

**MINUTES
OF THE KANE COUNTY
BOARD OF COMMISSIONERS' MEETING
April 28, 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 (Online)

Other County Officials in Attendance: Attorney Jeff Stott, Clerk/Auditor Chameill Lamb, Shannon McBride, and Taylor Glover

CALL MEETING TO ORDER: Commissioner Brown

WELCOME: Commissioner Brown

MOMENT OF SILENCE: Commissioner Brown

PLEDGE OF ALLEGIANCE: Chameill Lamb

PUBLIC COMMENT:

No public comment.

CONSENT AGENDA:

Check Edit Report: April 15, 2026-\$800,632.92 and April 22, 2026-\$107,832.22

Approval of: Commission Meeting Minutes for April 14, 2026

Motion to accept the Consent Agenda, which includes the Check Edit Report from April 15, 2026-\$800,632.92 and April 22, 2026-\$107,832.22 and the Commission Meeting Minutes for April 14, 2026 made by Commissioner Brown and motion carried with all commissioners present voting in favor.

REGULAR SESSION:

1. Review of Proposed Development Agreement Regarding the Old Fort Ranch Property at Parcels 4-7-2-1 and 4-7-3-1A / Commissioner Brown

The commission reviewed the proposed development agreement with Greg Wyatt, the applicant, for the Old Fort Ranch property (parcels 4-7-2-1 and 4-7-3-1A). The immediate purpose of the discussion was to gain an indication of support from the county commissioners for the document before it returns to Planning and Zoning on May 13th. The discussion was informal and non-binding, aiming to get the document into an acceptable form for further review by Kanab City and P&Z before it returns to the county commission.

Attorney Stott and the commission came up with some suggested changes. The first one was striking Section 3.10 and that the annexation new language would be removed. Then they would change the language about transferring, so that the applicant can transfer to a third party after the hotel occupancy permit is issued, and include that there needs to be notice if there is a transfer. Lastly, the mediation language would change so that it would be split if both sides agreed to the mediation.

Commissioner Brown gave an informal vote to have Attorney Stott clean the agreement up with the changes talked about and then sending it to Greg Wyatt. Once Attorney Stott gets it back from Greg, he will send it to Kanab City to look over. All commissioners were in favor of this.

2. Kane County Ordinance No. O 2026-12 An Ordinance Revising Kane County Land Use Ordinance Title 9 Chapter 15 Conditional and Temporary Uses Section 5 Article A: Time Limit in the Kane County Land Use Ordinance / Commissioner Brown

Motion to approve new wording "Action authorized by a conditional use permit must commence within two years of the time the permit is issued. If the permit holder has not commenced action under the permit within this time, the permit shall expire and the holder must apply for a new permit. The Planning Commission shall grant extensions of up to one-year increments for good cause." made by Commissioner Brown and motion carried with all commissioners present voting in favor.

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

Motion to adjourn at 10:49 AM made by Commissioner Brown and motion carried with all commissioners present voting in favor.

WHERE UPON MEETING WAS ADJOURNED

Gwen Brown
Gwen Brown Chair

Chameill Lamb
Chameill Lamb Clerk/Auditor

