



March 11, 2026, 6:00 PM
Planning Commission/Land Use Authority
Kane County Commission Chambers
76 N. Main Street, Kanab, Utah

To watch this meeting live:
Video call link: <https://meet.google.com/oux-rdjw-orn>
Or dial: (US) +1 339-707-7414 PIN: 555 977 356#

AGENDA
6:00 PM

Call to Order
Invocation
Pledge of Allegiance

1. Update on Commission Actions

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

2. Approval of Minutes

February 11, 2026

ADMINISTRATIVE ITEMS

3. Commercial CUP; Enhanced Home Builders LLC

Approve / Deny an application for a Commercial Conditional Use Permit to extend the height of commercial building's roof to 49 feet.
Lot #: 51-116
Zoned: C-1
Acreage: 1.14 acres

LEGISLATIVE ITEMS

Public Hearing

4. Zone Change/Ordinance 2026-07/JZB Enterprises, LLC

An application to consider a Zone Change from Commercial 1 (C-1) to Commercial 2 (C-2). The intended use of the property will be a carwash, laundromat, and eventually storage units. Ordinance 2026-07
Lot #: 194-24
Zoned: Commercial 1 (C-1)
Acreage: 1 acre

Public Hearing

5. Ordinance 2026-08

An Ordinance revising Kane County Land Use Ordinance, Title 9, Chapter 27, to Recognize Historic Livestock Trails as Established Roadways.

Public Hearing

6. Ordinance 2026-09

An Ordinance revising Kane County Land Use Ordinance, Title 9, Chapter 7, Commercial Roof Heights and amending references to Utah Code Title 17, Chapter 27A to Title 17, Chapter 79, within chapter 1 of the Kane County Land Use Ordinance.

Public Hearing

7. Ordinance 2026-10

An Ordinance Revising the Kane County General Plan, Acknowledgement Section and Chapter 1.

Agenda items may be accelerated or taken out of order without notice as the Commission Chair deems appropriate.

*Public hearings are intended for the public to provide input to the Commission or to pose questions individuals believe the Commission and staff should consider. Public hearings are not intended for individual members of the public to engage in conversation. While questions may be posed by a member of the public, the Commission will attempt to refrain from answering or engaging in conversation during the public hearing.

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Shannon McBride at (435) 644-4966 or Kresta Blomquist at (435) 644-4364.

Planning Commission Meetings Statutory Authority, Rules & Procedures can be found online at kane.utah.gov; General; Land Use Ordinance 9-2-1 through 10.