of Commission Meeting Requested: 6-15-15

Dept. /Business Name: IT

Topic/Re: Review Sixth District Court's new  
Sound System Equipment, use of equipment  
& room

Dept. Head/Owner: IT Dave Owens

Meeting Requested by: ''

Contact name & #: \_\_\_\_\_

Notes: \_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_

## Linda Millett

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**From:** Jim Matson [jmatson@kanab.net]  
**Sent:** Saturday, May 30, 2015 7:35 AM  
**To:** Millet Linda  
**Cc:** Karla Johnson; Owen Dave; Heaton Doug; Clayson Dirk; Tracy Glover  
**Subject:** Fwd: District Courtroom A/V

Linda,

Let's schedule a Work Meeting item (6/15/15) to review the District Court's new sound system use as recommended by Dave in his memo below.

Thanks,

Sent by "iPhone" - Jim

Begin forwarded message:

**From:** "Dave Owens" <dowens@kane.utah.gov>  
**Date:** May 29, 2015 at 7:28:04 PM MDT  
**To:** <clerkkj@kane.utah.gov>, "Holly Ramsay" <hollyr@utcourts.gov>, "Dirk Clayson" <dirk@kane.utah.gov>, "Commissioner Matson" <jmatson@kane.utah.gov>, "Commissioner Heaton" <dheaton@kane.utah.gov>, "Tracy Glover" <tgloverkcs0@kane.utah.gov>  
**Cc:** "Wendell Roberts" <wendellr@utcourts.gov>, <jymne@utcorts.gov>  
**Subject:** District Courtroom A/V  
**Reply-To:** <dowens@kane.utah.gov>

The improvements to the District Courtroom were completed today.

After discussing this project at length with Jymn from UT Courts IT, we understand that the sound system was upgraded to meet Federal Standards so that it will be compatible with the new Court video conference system.

It is a very impressive and costly system but the primary purpose is for court proceedings.

Based on our involvement with the install and conversations with Jymn, I believe we need to carefully review the use of the room and equipment to prevent any potential misconception about its use.

Thanks,

### **Dave Owens, Director**

**Kane County Information Technology Services**

76 North Main St. Kanab, UT 84741-3209

435 644-4911 office 435 689-0911 cell 435 644-2052 fax

[www.kane.utah.gov](http://www.kane.utah.gov)

KANE COUNTY COMMISSION AGENDA REQUEST:

Regular or Work Meeting

Date of Commission Meeting Requested: June 22, 2015

Dept. /Business Name: Planning & Zoning

Topic/Re: Lot Joinder, Philip & Catharine Crenshaw, Mountain View Heights, Plat F, Lots 333 & 334, new lot 333; and vacating a right-of-way utility easement.

Dept. Head/Owner: Shannon McBride

Meeting Requested by: Shannon McBride

Contact name & #: Shannon 644-4966 or Mary-4951

Notes: Application and map attached.

Fee: 17,970  
Paid: 6,500 (SM)  
List of Prop. Owners: Yes

REQUEST FOR LOT JOINDER WITHIN A SUBDIVISION PLAT

Property Owner's Name: Crenshaw Family Trust

Date: Dec 4- 2014 Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone: 702-280-5802 Fax: 48-652-9664

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Location and Legal Description of Subdivision Plat:

Meadow View Heights Plat F  
Lot 333A + 334

Reason for Lot Joinder Request:

Home is on both lots currently + want to add garage

I (We) certify that the proposed subdivision plat will conform to the Kane County Subdivision Ordinance and that no changes will be made without prior approval.

Signature of Owner / Trustee: \_\_\_\_\_

Signature of Owner / Trustee: \_\_\_\_\_

**Note: Once lots are joined they may not be re subdivided**

Planning Commission Action: Approve \_\_\_\_\_ Deny \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_

Planning Commission Chairman \_\_\_\_\_ Date: \_\_\_\_\_



KANE COUNTY COMMISSION AGENDA REQUEST:

Regular or Work Meeting

Date of Commission Meeting Requested: June 22, 2015

Dept. /Business Name: Planning & Zoning

Topic/Re: Rural Unimproved Subdivision for Flourishing Hills, LLC  
Charles Knudsen, manager; Oak <sup>Hills</sup> Ridge Estates, parcels #1-7

Dept. Head/Owner: Shannon McBride

Meeting Requested by: Shannon McBride

Contact name & #: Shannon 644-0966 or Mary -4951

Notes: Application and map attached.

MAY 19 2015

Fee: 600  
Paid: 1887 (500)  
1500

**APPLICATION FOR RURAL UNIMPROVED SUBDIVISION**

Owner/Applicant Flourishing Hills, LLC  
Phone (435) 212-0303  
Address P.O. Box 2448 Fax: \_\_\_\_\_  
City Cedar City State Utah Zip 84721  
E-Mail \_\_\_\_\_

Registered Engineer or  
Surveyor N. Brent Carter  
Address 4103 N. Morgan Dr. Fax \_\_\_\_\_  
City Enoch State Utah Zip 84721  
Email bcarter@mail2engineer.com

Name of Subdivision: Oak Ridge Estates

Location and Legal Description:  
East 1/2 of the SE 1/4 Section 23, T38S-R6W, S.L.B. +M

Number of Lots 7 Minimum Lot Size 10 AC

Attached Documents:  
Record of Survey Map:  Y  N Agreement of Understanding:  Y  N  
Culinary Water Authority Approval:  Y  N  N/A+ Sanitary Sewer Authority Approval:  Y  N  
 N/A+  
Land In Agricultural Use (FAA) Status Letter:  Y  N FAA Non-Compliance Notice:  Y  N  N/A+

(\*Must show documentation that no system exists or is planned)  
(+Not required for if land is not Land In Agricultural Use, FAA)

Additional Comments:  
\_\_\_\_\_  
\_\_\_\_\_

I HEREBY CERTIFY THE ABOVE INFORMATION TO BE TRUE AND ACCURATE

Signature: Charles Knudson, Manager Flourishing Hills, LLC  
Printed Name: Charles Knudson, Manager Flourishing Hills, LLC



KANE COUNTY COMMISSION AGENDA REQUEST:

Regular or Work Meeting

Date of Commission Meeting Requested: June 22, 2015

Dept. /Business Name: Planning & Zoning

Topic/Re: Revisions to Land Use Ordinance, Chapter 7;  
specifically - swimming pools, helipad and private airstrip in  
use matrix

Dept. Head/Owner: Shannon McBride

Meeting Requested by: Shannon McBride

Contact name & #: Shannon 644-4966 or Mary -4951

Notes: Chapter 7 attached as WORD document

\_\_\_\_\_  
\_\_\_\_\_  
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## **CHAPTER 7. COMMERCIAL ZONES (C-1, C-2)**

### **ARTICLE A. C-1 ZONE**

#### **SECTION:**

- 9-7A-1: Purpose
- 9-7A-2: Development Restrictions in a Commercial Zone
- 9-7A-3: Maximum Building Heights
- 9-7A-4: Codes and Symbols
- 9-7A-5: Uses Table

#### **9-7A-1: Purpose.**

The purpose of the C-1 Zone is to provide for light commercial areas located in or near residential zones to meet the day to day needs of area residences.

#### **9-7A-2: Development Restrictions in a Commercial Zone.**

- 1) Minimum yard setback requirements shall be established in permitted use, Conditional Use or Planned Unit Development approval; except no commercial building shall be located closer than 50 feet to any Residential Zone boundary, or to any street line which continues into a Residential Zone, and no such building shall encroach on any easement. Any commercial lots abutting commercial lots shall have a front setback of no less than 25 feet, a side setback of no less than 5 feet and a rear setback of no less than 20 feet.
- 2) Residential Zone: All uses listed in the residential matrix are allowed in the C-1 Zone with their appropriate designation of permitted or conditional unless otherwise changed in the commercial matrix.

#### **9-7A-3: Maximum Building Heights.**

C-1, Zones - 35 feet permitted; above 35 feet conditional.

9-7A-4: Codes and Symbols.

- 1) The C-1 table describes uses of land or buildings that are allowed in the zone. Conditional Uses are indicated by a “C” in the column. Conditional Uses require a permit, review and approval by the Land Use Authority.
- 2) If a use is not allowed in a given zone, it is either not named in the use list or is indicated in the appropriate column by a dash, “-“. Any use not named in this table which may be considered harmonious with the zone and current allowed uses can be considered for proposed inclusion into the ordinance by the Kane County Planning Commission in a public hearing and approval of the County Commission.

9-7A-5: Uses Table.

Refer to Section 9-7B-5 of this chapter.

ARTICLE B. C-2 ZONE

SECTION:

- 9-7B-1: Purpose
- 9-7B-2: Development Restrictions in a Commercial Zone
- 9-7B-3: Maximum Building Heights
- 9-7B-4: Codes and Symbols
- 9-7B-5: Uses Table

9-7B-1: Purpose.

The purpose of the C-2 Zone is to provide for heavy commercial areas not appropriate near or in residential zones to meet larger commercial uses.

9-7B-2: Development Restrictions in a Commercial Zone.

- 1) No commercial building shall be located closer than 50 feet to any Residential Zone boundary or to any street line which continues into a Residential Zone, and no such building shall encroach on any easement. Any commercial lots abutting commercial lots shall have

a front setback of no less than 25 feet, a side setback of no less than 5 feet and a rear setback of no less than 20 feet.

- 2) Residential Zone: All uses listed in the residential matrix are allowed in the C-2 Zone with their appropriate designation of permitted or conditional unless otherwise changed in the commercial matrix.

9-7B-3: Maximum Building Heights.

C-2, Zones - 50 feet maximum height

9-7B-4: Codes and Symbols.

- 1) The C-2 Table describes uses of land or buildings that are allowed in the zone. Conditional Uses are indicated by a “C” in the column. Conditional Uses require a permit, review and approval by the Land Use Authority.
- 2) If a use is not allowed in a given zone, it is either not named in the use list or is indicated in the appropriate column by a dash, “-“. Any use not named in this table which may be considered harmonious with the zone and current allowed uses can be considered for proposed inclusion into the ordinance by the Kane County Planning Commission in a public hearing and approval of the County Commission.

9-7B-5: Uses tables.

Uses	C-1	C-2
Accessory uses and buildings customarily incidental to permitted uses	P	P
Accessory uses and buildings customarily incidental to conditional uses	C	C
Animal Shelter, Commercial	C	C
Appliance sales and service	P	P
Archery shop/range, conducted in enclosed buildings	P	P

Kane County Land Use Ordinance July 28, 2014

<del>Airstrip, private</del> add to private airstrip	C	C
Athletic Club	P	P
Art needlework shop; art shop; art supply	P	P
Automatic car wash	C	P
Automobile fuel filling station	C	P
Automobile or recreation vehicle sales	C	P
Automobile or recreation vehicle, ATV's, or side by sides sales, lease, rental, service, new or used, conducted entirely within an enclosed building	C	P
Auto parts sales (Indoor)	P	P
Awning sales/repair	P	P
Baby formula service; baby diaper service; sitter Agency	P	P
Bakery, retail sales	P	P
Bank	P	P
Barber shop	P	P
Bath and massage (not part of medical or health spa)	C	C
Beauty shop	P	P
Beauty shop for pets, dog grooming	P	P
Bed and Breakfast	P	P
Beer outlet, Class A, Class B	P	P
Bicycle shop	P	P
Billiards or pool hall	C	P
Bowling alley; commercial skating	C	P
Boxing arena	C	P
Building material sales	C	P
Bus terminal	C	C
Café, cafeteria, catering establishment, restaurant (not a drive-thru)	P	P
Campground	C	C
Candy, confectionery, nut shop	P	P
Carbonated and purified water sales	P	P
Carpet and/or rug cleaning	P	P
Cemeteries	C	C
Churches	P	P
Clothes cleaning, dyeing, pressing, dry cleaners	P	P
China and/or silver shop	P	P
Clothing store	P	P
Coal/fuel sales office	C	P

Kane County Land Use Ordinance July 28, 2014

Construction equipment and supply trailer, temporary	C	C
Construction field office, temporary	C	C
Construction of buildings to be sold and moved off the premise	-	C
Contractors' equipment storage yard	C	P
Convenience store with gasoline sales	C	P
Copy store, blueprinting, Photostatting, duplicating	P	P
Costume rental	C	P
Dams and reservoirs	-	C
Dance hall; dancing	C	P
Delicatessen	P	P
Department store	P	P
Dramatics school	P	P
Drapery-curtain store	P	P
Dressmaking	P	P
Drive-ins; refreshment stand, eating and/or drinking place (non-alcoholic)	P	P
Drive-it-yourself agency, car, equipment rental	C	P
Drug store	P	P
Dry goods store	C	P
Egg candling, sales or processing	C	P
Electrical appliances and fixtures, electronic instruments sales, repair and/or service	P	P
Employment agency or employment office	P	P
Express office	P	P
Flea market, or swap meet	C	C
Fix-it shop, repair shop, for household items	P	P
Flooring, carpet, repair and sales	P	P
Florist shop	P	P
Freight or trucking yard or terminal	-	C
Frozen food locker	C	P
Frozen food locker incidental to a main grocery store or food business	P	P
Fountain equipment supply, restaurant supply	C	P
Fruit, fruit juice store; fruit and/or vegetable stand, or store; natural foods/health store	P	P
Fur sales, storage; repair	P	P
Furniture sales and/or repair	P	P
Garage; public	C	P

Kane County Land Use Ordinance July 28, 2014

Gift shop; hobby	P	P
Golf courses	C	P
Greenhouse, nursery; plant materials; soil & lawn service	P	P
Grocery stores	P	P
Gunsmith	P	P
Hardware store, including the sale of lumber	P	P
Health food store	P	P
Heating ventilating, air conditioning; equipment (HVAC) sales/repair	C	P
Helipad (private)	C	C
Hospital supplies	C	C
Hotel, motel, inn	C	P
Household cleaning/repair, house equipment displays	P	P
Ice cream shop; ice sales	P	P
Ice manufacture, storage, and wholesale ice sales	P	P
Ice vendor units and/or reach-in ice merchandise units electric ice makers; ice storage, not more than five (5) tons capacity	P	P
Indoor Storage Facility for Boats, Automobiles and RVs: Minimum 1 Acre lot, Paved Ingress and Egress Required	C	P
Insulation sales, wholesale	C	P
Interior decorating store	P	P
Jewelry store	P	P
Kennel	C	C
Laundry, automatic self-help-laundry agency	P	P
Liquor and beer sales; places for the drinking of liquor or beer	C	C
Lithographing, including engraving, photo engraving	P	P
Lumber yard	P	P
Manufactured home sales and storage	C	P
Material sales yard, outside, with sale of rock, sand, gravel, and the like as an incidental part of the main business but excluding concrete mixing	C	C
Meat processing plant	C	C
Medical/ Chiropractic/ Dental clinic	P	P
Medical/dental laboratories	C	P
Military surplus store	C	P
Miniature golf course	C	P
Monument sales, retail	P	P
Mortuary	P	P
Motorboat and wave runner sales	C	P

Kane County Land Use Ordinance July 28, 2014

Music store	P	P
News stand; magazine shop; book store	P	P
Night club/social club	C	C
Novelty shop, variety store (non-sexually oriented business)	P	P
Nurses' agency	P	P
Office, business or professional	P	P
Office supply; office machines sales, repair	C	P
Oil burner shop	C	P
Optometrist; oculist	P	P
Ornamental iron, sales only	P	P
Outdoor Storage Facility for Boats, Automobiles and RVs: Minimum 1 Acre lot, Paved Ingress and Egress Required, Privacy fencing required.	C	P
Package handling/shipping	C	P
Painter/paint store	P	P
Parking lot incidental to a use conducted on the premises	P	P
Parking lot not incidental to a use conducted on the premises	C	C
Parks, swimming pools and other recreation areas	C	P
Pawn Shop	C	P
Pest extermination operation	-	C
Pet shop/enclosed building	C	P
Photographer or photography shop, sales and service	P	P
Plumbing shop/retail	P	P
Popcorn and/or nut shop	P	P
Printing, including engraving, photo engraving	C	P
Printing and small paper reproduction service	P	P
Private club	C	C
Private school	C	C
Public buildings	C	C
Public, quasi-public, and private service utility lines, pipelines, power lines, roads and etc.	P	P
Radio and television sales and repair	P	P
Radio and television station	C	C
Real Estate agency	P	P
Radio/television wireless transmitting towers	C	C
Reception center and/or wedding chapel	C	P
Recreational center, recreational camp, facilities or area that is private and/or commercial	C	C

Kane County Land Use Ordinance July 28, 2014

Recreational vehicle park	-	C
Recreation vehicles, rentals, leases, sales and service, outdoor and indoor	C	P
Rental Shops such as equipment, household appliances, etc.	C	P
Retail shops	C	P
Rock/Souvenir shops	P	P
Roofing sales	P	P
Second-hand shop, antiques, conducted within a building or enclosure	P	P
Seed/feed store	C	P
Sewing machine shop	P	P
Sign painting shop	C	P
Shoe shop; shoeshine; shoe repair	P	P
Solar Power Panels producing 25 KW or under	P	P
Solar Power Panels producing over 25 KW	C	C
State liquor store	C	C
Stationary and Greeting card sales	P	P
Storage unit sales office – not located on site of storage units	P	P
Storage units – unattended self-storage, no sales office, non-hazardous materials	-	C
Storage units – self-storage or services storage, attended with sales office, non-hazardous materials	C	C
Storage units – hazardous materials	-	-
Substation	C	C
Swimming pool, not accessory use	C	C
Tailor Shop	P	P
Taxidermist	P	P
Taxi stand	P	P
Terminal, parking and maintenance facilities	C	C
Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	P	P
Theater, indoor	P	P
Theater, outdoor, providing:  A solid fence or masonry wall with a minimum height of six feet shall be constructed on all sides;	C	C

Kane County Land Use Ordinance July 28, 2014

<p>Driveways and parking areas shall be provided with properly maintained dustless surfaces;</p> <p>Automobile off-street storage areas for automobiles awaiting entrance to theater shall have capacity of at least fifteen percent of the number of auto parking spaces provided inside the theater;</p> <p>Minimum area for single screen theater shall be ten acres and the minimum area for a two screen theater shall be twelve acres.</p>		
Tire shop, sales and repair	P	P
Tobacco shop	-	-
Towel and linen supply store	P	P
Transfer company	C	C
Travel bureau	P	P
Truck and heavy equipment, repair facility, truck stop, and truck wash	-	C
Used Car Lot	C	P
Variety store, notions	P	P
Veterinary	C	P
Veterinary-providing operations are completely enclosed within an air-conditioned and soundproof building	P	P
Wallpaper store	C	P
Warehouse	C	C
Wholesale business	C	P

KANE COUNTY COMMISSION AGENDA REQUEST:

Regular or Work Meeting

Date of Commission Meeting Requested: June 22, 2015

Dept. /Business Name: Planning & Zoning

Topic/Re: Rural Unimproved Subdivision: ~~DAKOTA~~ "Oak Ridge Estates" Dalco, LLC, Brent and Bruce Williams, within NE 1/4 & SE 1/4, Sec. 23, Township 38 South, Range 6 West, SLB & M.

Dept. Head/Owner: Shannon McBride

Meeting Requested by: Shannon McBride

Contact name & #: Shannon 644-4566 or Mary - 4951

Notes: 1 Mile East of Lutherwood Rd from Tod's Junction on Hwy 89.

Fee: 600.00 Sur  
Paid: 1355

**APPLICATION FOR RURAL UNIMPROVED SUBDIVISION**

Owner/Applicant DALCO LLC, BRENT R. WILLIAMS } MANAGING MEMBERS  
Phone BRENT 435-233-0122 BRUCE 435-691-4541  
Address 277 S. 2050 W. Fax: \_\_\_\_\_  
City CEDAR State UTAH Zip 84720  
E-Mail \_\_\_\_\_

Registered Engineer or  
Surveyor N. BRENT CARTER  
Address 4163 N. MORGAN DR Fax \_\_\_\_\_  
City ENOCH State UTAH Zip 84721  
Email bcarter@mail2engineer.com

Name of Subdivision: \_\_\_\_\_

Location and Legal Description:  
1 MILE EAST ON LUTHERWOOD ROAD FROM TORS JUNCTION  
ON HIGHWAY 89  
WITHIN NE 1/4 & SE 1/4 SEC 23, T38S-R6W, SUB 4 M

Number of Lots 6 Minimum Lot Size 10.00 AC

Attached Documents:  
Record of Survey Map:  Y N Agreement of Understanding:  Y N  
Culinary Water Authority Approval: Y N  N/A\* Sanitary Sewer Authority Approval: Y N  N/A  
N/A\*  
Land In Agricultural Use (FAA) Status Letter: Y N FAA Non-Compliance Notice: Y N N/A+

(\*Must show documentation that no system exists or is planned)  
(+Not required for if land is not Land In Agricultural Use, FAA)

Additional Comments:  
\_\_\_\_\_  
\_\_\_\_\_

I HEREBY CERTIFY THE ABOVE INFORMATION TO BE TRUE AND ACCURATE

Signature: [Signature] As Managing/Member Dalco LLC.  
Printed Name: D. Brent Williams

Signature [Signature] As managing /member Dalco LLC  
PRINTED NAME Bruce R. Williams

