



MINUTES

February 12, 2025

Planning Commission/Land Use Authority
Kane County Commission Chambers
76 N. Main Street, Kanab, Utah

CHAIRMAN: John Reese

MEMBERS PRESENT: John Reese, Doug Heaton, Mason Haycock, Lara Clayson, Julie Millard

MEMBERS ABSENT: Jeremy Chamberlain, Matt Cox

EX-OFFICIO MEMBER: Commissioner Wade Heaton

STAFF PRESENT Shannon McBride, Land Use Administrator; Wendy Allan, Assistant P&Z Administrator; Rob Van Dyke, Attorney (via phone)

6:00 PM Meeting called to order John Reese
Invocation Doug Heaton
Pledge of Allegiance Lara Clayson

GENERAL BUSINESS

1. Swearing in of Julie Millard and Lara Clayson as new Planning Commission members.

2. Election of Chair and Vice-Chair for 2025.

MOTION: Doug Heaton nominated John Reese for chair. Mason Haycock seconded the nomination.

MOTION: Doug Heaton made a motion to suspend the rules and put John Reese in as chair by acclamation. Lara Clayson seconded the motion.

VOTE: The vote was unanimous to appoint John Reese as chair of the Planning Commission.

MOTION: John Reese nominated Mason Haycock for vice-chair. Doug Heaton seconded the motion.

VOTE: The vote was unanimous to appoint Mason Haycock as vice-chair.

3. Open and Public Meetings Training

Presented by Kane County Attorney Rob Van Dyke (via Google Meet).

4. Update on Commission Actions

Commissioner Gwen Brown will relay the County Commission's most recent land use actions.

Commissioner Gwen Brown update the Planning Commission regarding Kanab 600/Willow application with the State to become a preliminary municipality. She stressed that the state is over riding local authority and the commission is looking into any possible recourse. It was clarified that this application does not involve the county in any way. The application can be found on the lieutenant governor's page on the state website. The state made it clear that it was intentional to bypass the county.

5. Approval of Minutes

December 11, 2024

MOTION: Mason Haycock made a motion to approve the minutes of December 11, 2024. Doug Heaton seconded the motion.

VOTE: The **motion passed** unanimously.

MOTION: A motion was made by Doug Heaton to go in and out of public hearing at the call of the chair. The motion was seconded by Julie Millard.

VOTE: The **motion passed** unanimously.

6. Zone Change/Ordinance 2025-01: Ence/LWS Building LLC

An application for a zone change from Commercial 1 (C-1) to Commercial 2 (C-2), lot I-54 containing 0.85 acres, located on Movie Ranch Road in the Movie Ranch Subdivision, Duck Creek Village, Utah. Submitted by Rod Ence.

Lindsey Harris, representing Mr. Ence, stated that the property owner is requesting C-2 zoning to allow for a larger size building on the property. She showed the Planning Commission a preliminary drawing of the building for the new Polaris dealership (attachment #1).

Shannon stated that she received 2 emails in favor of this zone change. She showed the surrounding zones explaining that this request is in compliance with the General Plan. John Reese noted that several lots in the area are zoned C-2.

Chairman Reese called the commission into public hearing.

No Comments.

Chairman Reese called the commission out of public hearing.

MOTION: Mason Haycock made a motion to **recommend approving** the zone change from C-1 to C-2 for lot I-54 & Ordinance 2025-1 to the County Commission based on the facts and findings as documented in the staff report. Doug Heaton seconded the motion.

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

FACTS & FINDINGS:

Lot Characteristics

- The lot meets the minimum acreage required to qualify for C-2 zoning.
- Surrounding lots are zoned AG, C-1, and C-2.
- Access to the lot is available from Highway 14 and Movie Ranch Road.

General Plan Compatibility

The Kane County General Plan supports the designation of industrial and commercial zones near highway intersections and established communities. It emphasizes property owners' rights while considering the broader impact on neighboring parcels and maintaining land-use balance.

Zoning Ordinance Purpose

The purpose of the C-2 zone is to provide areas for heavy commercial activities inappropriate for residential zones, supporting larger-scale commercial developments.

Zoning Regulations for C-2 Zone

Permitted Uses include (but are not limited to):

- Any permitted use listed in the L-C and C-1 zones.
- Auditoriums, theaters, libraries, community centers, and conference rooms.
- Large car washes.
- Retail and/or wholesale sale of goods and equipment, including outdoor display and storage.
- Freight or trucking yards, heli-pads, propane storage tanks, and repair services.

Conditional Uses include (but are not limited to):

- Recreational vehicle parks, hospitals, hotels, and motor vehicle dealerships.
- Substations, dams, and solar power facilities producing over 25 KW.

7. Ordinance 2025-02: Kane County Land Use Ordinance Chapter 6

An ordinance revising Kane County Land Use Ordinance Chapter 6 Residential Zones, clarifying that helipads and the landing of helicopters are not allowed in residential zones.

Shannon stated that we have had three different property owners wanting to land their helicopters in residential areas. She explained that if a use is not listed in the uses table it is not allowed. Our attorney would like it clearly spelled out in ordinance.

Chairman Reese called the commission into public hearing.

No Comments.

Chairman Reese called the commission out of public hearing.

MOTION: Lara Clayson made a motion to **recommend approval** of Ordinance 2025-02 KCLUO Chapter 6 Residential Zones to the Kane County Commission. Mason Haycock seconded the motion.

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

8. Ordinance 2025-03: Kane County Land Use Ordinance Chapter 21

An ordinance revising Kane County Land Use Ordinance Chapter 21 Subdivisions, correcting inconsistencies and changing the name of the Kane County Standard Specifications and Drawing Details for Design and Construction to the Kane County Construction Design Standards.

Shannon explained the importance of the Planning Commission in revising county ordinance. She then reviewed the requested ordinance revisions explaining that it is cleaning up the subdivision ordinance after last year's major revisions.

Lara Clayson question why we are changing the notification requirement from 500 feet to 300 feet. Shannon explained that it will save costs to the County and will match state code.

Chairman Reese called the commission into public hearing.

No Comments.

Chairman Reese called the commission out of public hearing.

MOTION: Doug Heaton made a motion to **recommend approval** of Ordinance 2025-3 to the County Commissioners. Mason Haycock seconded the motion.

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

9. Ordinance 2025-04: General Plan Revisions

Revising the Kane County General Plan to include a water conservation element as mandated by Utah Code 17-27a-(401-406).

Shannon explained that the state is requiring the county to revise our General Plan to include a water conservation element. This is to be completed by December 2025. Shannon has asked Morgan Shakespeare to help with some formatting changes to the plan. Morgan Shakespeare stated that her job is to draft and organize the information she is given. She explained that she has updated the logo and title page. She has also updated the acknowledgement page with current elected officials and staff. Staff is are working on updating stats and references. We have created Chapter 8 to include the water element and and then adding the Water Conservancy's conservation plan as an appendix to the General Plan which will cover 74% of the

county. Shannon said she will continue to work with the other water companies in the county; Little Ponderosa, Kevin McLaws, Elkridge, Best Friends and Church Wells, to help them craft their water conservation plans to be included in the General Plan. Shannon secured a grant through the state to help with this process.

Shannon stated that she will be bringing the General Plan back each month as we continue to update it. She encouraged the Planning Commission to get involved and share their ideas for this plan. She stressed that the General Plan is the foundation to guide development in the county.

Chairman Reese called the commission into public hearing.

No Comments.

Chairman Reese called the commission out of public hearing.

MOTION: Mason Haycock made a motion to **recommend approval** the revisions to the General Plan as presented and Ordinance 2025-4 to the County Commissioners. Lara Clayson seconded the motion.

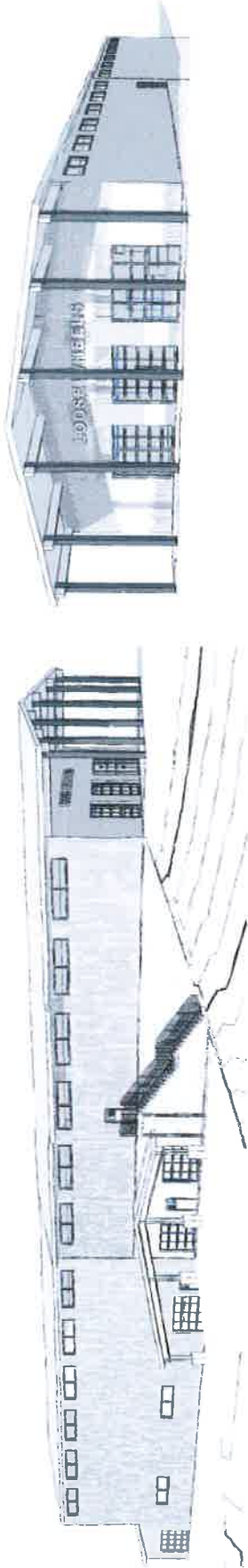
VOTE: The vote was **unanimous to recommend approval.**

Doug Heaton made a motion to adjourn. Julie Millard seconded the motion.
Meeting was adjourned at 7:14 pm.

Land Use Authority Chair
John Reese

Assistant Planning & Zoning Administrator
Wendy Allan

WAL SCHEDULE		
WAL	START	COMMIT
WAL 0	START OF WAL 0	END OF WAL 0
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WAL 96	START OF WAL 96	



20 mg/kg	1.00
40 mg/kg	0.50
80 mg/kg	0.25
160 mg/kg	0.125
320 mg/kg	0.0625
640 mg/kg	0.03125
1280 mg/kg	0.015625
2560 mg/kg	0.0078125
5120 mg/kg	0.00390625
10240 mg/kg	0.001953125
20480 mg/kg	0.0009765625
40960 mg/kg	0.00048828125
81920 mg/kg	0.000244140625
163840 mg/kg	0.0001220703125
327680 mg/kg	0.00006103515625
655360 mg/kg	0.000030517578125
1310720 mg/kg	0.0000152587890625
2621440 mg/kg	0.00000762939453125
5242880 mg/kg	0.000003814697265625
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41943040 mg/kg	0.000000476837158203125
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92233720368547758080 mg/kg	0.000000000000000000216840434497100871176490560173988330078125</

BIOGRAPHICAL SKETCH

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0116 GUNSET
2008 4/11/10 BAKED
2008 4/11/10 BAKED

[illegible]

Floor plan of the second floor. The plan shows a large central area labeled "SERVICE BAY" (8,200 sq ft, 27 occupants) and a "STORAGE" area (1,300 sq ft, 27 occupants). Other rooms include "RECEIVING", "CANDID LT", "ELEV GROUP", "UNDER", "STOR", "TOILE", "BREAK RM", and "WASH BAY". The plan also shows various corridors, stairs, and a north arrow.

24,400 50 FT

④ $\frac{1}{2} \times 10 \times 10 = 50$