

Notice is hereby given that the Kane County Planning Commission will hold a public hearing on Wednesday, June 10, 2026, at 6:00 p.m. in the Commission Chambers at the Kane County Courthouse, 76 North Main Street, Kanab, Utah.

The purpose of the hearing is to consider a proposed zone change from Residential 5 (R-5) to Commercial 2 (C-2) for Parcel 8-7-8-30, containing approximately 4.7 acres, located in the area bordering the Mirror Lake Subdivision, Cedar Mountain, Kane County, Utah. The application has been submitted by Tracy Sanford, as trustee, on behalf of the Heritage Acres LLC, and will be considered under Ordinance No. 2026-18.

Legal Description: Legal BEG AT A PT ON THE N SEC LINE OF SEC 8, AT A PT N 86°00' W 644.0 FT FROM THE NE COR OF SEC 8 T38S R7W SLB&M UT & RUN TH N 86°00' W 322.0 FT; TH S 1°48'15" E 635.26 FT, M/L, TO THE N LINE OF A 40.0 FT R/W; TH S 86°13'15" E ALONG SAID N LINE OF R/W 322.78 FT; TH N 1°53'10" W 634.11 FT TO THE PT OF BEG. CONT 4.7 AC, M/L.

TOG WITH A 40.0 FT R/W, THE CENTERLINE WHICH IS DESC AS: BEG AT A PT S 2°03'04" E 651.90 FT FROM SAID SEC COR COMMON TO SEC'S 4, 5, 8 & 9 T38S R7W, SLB&M & RUN TH N 86°13'15" W 1,275.95 FT; TH S 1°17'19" E 656.02 FT, M/L, TO AN EXISTING FOREST SERVICE ROAD LEADING TO UTAH STATE HWY U-14.

If the zone change request is recommended for approval on June 10, 2026, the Kane County Commission will hold a public meeting, to consider the proposed zone change, on June 30, 2026, at 10:00 a.m. in the Commission Chambers at the Kane County Courthouse, 76 N. Main Street, Kanab, Utah.

If approved on June 30, 2026, the property will be subject to the regulations outlined in Kane County Land Use Ordinance, Title 9, Chapter 7: Commercial Zones. The full ordinance is available at:

<https://codelibrary.amlegal.com/codes/kanecountyut/latest/overview>

Interested persons are invited to attend the hearing and comment in person on the proposed zone change. Written comments may be submitted by 5:00pm on June 9, 2026, to:

**Kane County Land Use Office**

76 North Main Street  
Kanab, UT 84741  
Email: [smcbride@kane.utah.gov](mailto:smcbride@kane.utah.gov)

**Meeting materials** will be posted 3 to 4 days prior to the hearing on:

- [www.kane.utah.gov](http://www.kane.utah.gov)
- <https://www.utah.gov/pmn/index.html>

**The Planning Commission meeting may also be viewed live via Google Meet:**

**Video Call Link:** <https://meet.google.com/oux-rdjw-orn>

**Dial-in Number:** +1 (339) 707-7414

**PIN:** 555 977 356#

Dated this 28th day of May, 2026.



Shannon McBride  
Land Use Administrator  
Planning & Zoning Department  
Land Use Authority