



October 14, 2015  
Kane County Planning Commission  
Land Use Authority  
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 Pledge of Allegiance  
Prayer  
Approval of Minutes  
Announcements  
Public Comment

Chairman, Tony Chelewski  
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**Administrative**      **(1.) Compliance Review for Previously Divided Property**  
**Christopher & Kathleen Ball, parcel #4-5-3-2E; Shannon McBride**

**Administrative**      **(2.) Lot Joinder**  
**Public Hearing**      **Shawn & Kathleen Heneghan, Swains Creek Pines, Unit 1, Lots 189 & 190, New Lot 190; Submitted by Tom Avant**

**Administrative**      **(3.) Lot Joinder**  
**Public Hearing**      **Mark Jones, Zion View Mountain Estates, Unit C, Lots 88 & 89, New Lot 88; Submitted by Tex Brooks, Wallace Morris Kline Surveying, LLC**

**Legislative**      **(4.) Request for Zone Change**  
**Public Hearing**      **The Ranch at Zion, LLC, parcel #1-9-14-4; change from Ag to R-1; Submitted by Tom Avant**

**Legislative**      **(5.) Request for Zone Change**  
**Public Hearing**      **Zion Mountain Land Holdings, LLC, parcel #1-9-13-4; change from C-2 to R-1; Submitted by Tom Avant**

**Legislative**      **(6.) Request for Zone Change**  
**Public Hearing**      **RAH Ridge, LLC, parcel #1-9-14-3 and 1-9-13-5; from Ag to R-1; Submitted by Tom Avant**

- Administrative Public Hearing**      **(7.) Lot Joinder**  
**Vincent & Dale Gardner, Swains Creek Pines, Unit 3, Lots 422, 423 & 405; New Lot 422; Submitted by Brent Carter**
- Administrative Public Hearing**      **(8.) Lot Joinder**  
**Charger Construction, LLC, Tim Washburn, Mgr., Swains Creek Pines, Unit 3, Lots 412 & 413; New Lot 413; Submitted by Brent Carter**
- Administrative Public Hearing**      **(9.) Lot Joinder**  
**Steve & Connee Rushfield, Zion View Mountain Estates, revised Unit A, Lots 167 & 189; New Lot 189; Submitted by Brent Carter**
- Legislative Public Hearing**      **(10.) Land Use Ordinance, Revisions**  
**Revisions to Chapter 21; 9-21B-4B-Building Permits; Shannon McBride**
- Administrative**      **(11.) Ratify Agenda for September 9, 2015:**  
**-Charlie Saba, parcel #4-5-3-2D**  
**-Rancho Back Acres, Inc., Christopher Langham; parcels #3-4-32-2-1, 3-4-32-2-1B through 1I**  
**- Gerald & Carol Sills, parcel #3-5-35-8**  
**- Floyd & R. James Irish, parcel #4-5-3-2F**  
**- Dani Eskamp-Franke, parcel #3-5-35-9**  
**- Kenneth Smith, parcel #3-5-35-5**  
**- Sue Scott, parcel#4-5-10-1B & 4-5-10-1C**  
**- Glen & Jill Crawford, parcel#3-5-35-10A**  
**- T.J. Houston, parcel #4-5-3-4A**  
**- Lot Joinder, Chris Archibald, Navajo Lakes Estates, Unit 1, Lots 69-73, New Lot 71;**  
**-Lot Joinder, Dwane & Sharon Jones, Trustees of the “Jones Family Trust 5/3/06”, Strawberry Valley Estates, Unit 4, Lots 30 and 31, New Lot 31;**  
**-Kane County Land Use Ordinance correction, Correction to the acreage in Chapter 5.**

**NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Shannon McBride at (435) 644-4966 or Mary Reynolds at (435) 644-4951.

Agenda items may be accelerated or taken out of order without notice as the Administration deems appropriate.

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.