



**February 10, 2020**  
**Kane County Planning Commission**  
**Land Use Authority**  
**Commission Chambers**  
**76 N. Main St., Kanab, Utah**

**This meeting will be available via conference call at 435-676-9000 participant code 168030#. (This is a local call within the South Central service area.)**

**Agenda**

6:00 PM                      Call to Order  
                                 Invocation  
                                 Pledge of Allegiance

**1. Approval of minutes**  
January 13, 2021 meeting

**2. Public Comment**  
At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on this agenda. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda.

**Administrative**                      **3. Compliance Review: Krueger**  
**Public Meeting**                      Review of previously divided property, parcel 3-5-31-1A. Submitted by Julie Denise Krueger.

**Administrative**                      **4. Conditional Use Permit Amendment: Insite Wireless**  
**Public Meeting**                      An application to amend a Conditional Use Application for a cell tower on parcel #8-7-7-1 located in Duck Creek, Utah. The original application was approved on February 13, 2019. Submitted by Debbi DePompei.

**Legislative**                      **5. Lot Joinder: Cisneros**  
**Public Hearing**                      An application for a lot joinder, joining lots 45-18 & 45-19, Strawberry Valley Estates, Unit 4, becoming new lot 18, containing 0.99 acres, and vacating (2) 7.5' utility easements. Submitted by Kaysey Cisneros and Watson Engineering.

**Legislative**                      **6. Zone Change/Ordinance 2021-03: Grinnell**  
**Public Hearing**                      An application for a zone change from C-1 to C-2, parcel I-64, containing 0.50 acres, located in Duck Creek Village. Submitted by Rolane Grinnell.

**Legislative**                      **7. Zone Change/Ordinance 2021-05: McAllister**  
**Public Hearing**                      An application for a zone change from AG to R-5, on behalf of Keith L. & Diana Kay McAllister, Oscar R. & Lolene M. Adams, and Lynn B. &

Debra L McAllister, parcel 4-5-6-3, containing 158.50 acres, located near Lost Springs Road. Submitted by Tom Avant, Iron Rock Engineering, holding power of attorney.

**Legislative  
Public Hearing**

**8. Subdivision-Preliminary & Final Plat: Crimson Estates**

An application for a subdivision, preliminary and final plat for the Crimson Estates Subdivision, Phase 1, on behalf of Doyle Ray, parcel 4-5-6-3, creating 12 five lots. Submitted by Iron Rock Engineering, holding power of attorney.

*Land Use Ordinances: [kane.utah.gov](http://kane.utah.gov); government; ordinances; title 9  
Information Packets: [kane.utah.gov](http://kane.utah.gov); government; departments; planning commission; documents; general*

**NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS:  
Planning Commission Meetings Statutory Authority, Rules & Procedures can be found online at  
[kane.utah.gov](http://kane.utah.gov); Departments; Planning Commission; General; Land Use Ordinance 9-2-1 through 10.**

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 Wendy Allan at (435)644-4364.

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.

#21008



**Land Use Authority**  
76 North Main Street, Kanab, Utah 84741  
(435) 644-4966  
Email: [planning@kane.utah.gov](mailto:planning@kane.utah.gov)

**"COMPLIANCE REVIEW OF PREVIOUSLY DIVIDED PROPERTY" APPLICATION**

**Owner/Applicant:** KRUEGER, JULIE DENISE **Date:** 01/19/2021

**Address:** [REDACTED]

**City:** [REDACTED] **State:** [REDACTED] **Zip:** [REDACTED]

**Phone:** [REDACTED] **Email:** [REDACTED]

**Engineer/Surveyor:** Rosenberg Associates

**Address:** 352 E Riverside Dr # A2

**City:** St. George **State:** UT **Zip:** 84790

**Phone:** (435) 673-8535 **E-Mail:** [REDACTED]

**Name of Subdivision, if any:** Vermillion Cliffs

**Location and Legal Description of Divided Land:** \_\_\_\_\_

BEGINNING at a point South 00°09'05" West 660.14 feet along the Section line from the East Quarter Corner of Section 31, Township 43 South, Range 5 West, Salt Lake Base, and Meridian, and running thence South 00°09'05" West 673.70 feet along the Section line; thence North 88°41'20" West 659.99 feet; thence North 00°09'05" East 673.70 feet; thence South 88°41'20" East 659.99 feet to the point of beginning.

**Number of Lots:** 4 **Minimum Lot Size:** 5 acres (including roadway)

**Date land was divided:** 1993

**Document Checklist:**

☐ Record of Survey Map

☐ Agreement of Understanding

☐ Culinary Water Authority Approval

☐ Sanitary Sewer Authority Approval

Additional Comments:

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I HEREBY CERTIFY THE ABOVE INFORMATION TO BE TRUE AND ACCURATE

Signature: 

Date: 1/19/2021

**Office Use Only:**

**Land Use Administrator Action:**

Existing Zone: \_\_\_\_\_

General Plan Compliance: ☐ YES ☐ NO

Water/Sewer Compliance: ☐ YES ☐ NO

Current Subdivision Reg. Compliance: ☐ YES ☐ NO

Status of the Land: ☐ Compliant ☐ Substantive ☐ Non-Compliance

Procedural Defect Only Record of Survey Map: ☐ Approved ☐ Denied

Easements: ☐ Approved ☐ Denied ☐ N/A

**Land Use Authority Action:**

☐ Approved ☐ Denied

\_\_\_\_\_  
Planning Commission Chair

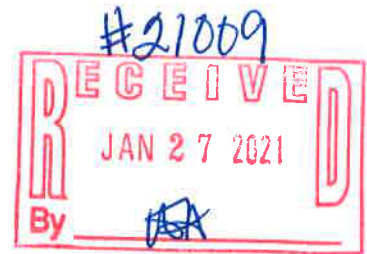
\_\_\_\_\_  
Date





**Kane County  
Land Use Authority**

76 North Main Street  
Kanab, Utah 84741  
Phone (435) 644-4966  
[planning@kane.utah.gov](mailto:planning@kane.utah.gov)



## Conditional Use Permit Amendment

**\*Call Land Use Office for fees**

**\*In the event additional engineering costs are accrued by the County related to a specific project the project applicant will be responsible for all additional engineering fees.  
(KCLUO 9-15A-2C)**

### Applicant's Information

Name: InSite Towers, LLC

Mailing Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail address: [REDACTED]

### Property Information

Parcel # 8-7-7-1C Zone: C-1 Total acreage: 0.75 acres

REASON FOR AMENDMENT: Request for a 2nd extension on a previously approved  
CUP #19003 for a 100' Wireless Communication Facility that is due to expire Feb. 13, 2021.

### Property Owner's information (if different than applicant)

Name: Garkane Energy Cooperative, Inc.

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail address: [REDACTED]

**A notarized affidavit by owner that the applicant has authority to act  
on their behalf is required**

There shall be no presumption of approval of any aspect of the process. Each application for a Conditional Use Permit shall have all required submittals before it is accepted as a complete application. It is highly recommended that the applicant or their authorized agent be present at the Planning Commission meeting that the Conditional Use Permit is an agenda item. Electronic appearance is acceptable if prior arrangements are made.

I (We) understand that the Land Use Authority shall not authorize a Conditional Use Permit unless the evidence presented is such as to establish that such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, and the proposed use will comply with the regulations and conditions specified in the Kane County Land Use Ordinance for such use. (9-15A-(1-7))

[Redacted Signature]

Signature of owner or applicant

1-27-21  
Date

*Agent for InSite Towers & Owner*

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**Land Use Authority Action:**

☐

Approve

☐

Deny

\_\_\_\_\_  
Planning Commission Chairman

\_\_\_\_\_  
Date

**ARTICLE A. CONDITIONAL USES**

## Shannon McBride

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**From:** [REDACTED]  
**Sent:** Wednesday, January 27, 2021 7:42 AM  
**To:** 'Shannon McBride'  
**Cc:** 'Todd Fuson'  
**Subject:** CUP Extension Request for InSite Towers Communication Tower @ Duck Creek (CUP # 19003)  
**Attachments:** InSite Towers (CUP 2nd Extension Request) Application UT076 Duck Creek.PDF; UT076 Zoning Approval Extension of CUP Amendment.011520.pdf; UT076 Duck Creek\_ZD\_2019.01.18.pdf; UT076 Duck Creek Ground Lease\_REDACTED.pdf  
**Importance:** High

Hi Shannon,

I hope this email finds you well! Please find attached an application to request a 2<sup>nd</sup> extension of time on our CUP #19003 for the communication tower we are proposing to build in Duck Creek on the Garkane Energy parcel. I have also attached for reference our previous extension approval, site plans and redacted copy of our lease with Garkane Energy, which states under Section 3(b) that we are authorized to act as agent for owner in filing any CUP applications.

We are requesting a 2<sup>nd</sup> extension due to the fact that the COVID pandemic this past year placed this project (and many others) in a "hold" status and we are patiently waiting for our anchor tenant, Verizon Wireless, to bring this site back into their build plan.

I don't believe you required a fee the last time we extended but please let me know if that is not the case this round. Please feel free to call me at (702) 501-0882 if you have any questions or require further information with this request, thank you! Have a great day!

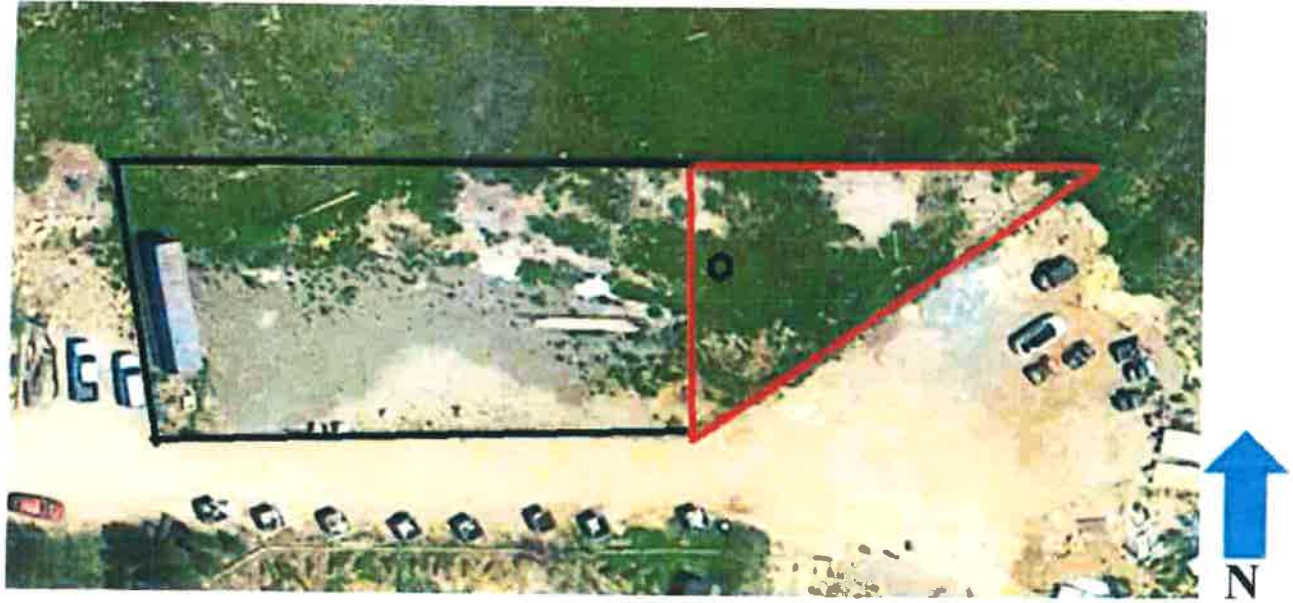
Best Regards,

*Debbie DePompei*

InTeLLiSites

**EXHIBIT "C" TO OPTION AND GROUND LEASE AGREEMENT**

**SITE PLAN<sup>2</sup>**



Red lines depict proposed lease area; approximate dimensions 122'x146'x 82' (4,950 sq. ft.)

<sup>2</sup> LESSEE reserves the right to replace this Exhibit during the Term of this Agreement with an as-built site plan (the "As-Built Site Plan"). Effective on the date of LESSEE's delivery of the As-Built Site Plan to LESSOR, such As-Built Site Plan shall replace the text of this Exhibit.



## **STAFF REPORT**

**DATE:** 01/26/2021

**PROJECT:** A complete application for Amending a Subdivision Plat for a lot joinder, and vacating two (2) 7.5 foot public utility easements, on behalf of the Cisneros Family Trust in the Strawberry Valley Estates Subdivision, unit 4, combining lots 45-18 and 45-19, becoming new lot 18, consisting of .99 acres, within SE1/4 Section 20, T38S, R7W SLB & M. The project was submitted by the owners and Watson Engineering. Both lots are zoned Residential 1/2 as are all surrounding lots. The zoning will remain the same.

The reason for the lot joinder request is to combine both properties they own.

**FINDINGS:** Amending (joining) the two lots and vacating two 7.5 foot public utility easements for the above stated lots conforms to the standards in the Kane County Land Use Ordinance, 9-21E-9, (A-F) and Utah Code Sections §17-27a-201, 202, 206, 208 and §17-27a-608, 609 and 609.5. All requirements have been met. The project has been posted in two public places, noticed in the local newspaper, and on the county and state websites. Notices were mailed out to all property owners within 500 feet of the project. A sign was posted between the two lots showing the vacating of two 7.5 foot public utility easements. The new lot will retain the Residential 1/2 zoning (R-1/2). Combining these two lots is in compliance with all state and local ordinances.

**STAFF DETERMINATIONS:** Kane County Engineer, Tom Avant, recommends approval of this project. Kane County Land Use Administrator, Shannon McBride, has reviewed the application and supporting documents and recommends approval. The project complies with County and State Ordinance requirements.

**MOTION:** I move to recommend **approval/denial** to the Kane County Commissioners the Vacating and Amending a Subdivision Plat for a lot joinder, and vacating two 7.5 foot public utility easements, on behalf of the Cisneros Family Trust in the Strawberry Valley Estates Subdivision, unit 4, combining lots 46-18 and 45-19 becoming new lot 18, based on the findings documented in the staff report.

**THANK YOU.**



Location	Owner	Value
Parcel Number 45-18	Name CISNEROS ORLANDO L & KAYSEY A-TR-	Market (2020) \$35,190
Tax District 15 - CEDAR MTN SSD	257 EVANTE ST LAS VEGAS, NV 89138	Taxable \$35,190
Area 0.58		Tax Area: 15 Tax Rate: 0.002282
Address 1970 N CIRCLE DR		Type Actual Assessed Acres
Legal ALL OF LOT 18 STRAWBERRY VALLEY ESTATES UNIT 4.		NON-PRIMARY LAND \$35,190 \$35,190 0.580
CISNEROS FAMILY TRUST 5-14-04*		
Child Accounts		
Child Parcels		
Parent Accounts		
Parent Parcels		

Transfers			
Recording Date	Book	Page	Doc Description
<a href="#">10/19/2015 03:32:41 PM</a>	0454	0157	Warranty Deed
<a href="#">10/19/2015 03:33:28 PM</a>	0454	0143	RESPA Conveyance

Tax		Images	
Tax Year	Taxes	Photo	GIS
2020	\$325.93		
2019	\$335.22		

Parcel: 45-18

Account: 0076318

Zoning: R-1/2

Address: 1970 N CIRCLE DR 84762

Lat/Long: 37.4922, -112.6552

[View in Google Maps](#)

[View property records](#)

[View tax records](#)

[Zoom to](#)

Lat/Long: 37.0482, -112.5286



76 North Main Street, Kanab, Utah 84741







**Kane County  
Land Use Authority**

76 North Main Street  
Kanab, Utah 84741  
Phone (435) 644-4966  
[planning@kane.utah.gov](http://planning@kane.utah.gov)



**Lot Joinder within a Subdivision Plat  
Application Fee \$700.00**

Property Owner's Name: Cissner's Family Trust

Date: 1/15/2021 Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip Code: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Parcel #s: 45-18, 45-19

Reason for Lot Joinder Request:  
To combine the two parcels we own

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.

[REDACTED]  
Signature of Owner / Trustee

[REDACTED]  
Signature of Owner / Trustee

**Once lots are joined they may not be subdivided again.**

*Taxes will not be affected until the year following the project (plat) being recorded.*

**\*Application must be received in office 21 days prior to the scheduled  
Land Use Authority Meeting.**

**\*Fee is non-refundable after engineer's review**

**Land Use Authority Action:**

☐

Approve

☐

Deny

Planning Commission Chairman

Commission Approval Date: \_\_\_\_\_

\_\_\_\_\_  
Date





**WATSON  
ENGINEERING  
COMPANY, INC.**

4721 N 2150 W, Suite 7  
Cedar City, UT 84721  
Tel: (435) 586-3004

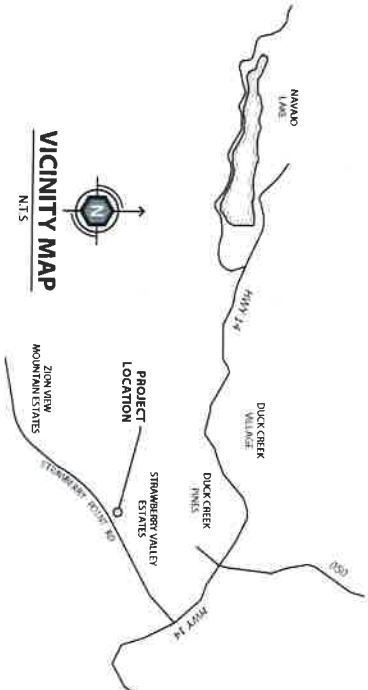
[www.wecinc.com](http://www.wecinc.com)

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Watson Engineering Co.

RECORD OF SURVEY & LOT JOINER  
**LOTS 18 & 19, STRAWBERRY VALLEY ESTATES, UNIT 4**  
ORLANDO & KAYSEY CISNEROS  
WITHIN SEC. 20, T. 38 S., R. 7 W., S.L.M.  
KANE COUNTY, UTAH

~ PRELIMINARY ~  
FOR REVIEW

DRAWN BY: D. T. BROWN  
CHECKED BY: T. G. WATSON  
DATE: January 4, 2021  
SCALE: 1"=40'  
WATSON PROJECT NO.: 20-4559  
FILE: DECE-UT-11-18-K-MK-2V-ME



### SURVEYOR'S CERTIFICATE

I, DANIEL T. BROWN, PROFESSIONAL LAND SURVEYOR NO. 11864-1106, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, LICENSING ACT, I DO HEREBY CERTIFY THE FOLLOWING:

- THIS AMENDED PLAT, IN ACCORDANCE WITH SECTION 17-23-17, REPRESENTS THE RESULTS OF A SURVEY CONDUCTED BY MYSELF AND UNDER MY DIRECT SUPERVISION AT THE REQUEST OF ORLANDO & KAYSEY CISNEROS.
- THE LAND SURVEYED LIES IN DUCK CREEK VILLAGE, UTAH, WHICH IS WITHIN A PORTION OF THE SE ¼ OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 7 WEST, SALT LAKE MERIDIAN, AND WAS COMPLETED NOVEMBER 2020.
- THIS PLAT IS SHOWN ON THIS MAP AS BEING THE CHARACTER SHOWN AND OCCUPYING THE POSITION INDICATED AND ARE OF SUFFICIENT NUMBER TO DEFINE THE SAID BOUNDARY.

DANIEL T. BROWN, P.L.S.

DATE: \_\_\_\_\_

### NARRATIVE

THE RECORD OF SURVEY & LOT JOINER WAS COMPLETED AT THE REQUEST OF ORLANDO & KAYSEY CISNEROS TO IDENTIFY AND DEFINE THE PROPERTY BOUNDARY AND JOIN LOTS 18 & 19, STRAWBERRY VALLEY ESTATES, UNIT 4, INTO ONE (1) LARGER LOT, NEW LOT 18.

PROPERTY CORNER MONUMENTS ARE FOUND AS SHOWN HEREON. TWO (2) "X" REBARS WERE FOUND AT THE SOUTHERLY CORNERS OF LOT 8 ALONG THE NORTH LINE OF THE CIRCLE DRIVE RIGHT-OF-WAY (R.O.W.) AND WERE USED TO ESTABLISH THE BOUNDING OF SAID R.O.W. A 3" REBAR WAS FOUND AND ACCEPTED AS THE NORTHWEST CORNER OF ORIGINAL LOT 18. EACH (1) OTHER METERS WERE FOUND AT THIS LOCATION AS SHOWN, AND IT WAS DETERMINED THAT THE METERS ARE FOR FOUND MONUMENTS DETACHED FROM THE PROPERTY. THE METERS WERE FOUND BECAUSE OF THE WESTERLY LINE OF SAID LOT 18 BETWEEN METERS THE FOUND REBAR AT THE NORTHWEST CORNER OF SAID LOT 18 IS ACCEPTED AS THE NORTHWEST PROPERTY CORNER OF LOT 18.

MONUMENTS WERE FOUND AROUND THE NEW LOT 5 THAT WERE SET BY BRENT CARTER FOR THE AMENDED LOTS 4 & 5 SHOWN ON REFERENCE PLAT #3.

### BASIS OF BEARING

THE BASIS OF BEARING IS S55°30'23" W FROM THE NORTHEAST CORNER OF LOT 5 (HORIZON) 3" REBAR TO THE SOUTHEAST CORNER OF ORIGINAL LOT 19 (3" REBAR), STRAWBERRY VALLEY ESTATES, UNIT 4.

### LEGAL DESCRIPTION

NEW LOT 18, LOTS 18 & 19, STRAWBERRY VALLEY ESTATES, UNIT 4, MORE ACCURATELY DESCRIBED AS FOLLOWS: BEGINNING AT THE ORIGINAL NORTHWEST CORNER OF STRAWBERRY VALLEY ESTATES, UNIT 4; THENCE ALONG THE ORIGINAL EASTERLY LINE OF SAID LOT 19 S55°30'23" W 123.10' TO THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 19; THENCE ALONG THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 18, THEN ALONG THE ORIGINAL WESTERLY LINE OF SAID LOT 18 N02°31'00" W 228.41' TO THE ORIGINAL NORTHWEST CORNER OF SAID LOT 18; AND A POINT ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF ORIGINAL LOT 18, THENCE ALONG SAID R.O.W. AND ORIGINAL NORTHERLY LINE OF SAID LOT 18 N82°13'00" E 100.86' TO THE CORNER OF SAID LOT 19 S49°31'14" E 70.32' TO A POINT; THENCE CONTINUING ALONG SAID LOT 18 N82°13'00" E 100.86' TO THE CORNER OF SAID LOT 19 S49°31'14" E 70.32' TO A POINT; THENCE CONTINUING ALONG SAID R.O.W. AND ORIGINAL NORTHERLY LINE N80°08'24" E; THENCE CONTINUING ALONG SAID R.O.W. AND ALONG THE ARC OF SAID LOT 18, THENCE DEPARTING SAID R.O.W. AND ALONG THE ORIGINAL NORTHERLY LINE OF SAID LOT 19 S75°51'14" E 63.29' TO THE POINT-OF-BEGINNING AND CONTAINS 0.99 ACRES.

### REFERENCE PLATS

- STRAWBERRY VALLEY ESTATES, UNIT 4, BY NEEDLE, BK 5 PG 45, ENTRY #20724, DATE: 5-10-1972.
- AMENDED PLAT OF LOTS 18 & 19, STRAWBERRY VALLEY ESTATES, UNIT 4, BY NEW HORIZON, BK 415 PG 925, ENTRY #156393, DATE: 12-18-12.
- AMENDED PLAT OF LOTS 4 & 5, STRAWBERRY VALLEY ESTATES, UNIT 4, BY NEW HORIZON, BK 436 PG 82, ENTRY #176827, DATE: 11-07-12.

### CERTIFICATE OF RECORDING

SUBDIVISION AMENDED PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

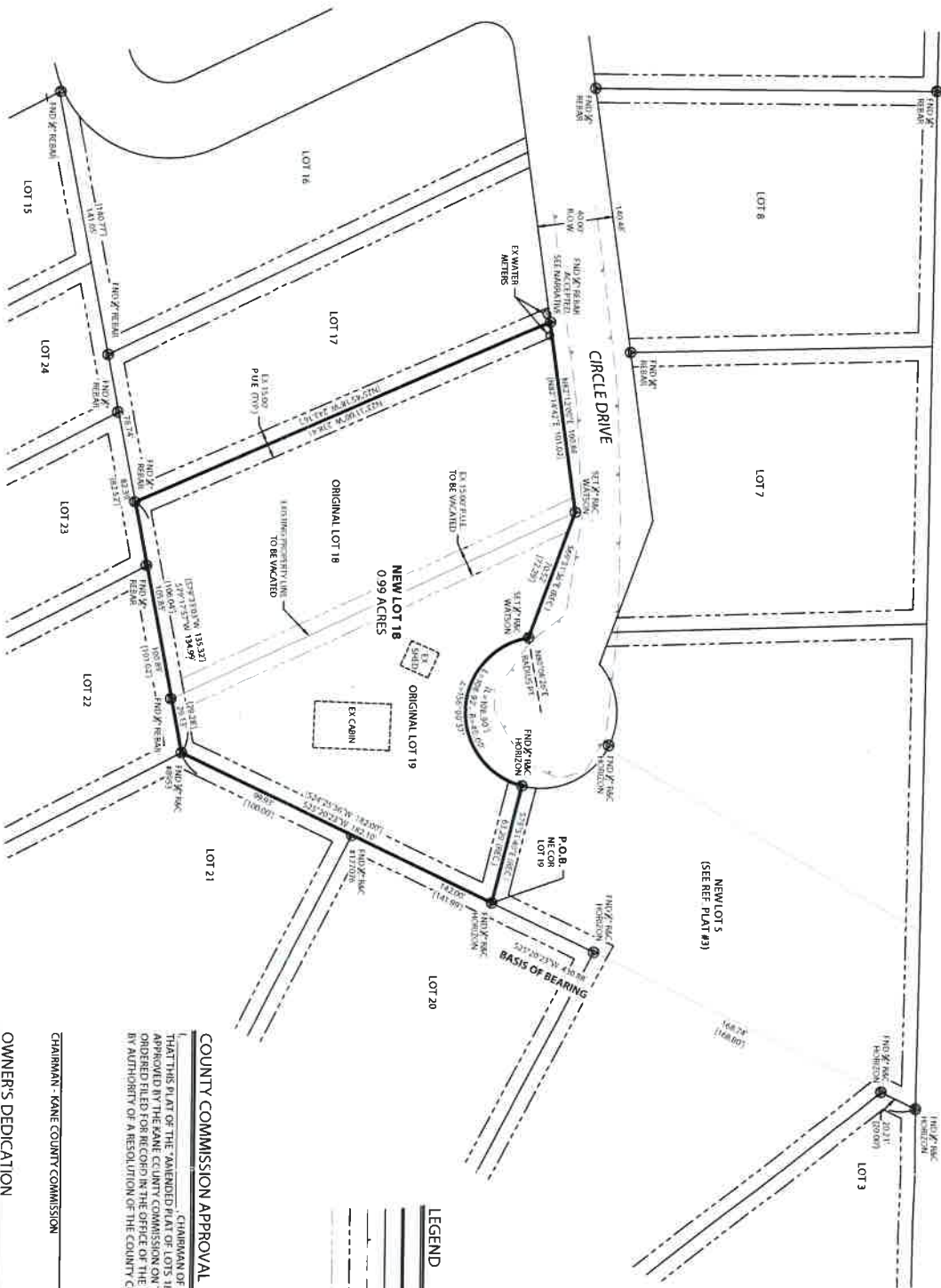
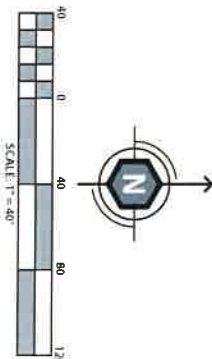
KANE COUNTY RECORDER

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

ENTRY NO.: \_\_\_\_\_ FEE: \_\_\_\_\_

RECORDED AT THE REQUEST OF: \_\_\_\_\_

## AMENDED PLAT LOTS 18 & 19, STRAWBERRY VALLEY ESTATES, UNIT 4 WITHIN THE SE ¼ OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 7 WEST, SALT LAKE MERIDIAN KANE COUNTY, UTAH



### LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF ROAD
- EXISTING PUBLIC UTILITY EASEMENT
- EXISTING EASEMENT TO BE VACATED
- SET WATSON 3/8 REBAR & CAP

### COUNTY COMMISSION APPROVAL

CHAIRMAN OF THE COUNTY COMMISSION OF KANE COUNTY DO HEREBY CERTIFY THAT THE PLAT OF THE AMENDED PLAT OF LOTS 18 & 19, STRAWBERRY VALLEY ESTATES, UNIT 4, WAS ACCEPTED AND APPROVED BY THE KANE COUNTY COMMISSION ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AND IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE KANE COUNTY RECORDER, IN WITNESS WHEREOF, I HAVE SET MY HAND IN AUTHORITY OF A RESOLUTION OF THE COUNTY COMMISSION.

CHAIRMAN - KANE COUNTY COMMISSION

KANE COUNTY CLERK

### OWNER'S DEDICATION

OWNERS OF THE PROPERTY DESCRIBED IN THE FOREGOING DESCRIPTION, CONSENT TO THE PREPARATION AND RECORDING OF THIS AMENDED PLAT, AND ALSO TO THE ABANDONING OF LOT 19, ADDING THAT AREA TO LOT 18, AS PER THIS PLAT.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ORLANDO L. CISNEROS, TRUSTEE OF THE CISNEROS FAMILY TRUST, DATED MAY 14, 2004

KAYSEY A. CISNEROS, TRUSTEE OF THE CISNEROS FAMILY TRUST, DATED MAY 14, 2004

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, \_\_\_\_\_, OWNER OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND SIGNER OF THE OWNERS' CONSENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME.

NOTARY PUBLIC

NOTARY PUBLIC STATE OF COMMISSION

COMMISSION NUMBER

COMMISSION EXPIRES

RESIDING IN THE COUNTY OF \_\_\_\_\_

NOTES

### COUNTY ATTORNEY CERTIFICATE

ATTORNEY FOR KANE COUNTY, I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE SUBDIVISION AMENDED PLAT AND THAT SAID PLAT COMPLETS THE REQUIREMENTS OF KANE COUNTY AND IS HEREBY RECOMMENDED FOR APPROVAL, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

KANE COUNTY ATTORNEY

### LAND USE AUTHORITY APPROVAL

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, THE LAND USE AUTHORITY OF KANE COUNTY, UTAH, HAVING REVIEWED THE ABOVE SUBDIVISION AMENDED PLAT, AND HAVING DETERMINED THAT IT COMPLETS WITH THE REQUIREMENTS OF THE LAND USE ORDINANCES, DO HEREBY RECOMMEND FOR APPROVAL BY KANE COUNTY COMMISSIONERS.

LAND USE AUTHORITY CHAIRMAN - KANE COUNTY

### COUNTY SURVEYOR CERTIFICATE

KANE COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE ABOVE SUBDIVISION AMENDED PLAT, AND HAVE DETERMINED THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND RECOMMEND IT FOR APPROVAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

KANE COUNTY SURVEYOR



# KANE COUNTY LAND USE AUTHORITY

SHANNON MCBRIDE  
LAND USE AUTHORITY  
ZONING ADMINISTRATOR

## Staff Report

DATE: January 22, 2021

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**To:** Planning Commission  
**From:** Shannon McBride, Planning and Zoning Administrator  
**Subject:** Project # 21003: Zone Change Application, C-1 to C-2, Ordinance O-2021-4  
Lot I-64, consisting of .50+/- acres.

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**HEARING NOTICE:** *This item has been noticed to property owners within 500 feet of the subject area, on public websites, and in the Southern Utah Newspaper. A public notice was posted in two public locations.*

PROPERTY PROJECT HISTORY	
Project Number	Nightly cabins rentals
21003	Current zone is Commercial 1

**REQUEST:** On January 07, 2021, Rolane Grinnell, submitted a zone change application for lot I-64, located off of Movie Ranch Road in Duck Creek; requesting to rezone from Commercial 1 to Commercial 2. The current commercial zone does not allow Commercial 2 uses such as reception center/wedding chapel services. The applicant would like to develop a wedding/reception center development, on a 1/2 acre lot.

**BACKGROUND:** Lot I-64. The lot is assigned Commercial 1 zoning.

**Acres** 0.50

**Situs Address** 715 E MOVIE RANCH RD

**Legal:** A PORTION OF LOT 64 MOVIE RANCH SUBDIVISION UNIT "A" AMENDED & EXTENDED: BEG AT THE SE COR OF LOT 64 MOVIE RANCH SUBDIVISION UNIT "A" AMENDED & EXTENDED & RUN TH S 50°54'00" W 125.0 FT ALG THE SE'LY LINE OF SAID LOT 64 TO THE SW COR OF SAID LOT 64; TH N 32°49'22" W 201.21 FT ALG THE SW'LY LINE OF SAID LOT 64 TO THE NW COR OF SAID LOT 64; TH N 50°54'00" E 103.0 FT ALG THE NW'LY LINE OF SAID LOT 64; TH S 39°06'00" E 77.33 FT ALONG THE NE'LY LINE OF SAID LOT 64; TH S 23°21'20" E 50.31 FT; TH S 48°05'47" E 75.26 FT TO THE PT OF BEG. CONT 0.50 AC, M/L.

### FACTS & FINDINGS:

- Lot I-64 meets the minimum acreage required to be zoned C-2. The lot is currently zoned C-1.
- The developer requests C-2 zoning which requires a zone change.
- Surrounding lots are zoned C-1, C-2 and R-1 at the rear of the property.

76 North Main Street | Kanab, Utah 84741 | p: (435) 644-4966 | [www.kane.utah.gov](http://www.kane.utah.gov)  
Shannon McBride | Zoning Administrator | e-mail: [smcbride@kane.utah.gov](mailto:smcbride@kane.utah.gov)

- All the lots gain access from Movie Ranch Road and Highway 14.
- All property owners within 500 ft. of these lots have been mailed a public notice, no concerns have been voiced by the public.
- Kane County Land Use Ordinance states: 9-7A-1: PURPOSE: 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. 9-7B-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. (Ord. 2013-5, 8-12-2013, eff. 8-27-2013)
- Kane County General Plan, Preamble: Given these basic premises, the Kane County Commission will use this Plan to guide land use decisions for the county. Where decisions regarding property rights versus property values are being made, deference shall be given to property rights. This Plan will assure that present and future residents and visitors to Kane County will be housed under safe, sanitary, and attractive conditions. Land uses in the unincorporated county will reflect the intent of the Commission to expect intensive, urban-scale uses and to provide self-supported basic services without county financial support.
- **9-7B-5: USES TABLE:**

Reception center and/or wedding chapel	C	P
--	---	---

**Conclusion:** The Applicant's request to rezone lot I-64 from C-1 to C-2 would remain consistent with the Kane County General Plan and give private property rights deference. In the interest of growth, it would be beneficial to Kane County to allow properties to be utilized for the intended use if the use fits the qualifying zone; whether Commercial, Agricultural, or Residential. The Planning Commission should vote based on behalf of Kane County's best interest, including; future planning efforts, private property owner's rights, protecting existing zones, rights of surrounding property owners, and also maintaining the purposes of the Land Use Ordinance and General Plan.

Because zoning ordinances are in derogation of a property owner's common-law right to unrestricted use of his or her property, provisions therein restricting property uses should be strictly construed, and provisions permitting property uses should be liberally construed in favor of the property owner; *Patterson v. Utah County Bd. of Adjustment*, 893 P.2d 602, 606 (UT App 1995)

*If the zone change amendment is adopted, the regulations of the new zone of Commercial 2 (C-2) can be found in the Kane County Land Use Ordinance, Chapter 7: Commercial Zones.*

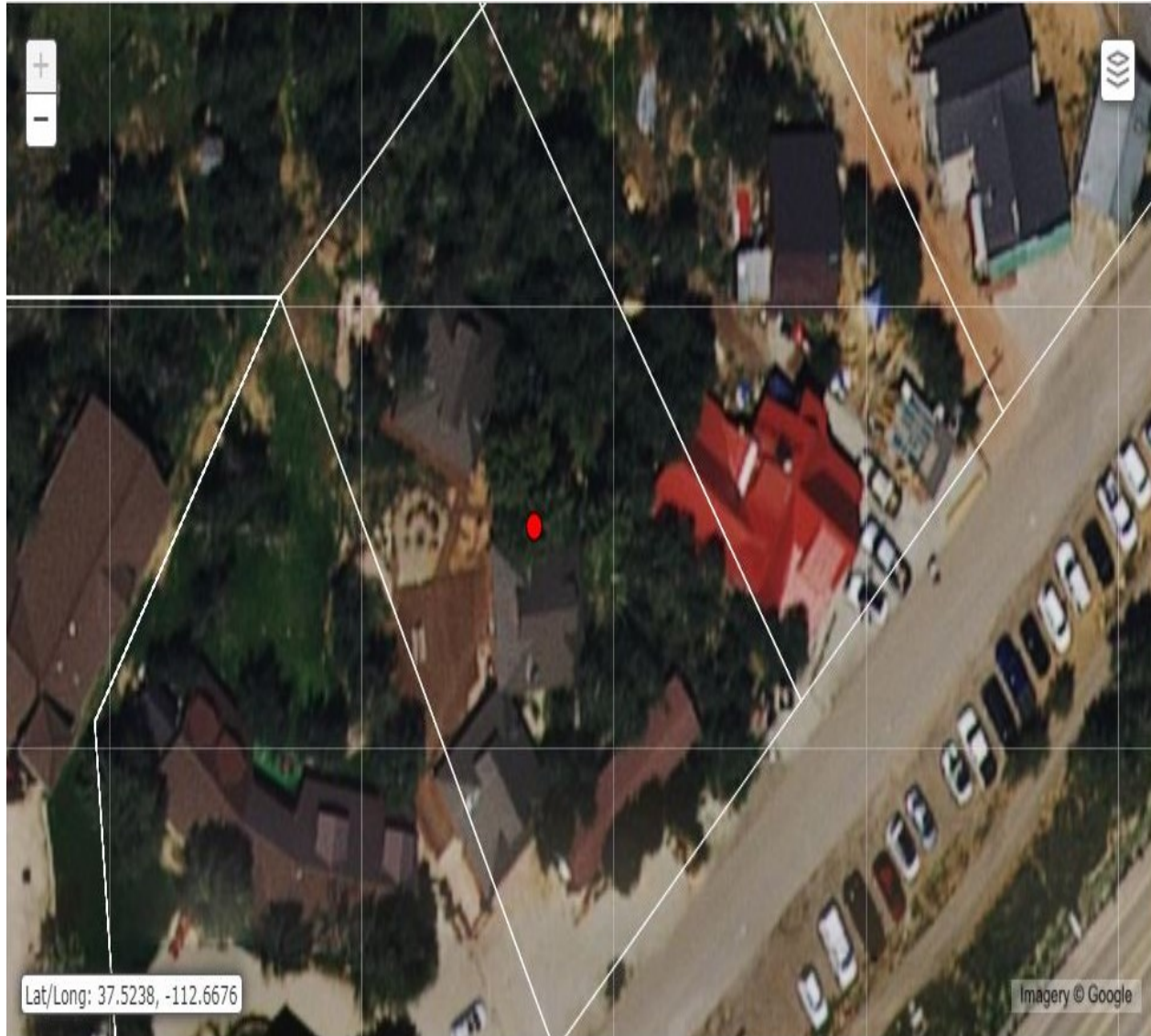
**MOTION: I move to recommend deny/approval to the County Commission for the zone change from C-1 to C-2 for lot I-64 & Ordinance O-2021-03 based on the facts and findings as documented in the Staff Report.**



Location	Owner	Value
Parcel Number: I-64	Name: GRINNELL,ROLANE CHRISTIAN	Market (2020) \$389,254
Tax District: 15 - CEDAR MTN SSD	PO BOX 1383	Taxable \$389,254
Acres: 0.50	187 W 100 N	Tax Area: 15 Tax Rate: 0.009202
Situs Address: 715 E MOVIE RANCH RD	PAROVIAN, UT 84701-1383	
Legal: A PORTION OF LOT 64 MOVIE RANCH SUBDIVISION UNIT "A" AMENDED & EXTENDED: BEG AT THE SE COR OF LOT 64 MOVIE RANCH SUBDIVISION UNIT "A" AMENDED & EXTENDED & RUN TH S 50°54'00" W 125.0 FT ALG THE SELV' LINE OF SAID LOT 64 TO THE SW COR OF SAID LOT 64; TH N 32°49'22" W 201.21 FT ALG THE SWLY' LINE OF SAID LOT 64 TO THE NW COR OF SAID LOT 64; TH N 50°54'00" E 103.0 FT ALG THE NWLY' LINE OF SAID LOT 64; TH S 39°08'00" E 77.33 FT ALONG THE NEVLY' LINE OF SAID LOT 64; TH S 29°21'20" E 50.31 FT; TH S 48°05'47" E 75.28 FT TO THE PT OF BEG. CONT 0.50 AC, M/L.		
Child Accounts		
Child Parcels		
Parent Accounts		
Parent Parcels		

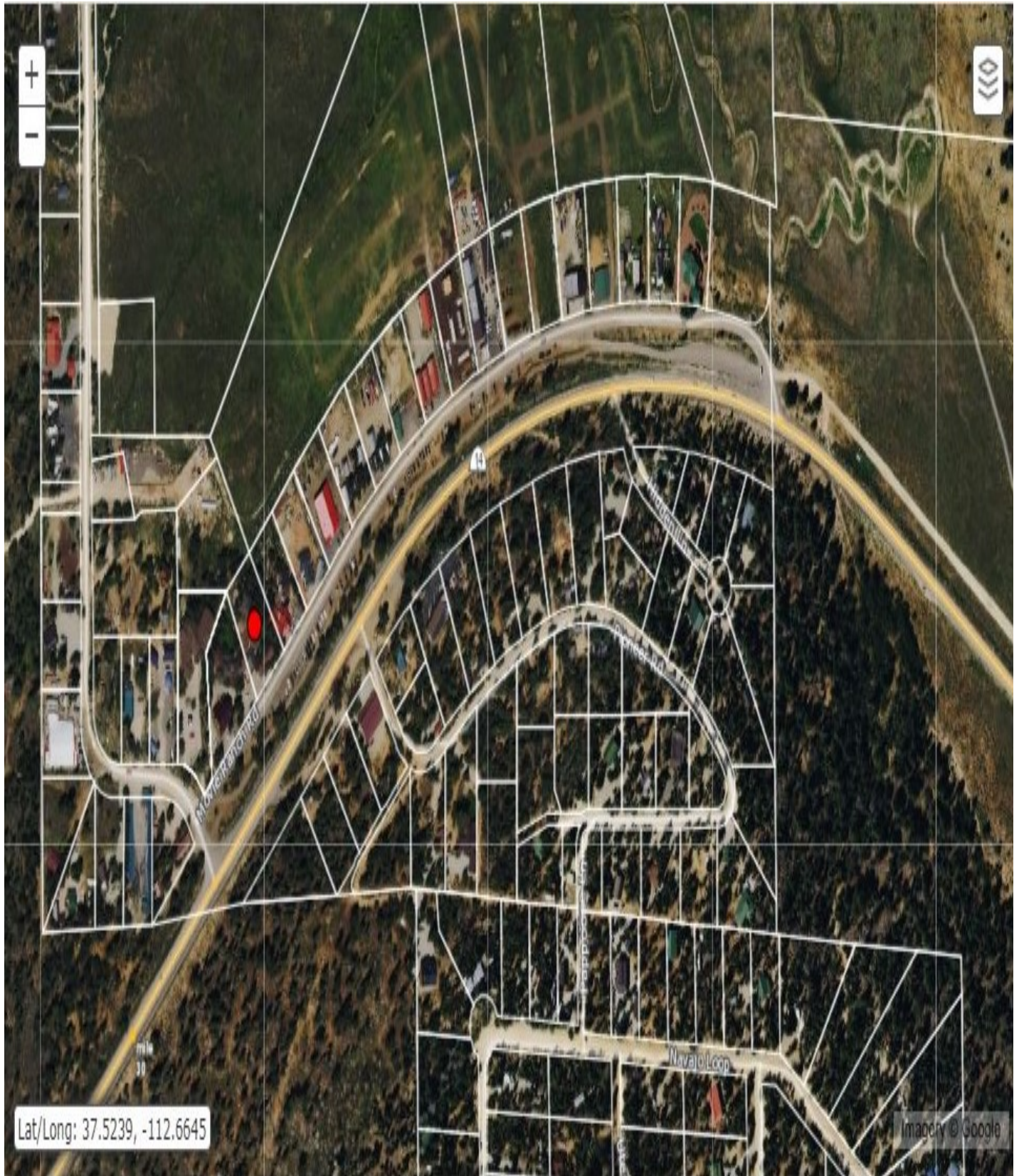
Transfers			
Recording Date	Book	Page	Doc Description
<a href="#">10/21/2020 04:31:52 PM</a>	<a href="#">0542</a>	<a href="#">0443</a>	<a href="#">Warranty Deed</a>
<a href="#">05/19/2017 03:49:08 PM</a>	<a href="#">0477</a>	<a href="#">0709</a>	<a href="#">Warranty Deed</a>
<a href="#">08/17/2012 02:08:23 PM</a>	<a href="#">0411</a>	<a href="#">0225</a>	<a href="#">Special Warranty Deed</a>
<a href="#">12/29/2009 09:19:34 AM</a>	<a href="#">0380</a>	<a href="#">0238</a>	<a href="#">Trustee's Deed</a>
<a href="#">03/08/2006 02:40:00 PM</a>	<a href="#">0278</a>	<a href="#">305</a>	<a href="#">Quit Claim Deed</a>
<a href="#">10/01/2004 10:30:00 AM</a>	<a href="#">W7</a>	<a href="#">828</a>	<a href="#">Water Assgn &amp; Bill of Sale</a>
<a href="#">08/24/2004 02:20:00 PM</a>	<a href="#">W7</a>	<a href="#">852</a>	<a href="#">Water Assgn &amp; Bill of Sale</a>
<a href="#">07/29/2004 12:10:00 PM</a>	<a href="#">W7</a>	<a href="#">804</a>	<a href="#">Water Assgn &amp; Bill of Sale</a>
<a href="#">07/12/2004 03:45:00 PM</a>	<a href="#">0282</a>	<a href="#">354</a>	<a href="#">Warranty Deed</a>

Tax	Images	
Tax Year	Taxes	Photo GIS Map
2020	\$3,806.27	
2019	\$3,878.05	



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**KANE COUNTY ORDINANCE NO. O 2021-03**

**AN ORDINANCE AMENDING THE ZONING OF Lot I-64 FROM  
COMMERCIAL 1 TO COMMERCIAL 2**

**WHEREAS**, the purpose of this ordinance is to rezone lot I-64 from Commercial 1 to Commercial 2, on behalf of Rolane Grinnell, the recorded owner; consisting of a total of .50 +/- acre;

**WHEREAS**, the above lot located at 715 E Movie Ranch Road, Duck Creek, meets the minimum acreage required to be zoned Commercial 2;

**WHEREAS**, the Kane County Board of Commissioners finds that said zone change is in accordance with the Kane County Land Use Ordinance 9-7B-1 which states the purposes of properties in the C-2 Zone is to provide for heavy commercial areas not appropriate near or in Residential Zones to meet larger commercial uses. (Ord. 2013-5, 8-12-2013, eff. 8-27-2013)

**WHEREAS**, the Kane County Planning Commission and Kane County Board of Commissioners desire to make the recommended zone change to lot I-64 from Commercial 1 to Commercial 2;

**WHEREAS**, the Kane County Board of Commissioners desires to implement the recommended zone change; and the Kane County Board of Commissioners, in a duly noticed public meeting, received the recommended zone change and desires to enact the following recommendations;

**WHEREAS**, the statutory authority for enacting this ordinance is Utah State Code Sections 7-27a-201- 205, 17-27a-308, and 17-27a-505;

**NOW THEREFORE, THE COUNTY LEGISLATIVE BODY OF KANE COUNTY,  
STATE OF UTAH, ORDAINS AS FOLLOWS:**

Lot I-64, more fully described by the respective address of 715 East Movie Ranch Road is hereby rezoned from Commercial 1 to Commercial 2 and shall from here forth be zoned Commercial 2.

**LEGAL DESCRIPTION:** 715 E Movie Ranch Road .50 AC, M/L

---- END OF ORDINANCE ----

This Ordinance shall be deposited in the Office of the County Clerk, and shall take effect fifteen (15) days after the date signed below. Utah State Code 17-53-208 (3) (a) a copy shall be recorded in the Recorder's office.

The County Clerk is directed to publish a short summary of this Ordinance with the name of the members voting for and against, together with a statement that a complete copy of the ordinance is available at the Office of the County Clerk, for at least one publication in a newspaper of general circulation in the county, or as otherwise permitted and required by Utah State Law.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2021.



ATTEST:

---

KARLA JOHNSON  
Kane County Clerk

---

Andy Gant, Chair  
Board of Commissioners  
Kane County

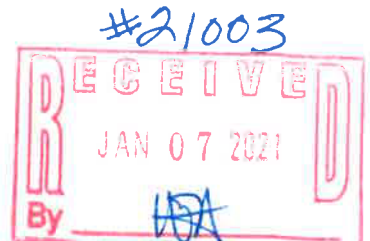
Commissioner Heaton voted  
Commissioner Gant voted  
Commissioner Chamberlain voted



## Land Use Authority

76 North Main Street  
Kanab, Utah 84741  
(435) 644-4964

[planning@kane.utah.gov](mailto:planning@kane.utah.gov)



### REQUEST FOR ZONE CHANGE

**FEE: \$350**

Owner Name: Bolane, Grinnell Date: December 2, 2020  
Address: [redacted] Email: [redacted]  
City: [redacted] State: [redacted] Zip: [redacted] Phone: [redacted]

PARCEL #: 1-64 LOCATION AND LEGAL DESCRIPTION OF PROPERTY:

715 Movie Ranch Rd, Duck Creek Village, UT

CURRENT ZONE: C-1 PROPOSED ZONE: C-2

INTENDED USE AND REASON FOR ZONE CHANGE: would like to offer reception center for wedding chapel services along with our nightly rentals.

I (we) certify that the proposed Zone Change will conform to the Kane County Zoning Ordinance and that no changes will be made without prior approval.

[redacted signature]  
Owner's Signature

**\*If acting on behalf of the property owner, please include a Power of Attorney.**

Planning Commission Action: ☐ Approve ☐ Deny

COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
Signature - Planning Commission Chair

\_\_\_\_\_  
Date



# KANE COUNTY LAND USE AUTHORITY

SHANNON MCBRIDE  
LAND USE AUTHORITY  
ZONING ADMINISTRATOR

## Staff Report

DATE: January 25, 2021

---

**To:** Planning Commission  
**From:** Shannon McBride, Planning and Zoning Administrator  
**Subject:** Project # 21005: Zone Change Application, AG to R-5, Ordinance O-2021-5  
Parcel 4-5-6-3, consisting of 158.50+/- acres.

---

**HEARING NOTICE:** *This item has been noticed to property owners within 500 feet of the subject area, on public websites, and in the Southern Utah Newspaper. A public notice was posted in two public locations.*

PROPERTY PROJECT HISTORY	
Project Number	Agricultural
21005	Current zone is Agricultural

**REQUEST:** On January 20, 2021, Keith L. and Diana Kay McAllister; and the Oscar R. Adams and Lolene M. Adams; and the Lynn B. and Debra L. McAllister, submitted a zone change application for parcel 4-5-6-3 in the proximity of the Lost Springs Subdivision about a mile east of town; requesting to rezone from Agriculture to Residential 5. The current agricultural zone does not allow for subdividing under 10 acres for a subdivision. The applicant would like to develop the Crimson Estates Subdivision with 5-acre lots.

**BACKGROUND:** Parcel 4-5-6-3 is assigned Agricultural zoning.

**LEGAL:** ALL OF SECTIONAL LOTS 3, 4, 5, & THE SE/4NW/4: OF SEC 6 T44S R5W SLB&M,  
UTAH. CONT 159.20 AC,M/L.

LESS 0.70 ACRES DEEDED TO KANAB CITY, LEAVING A TOTAL OF 158.50 AC, M/L.

### FACTS & FINDINGS:

- Parcel 4-5-6-3 meets the minimum acreage required to be zoned Residential 5. The parcel is currently zoned AG.
- The developer requests R-5 zoning which requires a zone change.
- Surrounding lots and acreage are zoned AG.
- All the lots gain access from Mountain View Drive/Old Highway 89 and Lost Springs Drive.
- All property owners within 500 ft. of this parcel have been mailed a public notice, no concerns have been voiced by the public.
- **9-5A-1: PURPOSE:** To preserve appropriate areas for permanent and temporary agricultural and open space areas as defined herein. Uses normally and necessarily related to agriculture are permitted as set forth in the use matrix

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below and uses adverse to the continuance of agricultural activity are discouraged in general and specifically prohibited only as set forth herein. (Ord. 2013-5, 8-12-2013, eff. 8-27-2013)

- **9-6A-1: PURPOSE:** To provide for residential neighborhoods of a rural character together with a limited number of livestock for the benefit and enjoyment of the residents. (Ord. 2013-5, 8-12-2013, eff. 8-27-2013)
- Kane County General Plan, Preamble: Given these basic premises, the Kane County Commission will use this Plan to guide land use decisions for the county. Where decisions regarding property rights versus property values are being made, deference shall be given to property rights. This Plan will assure that present and future residents and visitors to Kane County will be housed under safe, sanitary, and attractive conditions. Land uses in the unincorporated county will reflect the intent of the Commission to expect intensive, urban-scale uses and to provide self-supported basic services without county financial support.

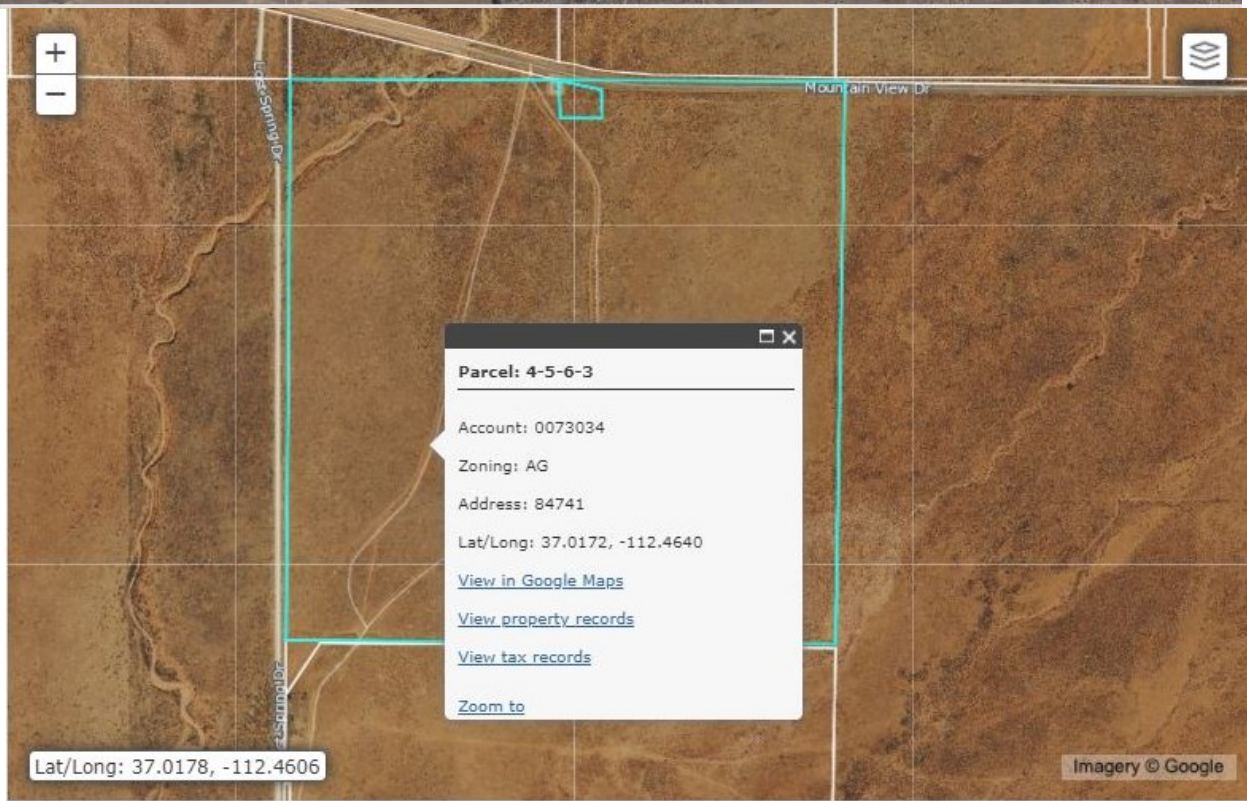
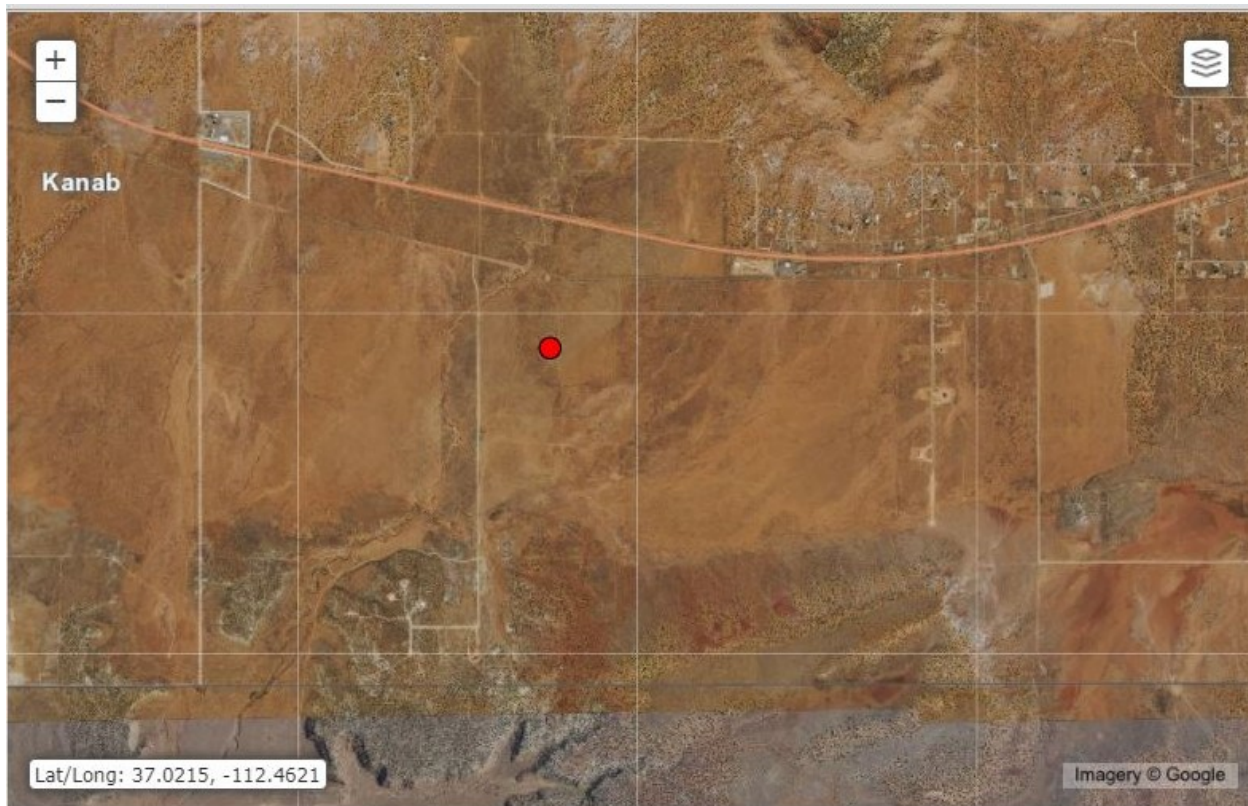
**Conclusion:** The Applicant's request to rezone Parcel 4-5-6-3 from AG to R-5 would remain consistent with the Kane County General Plan and give private property rights deference. In the interest of growth, it would be beneficial to Kane County to allow properties to be utilized for the intended use if the use fits the qualifying zone; whether Commercial, Agricultural, or Residential. The Planning Commission should vote based on behalf of Kane County's best interest, including; future planning efforts, private property owner's rights, protecting existing zones, rights of surrounding property owners, and also maintaining the purposes of the Land Use Ordinance and General Plan.

Because zoning ordinances are in derogation of a property owner's common-law right to unrestricted use of his or her property, provisions therein restricting property uses should be strictly construed, and provisions permitting property uses should be liberally construed in favor of the property owner; *Patterson v. Utah County Bd. of Adjustment*, 893 P.2d 602, 606 (UT App 1995)

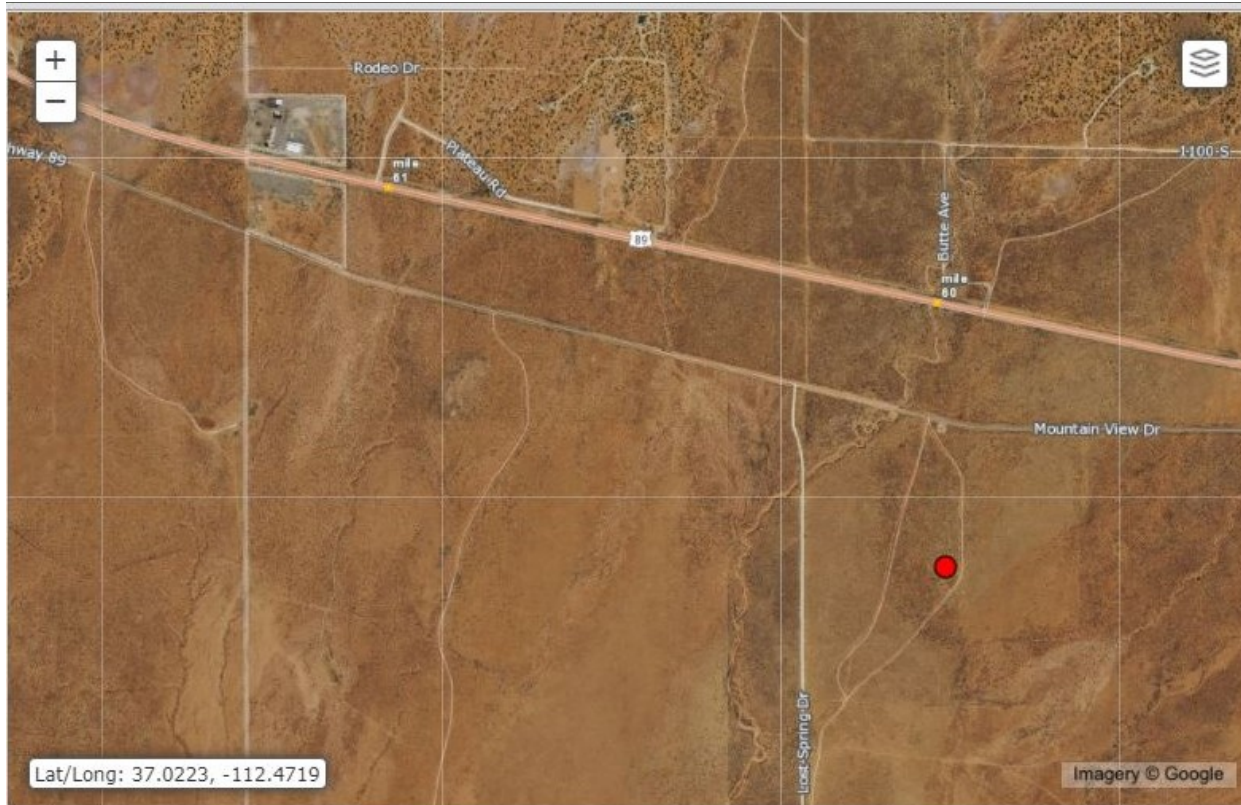
*If the zone change amendment is adopted, the regulations of the new zone of Residential 5 (R-5) can be found in the Kane County Land Use Ordinance, Chapter 5: Residential Zones.*

**MOTION: I move to recommend deny/approval to the County Commission for the zone change from AG to R-5 for parcel 4-5-6-3 & Ordinance O-2021-05 based on the facts and findings as documented in the Staff Report.**

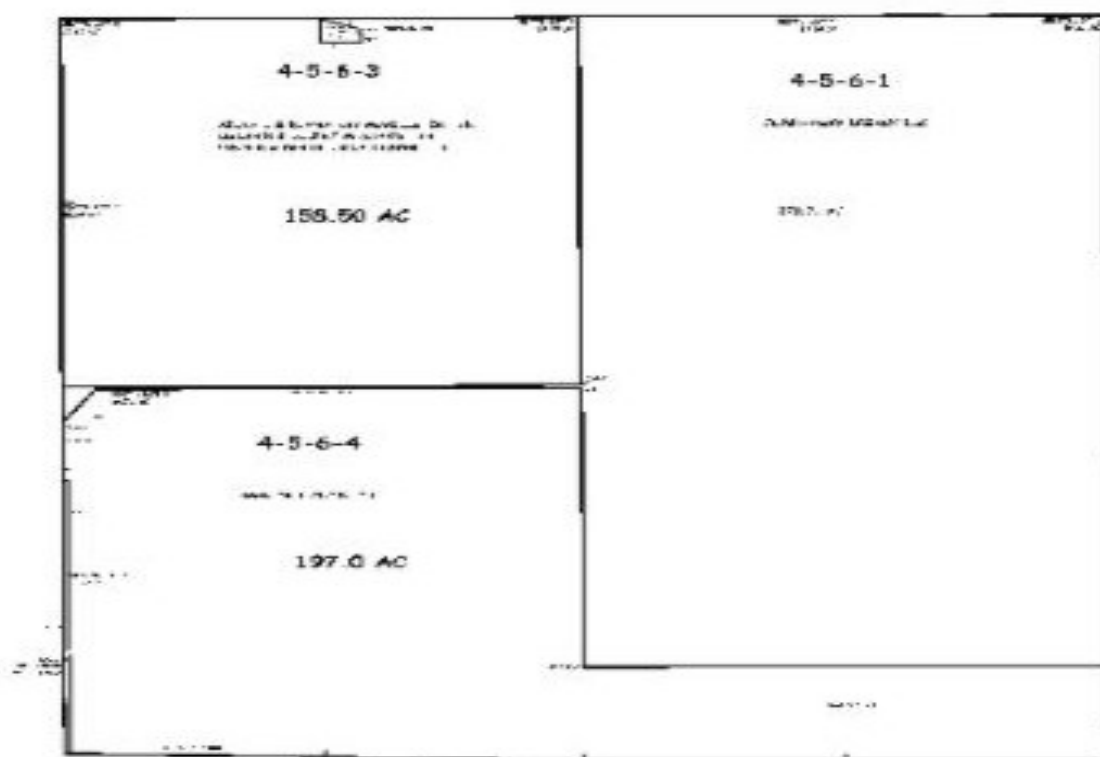




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# SECTION 6 T44S R5W





Location	Owner	Value
Parcel Number 4-5-8-3	Name MCALLISTER KEITH L & DIANA KAY -TR-	Market (2020) \$803,300
Tax District 08 - COUNTY OUTSIDE	445 E 180 S	Taxable \$1,970
Acres 158.50	KANAB, UT 84741-3738	Tax Area: 08 Tax Rate: 0.008282
Situs Address		Type Actual Assessed Acres
Legal ALL OF SECTIONAL LOTS 3, 4, 5, & THE SE1/4NW1/4 OF SEC 8 T44S R5W SLB&M, UTAH, CONT 158.20 AC, M/L LESS 0.70 ACRES DEEDED TO KANAB CITY, LEAVING A TOTAL OF 158.50 AC, M/L		FARMLAND (FAA) \$803,300 \$1,970 158.500
*OSCAR R & LOLENE M ADAMS FAMILY TRUST*		
*LYNN B & DEBRA L MCALLISTER FAMILY TRUST 11-3-14*		
*KEITH L MCALLISTER & DIANA KAY MCALLISTER REVOCABLE LIVING TRUST 8-30-18*		
Child Accounts 0143802		
Child Parcels 4-5-8-3A		
Parent Accounts		
Parent Parcels		

Transfers			
Recording Date	Book	Page	Doc Description
<a href="#">07/01/2018 03:00:33 PM</a>	<a href="#">0483</a>	<a href="#">0433</a>	<a href="#">Warranty Deed</a>
<a href="#">01/30/2015 02:03:55 PM</a>	<a href="#">0444</a>	<a href="#">0607</a>	<a href="#">Quit Claim Deed</a>

Tax	Images	
Tax Year	Taxes	
2020	\$18.25	
2019	\$18.77	

[Photo](#)
[GIS](#)
[Map](#)

Lat/Long: 37.0215, -112.4621

Imagery © Google

**KANE COUNTY ORDINANCE NO. O 2021-05**

**AN ORDINANCE AMENDING THE ZONING OF PARCEL 4-5-6-3 FROM  
AGRICULTURAL TO RESIDENTIAL 5**

**WHEREAS**, the purpose of this ordinance is to rezone parcel 4-5-6-3 from Agricultural to Residential 5, on behalf of Keith L. and Diana Kay McAllister, Oscar R. Adams and Lolene M. Adams; and Lynn B. and Debra L. McAllister, the recorded owners; consisting of a total of 158.50 +/- acre;

**WHEREAS**, the above parcel located at all of sectional lots 3, 4, 5 & THE SE/4NW/4: OFSEC6T44SR5WSLB&M,UTAH.CONT159.20AC,M/L. LESS 0.70 ACRES DEEDED TO KANAB CITY, LEAVING A TOTAL OF 158.50 AC, M/L., meets the minimum acreage required to be zoned Residential 5;

**WHEREAS**, the Kane County Board of Commissioners finds that said zone change is in accordance with the Kane County Land Use Ordinance 9-6A-1: PURPOSE: To provide for residential neighborhoods of a rural character together with a limited number of livestock for the benefit and enjoyment of the residents. (Ord. 2013-5, 8-12-2013, eff. 8-27-2013)

**WHEREAS**, the Kane County Planning Commission and Kane County Board of Commissioners desire to make the recommended zone change to parcel 4-5-6-3 from Agricultural to Residential 5;

**WHEREAS**, the Kane County Board of Commissioners desires to implement the recommended zone change; and the Kane County Board of Commissioners, in a duly noticed public meeting, received the recommended zone change and desires to enact the following recommendations;

**WHEREAS**, the statutory authority for enacting this ordinance is Utah State Code Sections 7-27a-201- 205, 17-27a-308, and 17-27a-505;

**NOW THEREFORE, THE COUNTY LEGISLATIVE BODY OF KANE COUNTY,  
STATE OF UTAH, ORDAINS AS FOLLOWS:**

Parcel 4-5-6-3, more fully described by the respective address ALL OF SECTIONAL LOTS 3, 4, 5, & THE SE/4NW/4: OFSEC6T44SR5WSLB&M, UTAH. CONT159.20AC,M/L. LESS 0.70 ACRES DEEDED TO KANAB CITY, LEAVING A TOTAL OF 158.50 AC, M/L is hereby rezoned from Agricultural to Residential 5 and shall from here forth be zoned Residential 5.

**LEGAL DESCRIPTION:** ALL OF SECTIONAL LOTS 3, 4, 5, & THE SE/4NW/4: OFSEC6T44SR5WSLB&M,UTAH.CONT159.20AC,M/L. LESS 0.70 ACRES DEEDED TO KANAB CITY, LEAVING A TOTAL OF 158.50 AC, M/L

---- END OF ORDINANCE ----

This Ordinance shall be deposited in the Office of the County Clerk, and shall take effect fifteen (15) days after the date signed below. Utah State Code 17-53-208 (3) (a) and a copy recorded in the Recorder's office.



The County Clerk is directed to publish a short summary of this Ordinance with the name of the members voting for and against, together with a statement that a complete copy of the ordinance is available at the Office of the County Clerk, for at least one publication in a newspaper of general circulation in the county, or as otherwise permitted and required by Utah State Law.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

\_\_\_\_\_  
KARLA JOHNSON  
Kane County Clerk

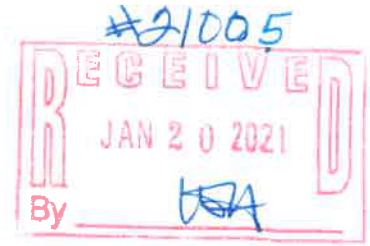
\_\_\_\_\_  
Andy Gant, Chair  
Board of Commissioners  
Kane County

Commissioner Heaton voted  
Commissioner Gant voted  
Commissioner Chamberlain voted



## Land Use Authority

76 North Main Street  
Kanab, Utah 84741  
(435) 644-4964  
[planning@kane.utah.gov](mailto:planning@kane.utah.gov)



### REQUEST FOR ZONE CHANGE

**FEE: \$350**

KEITH L. MCALLISTER and DIANA KAY MCALLISTER

Owner Name: Revocable Living Trust dated JUNE 30, 2016 Date: 1/20/2021

Address: [REDACTED] Email: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED] Phone: [REDACTED]

PARCEL #: 4-5-6-3 LOCATION AND LEGAL DESCRIPTION OF PROPERTY:

See attached Title Report

CURRENT ZONE: AG PROPOSED ZONE: R-5

INTENDED USE AND REASON FOR ZONE CHANGE: [REDACTED]

Subdivision

I (we) certify that the proposed Zone Change will conform to the Kane County Zoning Ordinance and that no changes will be made without prior approval.

[REDACTED]

[REDACTED]

Owner's Signature

**\*If acting on behalf of the property owner, please include a Power of Attorney.**

Planning Commission Action: ☐ Approve ☐ Deny

COMMENTS: [REDACTED]

Signature - Planning Commission Chair

Date



## Land Use Authority

76 North Main Street

Kanab, Utah 84741

(435) 644-4964

[planning@kane.utah.gov](mailto:planning@kane.utah.gov)

### REQUEST FOR ZONE CHANGE

**FEE: \$350**

THE OSCAR R. ADAMS AND LOLENE M. ADAMS

Owner Name: FAMILY TRUST

Date: 1/20/2021

Address: [REDACTED]

Email: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

Phone: [REDACTED]

PARCEL #: 4-5-6-3

LOCATION AND LEGAL DESCRIPTION OF PROPERTY:

See attached Title Report

CURRENT ZONE: AG

PROPOSED ZONE: R-5

INTENDED USE AND REASON FOR ZONE CHANGE:

Subdivision

I (we) certify that the proposed Zone Change will conform to the Kane County Zoning Ordinance and that no changes will be made without prior approval.

Oscar R. Adams (Jan 20, 2021 15:53 MST)

Oscar R. Adams

Lolene M. Adams (Jan 20, 2021 15:59 MST)

Lolene M. Adams

**\*If acting on behalf of the property owner, please include a Power of Attorney.**

Planning Commission Action:

☐ Approve

☐ Deny

COMMENTS:

Signature - Planning Commission Chair

Date



## Land Use Authority

76 North Main Street

Kanab, Utah 84741

(435) 644-4964

[planning@kane.utah.gov](mailto:planning@kane.utah.gov)

### REQUEST FOR ZONE CHANGE

**FEE: \$350**

LYNN B. and DEBRA L. MCALLISTER Family Trust

Owner Name: dated November 3, 2014 Date: 1/20/2021

Address: [REDACTED] Email: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED] Phone: [REDACTED]

PARCEL #: 4-5-6-3 LOCATION AND LEGAL DESCRIPTION OF PROPERTY:

See attached Title Report

CURRENT ZONE: AG PROPOSED ZONE: R-5

INTENDED USE AND REASON FOR ZONE CHANGE:

Subdivision

I (we) certify that the proposed Zone Change will conform to the Kane County Zoning Ordinance and that no changes will be made without prior approval.

  
Lynn B. McAllister (Jan 20, 2021 13:59 MST)

Lynn B. McAllister

  
Debra L. McAllister (Jan 20, 2021 15:01 MST)

Debra L. McAllister

**\*If acting on behalf of the property owner, please include a Power of Attorney.**

Planning Commission Action: ☐ Approve ☐ Deny

COMMENTS:

Signature - Planning Commission Chair

Date



## **STAFF REPORT**

**DATE:** 02/02/20201

**PROJECT:** A complete application for the **Preliminary** Plat for Crimson Estates Subdivision, Phase 1, lots 1-12, for parcel 4-5-6-3; ALL OF SECTIONAL LOTS 3, 4, 5, & THE SE/4NW/4: OF SEC 6 T44S R5W SLB&M, UTAH. CONT 159.20 AC, M/L.LESS 0.70 ACRES DEEDED TO KANAB CITY, LEAVING A TOTAL OF 158.50 AC, M/L on behalf of Doyle Ray and OSCAR R & LOLENE M. ADAMS FAMILY TRUST, LYNN B. & DEBRA L. MCALLISTER FAMILY TRUST 11-3-14, KEITH L.MCALLISTER & DIANA KAY MCALLISTER REVOCABLE LIVING TRUST 6-30-16.This project is right outside of the Kanab City limits in the vicinity of the Lost Springs Subdivision. Lost Springs Drive is a Class D road, NOT maintained by the county.

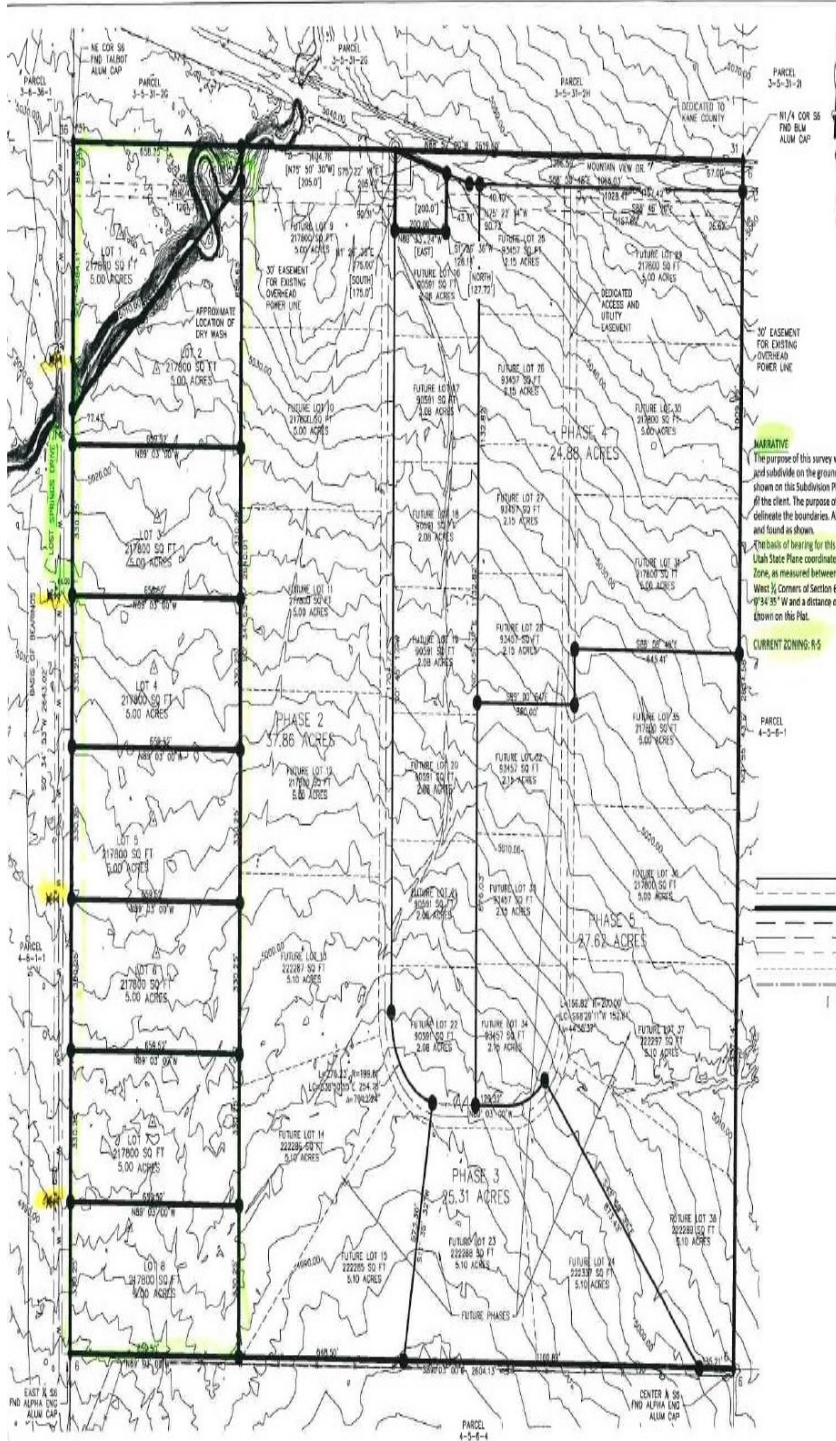
**FINDINGS:** The Crimson Estates Phase 1, application and preliminary plat complies with Utah State Code unannotated §17-27a-601, 603, 604, 604.5, 606, 607, The Crimson Estates Subdivision, Phase 1, preliminary plat complies with Kane County Land Use Ordinance, Title 9, Chapter 21C and D-Subdivision Regulations. All requirements for right-of-way and easements conform to the standards in the Kane County Land Use Ordinance requirements and the "Kane County Standards Specifications and Drawing Details for Design and Construction" which requires 66 foot right-of-ways. All notices are in conformance to all standards and notice requirements of 17-27a-201 & 202. A notice for the public hearing was posted in two public places; notices were mailed out to all affected entities and posted in the local newspaper and on the Utah State and Kane County websites as a public hearing.

**STAFF RECOMMENDATION:** Kane County alternate engineer, Cody Howick, Civil Science Engineering, recommends approval of this project. Kane County Land Use Administrator, Shannon McBride recommends approval.

**Motion:** I move to recommend **approval/denial** to the Kane County Commissioners the Preliminary Plat for Crimson Estates Subdivision, Phase 1, lots 1-12, on behalf of Doyle Ray.

THANK YOU





# **CRIMSON ESTATES PHASE 1 PRELIMINARY PLAT**

KANE COUNTY, UTAH  
LOCATED IN THE NW 1/4 OF SECTION 6,  
TOWNSHIP 44 SOUTH, RANGE 5 WEST,  
SALT LAKE BASE AND MERIDIAN

## **SURVEYOR'S CERTIFICATE**

I, Thomas W. Asanti, a Professional Land Surveyor, License No. 5563917, hold this license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and have completed this survey of the Property described herein in accordance with Section 17-23-17 and have verified all measurements and have placed measurements as represented on this plat. I certify that by authority of the herein owners, I have made a survey of the tract of land as shown on this Plat and have subdivided the same tract into 34 lots and 4 future phase lots as well as Public Utility and Egress & Egress Easements, as shown, which are herein after known as

## **"CRIMSON ESTATES PHASE 1"**

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

Thomas W. Asanti, PLS # 5563917

Date:

## **Legal Description**

Survey Description:  
All of Section 6, T. 44 S., R. 5 W., S. 1/4 NW 1/4 of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, Utah, Containing 129.31 acres (more or less).

Less and excepting that portion of said property that was deeded to Kanab City which is described as follows: BEGINNING at a point 1270.97 feet East from the Northwest Corner of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, and running thence South 175.0 feet; thence East 200.0 feet; thence North 127.72 feet; thence North 45°30'30" West 285.0 feet to the point of beginning.

## **As Surveyed Description:**

Beginning at the Northwest Corner of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, Utah, and running thence, along the West Section Line, South 89° 34' 32" West 348.0 feet, to the West & Corner; thence, along the East Section Line, South 89° 34' 32" East 304.0 feet, to the Corner & Corner; thence, along the North & Section Line, North 89° 34' 32" East 304.0 feet, to the North & Corner; thence North 89° 34' 32" West 135.0 feet, to a fence line located on the southern right-of-way of Old Highway 89; thence, along said fence and right-of-way, South 77° 2' 14" East 235.42 feet to an existing fence corner; thence, along said fence, South 87° 30' 30" West 128.14 feet, to an existing fence corner; thence, along said fence, North 87° 30' 30" West 128.14 feet, to an existing fence corner; thence, along said fence, North 87° 30' 30" East 175.0 feet, to the Northeast Corner; thence, along said fence, North 87° 30' 30" East 285.0 feet, to the POINT OF BEGINNING, containing 127.34 acres (more or less).

## **SURVEYED AT THE REQUEST OF:**

Dwayne Ray  
408 E 180 S  
Kanab, UT 84741

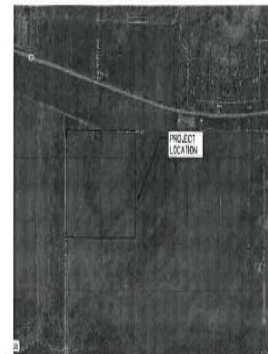
## **SURVEYED AT THE REQUEST OF:**

Nathan James  
311 W 1550 N  
Orderville, UT 84721

## **LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SURVEY BOUNDARY
- EASEMENT
- SECTION LINE
- 1/4 SECTION LINE
- FUTURE LOT LINE
- ROAD CENTER LINE
- RECORD BEARING AND DISTANCE
- SET 6" x 6" RIBBON WITH PLASTIC CAP MARKED IN ENG. PLS 5563917
- FOUND MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING 3-PHASE CABINET
- PERC TEST LOCATION

## **VACUITY MAP**



Building on Solid Foundations

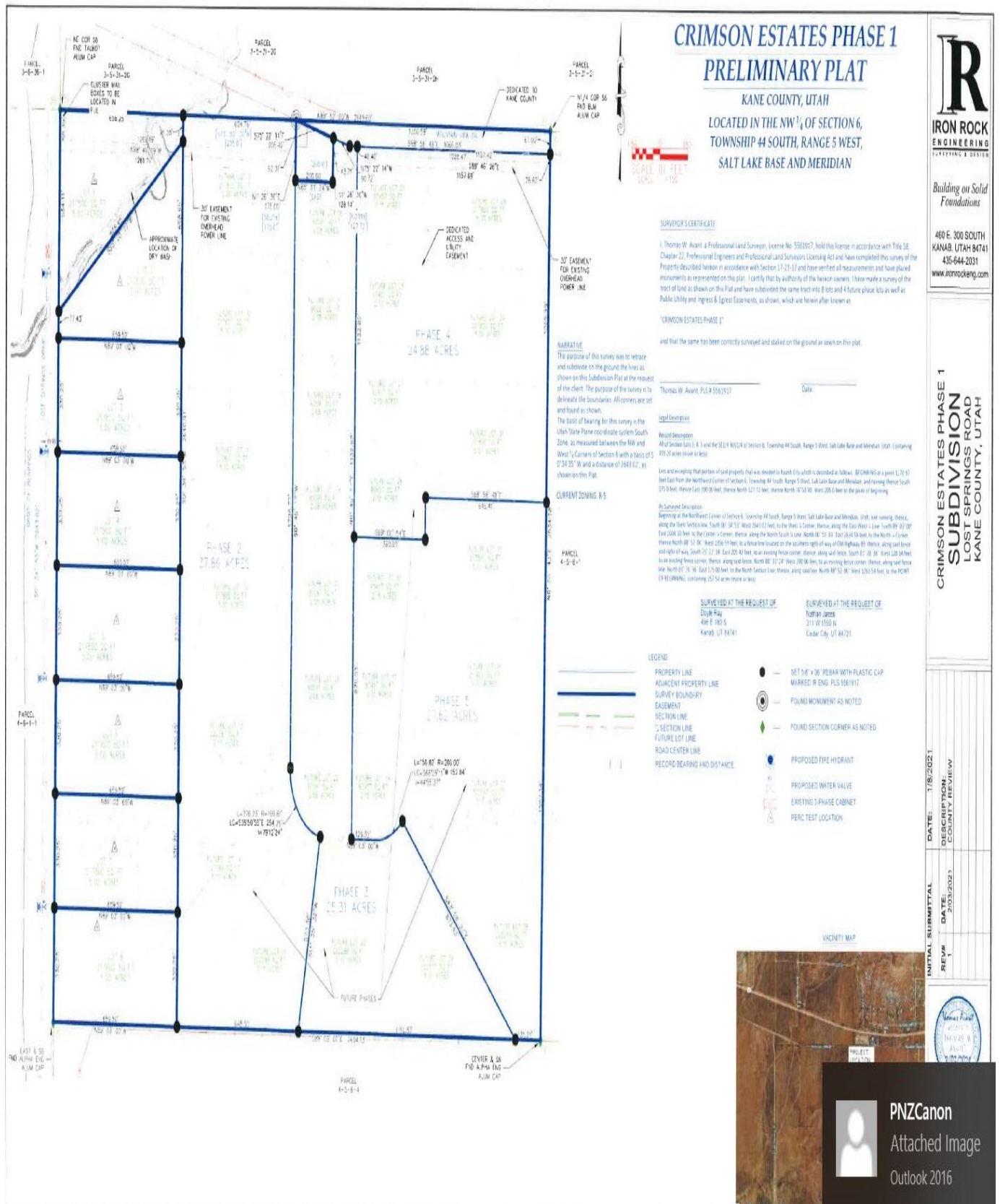
480 E. 300 SOUTH  
KANAB, UTAH 84741  
435-644-2031  
www.ironrockeng.com

CRIMSON ESTATES PHASE 1  
SUBDIVISION  
LOST SPRINGS ROAD  
KANAB, UTAH  
KANE COUNTY, UTAH

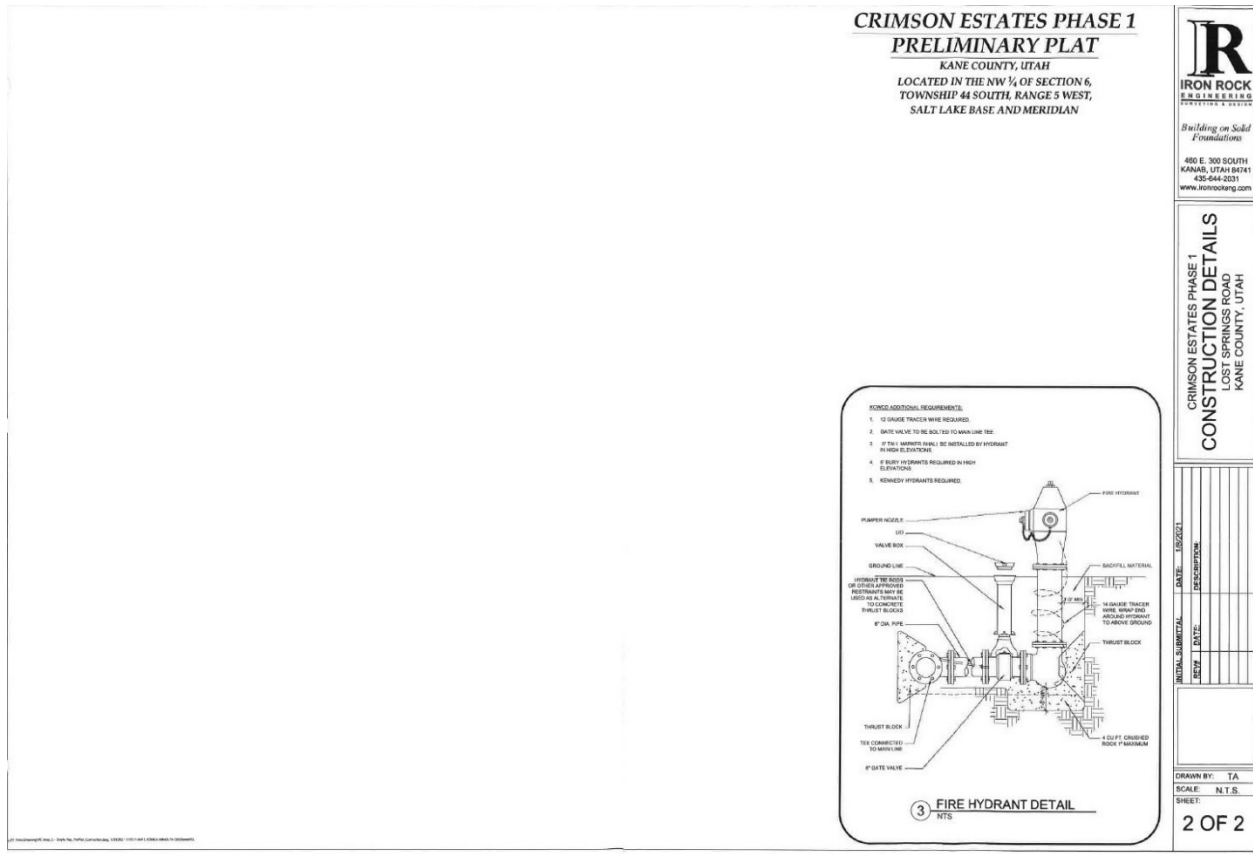
DATE:	1/8/2023
DESCRIPTION:	
REVISION:	
DATE:	

DRAWN BY: TA  
SCALE: 1" = 150'  
SHEET:

1 OF 2







### 9-21D-5: LAND USE AUTHORITY APPROVAL:

- A. The Kane County land use administrator shall review all completed applications for preliminary plat approval and shall forward to the land use authority only those preliminary plats which it finds have been developed in accordance with the standards and criteria specified in this chapter and all other ordinances and laws of Kane County and the state of Utah; including, but not limited to, land use ordinances, general plan and transportation plan.
- B. At a public meeting the land use authority may recommend approval to the county commission, recommend approval to the county commission **with conditions**, table until additional information has been provided or disapprove the preliminary plat. In the event that the Kane County land use authority disapproves a preliminary plat, it shall state, in writing, within thirty (30) days to the developer/subdivider the reason for disapproval via certified mail, return receipt requested.
- C. If recommended for approval to the county commission, the county commission shall review the application for approval, approval with conditions, or denial at the next regularly scheduled county commission meeting. (Ord. O-2016-4, 8-8-2016)





## **STAFF REPORT**

**DATE:** 02/02/2021

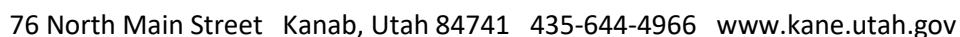
**PROJECT:** A complete application for the **Final** Plat for Crimson Estates Subdivision, Phase 1, lots 1-12, for parcel 4-5-6-3; ALL OF SECTIONAL LOTS 3, 4, 5, & THE SE/4NW/4: OF SEC 6 T44S R5W SLB&M, UTAH. CONT 159.20 AC, M/L.LESS 0.70 ACRES DEEDED TO KANAB CITY, LEAVING A TOTAL OF 158.50 AC, M/L on behalf of Doyle Ray and OSCAR R & LOLENE M. ADAMS FAMILY TRUST, LYNN B. & DEBRA L. MCALLISTER FAMILY TRUST 11-3-14, KEITH L.MCALLISTER & DIANA KAY MCALLISTER REVOCABLE LIVING TRUST 6-30-16.This project is right outside of the Kanab City limits in the vicinity of the Lost Springs Subdivision. Lost Springs Drive is a County Class D road, NOT maintained by the county.

**FINDINGS:** The Crimson Estates Subdivision, Phase 1, application and final plat complies with Utah State Code unannotated §17-27a-601, 603, 604, 604.5, 606, 607, The Crimson Estates Subdivision, Phase 1 final plat complies with Kane County Land Use Ordinance, Title 9, Chapter 21C and D-Subdivision Regulations. All requirements for right-of-way and easements conform to the standards in the Kane County Land Use Ordinance requirements and the "Kane County Standards Specifications and Drawing Details for Design and Construction" which requires 66 foot right-of-ways. All notices are in conformance to all standards and notice requirements of 17-27a-201 & 202. A notice for the public hearing was posted in two public places; notices were mailed out to all affected entities and posted in the local newspaper and on the Utah State and Kane County web sites as a public hearing and sent out to the public entities.

**STAFF RECOMMENDATION:** Kane County alternate engineer, Cody Howick, Civil Science Engineering, recommends approval of this project. Kane County Land Use Administrator, Shannon McBride recommends approval.

**Motion:** I move to recommend **approval/denial** to the Kane County Commissioners the Crimson Estates Subdivision, Phase 1 final Plat, consisting of 12 new lots on behalf of Doyle Ray.

**THANK YOU**







Location	Owner	Value								
Parcel Number 4-5-6-3	Name MCALLISTER KEITH L & DIANA KAY -TR-	Market (2020) \$803,300								
Tax District 00 - COUNTY OUTSIDE	445 E 180 S	Taxable \$1,970								
Acres 158.50	KANAB, UT 84741-3738	Tax Area: 00 Tax Rate: 0.009282								
Situs Address		<table border="1"> <thead> <tr> <th>Type</th> <th>Actual</th> <th>Assessed</th> <th>Acres</th> </tr> </thead> <tbody> <tr> <td>FARMLAND (FAA)</td> <td>\$803,300</td> <td>\$1,970</td> <td>158.500</td> </tr> </tbody> </table>	Type	Actual	Assessed	Acres	FARMLAND (FAA)	\$803,300	\$1,970	158.500
Type	Actual	Assessed	Acres							
FARMLAND (FAA)	\$803,300	\$1,970	158.500							
<p>Legal ALL OF SECTIONAL LOTS 3, 4, 5, &amp; THE SE/4TH/4 OF SEC 6 T44S R5W S18E4M, UTAH, CONT 199.20 AC, MIN LESS 0.70 ACRES DEEDED TO KANAB CITY, LEAVING A TOTAL OF 158.50 AC, MIN.</p> <p>OSCAR R &amp; LOLENE M ADAMS FAMILY TRUST  LYNN B &amp; DEBRA L MCALLISTER FAMILY TRUST 11-3-14  KEITH L MCALLISTER &amp; DIANA KAY MCALLISTER REVOCABLE LIVING TRUST 6-30-16</p> <p>Child Accounts 0143902  Child Parcels 4-5-6-3A  Parent Accounts  Parent Parcels</p>										
Transfers										
Recording Date	Book	Page								
07/01/2019 03:03:33 PM	0453	0433								
01/30/2019 02:03:55 PM	0444	0807								
		Doc Description								
		Warranty Deed								
		Quit Claim Deed								
Tax										
Tax Year	Taxes									
2020	\$18.25									
2019	\$18.77									
Images										

**Parcel: 4-5-6-3**

Account: 0073034

Zoning: AG

Address: 84741

Lat/Long: 37.0191, -112.4638

[View in Google Maps](#)

[View property records](#)

[View tax records](#)

[Zoom to](#)



## Land Use Authority

76 North Main Street, Kanab, Utah 84741  
(435) 644-4966 or (435) 644-4964  
planning@kanab.utah.gov



### Subdivision & Planned Unit Development Application Fee \$3500 \*see fee schedule

Name of Subdivision/Planned Unit Development:

Crimson Estates Phase 1

Location (Legal Description)

See Plat

KEITH L. MCALLISTER and DIANA KAY MCALLISTER

Owner: Revocable Living Trust dated JUNE 30, 2016

Phone:

Address:

City:

State:

Zip:

Phone:

Email:

Applicant: Doyle Ray

Phone:

Address:

City:

State:

Zip:

Phone:

Email:

Engineer or Surveyor: Iron Rock Engineering

Address: 460 E. 300 South

City: Kanab

State: UT

Zip: 84741

Phone: 435-644-2031

Email:

Existing Zone AG

Number of Lots 12

Minimum Lot Size 5 acres

Overall Density 13.13 acres/lot

Zone Change Require

(Y)

N

Total Acreage 157.54 acres

Open Space Acres N/A

% Open Space N/A



## Land Use Authority

76 North Main Street, Kanab, Utah 84741  
(435) 644-4966 or (435) 644-4964  
planning@kanab.utah.gov

### Subdivision & Planned Unit Development Application Fee \$3500 \*see fee schedule

Name of Subdivision/Planned Unit Development:

Crimson Estates Phase 1

Location (Legal Description)

See Plat

Owner: THE OSCAR R. ADAMS AND LOLENE M. ADAMS  
FAMILY TRUST Phone: [REDACTED]  
Address: [REDACTED]  
City: [REDACTED] State: [REDACTED] Zip: [REDACTED]  
Phone: [REDACTED] Email: [REDACTED]

Applicant: Doyle Ray Phone: [REDACTED]  
Address: [REDACTED]  
City: [REDACTED] State: [REDACTED] Zip: [REDACTED]  
Phone: [REDACTED] Email: [REDACTED]

Engineer or Surveyor: Iron Rock Engineering  
Address: 460 E. 300 South  
City: Kanab State: UT Zip: 84741  
Phone: 435-644-2031 Email: [REDACTED]

Existing Zone AG  
Number of Lots 12  
Minimum Lot Size 5 acres  
Overall Density 13.13 acres/lot

Zone Change Require ☒ Y N  
Total Acreage 157.54 acres  
Open Space Acres N/A  
% Open Space N/A





## Land Use Authority

76 North Main Street, Kanab, Utah 84741

(435) 644-4966 or (435) 644-4964

planning@kanab.utah.gov

### Subdivision & Planned Unit Development Application Fee \$3500 \*see fee schedule

Name of Subdivision/Planned Unit Development:

Crimson Estates Phase 1

Location (Legal Description)

See Plat

Owner: LYNN B. and DEBRA L. MCALLISTER Family Trust  
dated November 3, 2014

Phone:

Address:

City:

State:

Zip:

Phone:

Email:

Applicant: Doyle Ray

Phone:

Address:

City:

State: UT

Zip: 84741

Phone:

Email:

Engineer or Surveyor: Iron Rock Engineering

Address: 460 E. 300 South

City: Kanab

State: UT

Zip: 84741

Phone: 435-644-2031

Email:

Existing Zone AG

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Minimum Lot Size 5 acres

Overall Density 13.13 acres/lot

Zone Change Require

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Total Acreage 157.54 acres

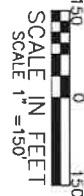
Open Space Acres N/A

% Open Space N/A

CRIMSON ESTATES PHASE 1

FINAL PLAT

KANE COUNTY, UTAH  
LOCATED IN THE NW ¼ OF SECTION 6,  
TOWNSHIP 44 SOUTH, RANGE 5 WEST,  
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

I, Thomas W. Avant, a Professional Land Surveyor, License No. 5561917, hold this license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and have completed this survey of the Property described hereon in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat. I certify that by authority of the herein owners, I have made a survey of the tract of land as shown on this Plat and have subdivided the same tract into 8 lots and 4 future phase lots as well as Public Utility and Egress & Egress Easements, as shown, which are herein after known as

"CRIMSON ESTATES PHASE 1"

and that the same has been correctly surveyed and staked on the ground as shown on this plat.

Thomas W. Avant, PLS # 5561917

Date: \_\_\_\_\_

Legal Description:

Record Description:  
All of Section Lots 3, 4, 5 and the SE ¼ of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, Utah, Containing 139.20 acres (more or less)

Less and excepting that portion of said property that was deeded to Kanab City, which is described as follows: BEGINNING at a point 1270.97 feet East from the Northwest corner of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, and running thence South 173.0 feet; thence East 200.0 feet; thence North 127.72 feet; thence North to 5030' West 205.0 feet to the point of beginning.

As Surveyed Description:

Beginning at the Northwest Corner of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, Utah, and running: thence, along the West Section line, South 00° 34' 53" West 2643.02 feet, to the West X Corner; thence, along the East-West X Line, South 89° 03' 00" East 2604.10 feet, to the Center X Corner; thence, along the North-South X Line, North 00° 55' 43" East 2634.58 feet, to the North X Corner; thence North 88° 52' 00" West 1356.59 feet, to a fence line located on the southern right-of-way of Old Highway 89; thence, along said fence and right-of-way, South 75° 22' 14" East 205.42 feet, to an existing fence corner; thence, along said fence, South 01° 26' 35" West 128.14 feet, to an existing fence corner; thence, along said fence, North 88° 33' 24" West 1200.00 feet, to an existing fence corner; thence, along said fence line, North 01° 26' 36" East 135.00 feet, to the North Section Line; thence, along said line, North 88° 52' 00" West 1263.54 feet, to the POINT OF BEGINNING, containing 117.54 acres (more or less).

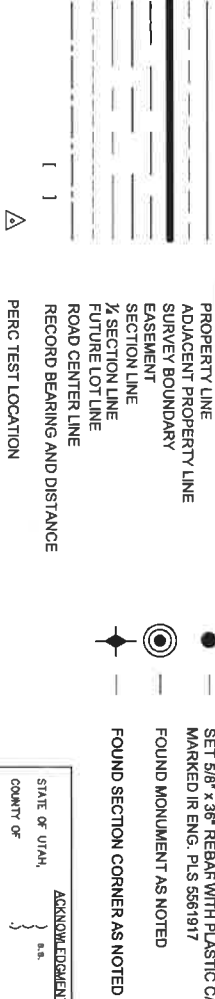
SURVEYED AT THE REQUEST OF:

Doyle Ray  
496 E. 180 S  
Kanab, UT 84741

SURVEYED AT THE REQUEST OF:

Nathan James  
311 W 1550 N  
Cedar City, UT 84721

LEGEND



STATE OF UTAH, }  
COUNTY OF \_\_\_\_\_ } s.s.  
ACKNOWLEDGMENT

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I, \_\_\_\_\_, a \_\_\_\_\_, do hereby certify that the foregoing plat and map were prepared by me or under my direct supervision and that I am a duly sworn and qualified public official of the State of Utah, and that I have personally examined the plat and map and find that they conform to the laws of the State of Utah, and that they are a true and correct copy of the original plat and map on file in the Office of the State Engineer, Salt Lake City, Utah.

NOTARY PUBLIC

ACKNOWLEDGMENT

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I, \_\_\_\_\_, a \_\_\_\_\_, do hereby certify that the foregoing plat and map were prepared by me or under my direct supervision and that I am a duly sworn and qualified public official of the State of Utah, and that I have personally examined the plat and map and find that they conform to the laws of the State of Utah, and that they are a true and correct copy of the original plat and map on file in the Office of the State Engineer, Salt Lake City, Utah.

NOTARY PUBLIC

COUNTY ATTORNEY CERTIFICATE

I, \_\_\_\_\_, Attorney for \_\_\_\_\_, do hereby certify that the foregoing plat and map were prepared by me or under my direct supervision and that I am a duly sworn and qualified public official of the State of Utah, and that I have personally examined the plat and map and find that they conform to the laws of the State of Utah, and that they are a true and correct copy of the original plat and map on file in the Office of the State Engineer, Salt Lake City, Utah.

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ PAGE: \_\_\_\_\_ FEE: \_\_\_\_\_

CRIMSON ESTATES PHASE 1

CRIMSON ESTATES PHASE 1

CRIMSON ESTATES PHASE 1

APPROVAL AND ACCEPTANCE

We the Kane County Commission have reviewed the herein Plat and map by authorization of said Commission recorded in the minutes of its meeting at the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and hereby accept the said plat with all commitments and all obligations pertaining thereto. We do hereby certify that the foregoing plat and map are a true and correct copy of the original plat and map on file in the Office of the State Engineer, Salt Lake City, Utah.

CRIMSON ESTATES PHASE 1

APPROVAL OF THE LAND USE AUTHORITY

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Land Use Authority of Kane County, Utah, having reviewed the above Plat and having found that it complies with the provisions of the Utah Subdivision Map Act, Chapter 2, Part 1, Section 17-23-17, and that it is in accordance with the Comprehensive Zoning Ordinance of Kane County, Utah, we do hereby approve the said Plat for acceptance by Kane County, Utah.

CRIMSON ESTATES PHASE 1

COUNTY SHERIFF CERTIFICATE

I, \_\_\_\_\_, Sheriff of Kane County, do hereby certify that this office has examined the above Plat and have determined that it is correct and that it is in accordance with the provisions of the Utah Subdivision Map Act, Chapter 2, Part 1, Section 17-23-17, and that it is in accordance with the Comprehensive Zoning Ordinance of Kane County, Utah, and I do hereby approve the said Plat for acceptance by Kane County, Utah.

CRIMSON ESTATES PHASE 1

COUNTY APPROVALS

KANE COUNTY ADDRESSING ADMINISTRATOR  
KANE COUNTY GIS ADMINISTRATOR

CRIMSON ESTATES PHASE 1

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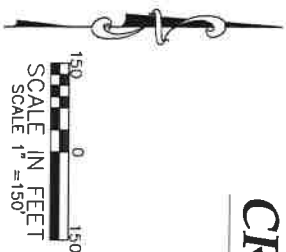
CRIMSON ESTATES PHASE 1

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CRIMSON ESTATES PHASE 1

## PRELIMINARY PLAT

LOCATED IN THE NW ¼ OF SECTION 6,  
TOWNSHIP 44 SOUTH, RANGE 5 WEST,  
SALT LAKE BASE AND MERIDIAN



### SURVEYOR'S CERTIFICATE

I, Thomas W. Avari, a Professional Land Surveyor, license no. 5561917, hold this license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and have completed this survey of the Property described hereon in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat. I certify that by authority of the herein owners, I have made a survey of the tract of land as shown on this Plat and have subdivided the same tract into 8 lots and a future phase lots as well as Public Utility and ingress & Egress Easements, as shown, which are herein after known as

**"CRIMSON ESTATES PHASE 1"**

and that the same has been correctly surveyed and staked on the ground as sown on this plat.

Thomas W. Avant, PLS # 5561917

Date: \_\_\_\_\_

**Legal Description:**

All of Section Lots 3, 4, 5 and the SE1/4 NW1/4 of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, Utah. Containing 159.20 acres (more or less)

feet East from the Northwest Corner of Section 6, Township 44 South, Range 5 West, Salt Lake Base and Meridian, and running thence South 15.0 feet; thence East 200.0 feet; thence North 12° 72' feet; thence North 76° 50' 30" West 205.0 feet to the point of beginning.

**As Surveyed Description:**

[illegible]

SURVEYED AT THE REQUEST OF:

496 E 180 S  
Kanab, UT 84741





311 W 1550 N  
Cedar City, UT 84721

SURVEYED AT THE REQUEST OF:

Cedar City, UT 84721

## LEGEND

PROPERTY LINE  
ADJACENT PROPERTY LINE  
SURVEY BOUNDARY  
EASEMENT  
SECTION LINE  
½ SECTION LINE  
FUTURE LOT LINE  
ROAD CENTER LINE  
RECORD BEARING AND DISTANCE

	—	SET 5/8" x 3/8" REBAR WITH PLASTIC CAP MARKED IR ENG. PLS 5551917
	—	FOUND MONUMENT AS NOTED
	—	FOUND SECTION CORNER AS NOTED
	—	PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED WATER VALVE  
EXISTING 3-PHASE CABLE  
PERC TEST LOCATION

VACINITY MAP:



**IRON ROCK**  
ENGINEERING  
SURVEYING & DESIGN

## Building on Solid Foundations

460 E. 300 SOUTH  
KANAB, UTAH 84741  
435-644-2031  
[www.ironrockeng.com](http://www.ironrockeng.com)

CRIMSON ESTATES PHASE 1  
SUBDIVISION  
LOST SPRINGS ROAD  
KANE COUNTY, UTAH

[illegible]

DRAWN BY:	TA
SCALE:	1" = 150'
SHEET:	

CRIMSON ESTATES PHASE 1

PRELIMINARY PLAT

KANE COUNTY, UTAH  
LOCATED IN THE NW ¼ OF SECTION 6,  
TOWNSHIP 44 SOUTH, RANGE 5 WEST,  
SALT LAKE BASE AND MERIDIAN



Building on Solid Foundations

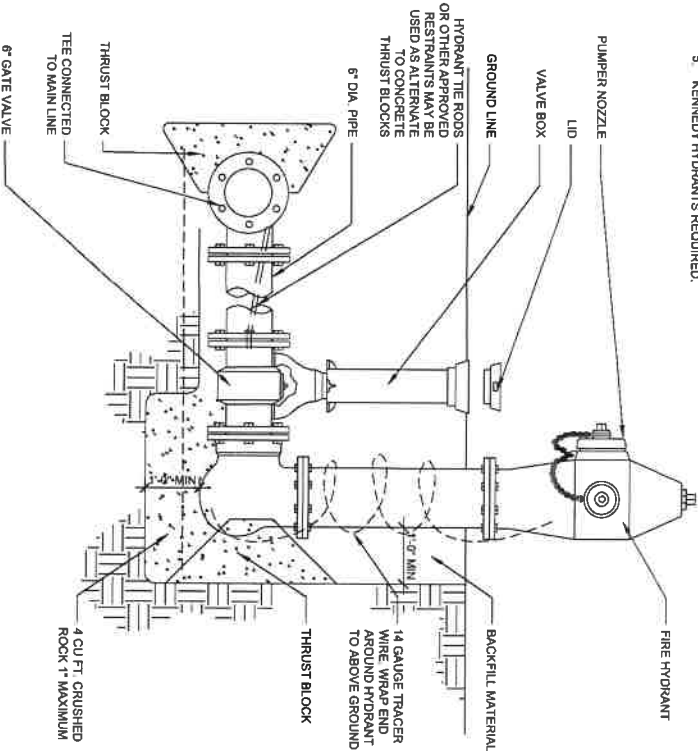
480 E. 300 SOUTH  
KANAB, UTAH 84741  
435-644-2031  
www.ironrockeng.com

CRIMSON ESTATES PHASE 1  
CONSTRUCTION DETAILS  
LOST SPRINGS ROAD  
KANE COUNTY, UTAH

INITIAL SUBMITTAL		DATE:	1/8/2021
REV#	DATE:	DESCRIPTION:	

DRAWN BY: TA  
SCALE: N.T.S.  
SHEET:

- KOMCD ADDITIONAL REQUIREMENTS:
1. 12 GAUGE TRACER WIRE REQUIRED.
  2. GATE VALVE TO BE BOLTED TO MAIN LINE TEE.
  3. 5' TALL MARKER SHALL BE INSTALLED BY HYDRANT IN HIGH ELEVATIONS.
  4. 6" BURY HYDRANTS REQUIRED IN HIGH ELEVATIONS.
  5. KENNEDY HYDRANTS REQUIRED.



3 FIRE HYDRANT DETAIL

NTS