



July 9, 2025, 6:00 PM
Planning Commission/Land Use Authority
Kane County Commission Chambers
76 N. Main Street, Kanab, Utah

To watch this meeting live:
Video call link: <https://meet.google.com/oux-rdjw-orn>
Or dial: (US) +1 339-707-7414 PIN: 555 977 356#

AGENDA

6:00 PM

Call to Order
Invocation
Pledge of Allegiance

1. Update on Commission Actions

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

2. Approval of Minutes

June 11, 2025

ADMINISTRATIVE ITEMS

Public Meeting

3. Conditional Use Permit / Third Mesa LLC / J.T. Maxwell

Parcel # 3-5-24-3A, Zone RU10, 71 Acres; Creating a glamping camp to be used primarily for student groups sponsored by Grand Classroom Inc.; submitted by J.T. Maxwell

LEGISLATIVE ITEMS

Public Hearing*

4. Zone Change/Ordinance 2025-21/Gormley

Changing Lot #18-49A, containing 1.49 acres, located in Strawberry Valley Estates Unit No. 2 Subdivision, Duck Creek Village, Utah from Residential ½ (R-1/2) to Residential 1 (R-1); submitted by Mark Ryan Gormley.

Public Hearing*

5. Kane County Ordinance No. O 2025-22

An Ordinance Revising Kane County Land Use Ordinance, Chapter 1: General Provisions, Section 7, Definitions: Revise the Definition of Home Occupation; and Chapter 6: Article B. Multi-Residential Zone, Section B-2, Conditions: Lot Coverage and Density; and Adding Article F: Home Occupation into Chapter 6: Residential Zones.

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

*Public hearings are intended for the public to provide input to the Commission or to pose questions individuals believe the Commission and staff should consider. Public hearings are not intended for individual members of the public to engage in conversation. While questions may be posed by a member of the public, the Commission will attempt to refrain from answering or engaging in conversation during the public hearing.

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 Kresta Blomquist at (435) 644-4364.

Planning Commission Meetings Statutory Authority, Rules & Procedures can be found online at kane.utah.gov; General; Land Use Ordinance 9-2-1 through 10.