

**MINUTES
OF THE KANE COUNTY
BOARD OF COMMISSIONERS' MEETING
September 16, 2025 at 10:00 AM
IN THE KANE COUNTY COMMISSION CHAMBERS,
76 NORTH MAIN, KANAB, UTAH**

Commissioner Attendance: Chair Celeste Meyeres, Commissioner Patty Kubeja (Phone-in), and Commissioner Gwen Brown

Other County Officials in Attendance: Attorney Stott, Chameill Lamb, Rhonda Gant, Taylor Glover, Shannon McBride, Keiren Chatterley, and Bert Harris

CALL MEETING TO ORDER: Commissioner Meyeres

WELCOME: Commissioner Meyeres

INVOCATION: Calli Kelly

PLEDGE OF ALLEGIANCE: Tom Avant

PUBLIC COMMENT:

Drew Chamberlain asked for a moment of silence for Charlie Kirk.

CONSENT AGENDA:

Check Edit Report: August 27, 2025-\$89,473.05, September 3, 2025-\$984,018.49 and September 10, 2025-\$378,913.26

Motion to accept the Consent Agenda, which is the Check Edit Reports for August 27, 2025-\$89,473.05, September 3, 2025-\$984,018.49 and September 10, 2025-\$378,913.26 as well as the approval of the Commission Meeting Minutes for August 19, 2025 Town Hall and August 26, 2025 made by Commissioner Meyeres and motion carried with all Commissioners present voting in favor.

REGULAR SESSION:

September 16, 2025

1. Presentation of the 2024 Financial Audit / Full Commission

Rick Roberts and Gabe Miller presented the 2024 financial audit results.

2. Presentation from Calli Kelly with the Kane Education Foundation / Commissioner Brown

Calli Kelly with the Kane Education Foundation came and gave their yearly update on what they have been doing throughout the year.

3. Discuss/Vote on Easement for Garkane Energy / Commissioner Kubeja

Item tabled.

4. Resolution No. R 2025-28 a Resolution Adopting the Updated Zion Scenic Byway Corridor Management Plan / Commissioner Meyeres

Commissioner Meyeres stated that State Route 9, which goes through Zion National Park to Washington County is already a State Scenic Byway and some folks (mostly on the west side of Zion) are wanting to overlay a National Scenic Byway designation. There are no increased restrictions, but it will open up some federal funding opportunities that are not currently available with the State Scenic Byway.

Wanda Maloney said the purpose of the plan is to build on existing efforts that are related to tourism and resource protection and create a seamless experience for travelers from I-15 to Hwy 89.

Motion to adopt Resolution 2025-28 adopting the updated Zion Scenic Byway Corridor Management Plan made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

Commissioner Brown-aye
Commissioner Kubeja-aye
Commissioner Meyeres-aye

5. Discuss/Approval of Kanab Center Schedule of Fees / Commissioner Kubeja

Commissioner Kubeja mentioned that back in January we approved part of this and then wanted a couple changes made. The changes have been made and she believes it is easier to understand

Attorney Stott suggested a couple of changes, which he will get with Camberly to make the changes.

Motion to approve Resolution 2025- for the Kanab Center Schedule of Fees effective 16 September 2025 with the changes outlined by the county attorney made by Commissioner Kubeja and motion carried with all commissioners present voting in favor.

Commissioner Brown-aye
Commissioner Kubeja-aye
Commissioner Meyeres-aye

6. Amendment to the Development Agreement/Reserve at Swains Creek / Commissioner Brown

Commissioner Brown mentioned that The Reserve at Swains Creek is wanting to make some changes to Phase 1 in the Development Agreement.

Tom Avant presented the changes that they are wanting to make. He said that this phase plan is in the same area, but they have gone from 14 lots to 9 lots and so their density has gone from 2.4 acres per lot to 3.8 acres per lot and their open space has increased from 11.2 acres to 12.8 acres. They are wanting to make this project a lot nicer and spread it out in Phase 1.

Motion to approve the amended Development Agreement for Reserve at Swains Creek as presented made by Commissioner Meyeres and motion carried with Commissioner Meyeres and Commissioner Kubeja voting aye and Commissioner Brown voting nay.

Commissioner Brown-nay
Commissioner Kubeja-aye
Commissioner Meyeres-aye

7. Ordinance 2025-26 an Ordinance Revising Kane County Land Use Ordinance Chapter 20, Planned Unit Development, Sections 2, 3, 11 and 12; Including Changes to the Procedural Process When Applying for a Planned Unit Development / Commissioner Brown

Shannon said the reason she presented these changes is because of The Reserve at Swains Creek project. They went through and revised the Planned Unit Development ordinance because they could see a few things didn't work. She feels like it is easier to do the zone change and then come back and do the Preliminary Plat because the code changed in the meantime and she is going to be the one to approve the Preliminary Plat and the Final Plat. This way they will be in compliance with state code.

Motion to adopt Ordinance 2025-26 an Ordinance Revising Kane County Land Use Ordinance Chapter 20, Planned Unit Development, Sections 2, 3, 11 and 12; including changes to the

Procedural Process when applying for a Planned Unit Development made by Commissioner Brown and motion carried with all commissioners present voting in favor.

Commissioner Brown-aye
Commissioner Kubeja-aye
Commissioner Meyeres-aye

8. Ordinance 2025-27 an Ordinance Revising Kane County Land Use Ordinance Chapter 22, Performance Standards and Adding Road Policy Standards to this Section / Commissioner Brown

Shannon said the original purpose of this was to add the road policy into the land use ordinance, but when she visited with Bert, he had added some additional changes. Bert realized later that it really doesn't belong in the Land Use Department because they don't understand the ins and outs of the Road Department.

Bert said that he's not sure of another place besides the Road Maintenance Policy that it needs to be.

Attorney Stott suggested that they put it under Title 6 Chapter 4.

Motion to adopt Ordinance 2025-27 with the changes of taking it out of the Land Use Ordinance Chapter 22 and move it to Chapter 6 with the Roads section and keep the recommendations of the Planning Commission with regards to what is going to make it into Chapter 22, but then the portions not making it into Chapter 22 will make it into Chapter 6 made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

Commissioner Brown-aye
Commissioner Kubeja-aye
Commissioner Meyeres-aye

9. Review of Legislative Issues / Full Commission

Commissioner Meyeres stated that they are continuing to move forward on protecting ranchers, protecting our Land Use planning process, and continuing to pursue funding for the RS2477 roads battle.

10. Commissioner Report on Assignments / Full Commission

Commissioner Kubeja

- Spent time at UAC Conference and had Public Lands meeting where they talked about energy and making sure we have enough

- Senior Center sponsored the movie Singing in the Rain
- Big Water Visitor Center opened up and had a great turnout

Commissioner Brown

- Planning & Zoning was going to have a discussion on good ways to get more moderate income housing, but was postponed due to two board members being gone
- Planning and Zoning voted to allow board members to call in and be able to vote and talk in the meeting
- There will be a VCSSD meeting tomorrow at noon
- Board of Equalization starts next week
- Great luncheon put on by Rhonda

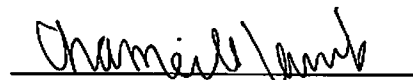
Commissioner Meyeres

- Big federal news this week on the Conservation Rule, which was officially rescinded
- Coral Pink Sand Dunes construction is scheduled to start in 2026

Motion to adjourn at 11:44 A.M. made by Commissioner Brown and motion carried with all commissioners present voting in favor.

WHERE UPON MEETING WAS ADJOURNED


Celeste Meyeres Chair


Chameill Lamb Clerk/Auditor

