

**MINUTES
OF THE KANE COUNTY
BOARD OF COMMISSIONERS' MEETING
December 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, and Commissioner Gwen Brown

Other County Officials in Attendance: Attorney Jeff Stott, Clerk/Auditor Chameill Lamb, Sheriff Tracy Glover, Taylor Glover, Janette Peatross, Keiren Chatterley, Janette Peatross, and Bert Harris

CALL MEETING TO ORDER: Commissioner Meyeres

WELCOME: Commissioner Meyeres

INVOCATION: Clerk/Auditor Chameill Lamb

PLEDGE OF ALLEGIANCE: Neak Loucks

PUBLIC COMMENT:

No public comment.

CONSENT AGENDA:

Check Edit Report: December 10, 2025-\$343,197.79

Motion to accept the Consent Agenda as presented, which includes the Check Edit Report from December 10, 2025-\$343,197.79 as well as the Commission Meeting Minutes for December 9, 2025 made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

REGULAR SESSION:

1. 10:00 A.M. Public Hearing to Discuss the 2026 Annual Budget (Continued from December 9, 2025)

Commissioner Meyeres called us into public hearing.

No public comment.

Commissioner Meyeres called us out of public hearing.

2. Kane County Resolution No. R 2025-42 A Resolution Adopting the 2026 Fiscal Year County Budget / Full Commission

Chameill went over the changes that were made to the budget.

Motion to approve Kane County Resolution No. R 2025-42 a Resolution adopting the 2026 Fiscal Year County Budget as presented made by Commissioner Kubeja and motion carried with all commissioners present voting in favor.

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

3. Annual Report from the Healthy Kane County Foundation / Commissioner Kubeja

Neak Loucks gave a presentation on what the Healthy Kane County Foundation did throughout the 2025 year and what they have planned for 2026.

4. Report/Discussion from Treasurer, Keiren Chatterley, on Taxes Collected and Dispersed for 2025 / Commissioner Brown

Keiren Chatterley gave a purview on what the Treasurer's Office does and went over some of the things they accomplished this year.

5. Discuss/Approve the Outdoor Recreation Initiative Grant for Vault Toilets at the Sand Caves / Commissioner Kubeja

Taylor stated that Kane County received a grant from the Outdoor Recreation Initiative (ORI), the grant is for \$70K with \$10K of matching funds for a double vault toilet at the Sand Caves trailhead. The \$10K match was budgeted for in the trails budget.

Motion to approve the Outdoor Recreation Initiative Grant for vault toilets at the Sand Caves made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

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

6. Discuss/Approve Adjusting the Location of the 3-Way Stop Signs on Redwood Road in the Color Country Subdivision from the Intersection at Arapaho to Shoshone or Henry Road / Commissioner Meyeres

Bert stated that they put some stop signs on Redwood and Bonanza and Powerline Road, which they had discussed at a past meeting. He now thinks that where they were placed is probably not the best spot for them. He believes that putting them on Henry Rd. would probably be the best place to put the stop signs.

Motion to move and or remove the stop signs as suggested on Redwood Rd. and move them to Henry Rd. made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

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

7. Public Hearing Regarding Kane County Resolution No. R 2025-47, R 2025-48, R 2025-49, R 2025-50, and R 2025-51 Reappointing and Appointing Board Members to Various Districts/Committees

Commissioner Meyeres called us into public hearing.

No public comment.

Commissioner Meyeres closed public hearing.

8. Kane County Resolution No. R 2025-47 A Resolution Reappointing Steven Schmidt to the East Zion Special Service District Administrative Control Board / Commissioner Kubeja

The term starts January 1, 2026 and ends on December 31, 2029.

Motion to adopt Resolution 2025-47, 2025-48, 2025-49, 2025-50, and 2025-51 effectively reappointing Kelly Stowell to both Recreation and Transportation as well as the Resource

Development Boards, newly appointing Ray Spencer to both of those boards, and appointing Jenny Lassen to just the Recreation and Transportation District Board in addition a resolution reappointing Steve Schmidt to the East Zion Special Service District Board made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

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

9. Kane County Resolution No. R 2025-48 A Resolution Reappointing Kelly Stowell to the Kane County Recreation and Transportation Special Service District Administrative Control Board / Commissioner Meyeres

The term begins January 1, 2026 and ends December 31, 2029.

See motion on item #8.

10. Kane County Resolution No. R 2025-49 A Resolution Appointing Jennie Lassen and Ray Spencer to the Kane County Recreation and Transportation Special Service District Administrative Control Board / Commissioner Meyeres

The term begins January 1, 2026 and ends December 31, 2029.

See motion on item #8.

11. Kane County Resolution No. R 2025-50 A Resolution Reappointing Kelly Stowell to the Kane County Resource Development Committee Board / Commissioner Meyeres

The term begins January 1, 2026 and ends December 31, 2027.

See motion on item #8.

12. Kane County Resolution No. R 2025-51 A Resolution Appointing Ray Spencer to the Kane County Resource Development Committee Board / Commissioner Meyeres

The term begins January 1, 2026 ends December 31, 2027.

See motion on item #8.

13. Public Hearing Regarding Kane County Ordinance No. O 2025-42, O 2025-44, O 2025-45, and O 2025-46 Vacating Public Utility Easements

Commissioner Meyeres called us into public hearing.

No public comment.

Commissioner Meyeres closed public hearing.

14. Kane County Ordinance No. O 2025-42 An Ordinance Vacating Two Seven and a Half Foot Public Utility Easements in the Strawberry Valley Estates Subdivision Unit 4 Amended Lots 13 & 14 / Commissioner Brown

Motion to adopt Ordinance 2025-42, 2025-44, 2025-45, and 2025-46 removing the parts about vacating lots 19, 20, and 16 in 2025-46 and with the finding that there is no compelling, countervailing public interest that would prevent approval of the application or otherwise jeopardize the public interest, the application meets the requirements set forth in the Kane County Land Use Ordinance regarding amending, extending and vacating a subdivision plat, Utah Code §17-27a-60.5, and good cause exists for the vacation; and b) the public interest or any person will not be materially injured by the proposed vacation c) all public utility providers signed termination agreements made by Commissioner Brown and motion carried with all commissioners present voting in favor.

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

15. Kane County Ordinance No. O 2025-44 An Ordinance Vacating Thirteen Five Foot Public Utility Easements in the Zion View Mountain Estates Subdivision Unit "E" Amended Lots 70, 71, 72, 73, 78, 79, and 81 / Commissioner Brown

See motion on item #14.

16. Kane County Ordinance No. O 2025-45 An Ordinance Vacating Two Seven and a Half Foot Public Utility Easements in the Amended Plat of Lots 25 & 26 Strawberry Pines, Unit "A" / Commissioner Brown

See motion on item #14.

17. Kane County Ordinance No. O 2025-46 An Ordinance Vacating Three Seven and a Half Foot Public Utility Easements between Lots 19, 20, and 16, and One 10-Foot Public Utility Easement between Lots 16, 19, and 20 and Vacating Lots 19 and 20 out of the Ponderosa Villa Subdivision Plat "H" and Extending it into New Lot 16 in the Amended Plat "B" in Ponderosa Villa Subdivision / Commissioner Brown

See motion on item #14.

18. Kane County Ordinance No. O 2025-28 An Ordinance Establishing Zoning, Concept Plan and Development Agreement for the Proposed Zion Spirit a Planned Unit Development / Commissioner Brown

Kevin McLaws and Kelly presented the Planned Unit Development (PUD) version of the Zion Spirit Project that is located by Ponderosa. Kelly said that there were a couple comments made from the Planning Commission that they needed to get corrected, so they worked with Attorney Stott and others to get them corrected.

Motion to approve Ordinance 2025-28 an Ordinance establishing Zoning, Concept Plan, and Development Agreement for the proposed Zion Spirit a Planned Unit Development made by Commissioner Brown and motion carried with Commissioner Meyeres and Commissioner Brown voting aye and Commissioner Kubeja voting nay.

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

19. Kane County Ordinance No. O 2025-29 An Ordinance Revising Kane County Land Use Ordinance Chapter 6 Residential Zones / Commissioner Brown

Commissioner Brown stated that right now any lot in R-1, 2, or 5-acre zones can have two single family dwellings and they both can be used as a vacation/short-term rental. R-½ can only have 1 single family dwelling. She would like to change it so that if there are two dwellings on a lot, that only one of them can be used as a vacation/short-term rental.

Motion to deny Ordinance 2025-29 revising Kane County Land Use Ordinance Chapter 6 Residential Zones as presented, which would have taken out the Conditional Uses of (2) short-term rentals per lot or parcel on 2 or 5-acre lots made by Commissioner Meyeres and motion failed with Commissioner Brown and Commissioner Kubeja voting nay and Commissioner Meyeres voting aye.

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

Motion to approve Kane County Ordinance No. O 2025-29 an Ordinance revising Kane County Land Use Ordinance Chapter 6 Residential Zones made by Commissioner Brown and motion

carried with Commissioner Kubeja and Commissioner Brown voting aye and Commissioner Meyeres voting nay.

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

20. Kane County Ordinance No. O 2025-41 An Ordinance Accepting a Road Dedication for the US-89 Corridor Transportation Management Plan for Parcels 3-6-36-9, 3-6-36-17, and 3-6-36-9A Extending Plateau Road and Maringer Canyon Road / Commission Brown

Taylor stated that years ago the county in conjunction with UDOT started the East Corridor Transportation Plan with the idea of them providing off-highway frontage from Kanab to Johnson Canyon and then attempt to do the same thing on the south side of the highway. Over the years we have been connecting little pieces of road with most of it being private property. This property changed hands and the new owners asked us if we wanted a piece where the road could go. This ordinance is us accepting that.

Motion to approve Ordinance No. O 2025-41 an Ordinance accepting a Road Dedication for the US-89 Corridor Transportation Management Plan for Parcels 3-6-36-9, 3-6-36-17, and 3-6-36-9A extending Plateau Road and Maringer Canyon Road made by Commissioner Brown and motion carried with all commissioners present voting in favor.

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

21. UDOT SR9 Access Management Plan Agreement / Commissioner Meyeres

Taylor said that UDOT approached us about doing a similar plan as item #20 along Hwy 9 in Kane County. They gave us some grant funding to do a feasibility study and what they did in that study was went and looked at all the accesses off of Hwy 9 and out of that study they came up with the Access Management Plan. This is us accepting the plan and working towards supporting it.

Motion to accept the UDOT SR9 Access Management Plan Agreement as presented made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

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

22. Resolution No. R 2025-52 A Resolution of the Kane County Commission Adopting the Updated Kane County Wildland-Urban Interface (WUI) Zone Map / Full Commission

Taylor presented the updated Wildland-Urban Interface (WUI) Zone map.

Motion to adopt Resolution R 2025-52 updating the Kane County Wildland-Urban Interface (WUI) Zone Map made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

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

23. Review of Legislative Issues / Full Commission

No major updates at this time.

24. Commissioner Report on Assignments / Full Commission

Commissioner Brown

- Successful County Christmas Party

Commissioner Kubeja

- Successful Polar Express
- Attended a FAM (Familiarization Trip)

Commissioner Meyeres

- On January 1st the international visitors are going to be charge more for their America the Beautiful Park passes
- South Rim Grand Canyon Lodging is opening up again starting tomorrow

Motion to adjourn at 12:02 P.M. made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

WHERE UPON MEETING WAS ADJOURNED



Celeste Meyeres Chair



Chameill Lamb Clerk/Auditor