



MINUTES
December 10, 2025
Planning Commission/Land Use Authority
Kane County Commission Chambers
76 N. Main Street, Kanab, Utah

VICE-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/ Tom Avant, Kane County Engineer		
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 recent County Commission actions, including:

- Approval of several Duck Creek area terminations of easements to allow residents to combine lots
- Adoption of the Kane County General Plan Water Use Element
- Adoption of a resolution opposing the proposed incorporation of Willow

2. Approval of Minutes

October 8, 2025

MOTION: Matt Cox

SECOND: Mason Haycock

VOTE: Motion passed unanimously.

MOTION: Matt Cox made a motion to go in and out of public hearing at the call of the Chair.

SECOND: Larry Crutchfield seconded the motion.

VOTE: Motion passed unanimously.

LEGISLATIVE BUSINESS

3. PUD Zone Change: McClaws

Ordinance 2025-28

Applicant: Kevin McClaws

Location: East Zion (Parcels 1-9-4-6 & 1-9-4-7A)

Acreage: Approximately 241.68 acres

Staff presented the proposed Zion Spirit PUD and identified outstanding issues related to updated title reports, recent parcel splits, ownership documentation, lender encumbrances, sewer approvals, and site plan details.

Legal counsel explained options for proceeding with conditions. The applicant addressed ownership structure, lender consent, sewer reuse permit approval, road design standards, and open space preservation.

The Planning Commission voted to proceed with consideration contingent upon all documentation issues being resolved prior to County Commission review.

MOTION: Doug Heaton

SECOND: Larry Crutchfield

VOTE: 6 ayes, 1 nay (Matt Cox voted nay)

Public Hearing: Opened and closed; no public comment was received.

MOTION: Lara Clayson made a motion to recommend approval of Ordinance 2025-28 and the Development Agreement, subject to the following conditions:

- Resolution of all ownership and title documentation
- Removal of bar use from site plans
- Compliance with staff, legal, and engineering findings

SECOND: Julie Millard seconded the motion.

Staff and the project engineer provided additional details regarding road widths, fire access compliance, traffic impacts, dark sky compliance, and open space requirements.

VOTE: 6 ayes, 1 nay (Matt Cox voted nay)

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

Commissioner Brown presented proposed amendments to Kane County Land Use Ordinance Chapter 6, Residential Zones, related to short-term rentals. The amendments would limit each lot to one short-term rental and require any additional dwelling unit to be owner-occupied or used as a long-term rental.

Commission discussion included impacts to residential character, housing availability, property rights, and grandfathering of existing licensed short-term rentals.

Public Hearing: Opened and closed; no public comment was received.

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

SECOND: Larry Crutchfield

Commissioner Brown stated that existing properties would be grandfathered unless the property is sold. Lara Clayson added that if an owner discontinues a short-term rental (STR) and later attempts to obtain a new business license, it would not be allowed. Mason Haycock questioned why this issue is a concern. Commissioner Brown explained that STRs can shift residential zones toward more commercial use. Lara also raised concerns related to dark sky impacts. Doug Heaton expressed opposition to government limits on STRs, noting that many owners are already exiting the STR market due to insufficient demand. Mason Haycock agreed, stating that he struggles with legislating restrictions that limit how individuals use their own property and emphasized the importance of fundamental property rights.

VOTE: 6 ayes, 1 nay (Doug Heaton voted nay)

5. Approve Meeting Schedule for 2026

Public Hearing: Opened and closed; no public comment was received.

MOTION: Matt Cox

SECOND: Doug Heaton

VOTE: Approved unanimously.

ADMINISTRATIVE BUSINESS

6. Commercial Conditional Use Permit: Hidden Canyon Holdings, LLC

Applicant: Hidden Canyon Holdings LLC

Parcel: 1-9-1-2

Zoning: RU-40

Acreage: 171.14 acres

Proposed Uses: Cabins, glamping sites, restaurant, and event center

Staff and the project engineer presented the Commercial Conditional Use Permit application, including infrastructure plans for water, sewer, roads, traffic access, noise limitations, and geotechnical considerations.

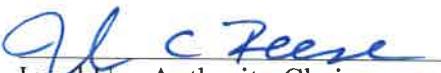
Commission discussion addressed site layout, road design, noise limitations, and proximity to geologic features.

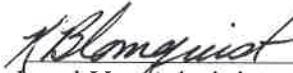
MOTION: Matt Cox
SECOND: Doug Heaton
VOTE: Approved unanimously.

ADJOURNMENT

Matt Cox made a motion to adjourn. Lara Clayson seconded the motion.

Meeting adjourned at 7:20 p.m.


John Reese
Land Use Authority Chair
John Reese


Kresta Blomquist
Land Use Administrative Assistant
Kresta Blomquist