



MINUTES
October 8, 2025
Planning Commission/Land Use Authority
Kane County Commission Chambers
76 N. Main Street, Kanab, Utah

CHAIRMAN: John Reese

MEMBERS PRESENT: John Reese, Mason Haycock, Doug Heaton, Julie Millard,
Lara Clayson, Larry Crutchfield, Matt Cox

MEMBERS ABSENT:

EX-OFFICIO MEMBER: Commissioner Gwen Brown

STAFF PRESENT Shannon McBride, Land Use Administrator;
Kresta Blomquist, LU Administrative Assistant

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

GENERAL BUSINESS

1. Update on Commission Actions

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

2. Approval of Minutes September 10

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 Doug Heaton.

VOTE: The motion passed unanimously.

LEGISLATIVE BUSINESS

3. Zone Change: Shapiro

An application to consider a proposal for a zone change from Residential ½ (R ½) to Residential 1 (R-1) for Parcel 45-33, containing approximately 1 acre, located in the Strawberry Valley Estates Unit 4 Subdivision, Kane County, Utah. The application has been submitted by Daniel R Shapiro and will be considered under Ordinance No. 2025-32.

Dan presented his application for a zone change from R-1/2 to R-1, indicating plans for future developments while adhering to Homeowners Association restrictions. Shannon outlined the staff report's facts and findings regarding the proposed zone change for Parcel 45-33, which consists of approximately one acre, from Residential ½ (R-½) to Residential 1 (R-1). She reported that there was minimal public correspondence regarding the application, and everything was in compliance with zoning regulations.

Chairman Reese called the commission into public hearing.

No Comments.

Chairman Reese called the commission out of public hearing.

MOTION: Matt Cox made a motion to recommend approval to the Kane County Commissioners.

Mason Haycock seconded the motion.

VOTE: The vote was unanimous.

4. Zone Change: Damm

An application to consider a proposed zone change from Agriculture (AG) to Residential 5 (R-5) for Parcel 8-6-12-6, containing approximately 22.4 acres, located near the Long Valley Estates Subdivision, Kane County, Utah. The application has been submitted by Gary Gilbert Damm & Dawn Marie Damm and will be considered under Ordinance No. 2025-33.

Shannon presented the facts and findings from the staff report for the proposed zone change of parcel 8-6-12-6 from Agricultural (AG) to Residential (R-5). No public comments were made in person, though one written comment was received via email and included in the meeting packet. The Planning Commission then moved to a brief discussion on the item.

Chairman Reese called the commission into public hearing.

No Comments.

Chairman Reese called the commission out of public hearing.

MOTION: Matt Cox made a motion to recommend approval to the Kane County Commissioners.

Doug & Lara seconded the motion.

VOTE: The vote was unanimous.

5. Ordinance 2025-29; Chapter 6: Residential Zones

An Ordinance Amending Regulations for the Number of Short-Term Rental Dwellings Permitted in R-1, R-2, and R-5 Zones.

This ordinance was requested by Commissioner Brown. Since Commissioner Brown was unable to attend this meeting, Shannon McBride recommended postponing agenda item number five, to allow Commissioner Brown the opportunity to fully represent her position on the matter.

MOTION: Matt Cox made a motion to recommend postponing this item.

Larry Crutchfield seconded the motion.

VOTE: The vote was unanimous.

6. Ordinance 2025-30; Chapter 2: Planning Commission

An Ordinance adding electronic meetings into Chapter 2: Planning Commission by inserting, section 11: Electronic Meetings.

Shannon McBride presented a proposed ordinance for electronic meetings, explaining that it was necessary to comply with state code in order to allow planning commission members the ability to attend meetings virtually. She noted that while the planning commission could conduct meetings remotely, there would still be an anchor location required for public participation. Concerns about technical issues and public comment were also raised during the discussion. It was decided that public participation would need to be through writing, (letters or email) or in person at the anchor location.

Chairman Reese called the commission into public hearing.

No Comments.

Chairman Reese Heaton called the commission out of public hearing.

MOTION: Matt Cox made a motion to recommend approval to the Kane County Commissioners.

Mason Haycock seconded the motion.

VOTE: The vote was unanimous.

7. Ordinance 2025-36; General Plan: Chapter 8: Water Use & Prevention

An Ordinance amending the Kane County General Plan by adding updates to Chapter 8: Water Use and Prevention. Shannon detailed the successful completion of the water budget project, emphasizing the collaborative efforts with state officials and local water companies. The project has resulted in updated maps and information, enhancing future planning and zoning efforts in Kane County.

Chairman Reese called the commission into public hearing.

No Comments.

Chairman Reese called the commission out of public hearing.

MOTION: Matt Cox made a motion to recommend approval to the Kane County Commissioners.

Larry Crutchfield seconded the motion.

ADMINISTRATIVE BUSINESS

8. Looking at solutions for moderate income housing

Discuss possible options for improving moderate-income housing availability in Kane County.

Discussion on Housing Affordability and Building Regulations

Doug Heaton highlighted the challenges of building affordable homes due to stringent building codes and competitive bidding processes. He emphasized that reducing construction costs is not feasible without compromising essential elements of homebuilding. Doug believes that the state of Utah should take responsibility for these issues by relaxing regulations, which he argues are contributing to a shift from homeownership to renting.

Discussion on Building Insulation and Air Pressure Requirements

Doug Heaton highlighted the challenges posed by new building regulations, specifically the increase in insulation requirements from R-19 to R-28, which raises home prices significantly. He also discussed the introduction of mandatory air pressure tests for homes, arguing that these measures could lead to health issues due to reduced air circulation. Doug questioned the intent behind these regulations, suggesting they prioritize environmental concerns over human rights.

Discussion on Building Codes and Local Regulations

Matt Cox discussed the implications of the International Building Code (IBC) and the state's authority to adopt portions of it. He expressed concern over local municipalities, like Glendale, not recognizing Kane County's soil compaction tests, which he believes adds significant costs to home construction. Doug Heaton called for more accountability from the state and suggested that building regulations should be made optional to facilitate home ownership.

Discussion on Building Regulations and Documentation

Lara Clayson discussed the importance of documenting home construction practices to ensure future owners are aware of what is in their homes. She criticized state regulations that enforce high standards, making housing unaffordable for many. Doug suggested that the community should advocate for changes to these regulations to facilitate more affordable housing options.

Discussion on Affordable Housing and Home Size Regulations

John Reese discussed the trend of larger homes and its impact on affordable housing, arguing that smaller homes could better meet the needs of families. He pointed out that many homes in the Mesa Hills subdivision, which were intended to be affordable, have turned into rentals,

undermining their purpose. John emphasized the need to deregulate housing size and lot regulations to promote more affordable options.

Discussion on Building Regulations and Safety Concerns

Julie Millard raised issues regarding the strict safety regulations imposed by the state, commenting that they may not always align with practical safety needs. She advocated for allowing local jurisdictions to set their own standards, enabling buyers to choose options that suit their financial situations. Doug Heaton also highlighted the importance of addressing the unintended consequences of certain regulations on housing costs.

Discussion on Building Regulations and Cost Management

Matt Cox highlighted the financial implications of current building regulations, suggesting that some requirements may be excessive and could be reconsidered. Doug proposed forming a committee of builders and engineers to review these regulations and make recommendations for changes. Julie Millard also noted the importance of balancing safety with affordability in housing.

Discussion on Collaborative Solutions for County Issues


Lara Clayson proposed that bringing in outside experts from counties like Manti, Iron, or Garfield could enhance the problem-solving efforts in Kane County. She highlighted that the issues faced are not unique to their county but are part of a broader national challenge. John Reese stressed the need to start locally and develop effective models that could potentially influence state-level practices.

Discussion on Building Regulations and Committee Formation

Commissioner Meyers proposed an informal meeting of builders and engineers to address these concerns. She stressed the importance of including true experts in the discussions while avoiding the pitfalls of formal committee structures that could stifle open communication. Commissioner Meyers also noted the need for a balanced perspective, considering both experienced professionals and fresh viewpoints.

Lara made a motion to adjourn. Larry seconded the motion.
Meeting was adjourned at 7:37pm.


Land Use Authority Chair
John Reese


Land Use Administrative Assistant
Kresta Blomquist