



# MINUTES

Kane County Planning Commission  
& Land Use Authority Meeting  
Kane County Commission Chambers  
76 N. Main Street, Kanab, UT  
**July 10, 2024**

ACTING CHAIRMAN: Gwen Brown

MEMBERS PRESENT: Doug Heaton, Byard Kershaw, Gwen Brown, Jeremy Chamberlain, Mason Haycock

MEMBERS ABSENT: John Reese, Matt Cox

EX-OFFICIO MEMBER: Commissioner Wade Heaton (absent)

STAFF PRESENT Shannon McBride, Land Use Administrator; Wendy Allan, Assistant P&Z Administrator;

6:00 PM Meeting called to order Gwen Brown  
Invocation Mason Haycock  
Pledge of Allegiance Byard Kershaw

## GENERAL BUSINESS

### 1. Update on Commission Decisions

Shannon McBride reported that the Commissioners approved the Koti Subdivision. Willow Reserve was scheduled to be on the Commission agenda on July 9<sup>th</sup>; however, they asked to be postponed until July 23<sup>rd</sup>.

### 2. Approval of minutes

**June 12, 2024**

**MOTION:** Doug Heaton made a motion to **approve** the minutes of June 12, 2024. Byard Kershaw seconded the motion.

**VOTE:** The **motion passed** unanimously.

**MOTION:** A motion was made by Byard Kershaw to go in and out of public hearing at the call of the chair. The motion was seconded by Jeremy Chamberlain.

**VOTE:** The **motion passed** unanimously.

### **3. Public Hearing – Lot joinder: Moon**

**An application to amend a subdivision plat for a lot joinder on behalf of Chul Hyun Moon, joining lots 17 & 18 becoming new lot 17 containing 0.97 acres, Block “A” Church Wells Plat “A” Amended. Submitted by Tom Avant, Iron Rock Group, holding power of attorney.**

Tom Avant, Iron Rock Group, explained that these are very narrow lots. The property owner would like to join them to build a home.

Shannon stated that everything is in order.

Acting Chairman Brown called the commission into public hearing.

(No Comments)

Acting Chairman Brown called the commission out of public hearing.

**MOTION:** Mason Haycock made a motion to **approve** the amended subdivision plat for a lot joinder, on behalf of Chul Hyun Moon, in the Church Wells Subdivision, Amended Block “A” Plat “A” Subdivision, consisting of lots 17 & 18 becoming new lot 17, based on the findings documented in the staff report. Seconded by Byard Kershaw.

**VOTE:** The vote was **unanimous to approve.**

**FACTS & FINDINGS:** Amending (joining) 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. All requirements have been met. The project has been posted in two public places, and on the county and state websites. Notices were mailed out to all property owners within 500 feet of the project. The new lot will retain the C-2 zone.

### **4. Public Hearing – Lot Joinder: Long**

**An application to amend a subdivision plat for a lot joinder on behalf of Bradford C. and Mary B. Long, joining lots 32 & 33 becoming new lot 32 containing 1.13 acres, Lost Creek Subdivision. Submitted by Tom Avant, Iron Rock Group, holding power of attorney.**

Tom Avant, Iron Rock Group, explained that they want to join the lots and build in the center of the new lot.

Shannon stated that everything is in order.

Acting Chairman Brown called the commission into public hearing.

(No Comments)

Acting Chairman Brown called the commission out of public hearing.

**MOTION:** Jeremy Chamberlain made a motion to **approve** the amended subdivision plat for a Lot Joinder, on behalf of Bradford C. and Mary B. Long in the Lost Creek Subdivision, consisting of lots 32 & 33 becoming new lot 32, based on the findings documented in the staff report. Seconded by Mason Haycock.

**VOTE:** The vote was **unanimous to approve**.

**FINDINGS:** Amending (joining) 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. All requirements have been met. The project has been posted in two public places, and on the county and state websites. Notices were mailed out to all property owners within 500 feet of the project. The new lot will retain the R-1/2 zone.

#### **5. Public Hearing – Amended Plat : Clarkson**

**An application to amend a subdivision plat on behalf of Dale E. & Patsy Clarkson, Jeffrey C. & JoAnn C. Michelsen, and Dirk Clayson, amending lots 111, 112, 113, 115 & 116 Deer Springs Ranch Plat “F”, creating new lots 111A, 112A, 113A, 115A, & 116A. Submitted by Tom Avant, Iron Rock Group, holding power of attorney.**

Tom Avant, Iron Rock Group, explained that they would like to subdivide these lots to allow for their kids to build in the area. The new lots will be 10 acres each. They have approval of 80% of the owners on the plat.

Acting Chairman Brown called the commission into public hearing.

(No Comments)

Acting Chairman Brown called the commission out of public hearing.

**MOTION:** Byard Kershaw made a motion to **recommend approval** to the Kane County Commissioner, Amending a Subdivision Plat, for Deer Springs Ranch Plat “F”, based on the findings documented in the staff report. Seconded by Mason Haycock.

**VOTE:** The vote was **unanimous to recommend approval**.

**FINDINGS:** Amending five lots as stated above conforms to the standards in 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 and on the county and state websites. Notices were mailed out to all property owners within 500 feet of the project. The new lots will retain the Agricultural zoning (AG).

Shannon notified the Planning Commission (P&Z) that Jay Olsen with the Department of Agriculture, and Dixon Ekins and Haley Kirlin with Division of Drinking Water will make a presentation in the next P&Z meeting regarding required revisions to the general plan. Shannon impressed upon the P&Z the importance of attending the August meeting.

Jeremy Chamberlain stated that Michelle Pursell has been contacting him. Jeremy suggested she get on the Planning Commission's agenda if she needed to speak with them. He also wanted it on the record that Michelle needed to get in touch with Shannon. Shannon stated that she received a complaint because Michelle had an RV staying in her campground. Shannon contacted Michelle and reminded her that she applied for a semi-primitive campground and no RVs are allowed. She also told Michelle that she can amend her CUP to become an RV park and explained that she will be required to go through the same process as the other RV parks in the area.

Doug Heaton made a motion to adjourn. Mason Haycock seconded the motion.  
Meeting was adjourned at 6:22 pm.

  
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Land Use Authority Vice Chair  
Gwen Brown

  
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Assistant Planning & Zoning Administrator  
Wendy Allan