



MINUTES

January 14, 2026

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; Morgan Shakespear,

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

GENERAL BUSINESS

1. Update on Commission Actions

Commissioner Brown provided updates on recent County Commission actions, including:

- The approval of vacating easements in Strawberry Valley Estates
- Approved the only one vacation/short term rentals are allowed in Zones R-1, R-2, & R-5
- Brief update on the proposed municipality Willow

2. Approval of Minutes

December 10, 2025

MOTION: Matt Cox moves to approve the minutes from December 10, 2025

SECOND: Doug Heaton

VOTE: Motion passed unanimously.

MOTION: Lara Clayson moves to go in and out of public hearing at the call of the chair.

SECOND: Matt Cox

VOTE: Motion passed unanimously.

ADMINISTRATIVE BUSINESS

3. Open and Public Meetings Act Training

This item was taken out of order and heard following agenda item #5

4. Nomination of Planning and Zoning Chair and Vice Chair for 2026

MOTION: Matt Cox motions to nominate John Reese as the chair for the 2026 year
SECOND: Doug Heaton

MOTION: Doug Heaton motions to close the nominations for the chair position
SECOND: Larry Crutchfield
VOTE: Motion passed unanimously

MOTION: Lara Clayson motions to nominate Matt Cox as the vice chair for the 2026 year
SECOND: Julie Millard

MOTION: Lara Clayson to close the nominations for the vice chair position
SECOND: Larry Crutchfield
VOTE: Motion passed unanimously.

LEGISLATIVE BUSINESS

5. Ramsey Zone Change:

Ordinance 2026-01

Applicant: Nick Ramsey

Location: Parcel 3-5-31-2I-4

Acreage: Approximately 4.37 acres

Commissioner Clayson recuses herself from the discussion as she is a representative of the seller of the property.

Nick Ramsey proposed a zone change for a 4.37-acre parcel from agriculture to manufacturing, primarily for RV and storage units. The Planning Commission considered the proposal. Shannon McBride suggesting that manufacturing would be suitable for the area, given its proximity to existing industrial sites. Concerns about lighting and the need for a conditional use permit were also raised.

Public Hearing:

A resident shared concerns about lighting impacts and the desire to preserve dark skies for continued star viewing.

Motion: Matt Cox moves to recommend approval of the zone change for parcel 3-5-31-2I-4 from AG to Manufacturing & Ordinance O-2026-01 to the County Commission based on the facts and findings as documented in the staff report.

Second: Larry Crutchfield

Vote: Motion passed unanimously.

ADJOURNMENT

Matt Cox made a motion to adjourn. Larry Crutchfield seconded the motion.

Meeting adjourned at 6:26 p.m.



Land Use Authority Vice-Chair
Matt Cox



Land Use Administrative Assistant
Kresta Blomquist