



MINUTES

August 13, 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, Julie Millard, Larry Crutchfield, *Mason Haycock, *Lara Clayson *Members attended virtually	
MEMBERS ABSENT:	Doug Heaton,	
EX-OFFICIO MEMBER:	Commissioner Gwen Brown	
STAFF PRESENT	Shannon McBride, Land Use Administrator; Kresta Blomquist, Administrative Assistant; Jeff Stott, Attorney	
6:00 PM	Meeting called to order	John Reese
	Invocation	Julie Millard
	Pledge of Allegiance	Larry Crutchfield

GENERAL BUSINESS

1. Update on Commission Actions

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

She began by discussing the previous Commission meeting. Ordinance 2025-21, which proposed changing a lot from R-1/2 to R-1, had been recommended for approval by the Planning Commission and was subsequently adopted by the County Commission.

Next, Ordinance 2025-22, addressing home occupations in residential areas, was discussed. Several commissioners expressed concerns and requested revisions, so the ordinance was tabled for further review at a future meeting.

2. Approval of Minutes – July 9, 2025

MOTION: Julie Millard made a motion to approve the minutes of July 9, 2025. Larry Crutchfield seconded the motion.

VOTE: The motion passed unanimously. Matt Cox had not yet arrived; therefore, Mason gave a virtual "thumbs up" to approve the minutes, ensuring a quorum.

Chair John Reese pointed out that, as listed on the agenda, the Chair has the right to accelerate or reorder agenda items. Since many members of the public were in attendance for Item #5, he chose to address that item first.

MOTION: Larry Crutchfield moved to go in and out of public hearing at the call of the chair. Julie Millard seconded the motion.

VOTE: The motion passed unanimously.

LEGISLATIVE ITEMS

5. Zone Change / Ordinance 2025-24 / Nathan & DeAnna Lee

Discuss & Recommend: Zone change for Parcel Numbers 9-8-14-1 and 9-8-14-1F, containing approximately 163 acres near the Sky Haven Mountain Retreat Subdivision and the North Fork Area Subdivision, Kane County, Utah, from Agricultural (AG) to Rural-10 (RU-10). Submitted by Nathan & DeAnna Lee.

Zone Change Discussion and Public Hearing

Chair John Reese led the discussion on the proposed zone change, noting the Lee's intention to develop a glamping resort. The commission reviewed public concerns regarding health, fire risks, and access to the area, as well as the need for infrastructure improvements.

Concerns Regarding Road Safety and Infrastructure

Shannon McBride relayed concerns received from residents via email and phone calls regarding the safety of roads leading to the proposed nightly rental property. Residents reported that the roads were often in poor condition, difficult for inexperienced drivers, and especially challenging during inclement weather. Additional concerns were raised about the lack of essential infrastructure and potential tax implications for future improvements.

Larry Crutchfield asked about the project's website, which listed sites as "available now." The Lees agreed to update the site to "coming soon." Julie Millard inquired whether the resort would operate seasonally, given the poor winter road conditions. The Lees confirmed they would close during the winter.

John Reese expressed concern about long-term road upkeep and asked follow-up questions regarding water rights and wells. The Lees responded that the road was currently in better condition than ever before, that they had an existing well on their 40 acres, and that they were working with the State Water Department to establish another well on the additional parcel.

Public Hearing

John Reese called the meeting into public hearing.

Opposition to Proposed Zone Change

Residents including Steve Foisy, Sherry Robinson, and Randall Aaron Mayer voiced strong opposition to the proposal, citing increased traffic, safety risks, and environmental impacts. They also argued that transient visitors would disrupt the community's tranquility.

John Reese called the meeting out of public hearing.

Applicants' Response

The Lees emphasized that the project would remain small-scale (14–25 units) and focused on land stewardship rather than large-scale development. They noted that the steep terrain was unsuitable for agriculture and that improvements would enhance road access for neighbors, close unsafe routes, and provide amenities such as hiking trails and stargazing areas. They also highlighted fire mitigation efforts, including clearing 163 acres of deadfall to improve safety for the surrounding community.

Board Member Discussion

- Matt Cox expressed mixed feelings. He felt that a glamping ground was more suitable than 30 homes but was concerned about buyers purchasing agricultural land solely to pursue rezoning.
- Julie Millard also expressed hesitation, noting she supported allowing owners to pursue ventures but was very concerned about guest safety.
- Larry Crutchfield referenced the county's recent wildfires and, combined with neighbor concerns, stated he was uncomfortable supporting the zone change.

MOTION: Matt Cox moved to recommend denial of the zone change to the Kane County Commission. Larry Crutchfield seconded the motion.

Discussion via Electronic Attendance

Lara Clayson raised concerns about property access and the need for road improvements. She cautioned against assuming visitors would increase crime, suggesting that more oversight could help address potential issues.

VOTE: The motion passed 4–1 in favor of recommending denial. Lara Clayson opposed.

4. General Plan Revisions – Chapter 8

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

The commission discussed updates to the General Plan incorporating state recommendations on water conservation. Shannon McBride highlighted the need for new developments to demonstrate water rights and compliance with conservation measures.

Agricultural Protection and Water Conservation Strategies

Shannon expressed gratitude for support in advancing agricultural protection initiatives, including the creation of an agricultural protection zone. She emphasized the importance of conservation policies in new developments and accurate mapping of irrigation systems, particularly in relation to the Orderville Irrigation Company.

- Updates to the General Plan regarding water rights and conservation measures.
- Enforcement of water conservation policies in new developments.

No action was required, but several members volunteered to assist the Land Use Office in gathering irrigation data for the county water plan.

Moderate Income Housing Solutions

Shannon McBride facilitated a discussion on challenges to moderate-income housing. She noted the high costs of land and infrastructure. Matt Cox added that lot costs alone—before construction—contributed heavily, while Larry Crutchfield acknowledged that short-term rentals were a factor but not the sole cause. Crutchfield suggested exploring builder incentives, citing successful strategies from other communities, and encouraged further discussion.

- Discussion on moderate-income housing and potential solutions.
- Incentives to encourage construction of affordable housing.
- Challenges related to land and infrastructure costs.

Discussion on Property Impact Fees and Research

Larry Crutchfield highlighted the financial burden of impact fees and suggested tabling the topic for further research and input.

John Reese inquired about the Mesa Hills development, asking whether its model could be replicated. A brief discussion noted that it had been part of a five-county program, and commissioners agreed to explore a similar approach.

MOTION: Larry Crutchfield moved to table the item. Julie Millard seconded.

VOTE: The motion passed unanimously.

6. Agricultural Protection Area / Jacob Benson

Discuss & Recommend: Proposal to create an agricultural protection area (APA) in Kane County under USC 17-41-205.

Shannon McBride presented the proposal, highlighting its benefits for local farmers, including protection from unreasonable local restrictions and legal defenses against nuisance claims. She noted that community feedback had been largely positive, with only a few concerns raised.

Those concerns were quickly dispelled when the residents were informed about the purpose of the APA .

MOTION: Matt Cox moved to approve the review of the APA proposal. Larry Crutchfield seconded.

VOTE: The motion passed unanimously.

7. Ordinance 2025-25

Discuss & Recommend: Revising Kane County Land Use Ordinance Chapter 21 – Subdivision Regulations, Article E Section 9B3 and Article F Section 3 (Dedication of Non-Subdivision Rights-of-Way and Roadways).

Public Notice on Boundary Adjustments

Shannon explained that changes to Utah Code require updating county ordinances. Previously, the county's standards were stricter, requiring greater notice than state law. The updated code requires notice only to property owners within the portion of the subdivision being amended. For simple boundary adjustments, state law assigns approval to staff without requiring public notice or a meeting. Aligning with state law would simplify the process and reflect its administrative nature.

Road Maintenance and Developer Responsibilities

Larry Crutchfield raised concerns about a particular subdivision road maintenance, noting that property owners are often left with the burden of maintaining roads the county does not assume. He and Matt Cox discussed the need for developers to consider long-term impacts on residents, while acknowledging the county's limited budget.

Master Transportation Plan Discussion

Shannon McBride asked Commissioner Kubeja and Commissioner Meyeres to speak. They emphasized the importance of the Kane County Master Transportation Plan, which has already been adopted, and highlighted the need to integrate new parcels into the plan for safety and consistency. They also explained the county road budget to the board members, and Attorney Jeff Stott clarified the process for dedicating roads to the county and the commission's role in approving such changes.

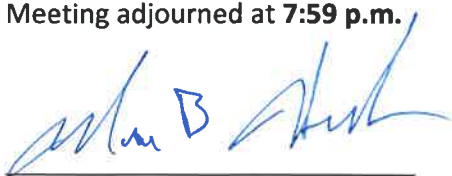
MOTION: Matt Cox moved to approve Ordinance 2025-25. Larry Crutchfield seconded.

VOTE: The motion passed unanimously.

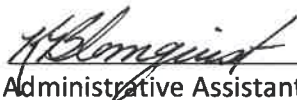
MOTION: Matt Cox moved to adjourn. Julie Millard seconded.

VOTE: The motion passed unanimously.

Meeting adjourned at 7:59 p.m.



Planning Commission Vice-Chair
Mason Haycock



Administrative Assistant
Kresta Blomquist