



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

CHAIRMAN:	John Reese	
MEMBERS PRESENT:	John Reese, Matt Cox, Mason Haycock, Lara Clayson, Julie Millard, Larry Crutchfield	
MEMBERS ABSENT:	Doug Heaton	
EX-OFFICIO MEMBER:	Commissioner Gwen Brown	
STAFF PRESENT	Shannon McBride, Land Use Administrator; Kresta Blomquist, Land Use Administrative Assistant; Jeff Stott, Kane County Attorney	
6:00 PM	Meeting called to order	John Reese
	Invocation	Matt Cox
	Pledge of Allegiance	Larry Crutchfield

GENERAL BUSINESS

1. Update on Commission Actions

Commissioner Brown provided updates on land use actions, noting the denial of ordinance 2025-14 and the approval of ordinance 2025-17 for a zone change.

2. Approval of Minutes

June 11, 2025

MOTION: Matt Cox made a motion to approve the minutes of June 11, 2025. Larry Crutchfield seconded the motion.

VOTE: The **motion passed** unanimously.

MOTION: A motion was made by Matt Cox to go in and out of public hearing at the call of the chair. The motion was seconded by Larry Crutchfield.

VOTE: The **motion passed** unanimously.

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

A conditional use permit for Third Mesa LLC was presented by JT Maxwell, proposing a glamping camp for student groups who come to visit the national parks in our area. Shannon McBride outlined the application review process and emphasized the importance of the Planning Commission input, particularly regarding fencing requirements for safety. The Planning Commission agreed to review conditions systematically to ensure thorough discussion and decision-making. Shannon explained the review process for the applicant's proposal also includes collaboration with the county engineer to ensure compliance with ordinance conditions.

Fencing, Bathroom Facilities, and Bus Parking Discussion

One of the main topics of discussion was the type of fencing needed for safety, particularly concerning youth camping in the area. Shannon noted that the existing barbed wire fence may not be suitable and opened the floor for further discussion on alternative fencing options. Several Commissioners added thoughts regarding berms or screen fencing versus smooth wire which would leave clear sight lines. Most agreed that the smooth wire fencing would be preferred.

JT Maxwell confirmed that the bathroom facilities will be located within 300 feet of camp sites, complying with state law. He proposed moving the barn closer to the center to meet this requirement and discussed the bus parking plan, which includes a circular drive for easy access and a designated area for the bus to stay overnight. Additionally, he mentioned the inclusion of an onsite hotel room, for the bus driver, in the design.

Conditional Use Permit Discussion

Shannon McBride addressed the requirements for a conditional use permit, stressing the necessity of an approved utility plan prior to the issuance of a building permit. She mentioned the need to expand the septic field and provided details on road compliance with WUI standards and to have those details shown on the final site plan. John Reese sought input from Commissioner Crutchfield regarding screening and lighting concerns as he is a close neighbor to this project. Commissioner Crutchfield felt that a smooth fence and current proposed lighting designs would be adequate enough.

Safety and Design Considerations for Camping Facilities

Lara Clayson asked about safety lighting and tent design. JT emphasized the importance of safety lighting for paths leading to the camp and bathrooms, suggesting the installation of low, solar-powered red lights and motion-sensor lights. He also mentioned the ongoing evaluation of tent colors, leaning towards muted tones to minimize visibility. Additionally, he outlined the design requirements for the tents, which will include low bunks and storage solutions to keep food safe from wildlife.

MOTION: A motion was made by Matt Cox to approve the conditional use permit, adopting all findings and conditions as outlined in the staff report. Also provided that all specifications by the health department, county engineer, and utilities have been met as discussed. The motion was seconded by Larry Crutchfield.

VOTE: The motion passed unanimously.

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

Ben Carter from B Custom Homes, was present to represent Ryan Gormley. He requested to change lot # 18-49A from R ½ to R1 – only one person reached out, after receiving the public notice, to offer feedback on this zone change and when they found out what the project was, they had no issues with the zone change.

Lara asked why the family had previously combined the lots and he explained that the family wanted more space and privacy.

Opened for public hearing – no comment.

MOTION: Matt made motion to recommend approving the zone change for lot 18-49A from R1/2 to R1 and Ordinance O-2025-21 to the County Commission based on the facts and findings in the staff report. Mason Haycock seconded.

No further discussion.

VOTE: The **motion passed** unanimously.

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

Shannon began by highlighting concerns raised by developers regarding current density and lot coverage restrictions, indicating a need for adjustments to better accommodate modern developments. When these concerns arise, she likes to bring them to the Planning Commission to see if there is a desire to change current Land Use Ordinances. There was no desire by the commission to make any adjustments to this section of Kane County Ordinances. Shannon eliminated both sections from the ordinance. The topic shifted to other parts of Ordinance 2025-22.

Discussion on Home Occupation Regulations

Matt Cox discussed the implications of removing the fuel portion from regulations, questioning how it might affect local agriculturists. He highlighted the importance of distinguishing between commercial activities and home occupations, advocating for regulations that support home-based businesses. John Reese noted that many residents rely on their home businesses, and the current regulations should not hinder their ability to operate. There was a quick review of the home occupation ordinance and its definitions.

Discussion on Home Office Regulations

Shannon McBride discussed the limitations of the current ordinance regarding home offices, which restricts usage to 25% of the dwelling. John Reese proposed that it may be beneficial to allow office spaces in separate buildings, similar to guest houses or barns, to better accommodate modern work-life balance needs. Although

this was not a topic of discussion for this particular agenda item, John emphasized the importance of addressing this issue in future discussions.

Home-Based Business Regulations Discussion

Shannon McBride and Jeff Stott addressed the complexities of home-based business regulations, noting that yard space can be used for commercial purposes as long as it maintains a residential appearance. They provided examples, such as yoga and daycare, which could be acceptable, while activities like auto repairs with multiple vehicles would not be permitted. Shannon also highlighted the importance of maintaining the residential character of properties.

Opened for public hearing – no comment.

MOTION: Matt Cox moved to recommend approval of the ordinance as written to the County Commission. Larry Crutchfield seconded it.

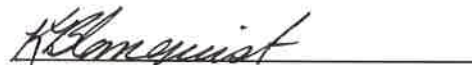
Shannon asked about the lot coverage portion of this ordinance. She included it because she has received several inquiries regarding the lot coverage from developers. No one felt like it needed to change from the current 30% density so it was removed from O-2025-22 and left as is in our county ordinances.

VOTE: The motion passed unanimously.

Chairman, John Reese adjourned the meeting at 7:01 pm.



Land Use Authority Chair
John Reese



Land Use Administrative Assistant
Kresta Blomquist