

**MINUTES  
OF THE KANE COUNTY  
BOARD OF COMMISSIONERS' MEETING  
February 24, 2026 at 10:00 AM  
IN THE KANE COUNTY COMMISSION CHAMBERS,  
76 NORTH MAIN, KANAB, UTAH**

**Commissioner Attendance:** Chair Gwen Brown, Commissioner Patty Kubeja (Online), and Commissioner Celeste Meyeres

**Other County Officials in Attendance:** Attorney Jeff Stott, Clerk/Auditor Chameill Lamb, Janette Peatross, and Taylor Glover

**CALL MEETING TO ORDER:** Commissioner Brown

**WELCOME:** Commissioner Brown

**INVOCATION:** Commissioner Meyeres

**PLEDGE OF ALLEGIANCE:** Commissioner Brown

**PUBLIC COMMENT:**

Jo Anne Rando-Moon stated that it has come to her attention that if someone has a city business license, they don't have to get a county business license because the county will honor a city license. She would like to see that change and have county issue business licenses for any business in the county.

**CONSENT AGENDA:**

Check Edit Report: February 11, 2026-\$1,414,496.76 and February 18, 2026-\$676,440.62

Approval of: Commission Meeting Minutes for February 10, 2026

Kane County Ordinance No. O 2026-5 An Ordinance Amending Kane County Code Title 2 Chapter 1 Council on Aging

**Motion** to approve the Consent Agenda, which include the Check Edit Report from February 11, 2026-\$1,414,496.76 and February 18, 2026-\$676,440.62, the Commission Meeting Minutes for February 10, 2026 and Kane County Ordinance No. O 2026-5 an Ordinance amending Kane County Code Title 2 Chapter 1 Council on Aging made by Commissioner Brown and motion carried with all commissioners present voting in favor.

**REGULAR SESSION:**

- 1. Kane County Ordinance No. O 2026-02 An Ordinance Amending the Zoning of Parcels 258-4, 258-5 and 258-7 in the Oak Ridge Estates Rural Unimproved Subdivision Zoned AG-FAA to Rural-10 / Commissioner Brown**

Jeremy Hardman presented to the commission that he and three other families are wanting to go from AG-FAA to Rural-10 to do a low-density, year-round, cabin and glamping resort on their 30-acre property located in the Long Valley Junction area. RU-10 would allow for a total of 42 units on the 30-acres, but they would likely keep that below what is allowed. They would also like to explore the possibilities of a small restaurant and maybe a convenience store/gift shop.

**Motion** to adopt Ordinance 2026-02 an Ordinance amending the zoning of parcels 258-4, 258-5 and 258-7 in the Oak Ridge Estates Rural Unimproved Subdivision zoned AG-FAA to Rural-10 made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

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

- 2. Kane County Ordinance No. O 2026-03 An Ordinance Amending the Zoning of Parcels 4-5-9-1A and 4-5-9-2 Off of Eight Mile Gap Road from Agricultural to Residential 5 / Commissioner Brown**

Chris Heaton, representing the applicant, stated that the applicant would like to get the zone changed to R-5 so they can do equestrian lots with a 5-acre minimum. He said there were some concerns at the Planning Commission meeting brought up by the public regarding the access to the public land on the south of the smaller piece, which is in Arizona and the applicant has agreed to allow access continuing through his property to that public land. There were also some concerns about the road so Chris said that whatever the owner is required to do at development with regard to the road they will take it on at that time.

**Motion** to approve Ordinance 2026-03 amending the zoning of parcels 4-5-9-1A and 4-5-9-2 off of Eight Mile Gap Road from Agricultural to Residential 5 with the stipulation that contingent upon recording of the zone change there also be a recording of prescriptive easements to ensure

continued access of the public across the road made by Commissioner Meyeres 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

**3. Land Use Update by Shannon McBride / Commissioner Brown**

Shannon presented an update of all the project that have happened and are going on in the county, showing graphs with the number of projects and types of projects from 2021-2025.

**4. Kane County Ordinance No. O 2026-6 An Ordinance Adopting Changes to Business License Regulations, Including Alcohol Licensing and Late Penalties / Full Commission**

Attorney Stott presented the changes for this ordinance stating that currently Kane County has an ordinance regulating how and under what circumstances someone can receive an alcohol license/permit to sell alcohol commercially. In this ordinance we changed it to say when someone wants an alcohol permit, they need to get a license for the alcohol as well as a business license, they need to provide a background check, and they need to meet all the state requirements. The other change made was regarding the late penalty, it was worded odd, so that got cleaned up.

**Motion** to adopt Ordinance O 2026-6 adopting changes to Business License Regulations, including Alcohol Licensing and Late Penalties made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

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

**5. Review of Legislative Issues / Full Commission**

**[HB510 Municipal Incorporation Modifications](#)**  
**[HB231 Restaurant Tax Repeal Amendments](#)**

**6. Commissioner Report on Assignments / Full Commission**

Commissioner Brown

- No updates on The Willow
- Attended STEM Fest last week which was really fun
- The hospital held their Top Out Ceremony yesterday

- Commissioner Brown and Commissioner Meyeres went and saw the site for item #1

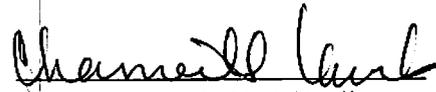
Commissioner Meyeres

- Been working with the state of Arizona as well as surrounding counties in Utah and Arizona on recovery, process, and plan regarding the Dragon Bravo Fire

**Motion** to adjourn at 11:14 AM made by Commissioner Brown and motion carried with all commissioners present voting in favor.

**WHERE UPON MEETING WAS ADJOURNED**

  
Gwen Brown Chair

  
Chameill Lamb Clerk/Auditor