

**COMMISSION MEETING
PACKET**

DATE:

June 30, 2026

NOTICE AND AGENDA OF A MEETING OF THE KANE COUNTY COMMISSION

PUBLIC NOTICE IS HEREBY GIVEN that the Commissioners of Kane County, State of Utah, will hold a **Commission Meeting** in the Commission Chambers at the Kane County Courthouse, 76 N. Main Street, Kanab, Utah on **Tuesday, June 30, 2026** at the hour of **10:00 A.M.**

*The Commission Chair, in her discretion, may accept public comment on any listed agenda item unless more notice is required by the Open and Public Meetings Act.

View Online www.kane.utah.gov/publicmeetings or Dial: (US) +1 240-394-8436 – PIN: 821 151 844#

CALL MEETING TO ORDER

WELCOME

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT:

CONSENT AGENDA:

Check Edit Report: June 10, 2026-\$624,773.05, June 17, 2026-\$594,491.93 and June 24, 2026-\$202,484.20

Approval of: Commission Meeting Minutes for June 9, 2026

REGULAR SESSION:

1. **Presentation/Discussion on 5-County Association of Governments Programs, Services, and Annual Contribution Adjustments / Commissioner Meyeres**
2. **Discuss/Vote on Bid Award for the Parcel Fabric Redraw / Full Commission**
3. **Discuss/Vote on Amended Fire Response Agreement with Kanab City / Full Commission**
4. **Discuss/Vote on Kane County Building Signage / Commissioner Kubeja**
5. **Discuss/Vote on Funding Source and Amount for the Assessor's Office/DMV Remodel / Full Commission**
6. **Discuss/Vote on Rural County Grant Funds Recommended by the Kane County Economic Opportunity Board / Commissioner Meyeres**

- A. \$25,000 for Façade/Tenant Improvement, Sign, and Beautification**
- B. \$26,490 Duck Creek Village Community Center Power Infrastructure**

- 7. Review of Comments from Kanab City Regarding the Gateway Development Project Within the Future Annexation Boundaries / Full Commission**
- 8. Discuss/Vote on SRS Allocation / Full Commission**
- 9. Discuss/Vote on Kane County Ordinance No. O 2026-15 An Ordinance Regulating Water Hauling Within the Unincorporated Areas of Kane County, State of Utah / Commissioner Brown**
- 10. Discuss/Vote on Kane County Ordinance No. O 2026-16 An Ordinance Amending the Zoning of Lot 6-54 Located at 3935 East Mountain View Drive Vermillion Cliff Estates Subdivision from Residential 1 to Commercial 1 / Commissioner Brown**
- 11. Discuss/Vote on Kane County Ordinance No. O 2026-19 An Ordinance Amending and Extending Lots 8A-H-27, 28, 29, & 30 in the Little Ponderosa Ranch Subdivision Block “H” and Vacating a Portion of Rocky Road to Realign with what is on the Ground and Adding that Portion into Lots 27-30 / Commissioner Brown**
- 12. Discuss/Vote on Kane County Ordinance No. O 2026-17 An Ordinance Amending the Zoning of Lots 8A-H-27, 28, 29, & 30 Located in the Little Ponderosa Ranch Block “H” Amended and Extended Plat from Residential ½ to Residential 1 / Commissioner Brown**
- 13. Discuss/Vote on Kane County Ordinance No. O 2026-18 An Ordinance Amending the Zoning of Parcel 8-7-8-30 Located on the Edge of Mirror Lake Subdivision from Residential 5 to Commercial 2 / Commissioner Brown**
- 14. Discuss/Vote on the Indigent Defense Commission Award Offer and Grant Agreement FY27 / Commissioner Kubeja**
- 15. OPIOID Fund Annual Expenditure Report 2025-26 and Anticipated Expenses Report 2026-27 / Commissioner Kubeja**
- 16. Review of Legislative Issues / Full Commission**
- 17. Commissioner Report on Assignments / Full Commission**

Closed Session:

- Discussing an individual’s character, professional competence, or physical or mental health.
- Strategy sessions to discuss collective bargaining, pending or reasonably imminent litigation, or the purchase, exchange lease or sale of real property.
- Discussions regarding security personnel, devices or systems.

- Investigative proceedings regarding allegations of criminal misconduct.

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 Chameill Lamb at (435) 644-2458. Agenda items may be accelerated or taken out of order without notice as the Administration deems appropriate. All items to be placed on the agenda must be submitted to the Clerk's office by noon Thursday, prior to the meeting.

CONSENT AGENDA

Approval of:

Check Edit Report: June 10, 2026-\$624,773.05, June 17, 2026-\$594,491.93, and June 24, 2026-\$202,484.20

Commission Meeting Minutes for June 9, 2026

**MINUTES
OF THE KANE COUNTY
BOARD OF COMMISSIONERS' MEETING
June 9, 2026 at 10:00 AM
IN THE KANE COUNTY COMMISSION CHAMBERS,
76 NORTH MAIN, KANAB, UTAH**

Commissioner Attendance: Chair Gwen Brown, Commissioner Patty Kubeja, and Commissioner Celeste Meyeres

Other County Officials in Attendance: Clerk/Auditor Chameill Lamb, Sheriff Tracy Glover, Taylor Glover, and Keiren Chatterley

CALL MEETING TO ORDER:	Commissioner Brown
WELCOME:	Commissioner Brown
INVOCATION:	Commissioner Kubeja
PLEDGE OF ALLEGIANCE:	Commissioner Meyeres

PUBLIC COMMENT:

No public comment.

CONSENT AGENDA:

Check Edit Report: May 27, 2026-\$96,044.60 and June 3, 2026-\$518,579.30

Approval of: Commission Meeting Minutes for May 26, 2026

Motion to approve the Check Edit Report from May 27, 2026-\$96,044.60 and June 3, 2026-\$518,579.30 and the Commission Meeting Minutes for May 26, 2026 with the changes mentioned made by Commissioner Brown and motion carried with all commissioners present voting in favor.

REGULAR SESSION:

1. Discuss/Vote on Bid Award for the Mountain View Culvert Replacement Project / Commissioner Meyeres

Bert Harris presented the bid for the Mountain View Culvert Replacement Project, which serves as a necessary drainage improvement before future asphalt upgrades. The project involves upsizing culverts to handle flood conditions on Mountain View Drive. The low bidder, Intalex, submitted a bid of \$295,947.50.

Motion to award the bid to Intalex for the Mountain View Culvert Replacement Project in the amount presented made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

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

2. Discuss/Vote on Bid Award for the Skutumpah Road Improvements and Johnson Canyon Road Reconstruction Project / Commissioner Meyeres

Bert Harris presented the bid for the Skutumpah Road and Johnson Canyon Road reconstruction project, which is supported by a \$1.7 million grant from UDOT, TRT funds, and prior year surplus funds. The project involves 2.5 miles of the Skutumpah Road and a total reclamation and paving project for Johnson Canyon Road. The low bidder was Hales Sand and Gravel with a bid of \$4,151,363.40 with a total overall not to exceed \$5,015,991.40 for both projects.

Motion to accept the bid award for Skutumpah and Johnson Canyon Road Reconstruction Projects going to Hales Sand and Gravel in the amount presented made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

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

3. Discuss/Vote on FY27 Bailiff and Security Contract / Commissioner Kubeja

The commission reviewed the Fiscal Year 2027 bailiff and security contract with the Sixth District Court, a partnership covering court security and perimeter safety. The Sheriff reported that the contract features a significant funding increase from previous years, reflecting a more equitable contribution from the court system to support staffing and security requirements.

Motion to approve the Fiscal Year 27 Bailiff and Security Contract with the State of Utah Sixth District Court as presented made by Commissioner Kubeja and motion carried with all commissioners present voting in favor.

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

4. Discuss/Vote on Kane County Resolution No. R 2026-12 A Resolution Annexing Certain Territory into the Vermillion Cliffs Special Service District / Full Commission

The commission discussed Resolution R 2026-12, which facilitates the annexation of five parcels owned by three landowners into the Vermillion Cliff Special Service District. This action is intended to ensure these properties have access to fire protection, as current annexation into Kanab City is not possible for these parcels due to contiguity requirements. The commission emphasized their legislative duty to ensure fire coverage and expressed appreciation for the collaborative efforts involving Kanab City.

Motion to approve Resolution R 2026-12 a Resolution Annexing certain territory into the Vermillion Cliffs Special Service District made by Commissioner Brown and motion carried with all commissioners present voting in favor.

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

5. Discuss/Vote on Kane County Resolution No. R 2026-13 A Resolution Authorizing the Employer Pick Up of URS Tier II Public Safety Employee Retirement Contributions / Full Commission

The commission discussed Resolution R 2026-13, which authorizes the employer pick up of Utah Retirement Systems Tier II public safety employee retirement contributions. This resolution updates the contribution percentages due to shifts in the retirement system's composition. The adjustment results in a net change of 0.75%, which will have a minimal financial impact on the budget.

Motion to approve Resolution R 2026-13 a Resolution authorizing the employer pick up of URS Tier II Public Safety Employee Retirement Contributions made by Commissioner Brown and motion carried with all commissioners present voting in favor.

Commissioner Brown-aye
Commissioner Kubeja-aye

Commissioner Meyeres-aye

6. Discuss/Vote on the 2026 Tax Sale Minutes / Commissioner Kubeja

Chameill presented the 2026 Tax Sale Minutes saying that originally, we started with 39 properties that were eligible for the tax sale and all but 9 of the properties were redeemed.

Motion to approve the 2026 Tax Sale Minutes as presented by Chameill Lamb made by Commissioner Kubeja and motion carried with all commissioners present voting in favor.

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

7. Discuss/Vote on the Tax Rates for 2026 / Full Commission

Chameill provided an update on the 2026 tax rates, confirming that the rates were calculated in coordination with the property tax commission and assessor. No tax increases were proposed by the commission for this cycle. The approved tax rate for Kane County is 0.001978, yielding \$5,877,289 in property tax revenue, and the rate for county assessing and collecting is 0.000301, yielding \$905,004 in revenue.

Motion to adopt the tax rates for 2026 as presented made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

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

8. Financial Update-Chameill Lamb / Full Commission

Chameill presented a monthly financial update detailing revenues and expenditures for each fund.

9. Review of Legislative Issues / Full Commission

The commission gave an update regarding preliminary municipalities and data centers.

10. Commissioner Report on Assignments / Full Commission

Commissioner Brown

- We just renewed our contract with the bookmobile

- Discussing plans for upcoming remodeling work at the Assessor's Office
- Vermillion Cliffs Special Service District has had 11 people file to run for the board

Commissioner Meyeres

- Been working with various partners to address that there are no childcare facilities in the county
- Will be meeting with Big Water regarding the Dinosaur Visitor Center
- Large vehicles no longer allowed to enter the east side of Zion

Commissioner Kubeja

- Had a successful PRCA rodeo
- Had a successful audit
- Commissioner Brown and Commissioner Kubeja took a trip with Sheriff Glover to Bullfrog

Motion to go into closed session to discuss pending or reasonably imminent litigation made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

Commissioner Brown called the meeting back into regular session.

Motion to adjourn at 11:25 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

AGENDA ITEMS

ITEM # 1

Presentation/Discussion on 5-County Association of
Governments Programs, Services, and Annual
Contribution Adjustments

ITEM # 2

Discuss/Vote on Bid Award for the Parcel Fabric Redraw

ITEM # 3

Discuss/Vote on Amended Fire Response Agreement
with Kanab City

ITEM # 4

Discuss/Vote on Kane County Building Signage

KANE COUNTY SIGNAGE

Kane County Administrative Center			
	SIGN (ART)	PAGE	PRICE
Kane County Logo	1	1.0	\$10,479.00
North Entrance	2	2.0	\$1,348.00
Administrative Center	3	3.0	\$2,446.00
Main Entrance	4	4.0	\$1,278.00
Sixth District Court Entrance	5	5.0	\$2,701.00
Address 76 N	6	6.0	\$863.00
Directory Signs- Outside	7	7.0	\$745.00
Directory Signs- Outside	8	7.1	\$915.00
Campus and other county buildings Directory	9	8.0	\$6,171.00
Campus and other information digital display	9 op2	8.1	NA
Interior directory at hallway intersections	int	9.0	\$1,475.00
Commissioner dais Logo	20	19.0	\$3,455.00
		Total	
	Option 1		\$31,876.00
	Option 2		\$33,705.00
Kanab Center Campus			
Kane County Logo	10.0, 10.1, 10.2, 10.3	10.0	\$4,016.00
Kane County Logo option 2	10.0, 10.1, 10.2, 10.3 op2	10.1	\$7,620.00
Community Outreach Center	11	11.0	\$1,998.00
Active Living Centers	12	12.0	\$2,129.00
Building Letters on Campus except B	13, 14, 14.1, 15	13.0	\$2,305.00
Building B Letters	16	13.2	\$615.00
Building B East side room labels	17	14.0	\$763.00
Snap frame for existing signs	18	15.0	\$967.00
Directory Signs	W5-1, W5-2,	16.1	\$1,812.00
Directory signs in back parking lot	W5-1	17.0	\$840.00
Entrance sign to back parking lot	19	18.0	\$27,647.00
Optional Renderings of entrance sign	18.1		
Care and Share QC			
		Total	
	Option 1		\$43,092.00
	Option 2		\$46,696.00
Active Living Centers & Care and Share			
Big Water Care & Share	21	20.0	\$1,230.00
Big Water Care & Share Logo	10	21.0	\$1,301.00
Big Water Care & Share Logo option 2	10.1	21.0	\$2,202.00
Long Valley Building Logo	28	28.0	\$3,479.00
Long Valley Building Logo option 2	28 op 2	28.1	\$5,885.00
Long Valley Active Living Centers	29	29.0	\$1,966.00
Long Valley Care & Share	30	30.0	\$1,230.00
Long Valley Employee Entrance	31	31.0	\$1,966.00
		Total	
	Option 1		\$3,932.00

rough estimate around \$8,000

If needed I can separate this one out to accomodate the different users

My preference is option 1 due to price and looks

These are frames that make it easy to change out the billboards in the signs

These are intended to help direct traffic to the rear parking lot. The sign by the Dumpster will go away if 18.0 is selected

This sign will provide a Kane County logo, address and directories for all buildings on the campus. 18.1 Provides optional renderings

This was added after I had pricing

The vendor and I discussed that this one might be unnecessary but it is up to the users of the building

			Option 2	\$3,196.00
Assessors/DMV				
Kane County Logo	22	22.0		\$2,018.00
Kane County Logo-option 2	22 op 2	22.1		\$3,740.00
Assessor & DMV	23	23.0		\$1,413.00
			Total	
			Option 1	\$3,431.00
			Option 2	\$5,153.00
NEC				
Kane County Logo North	24	24.0		\$3,479.00
Kane County Logo North option 2	24 op2	24.1		\$5,885.00
North Event Center/North	25	25.0		\$1,740.00
Kane County Logo/East	26	26.0		\$3,479.00
Kane County Logo/East option 2	26 op 2	26.1		\$5,885.00
North Event Center/East	27	27.0		\$1,740.00
NEC, Fairgrounds Entrance signs				
NEC Address				
			Total	
			Option 1	\$10,438.00
			Option 2	\$15,250.00

This was added after I had pricing
This was added after I had pricing

Overall Total
Options 1 \$92,769.00
Options 2 \$104,000.00

KANE COUNTY

Presented By



Salt Lake Region

St George Office
4679 S River Road
St George, UT 84790
435.628.0350

Version

OPY-61096
Date: 04.30.2026

Address

172 E 100 N
Kanab, UT

TYPOGRAPHY NOTE

All vertical typography dimensions specified in this package are based upon the measurement from the baseline to the cap-line of an uppercase letter 'i'. The height of descenders and ascenders, below and above the baseline and cap-line respectively, are not included in the measurements unless specifically noted.



COLOR MATCHING NOTE

Colors specified in this package are to match vendor supplied physical samples. Colors chosen based upon how they appear on a computer monitor or printed media are not guaranteed to match.

PRODUCTION NOTE

The PDF format of this package may contain graphics which have been down-sampled for proofing purposes and should not be used for production purposes. Source files for this package are available upon request for production purposes.



CHANGED
SIGN 06 LOCATION



DESIGN

4679 South River Road
St. George, UT 84790
435.628.0350
www.yesco.com

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This drawing was created to assist you in
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The colors shown are only approximate on
this computer monitor. Color of final print
may vary from the colors shown on the
screen. Color of final print may vary from
your computer monitor or print.

This sign is installed in accordance with the
requirements of Article 600 of the National
Traffic Laws and Regulations. The sign is
designed to meet the requirements of the
National Traffic Laws and Regulations. The
sign is designed to meet the requirements of
the National Traffic Laws and Regulations.

Revisions

No.	Date / Description
001	10/22/2025 (TY)
002	11/07/2025 TV
003	11/19/2025 TV

J0

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kane County, Utah
Attn: Exec. Ryan Cain
Designer: Tyler Young

OPY-61096 R3

L0C 1.0

8-24a



SCOPE OF WORK

MANUFACTURE & INSTALL **ONE (1)** SET OF NON ILLUMINATED, REVERSE PAN CHANNEL LETTERS

PERMITTING SIGN AREA -- FT²

N/A NOT INCLUDED

COLOR KEY

M1	Stainless Steel
----	-----------------

LA

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color callouts and their appropriate vendor specified samples for approved color specifications.

YESCO

DESIGN

4679 South River Road
St. George, UT 84790
435.628.0350

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The colors shown are only approximated on the computer monitor. Please refer to the actual product for the actual color. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 606 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
Org.	10.22.2025 [TY]
1	11.07.2025 TY
2	11.19.2025 TY

1 JO

Approval _____

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah

Arch. Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 1.0



ART SUPERIMPOSED AT APPROX. RELATIVE SCALE

Court House - Kanab



1 SIGN 02 - FCOS
SCALE: 1" = 1'-0"

SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) SET OF NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA: -- FT²
FINAL ELECTRICAL CONNECTION:
N/A NOT INCLUDED

COLOR KEY

P1 Black

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors and their appropriate vendor specified handles. Not approved color specifications.

DESIGN

YESCO

4679 South River Road
St. George, UT 84790
435.628.0350
www.yesco.com

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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
Orig	10/22/2023 (TV)
1	11/01/2023 TV
2	11/13/2023 TV
...	...
...	...
...	...
...	...

UL

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Architect: Ryan Cam
Designer: Tyler Young

ART 2.0

OPY-61096 R3

4679 South River Road
St. George, UT 84790
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Revisions

No.	Date / Description
Org	10.22.2025 [TY]
1	11.07.2025 TV
2	11.19.2025 TV

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address

Kanab, Utah

Acct Exec: Ryan Cain

Designer: Tyler Young

OPY-61096 R3

ART 3.0

SCOPE OF WORK

MANUFACTURE & INSTALL ONE (1) SET OF NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA: -- FT

FINAL ELECTRICAL CONNECTION:

N/A NOT INCLUDED

COLOR KEY

P1 Black

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors in finished display. Please refer to color-calls and their appropriate vendor specified samples for approved color specifications.



SCOPE OF WORK

MANUFACTURE & INSTALL ONE (1) SET OF

NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA: -- FT²

FINAL ELECTRICAL CONNECTION:

N/A NOT INCLUDED

COLOR KEY

P1 - Black

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors in finished display. Please refer to color-calibrated and their appropriate vendor specified samples for approved color specifications.

1/2" Thick FCO

Mounted Flush to Building
w/ Painted Finish (see color key) Pin

P1

1 SIGN 04 - FCOs
SCALE: 1" = 1'-0"

Main Entrance



ART SUPERIMPOSED AT APPROX. RELATIVE SCALE

This design does not constitute production ready artwork and is to be used exclusively for proofing and review purposes only.



1 SIGN 05 - FCOS
SCALE: 1" = 1'-0"

SCOPE OF WORK
MANUFACTURE & INSTALL *ONE (1)* SET OF
NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA: ... FT²
FINAL ELECTRICAL CONNECTION:
N/A NOT INCLUDED

COLOR KEY

PI - BUSH
Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-cabins and their appropriate vendor specified samples for approved color specifications.

DESIGN

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Revisions

No.	Date / Description
Orig.	10.22.2025 (TM)
1	11.01.2025 TV
2	11.19.2025 TV
...	...
...	...
...	...
...	...

JO #

Approval

A/E Sign / Date

Client Sign / Date



ART SUPERIMPOSED AT APPROX. RELATIVE SCALE

OPY-61096 R3

ART 5.0

Court House - Kanab



CHANGED
LOCATION CHANGED

SCOPE OF WORK

MANUFACTURE & INSTALL ONE (1) SET OF
NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA: -- FT.
FINAL ELECTRICAL CONNECTION:
N/A NOT INCLUDED

COLOR KEY

P1 Black
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this computer monitor. Final color will be
determined by the printer. The colors shown
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DESIGN
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St. George, UT 84790
435.628.0350
www.yesco.com

This sign is installed in accordance with the
requirements of Article 606 of the National
Electrical Code (NEC) and the International
Building Code (IBC). The sign shall be
bonded to the sign.

Revisions

No.	Date / Description
001	10.22.2025 (TY)
002	11.07.2025 TY
003	11.13.2025 TY
004	04.30.25 TY
...	...
...	...
...	...

J0 #

Approval

A/E Sign / Date

Client Sign / Date



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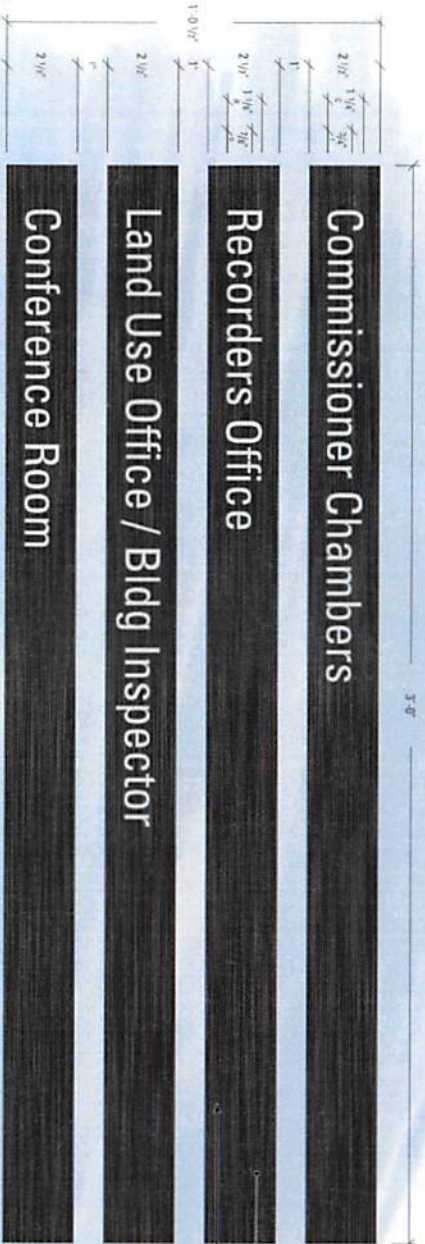
OPY-61096 R4

ART 6.0

Kane County
Street Address
Kanab, Utah
Acct. Exec: Ryan Cain
Designer: Tyler Young

Court House - Kanab

TYPICAL



1 SIGN 07-SIGN 08 - DIRECTORY
SCALE: 3" = 1'-0"

KEYSTROKING

Commissioner Chambers
Recorders Office
Land Use Office / Bldg Inspector
Conference Room

SIGN 07

Attorney's Office - Upstairs
Clerk's Office
Treasurer's Office
Justice Court
Government Affairs Office - Upstairs

SIGN 08

SCOPE OF WORK
MANUFACTURE & INSTALL TWO (2) EXTERIOR
DIRECTORY PLAQUES

PERMITTING SIGN AREA: -- FT²
FINAL ELECTRICAL CONNECTION:
N/A NOT INCLUDED

COLOR KEY

M2: Black Stainless Steel
Note: Unless otherwise noted, the colors depicted
on this rendering may not match actual colors on
the final product. Please refer to color calibration and
material specifications for approved samples. We
approved color specification.

DESIGN
YESCO

4679 South River Road
St. George, UT 84790
435.628.0350

www.yesco.com

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understanding the proposed design. It is not
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The colors shown are only approximated on
any computer monitor, tablet or laser print.
The final product may vary slightly in color
from your computer monitor or print.

This sign is installed in accordance with the
requirements of Article 600 of the National
Electrical Code and / or other applicable local
ordinances. The sign must be properly grounded and
bonded at the sign.

Revisions

No.	Date / Description
Orig	10/22/2023 (TY)
1	11/07/2023 TY
2	11/19/2023 TY
...	...
...	...
...	...
...	...

J0 #

Approval

Client Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Act: Exec Ryan Cam
Designer: Tyler Young

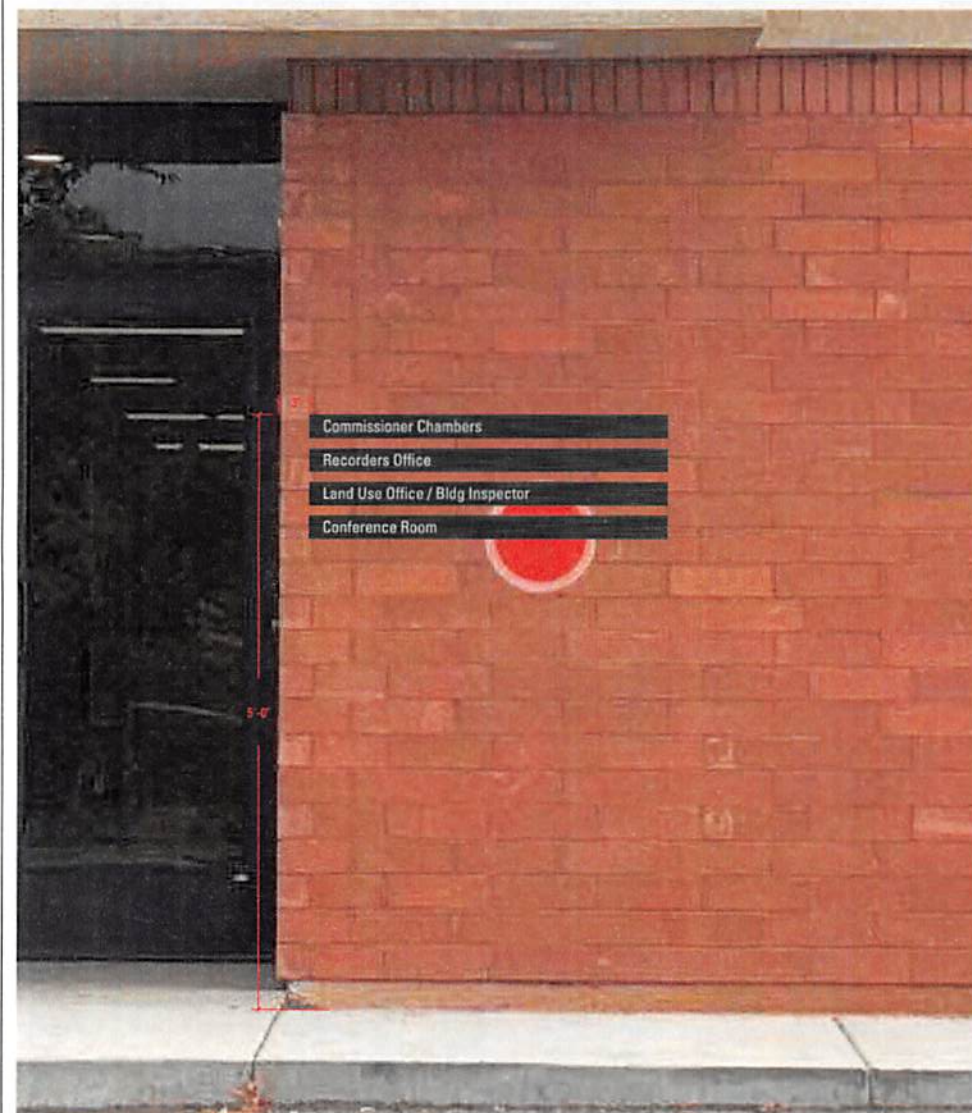
OPY-61096 R3

ART 7.0

This design does not constitute production ready artwork and is to be used exclusively for proofing and review purposes only.

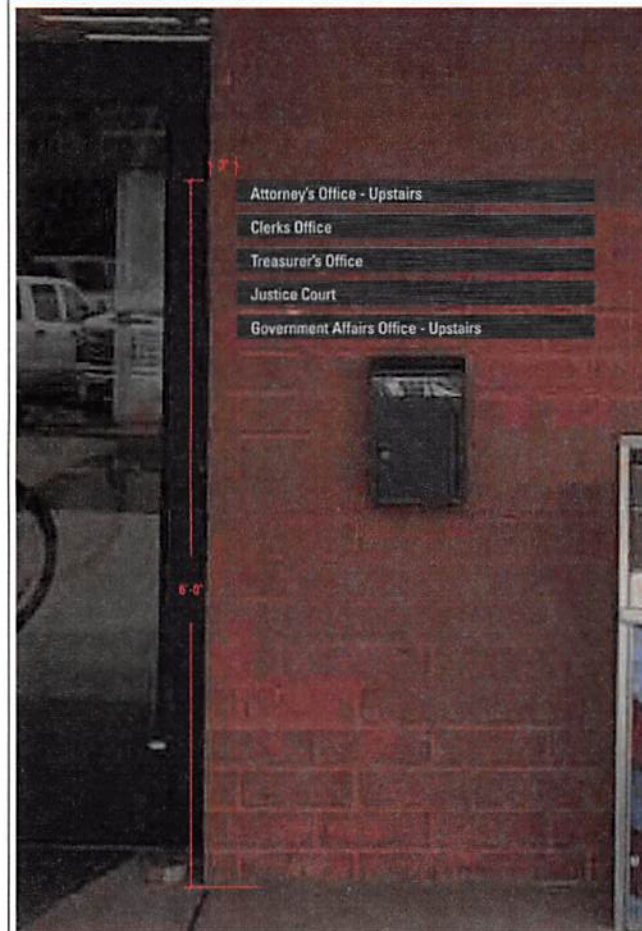
ART SUPERIMPOSED AT APPROX. RELATIVE SCALE

SIGN 07



ART SUPERIMPOSED AT APPROX. RELATIVE SCALE

SIGN 08



DESIGN

4679 South River Road
St. George, UT 84790
435.628.0350

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This sign is installed in accordance with the requirements of Article 900 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No.	Date / Description
Orig.	10.22.2025 [TY]
1	11.07.2025 TY
2	11.19.2025 TY
...	
...	
...	
...	
...	
...	

JO #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah

Acct. Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 7.1

Court House - Kanab

OPTION 1



SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) DIGITALLY PRINTED IZONE WYRINDING MAP
DETAILS TBD

PERMITTING SIGN AREA -- FT²
FRAZ ELECTRICAL CONNECTIONS
N/A NOT INCLUDED

COLOR KEY

M1 Stainless Steel
M2 Black Stainless Steel
01 Digitally Printed

Note: Unless otherwise noted, the colors depicted on this drawing are not actual colors on finished product. Please refer to color calibration and their appropriate vendor specified samples for approved color specifications.

DESIGN
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This sign is installed in accordance with the requirements of Article 800 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No.	Date / Description
1	01/22/2025 (TY)
2	11/01/2025 TY
3	11/19/2025 TY

Approval

Client Sign / Date
A/E Sign / Date

Kane County

Street Address
Kanab, Utah

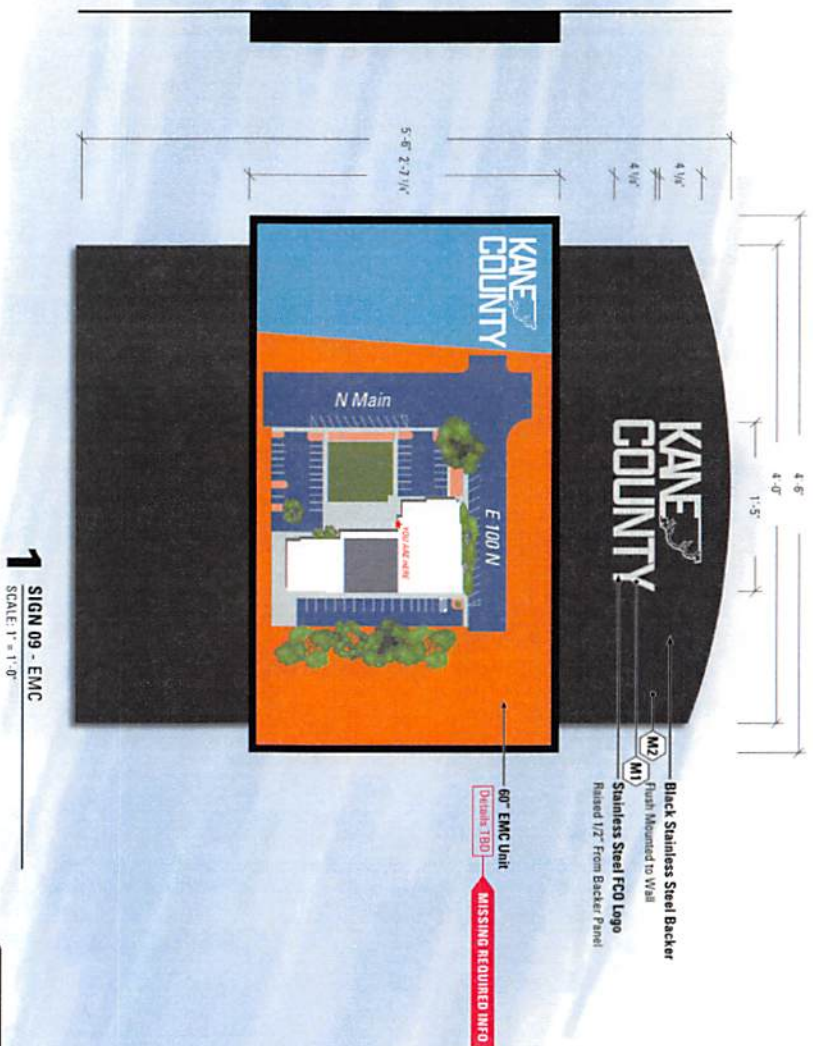
Acct Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 8.0

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Court House - Kanab
OPTION 2



1 SIGN 09 - EMC
SCALE 1" = 1'-0"



SCOPE OF WORK
PROVIDE & INSTALL ONE (1) EMC UNIT
DETAILS TBD)

PERMITTING SIGN AREA -- FT
FINAL ELECTRICAL CONNECTION
N/A NOT INCLUDED

COLOR KEY

- M1 Stainless Steel
- M2 Black Stainless Steel
- D1 Digitally Printed

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on site. The colors shown are only approximated on the final product. Please refer to the color key for approved color specifications.

DESIGN
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Revisions

No.	Date / Description
Orig.	10/22/2025 (TV)
1	11/07/2025 TV
2	11/18/2025 TV

JO #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

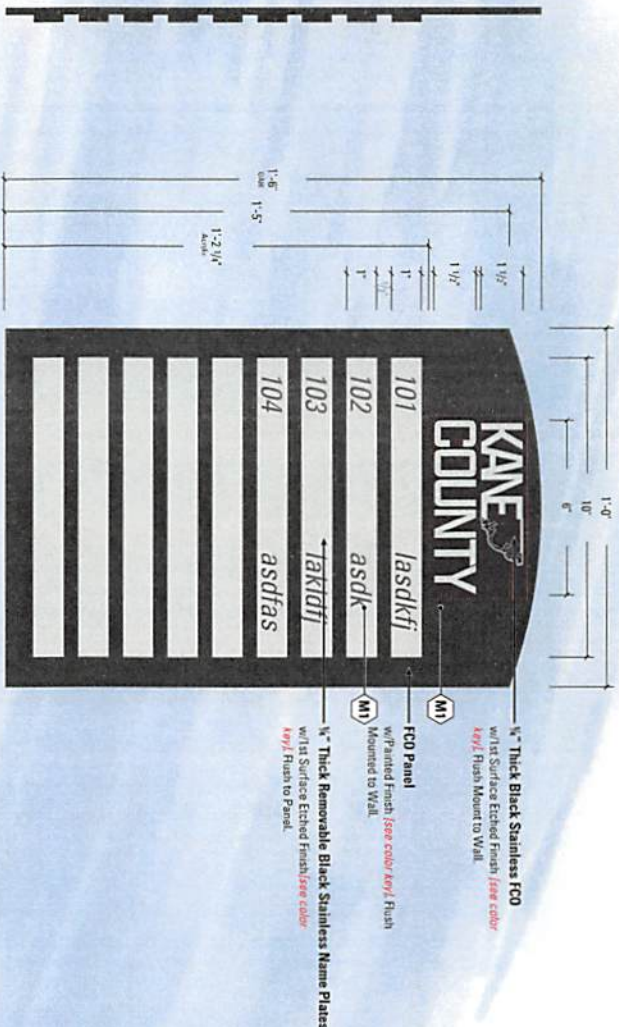
Street Address
Kanab, Utah
Acct Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 8.1

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Court House - Kanab



1 SIGN TYPE - INTERIOR DIRECTORY PLAQUE
SCALE: 3" = 1'-0"

SCOPE OF WORK
MANUFACTURE & INSTALL PER ITJ INTERIOR
DIRECTORY PLAQUES

PERMITTING SIGN AREA: -- FT.
FINAL ELECTRICAL CONNECTION:
N/A NOT INCLUDED

COLOR KEY

MR. BLACK STAINLESS STEEL
Note: Unless otherwise noted, the colors depicted
in this drawing are for informational purposes only.
Final colors will be determined by the manufacturer
upon receipt of the final design. Please refer to color
charts and material specifications for approved
color specifications.



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This sign is installed in accordance with the
International Building Code and/or other applicable local
codes. This includes proper grounding and
bonding of the sign.

Revisions

No.	Date / Description
01	10/22/2025 [NY]
02	11/07/2025 TY
03	11/13/2025 TY

JO #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Attn: Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 9.0

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Technical drawing of a large sign for "KANE COUNTY". The sign is composed of large, block letters. Dimensions are provided: the total height of the letters is 3'-11", the width of the letters is 11'-3/4", and the depth of the letters is 2'-0". A callout "VI" points to the "1st Surface Vinyl" material used for the letters. A callout "MI" points to the "1/2" Thick FCO w/Burnished Aluminum or Stainless Finish (see color key) Pin Mounted Flush Building" material used for the sign's base.

1
TYPICAL - FCO LETTERS
SCALE: 1" = 1'-0"

SCALE: 1" = 1'-0"

- 1/2" Thick FCO
w/Brushed Aluminum or Stainless Finish
(see color key), Pin Mounted Flush to
Building.

KEYSTROKING

OPTION 1

SCOPE OF WORK

MANUFACTURE & INSTALL **FOUR (4)** SETS OF NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA: -- FT²
FINAL ELECTRICAL CONNECTION

N/A NOT INCLUDED

COLOR KEY

M1	Stainless Steel
V1	Black

M1	Stain
V1	Black

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callsouts and their appropriate vendor specified samples for approved color specifications.

4679 South River Road
St. George, UT 84790
435.628.0350



DESIGN

435.628.0350

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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
1	10/10/2010
2	10/10/2010
3	10/10/2010
4	10/10/2010
5	10/10/2010
6	10/10/2010
7	10/10/2010
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98	10/10/2010
99	10/10/2010
100	10/10/2010

Org	10.22.2025 [TV]
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1101-2002-11	11 10 2002 TV
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible]

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333

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10#

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address

Best Free Download

Designer: Tyler Young

OPY-61096 R3

ART 10.0

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE

Core & Shore

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE SIGN

SIGN 10.2

SIGN 10.0

SIGN 10.1

SIGN 10.3

DESIGN

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St. George, UT 84790
435.628.0350
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Revisions

No.	Date / Description
1	10.22.2025 [TY]
2	11.07.2025 TY
3	11.19.2025 TY

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address

Kanab, Utah

Acct Exec: Ryan Cain

Designer: Tyler Young

ART 10.1

OPY-61096 R3

SCOPE OF WORK

MANUFACTURE & INSTALL FOUR (4) SETS OF NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA - 11'x11'

FINAL ELECTRICAL CONNECTION

N/A NOT INCLUDED

COLOR KEY

MT - Stainless Steel

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors and finished display. Please refer to color-captures and their appropriate vendor specified samples for approved color specifications.

KEYSTROKING

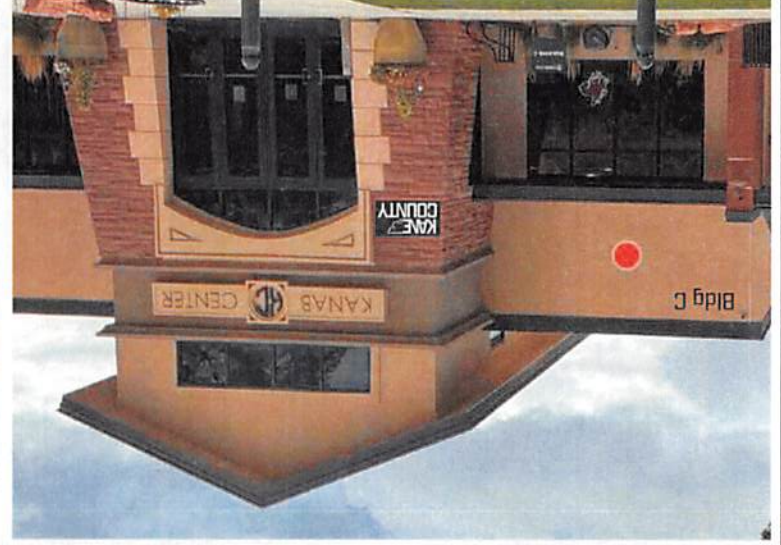


OPTION 2

TYPICAL - FCO LETTERS

SCALE: 1" = 1'-0"

- 1/2" Thick FCO Backer
- W/Standard Finish (see color key). Flush to Backer
- 1/2" Thick FCO Backer
- W/Painted Finish (see color key). Pin Mounted Flush to Building.



Community Center - Kanab

Community Outreach Center

2'-0" 1'-6 3/4" 1'-1 3/4"

24'-5 1/2"

1 SIGN 11 - FCO LETTERS
SCALE: 3/8" = 1'-0"

1/2" Thick FCO
w/Brushed Aluminum or Stainless Finish
[See color key] For Mounted Flash to Building.

SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) SET OF
NON ILLUMINATED FCO LETTERS

PERMITTING SIGN AREA: -- FT²
FINAL ELECTRICAL CONNECTION:
N/A NOT INCLUDED

COLOR KEY

M1 | Signlet's Sign
Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-catalog and their appropriate vendor specified standards for approved color specification.

DESIGN
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St. George, UT 84790
435.628.0350

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This sign is installed in accordance with the minimum standards of Article 800 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
Org	10/22/2025 (TY)
Δ	11/01/2025 TY
Δ	11/19/2025 TY
...	...
...	...
...	...

JO

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Attn: Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 11.0

SIMULATED NIGHT RENDER



ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



The drawing colors are not final. All materials, dimensions, and details are subject to change without notice. The final product may vary slightly in color from your computer monitor or print.

Community Center - Kanab



CHANGED
NEW SIGN

SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) SET OF
NON ILLUMINATED, FCO LETTERS



PERMITTING SIGN AREA - 11'x
FINAL ELECTRICAL CONNECTION
N/A NOT INCLUDED

COLOR KEY

M1 Stainless Steel
Note: Manufacturer provided the colors depicted
on this rendering may not match actual colors on
their appropriate vendor specified samples for
approved color specifications.

DESIGN
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The colors shown are only represented on
my computer monitor, tablet or laser print.
They do not represent the actual colors
from your computer monitor or print.

This sign is installed in accordance with the
requirements of Article 602 of the National
Electrical Code (NEC) and all applicable local
codes. This includes proper grounding and
bonding of the sign.

Revisions



No.	Date / Description
001	10.22.2025 (TV)
002	11.07.2025 TV
003	11.19.2025 TV
004	04.30.2026 TV
...	...
...	...
...	...

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Attn: Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R4

ART 11.1

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



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Community Center - Kanab



Active Living Centers

1 SIGN 12- FCO LETTERS
SCALE: 1/2" = 1'-0"

1/4" Thick FCO
We Painted Finish (see color key) Pin
Mounted Flush to Building

SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) SET OF
NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA: - FT -
FINAL ELECTRICAL CONNECTION:
N/A NOT INCLUDED

COLOR KEY

P1 - Black
This sign is intended to be installed in a non-illuminated area. The colors depicted on this rendering may not match actual colors on finished displays. Please refer to color-catchers and their appropriate vendor specified samples for approved color specifications.

DESIGN
YESCO

4679 South River Road
St. George, UT 84790
435.628.0350

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only be obtained through a written agreement
with YESCO.

The colors shown are only approximated on
my computer monitor, and are not to be used
for final color selection. The final color will
be determined by the color calibration of color
from your computer monitor or print.

This sign is installed in accordance with the
requirements of Article 600 of the National
Electrical Code (NEC) and all applicable
codes. This includes proper grounding and
bonding of the sign.

Revisions

No.	Date / Description
001	10.22.2025 (TY)
002	11.01.2025 TV
003	11.19.2025 TV

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Actl Exec: Ryan Cam
Designer: Tyler Young

OPY-61096 R3

ART 12.0

SIMULATED NIGHT RENDER



ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



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Community Center - Kanab

TYPICAL



1 TYPICAL - FCO LETTERS
SCALE 1 1/2" = 1'-0"

SCOPE OF WORK
MANUFACTURE & INSTALL FOUR (4) SETS OF
NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA -- FT.
FINAL ELECTRICAL CONNECTION --
N/A NOT INCLUDED

COLOR KEY

P1 | Bldg A
Note: Unless otherwise noted, the colors depicted
on this rendering may not match actual colors on
their appropriate vendor specified samples. Not
approved color specifications.

KEYSTROKING

- Bldg A
SIGN 13
- Bldg C
SIGN 14
- Bldg C
SIGN 14.1
- Bldg D
SIGN 15

DESIGN
YESCO.

4679 South River Road
St. George, UT 84790
435.628.0350

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The final product may vary slightly in color
from your computer monitor or print.

This sign is installed in accordance with the
International Building Code and/or other applicable local
codes. This includes proper grounding and
bonding of the sign.

Revisions

No.	Date / Description
01g	10/22/2025 (TV)
1	11/01/2025 TV
2	11/19/2025 TV

JO #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Attn: Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 13.0

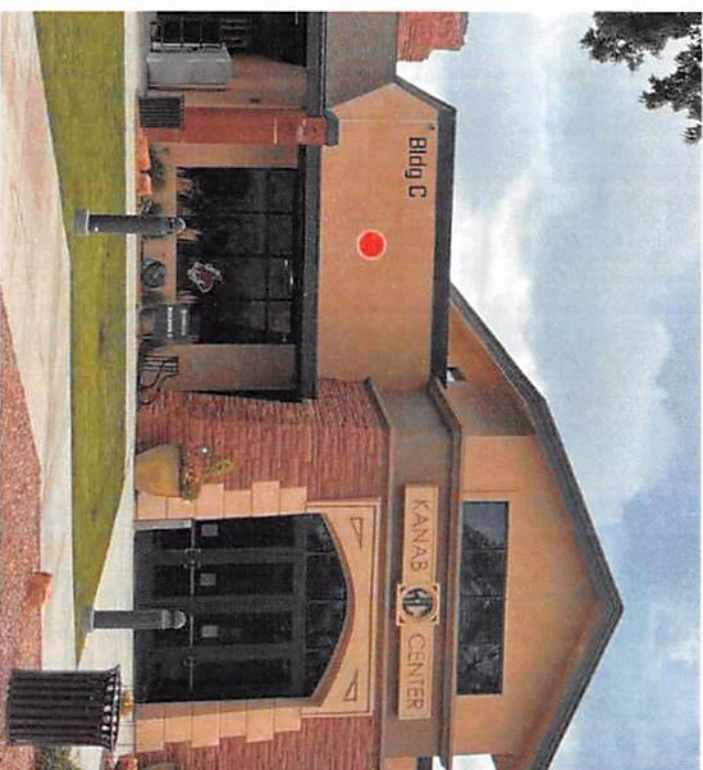
ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



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DESIGN

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St. George, UT 84790
435.628.0350
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The final product may vary slightly in color
from your computer monitor or print.

This sign is installed in accordance with the
requirements of Article 906 of the National
Fire Protection Association (NFPA) Code Book
and/or other applicable local codes. The
signage must be properly grounded and
bonded to the sign.

Revisions



No.	Date / Description
001	10/22/2025 (TV)
002	11/07/2025 (TV)
003	11/19/2025 (TV)

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Acct Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 13.1

Community Center - Kanab



SCOPE OF WORK
MANUFACTURE & INSTALL TWO (2) SETS OF NON ILLUMINATED FCO LETTERS

PERMITTING SIGN AREA: -- FT²
FINAL ELECTRICAL CONNECTION:
N/A NOT INCLUDED

COLOR KEY

P1 | BULK
Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on their appropriate vendor specified samples for approved color specifications.

DESIGN
YESCO
4679 South River Road
St. George, UT 84790
435.628.0350
www.yescoco.com

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Revisions

No.	Date / Description
001	10.22.2025 (TV)
002	11.07.2025 TV
003	11.13.2025 TV

JO #

Approval

A/E Sign / Date

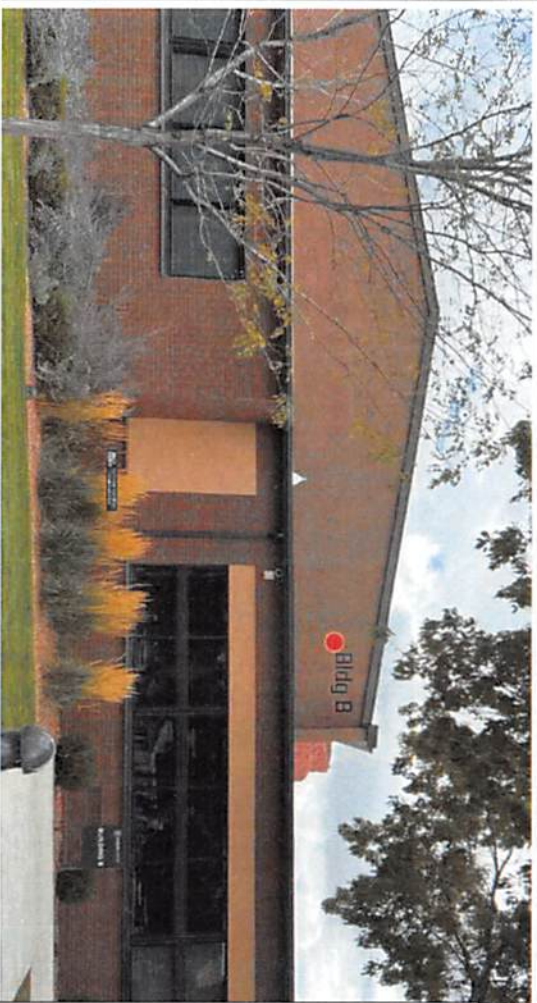
Client Sign / Date

Kane County

Street Address
Kanab, Utah
Asst. Exec. Ryan Cam
Designer: Tyler Young

OPY-61096 R3

ART 13.2



This design does not constitute production ready artwork and is to be used exclusively for proofing and review purposes only.

Community Center - Kanab



1 SIGN 17 - PANEL SIGN
SCALE 1 1/2" = 1'-0"

Aluminum Panel
w/ Painted Finish & Vinyl Copy (see color key)
Pin Mounted Flush to Building

SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) PANEL SIGN

PERMITTING SIGN AREA: -- FT²
FINAL ELECTRICAL CONNECTION:
N/A NOT INCLUDED

COLOR KEY

P1 | BULK
Here, Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color calibration and other appropriate vendor specified samples for approved color specifications.



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DESIGN
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The sign is installed in accordance with the manufacturer's instructions and all applicable Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
01	10/22/2025 (TY)
02	11/07/2025 TY
03	11/19/2025 TY

J0 #

Approval

A/E Sign / Date

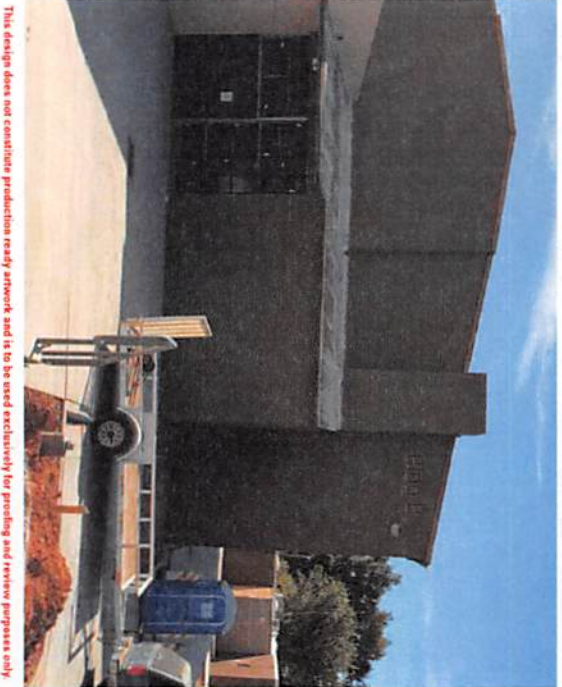
Client Sign / Date

Kane County

Street Address
Kanab, Utah
Attn: Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 14.0



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Community Center - Kanab



CHANGED
• SCOPE CLARITY CHANGE

SCOPE OF WORK
PROVIDE (TWO) NEW SETS OF GRAPHICS & SNAP FRAMES (A TOTAL FACES)

PERMITTING SIGN AREA: -- FT²
FINAL ELECTRICAL CONNECTION:
N/A NOT INCLUDED

COLOR KEY

D1 | Digitally Printed
Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color calibrations and their appropriate vendor specified samples for approved color specifications.



DESIGN

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Revisions



No.	Date / Description
009	10/22/2025 [TV]
Δ	11/07/2025 TV
Δ	11/19/2025 TV
Δ	04/30/2026 TV
...	...
...	...
...	...
...	...

JO

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Acct. Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R4

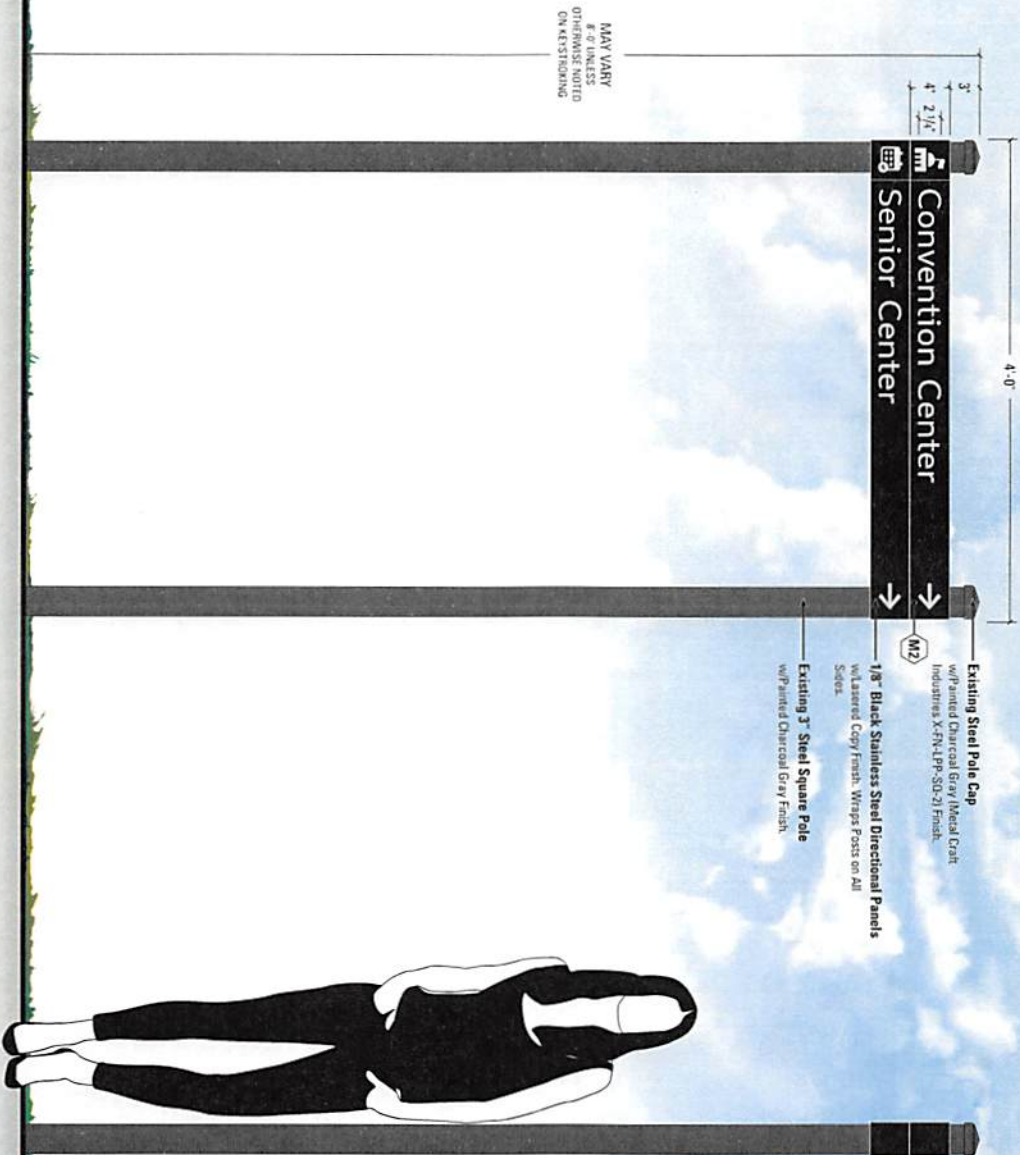
ART 15.0

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1 SIGN 18 - D2 TRAILHEAD DIRECTORY SNAP-FACE SIGNS
SCALE: 3/4" = 1'-0"

Community Center - Kanab



1 SIGN TYPE W5 - WAYFINDING DIRECTIONAL SIGN
SCALE: 1" = 1'-0"

SCOPE OF WORK

MANUFACTURE & INSTALL TWO (2) SETS OF PANELS TO REPLACE EXISTING PANEL SIGNS.

PERMITTING SIGN AREA: -- FT²

FINAL ELECTRICAL CONNECTION:

N/A NOT INCLUDED

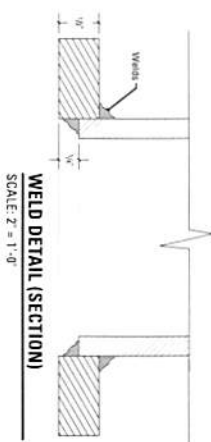
COLOR KEY

M1: Stainless Steel

Manufacturer's name and model. The colors depicted on this drawing are for informational purposes only and are not intended to represent the actual colors of the finished product. Please refer to color calibration and other appropriate vendor specific standards for approved color specifications.



MOUNTING DETAIL
SCALE: 1" = 1'-0"



WELD DETAIL (SECTION)
SCALE: 1" = 1'-0"



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Revisions

No.	Date / Description
001	10/22/2023 (TY)
002	11/07/2023 TY
003	11/19/2023 TY
...	...

J0

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Attn: Exec: Ryan Cain
Designer: Tyler Young

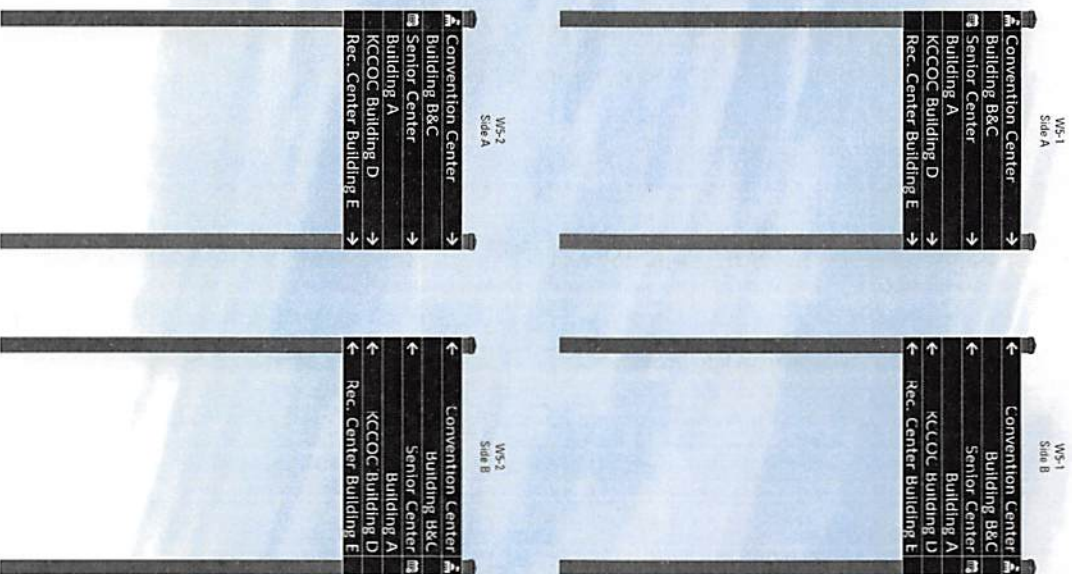
OPY-61096 R3

ART 16.0

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Community Center - Kanab

KEYSTROKING



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DESIGN

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International Building Code and all applicable
local codes. This includes proper grounding and
bonding of the sign.

Revisions

No.	Date / Description
01	10.22.2025 ITM
02	11.01.2025 TY
03	11.13.2025 TY

J0

Approval

A/E Sign / Date

Client Sign / Date

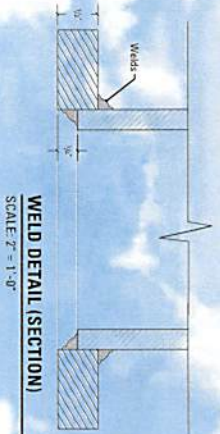
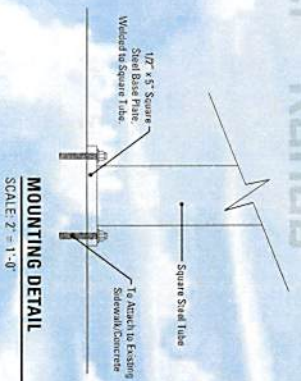
Kane County

Street Address
Kanab, Utah
Acct. Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 16.1

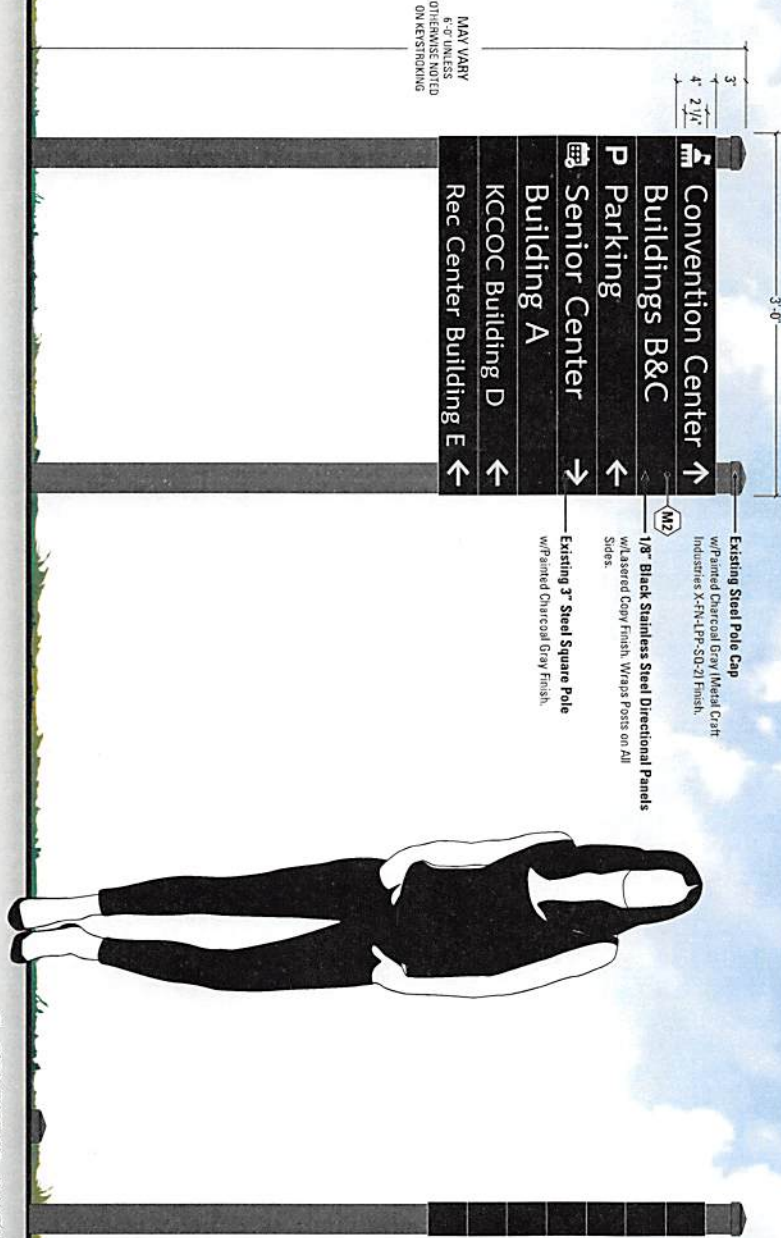
Community Center - Kanab



SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) SET OF
PANELS TO REPLACE EXISTING PANEL SIGNS

PERMITTING SIGN AREA -- 8'x1'
FINAL ELECTRICAL CONNECTION
N/A NOT INCLUDED

COLOR KEY
M1: Stainless Steel
M2: Black Stainless Steel
M3: Charcoal Gray Metal Craft
M4: Charcoal Gray Metal Craft
M5: Charcoal Gray Metal Craft
M6: Charcoal Gray Metal Craft
M7: Charcoal Gray Metal Craft
M8: Charcoal Gray Metal Craft
M9: Charcoal Gray Metal Craft
M10: Charcoal Gray Metal Craft
M11: Charcoal Gray Metal Craft
M12: Charcoal Gray Metal Craft
M13: Charcoal Gray Metal Craft
M14: Charcoal Gray Metal Craft
M15: Charcoal Gray Metal Craft
M16: Charcoal Gray Metal Craft
M17: Charcoal Gray Metal Craft
M18: Charcoal Gray Metal Craft
M19: Charcoal Gray Metal Craft
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M94: Charcoal Gray Metal Craft
M95: Charcoal Gray Metal Craft
M96: Charcoal Gray Metal Craft
M97: Charcoal Gray Metal Craft
M98: Charcoal Gray Metal Craft
M99: Charcoal Gray Metal Craft
M100: Charcoal Gray Metal Craft



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International Building Code (IBC) and the National
Fire Protection Association (NFPA) codes. This includes proper
grounding and
bonding of the sign.

Revisions

No.	Date / Description
001	10/22/2023 (TV)
002	11/07/2023 TV
003	11/19/2023 TV
004	...
005	...
006	...
007	...
008	...
009	...
010	...

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Acct. Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 17.0

4679 South River Road
St. George, UT 84790
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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

Rev.	Date / Description
Org	10.22.2025 (TV)
1	11.07.2025 TV
2	11.19.2025 TV

Approval

A/E Sign / Date
Client Sign / Date

Kane County

Street Address

Kanab, Utah

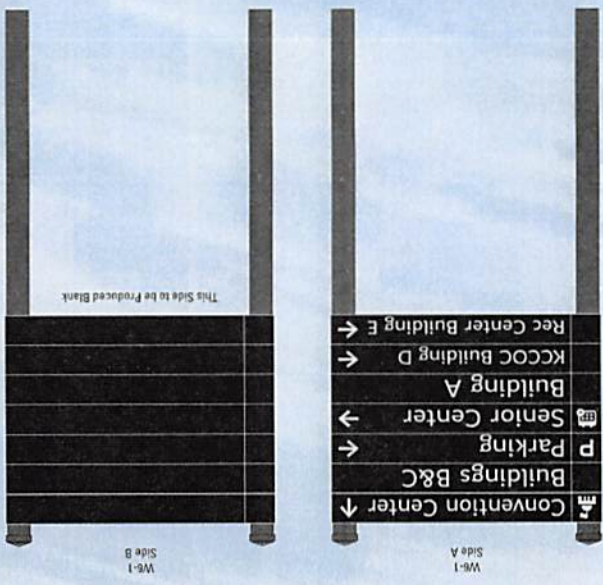
Asst. Exec. Ryan Cain

Designer: Tyler Young

OPY-61096 R3

ART 17.1

Community Center - Kanab
KEYSTROKING



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Community Center - Kanab



SCOPE OF WORK
MANUFACTURE & INSTALL **ONE (1)** NON
ILLUMINATED MONUMENT SIGN

PERMITTING SIGN AREA - FT

FINAL ELECTRICAL CONNECTION

COLOR KEY

MISSING 3 REQUIRED INFO

P1 - Blank

P2 - Bridge to Main Building

M1 - Stainless Steel

M2 - Bridge to Main Building

M3 - Bridge to Main Building

M4 - Bridge to Main Building

M5 - Bridge to Main Building

M6 - Bridge to Main Building

M7 - Bridge to Main Building

M8 - Bridge to Main Building

M9 - Bridge to Main Building

M10 - Bridge to Main Building

M11 - Bridge to Main Building

M12 - Bridge to Main Building

M13 - Bridge to Main Building

M14 - Bridge to Main Building

M15 - Bridge to Main Building

M16 - Bridge to Main Building

M17 - Bridge to Main Building

M18 - Bridge to Main Building

M19 - Bridge to Main Building

M20 - Bridge to Main Building

M21 - Bridge to Main Building

M22 - Bridge to Main Building

M23 - Bridge to Main Building

M24 - Bridge to Main Building

M25 - Bridge to Main Building

M26 - Bridge to Main Building

M27 - Bridge to Main Building

M28 - Bridge to Main Building

M29 - Bridge to Main Building

M30 - Bridge to Main Building



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bonding of the sign.



Revisions

No.	Date / Description
001	10/22/2023 (TY)
002	11/01/2023 TY
003	11/19/2023 TY

JO

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah

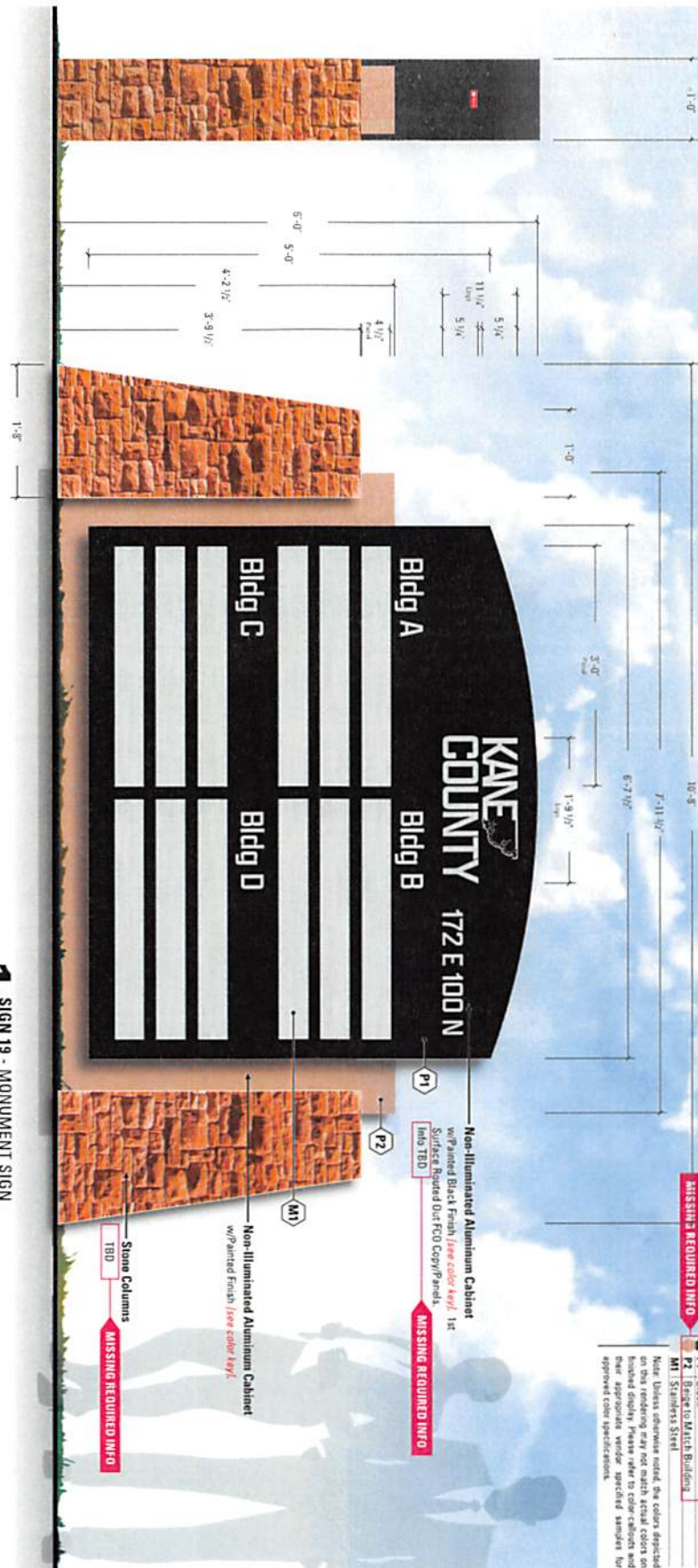
Acct. Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 18.0

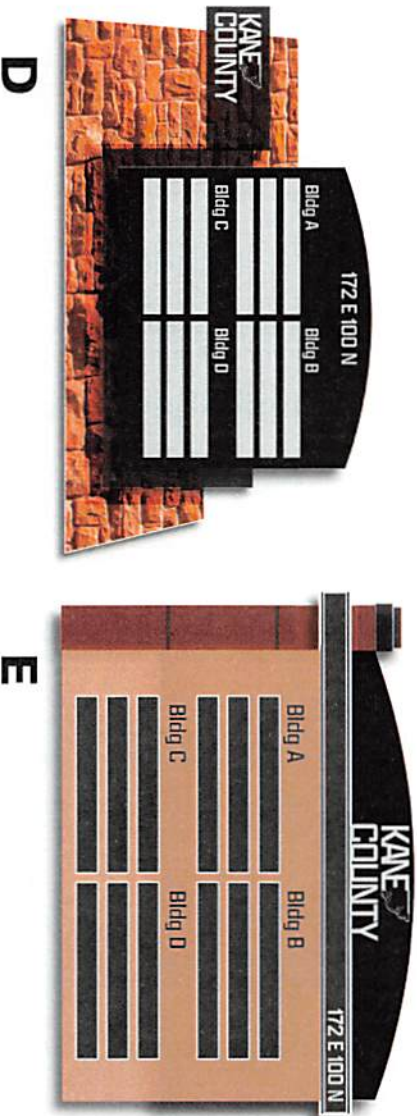
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1 SIGN 19 - MONUMENT SIGN
SCALE: 3/4" = 1'-0"



Community Center - Kanab

OPTIONAL LAYOUTS



DESIGN

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bonding of the sign.



Revisions

No.	Date / Description
Orig	10/22/2025 [NY]
Δ	11/07/2025 TY
Δ	11/19/2025 TY

J0

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Attn: Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 18.1

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CHANGED

• SIGN 21.1 ADDED



CHANGED

• SIGN 21.1 ADDED



DESIGN

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requirements of Article 600 of the National
Fire Protection Association (NFPA) 101, Life Safety
Code. This includes proper spacing and
bonding of the sign.

Revisions



No.	Date / Description
Orig	10/22/2023 ITV
1	11/07/2023 TV
2	11/19/2023 TV
3	04/30/2025 TV

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Acct Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R4

L0C 3.0





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Revisions

No. Date / Description

Org 10.22.2025 [TY]

11.07.2025 TY

11.19.2025 TY

JO #

Approval

APR Sign / Date

Client Sign / Date

Kane County

Street Address

Kanab, Utah

Acct. Exec: Ryan Cain

Designer: Tyler Young

OPY-61096 R3

ART 20.0

SCOPE OF WORK

MANUFACTURE & INSTALL ONE (1) SET OF NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA -- FT²

FINAL ELECTRICAL CONNECTION

N/A NOT INCLUDED

COLOR KEY

P1.1 Black

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors and finished display. Please refer to color-calours and their appropriate vendor specified samples for approved color specifications.

1/2" Thick FCO
w/ Painted Finish (see color key) Pin
Mounted Flush to Building

1 SIGN 21 - FCOs
SCALE: 1" = 1'-0"

Care & Share



ART SUPERIMPOSED AT APPROX. RELATIVE SCALE

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Care & Share - Big Water

KANE COUNTY OR



1 SEE ART 10.0 & 10.1 - FCO LETTERS
SCALE 1" = 1'-0"

SCOPE OF WORK

SEE ART 9.0 & 9.0.1



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bonding of the sign.

Revisions

No.	Date / Description
Orig	10.22.2025 (TY)
1	11.07.2025 TY
2	11.19.2025 TY
3	02.04.2026 TY

JO

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Attn: Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 21.0

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



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Care & Share - Big Water



CHANGED
NEW SIGN

SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) SET OF
NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA: -- FT
FINAL ELECTRICAL CONNECTION:

N/A NOT INCLUDED

COLOR KEY

P1 BLACK

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1 SIGN 21.1 - FCOs
SCALE: 1" = 1'-0"

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



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Revisions



No.	Date / Description
001	10.22.2025 (TV)
002	11.01.2025 TV
003	11.19.2025 TV
004	02.04.2026 TV
005	04.30.2026 TV

Approval

A/E Sign / Date

Client Sign / Date

Kane County

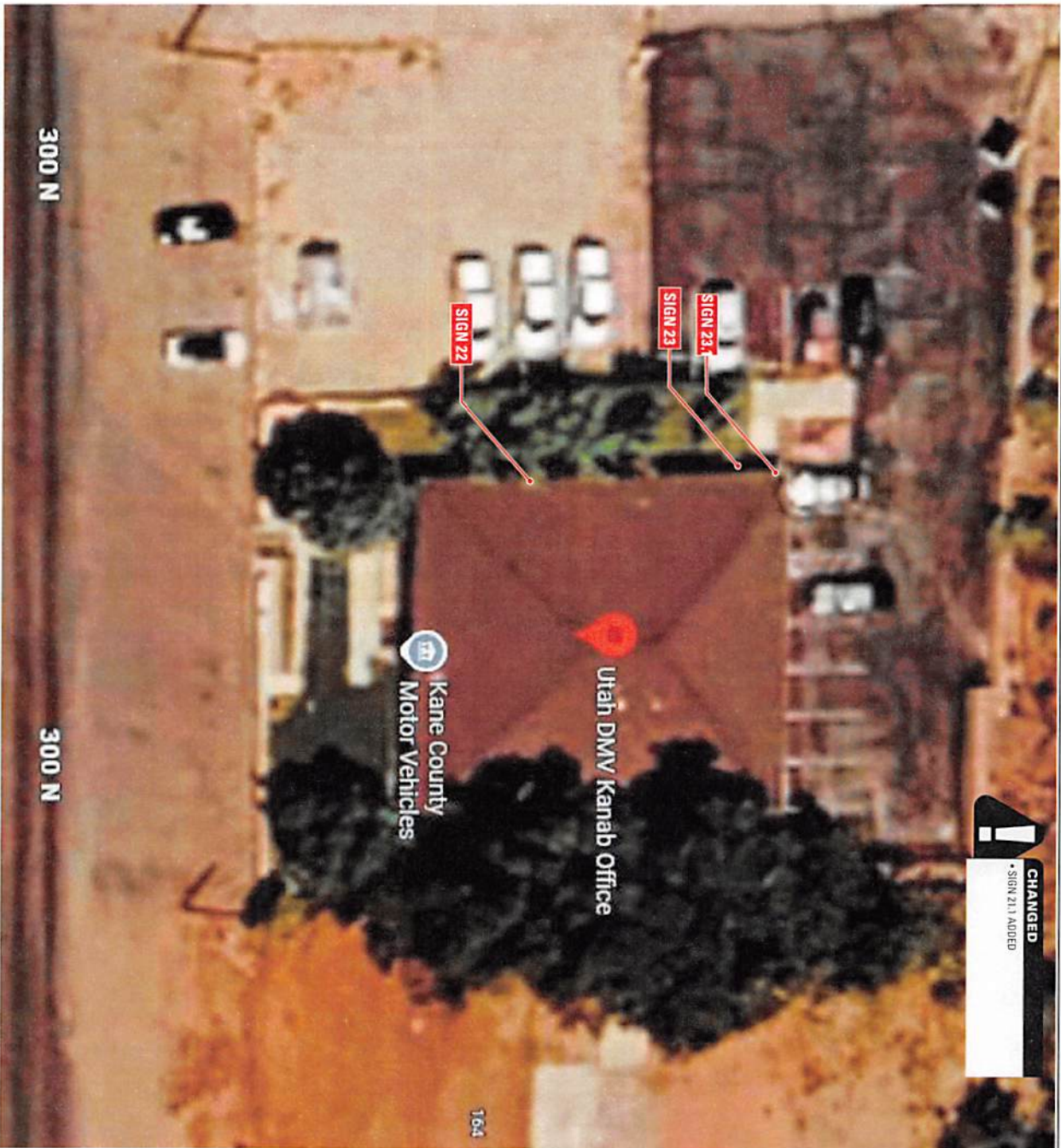
Street Address

Kanab, Utah

Acct. Exec: Ryan Cain

Designer: Tyler Young

OPY-61096 R4
ART 21.0





CHANGED
• SIGN 211 ADDED



DESIGN

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This sign is installed in accordance with the
requirements of Article 606 of the National
Traffic Laws and Regulations. The sign is
designed to meet the requirements of the
National Traffic Laws and Regulations.
The colors shown are only approximated on
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Revisions

No.	Date / Description
01	10/22/2023 (TV)
02	11/07/2023 TV
03	11/19/2023 TV
04	04/30/2026 TV

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Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Acct Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R4

L0C 4.0



Revisions

No. Date / Description

Orig. 10/22/2025 (TY)

11/07/2025 TY

11/19/2025 TY

JO #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address

Kanab, Utah

Acct Exec: Ryan Cain

Designer: Tyler Young

OPY-61096 R3

ART 22.0

SCOPE OF WORK

MANUFACTURE & INSTALL ONE (1) SET OF

NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA: -- FT²

FINAL ELECTRICAL CONNECTION:

N/A NOT INCLUDED

COLOR KEY

M1 Stainless Steel

V1 Black

Note: Unless otherwise noted, the colors depicted

on this rendering may not match the actual colors of

finished display. Please refer to color-calouts and

their appropriate vendor specified samples for

approved color specifications.

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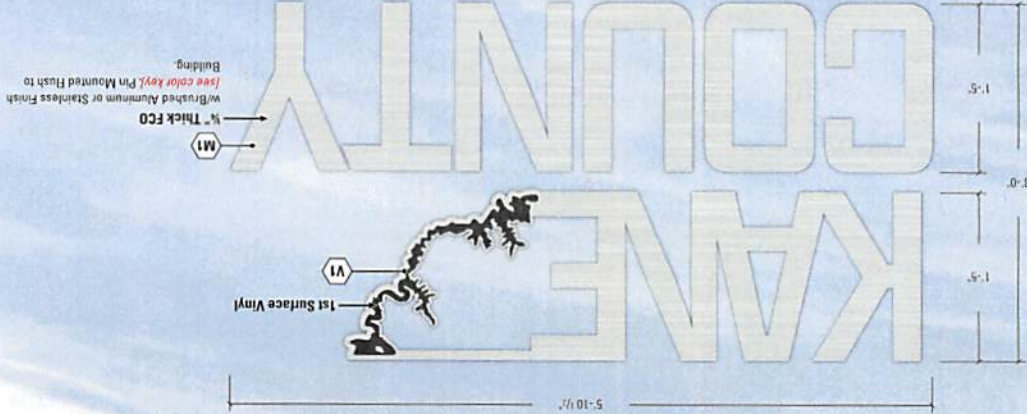


ART SUPERIMPOSED AT APPROX. RELATIVE SCALE

This design does not constitute production ready artwork and is to be used exclusively for proofing and review purposes only.

SIGN 22 - FCO LETTERS

SCALE: 1" = 1'-0"



OPTION 1

DMV - Kanab



DESIGN

4679 South River Road
St. George, UT 84790
435.628.0350

www.yesco.com

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The final product may vary slightly in color

from your computer monitor or print.

This sign is installed in accordance with the

requirements of Article 600 of the National

Electrical Code and / or other applicable local

codes. The pictures represent general

bonding of the sign.



Revisions

No. Date / Description

10.22.2025 (TY)

11.07.2025 TY

11.19.2025 TY

JO #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address

Kanab, Utah

Asst. Exec: Ryan Cain

Designer: Tyler Young

OPY-61096 R3

ART 22.1

SCOPE OF WORK

MANUFACTURE & INSTALL ONE (1) SET OF

NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA: -- FT

FINAL ELECTRICAL CONNECTION

N/A NOT INCLUDED

COLOR KEY

MT Stainless Steel

PT Black

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on this rendering may not match actual colors in

finished display. Please refer to color-calibrated and

approved color specifications.

their appropriate vendor specific samples for

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requirements of Article 600 of the National

Electrical Code and / or other applicable local

codes. The pictures represent general

bonding of the sign.

backer

1/2" Thick FCO

Mounted Flush to Building

1/2" Thick FCO Backer

Mounted Flush to Building

1/2" Thick FCO

Backer

1/2" Thick FCO

Mounted Flush to Building

1/2" Thick FCO

Backer

1/2" Thick FCO

Mounted Flush to Building

1/2" Thick FCO

Backer

1/2" Thick FCO

Mounted Flush to Building

1/2" Thick FCO

Backer

1/2" Thick FCO

Mounted Flush to Building

1/2" Thick FCO

Backer

1/2" Thick FCO

Mounted Flush to Building

1/2" Thick FCO

Backer

1/2" Thick FCO

Mounted Flush to Building

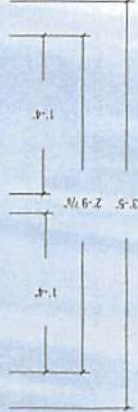
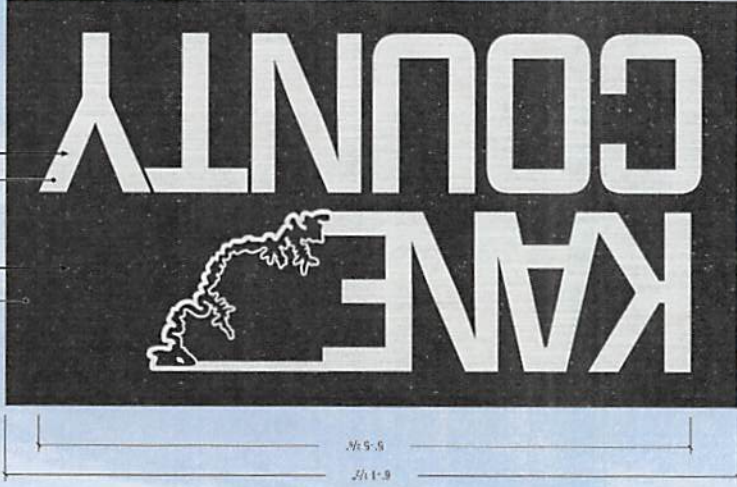
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ART SUPERIMPOSED AT APPROX. RELATIVE SCALE

1 SIGN 22 - FCO LETTERS

SCALE: 1" = 1'-0"



OPTION 2

DMV - Kanab



DESIGN

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St. George, UT 84790
435.628.0350

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This sign is installed in accordance with the requirements of Article 900 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No. Date / Description

Orig. 10.22.2025 (TY)

11.07.2025 TY

11.19.2025 TY

02.04.2026 TY

JO #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address

Kanab, Utah

Acct. Exec: Ryan Cain

Designer: Tyler Young

OPY-61096 R3

ART 23.0

SCOPE OF WORK

MANUFACTURE & INSTALL ONE (1) SET OF

NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA: -- FT

FINAL ELECTRICAL CONNECTION:

N/A NOT INCLUDED

COLOR KEY

P1 Black

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors in finished display. Please refer to color-calibrations and their appropriate vendor specified samples for approved color specifications.

1/2" Thick FCO

Mounted Flush to Building.

W/anted Finish (see color key) Pin

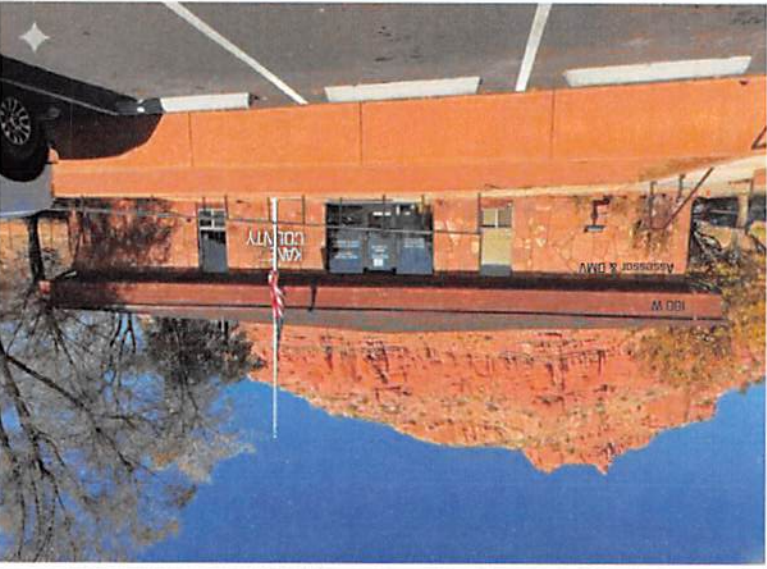
1 SIGN 23 - FCOs

SCALE: 1" = 1'-0"

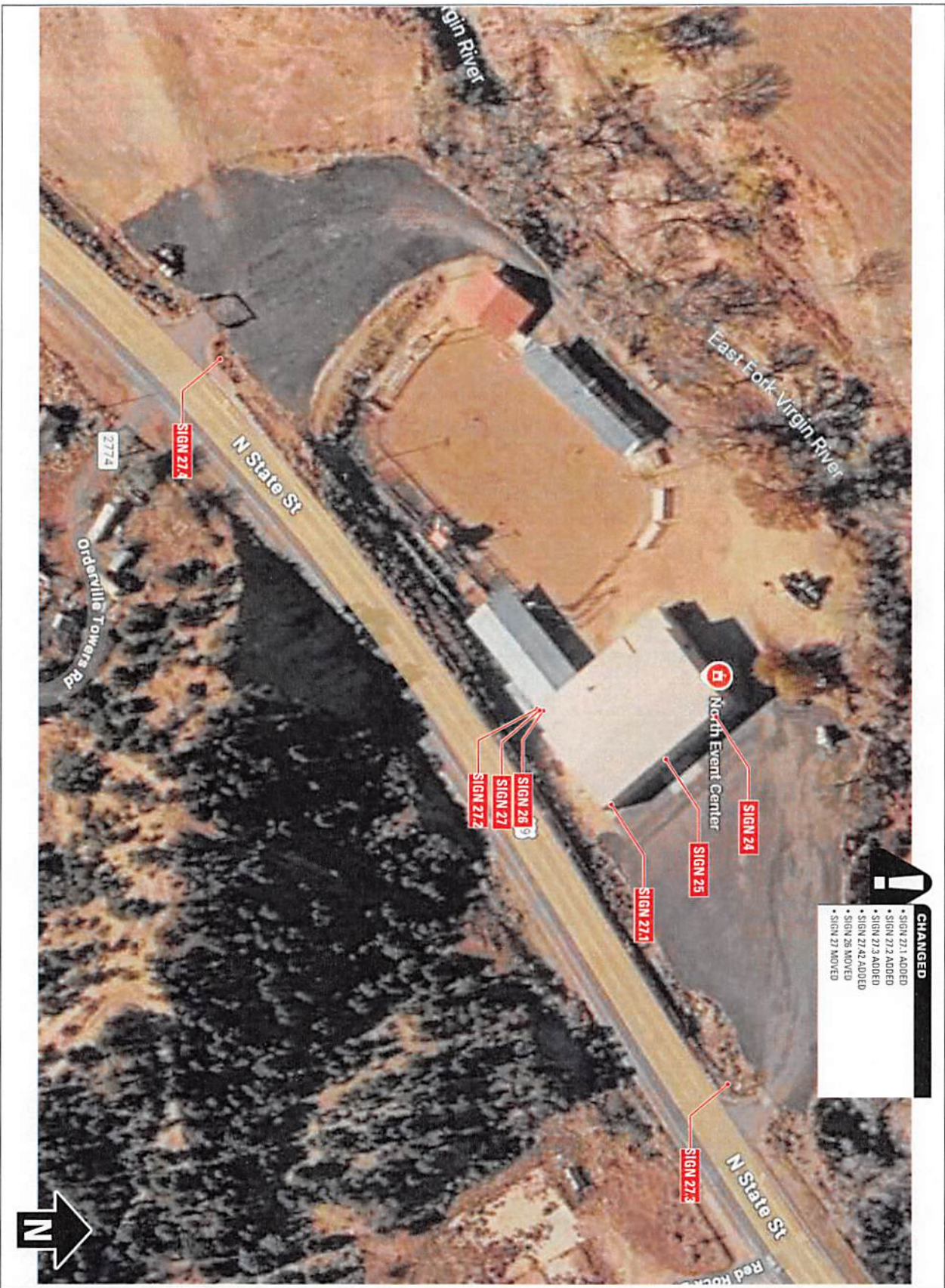
Assessor & DMV

1'-0"
8 1/2"

9'-2 1/4"



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CHANGED

- SIGN 27.1 ADDED
- SIGN 27.2 ADDED
- SIGN 27.3 ADDED
- SIGN 27.4 ADDED
- SIGN 26 MOVED
- SIGN 27 MOVED



DESIGN

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St. George, UT 84790
435.628.0350

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Electrical Code and / or other applicable local
codes. This includes proper grounding and
bonding of the sign.

Revisions



No.	Date / Description
01	10/22/2025 (TV)
02	11/01/2025 TV
03	11/19/2025 TV
04	04/30/2026 TV

JO #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Acct Exec: Ryan Cam
Designer: Tyler Young

OPY-61096 R4

LOC 5.0

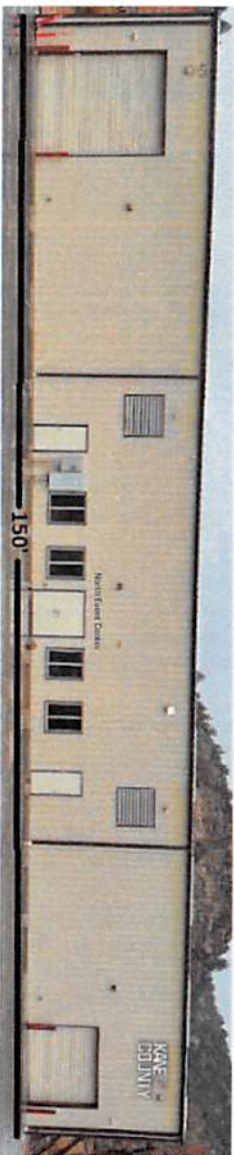
NEC - The Valley - Orderville

OPTION 1



1 SIGN 24 - FCO LETTERS
SCALE 1" = 1'-0"

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



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SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) SET OF
NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA -- FT.
FINAL ELECTRICAL CONNECTION
N/A NOT INCLUDED

COLOR KEY

M1 Stainless Steel
V1 Black
Note: Colors are approximate. The colors depicted on this rendering may not match actual colors on finished displays. Please refer to color calibration and other appropriate vendor specified standards for approved color specifications.

DESIGN
YESCO

4679 South River Road
St. George, UT 84790
435.628.0350
www.yesco.com

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This sign is installed in accordance with the requirements of Article 602 of the National Electrical Code (NEC) or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
001	10.22.2025 (TM)
002	11.01.2025 TV
003	11.19.2025 TV
...	...
...	...
...	...

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Acct. Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 24.0

NEC - The Valley - Orderville

OPTION 2



1 SIGN 24 - FCO LETTERS
SCALE 1" = 1'-0"

SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) SET OF NON ILLUMINATED FCO LETTERS
PERMITTING SIGN AREA: -- FT²
FINAL ELECTRICAL CONNECTION: N/A NOT INCLUDED
COLOR KEY
M1 Stainless Steel
P1 Black

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-cabons and their appropriate vendor specified samples for approved color specifications.



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St. George, UT 84790
435.628.0350

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Revisions

No.	Date / Description
01g	10.22.2025 (TY)
1	11.01.2025 TY
2	11.19.2025 TY
...	...
...	...
...	...

J0

Approval

A/E Sign / Date

Client Sign / Date

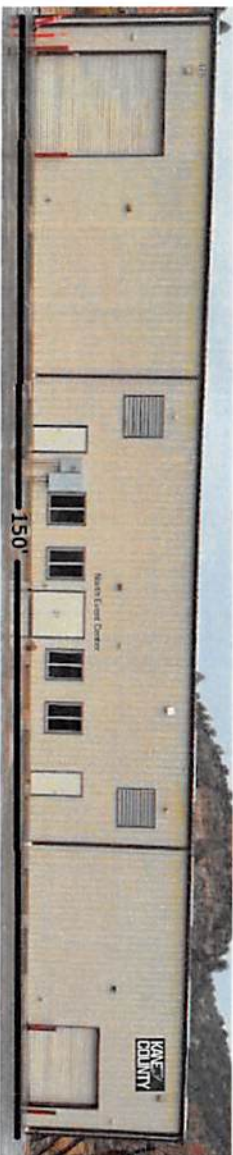
Kane County

Street Address
Kanab, Utah
Acct. Exec: Ryan Can
Designer: Tyler Young

OPY-61096 R3

ART 24.1

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



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NEC - The Valley - Orderville

North Event Center

1 SIGN 25 - FCOS

SCALE 1" = 1'-0"

1/4" Thick FCO
w/Painted Finish (See color key) Pin
Mounted Flush to Building

SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) SET OF
NON ILLUMINATED, FCO LETTERS
PERMITTING SIGN AREA: -- FT²
FINAL ELECTRICAL CONNECTION:
N/A NOT INCLUDED
COLOR KEY
P1 BLACK
Notes: Unless otherwise noted, the colors depicted
on this drawing are to be used for the final product.
Finished display. Please refer to color editions and
their appropriate vendor specified samples for
approved color specifications.



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Electrical Code and/or other applicable local
codes. The sign must be properly grounded and
bonded to the sign.

Revisions



No.	Date / Description
001	10.22.2025 (TV)
002	11.07.2025 TV
003	11.19.2025 TV
004	02.04.2026 TV

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Acct Exec: Ryan Cam
Designer: Tyler Young

OPY-61096 R3

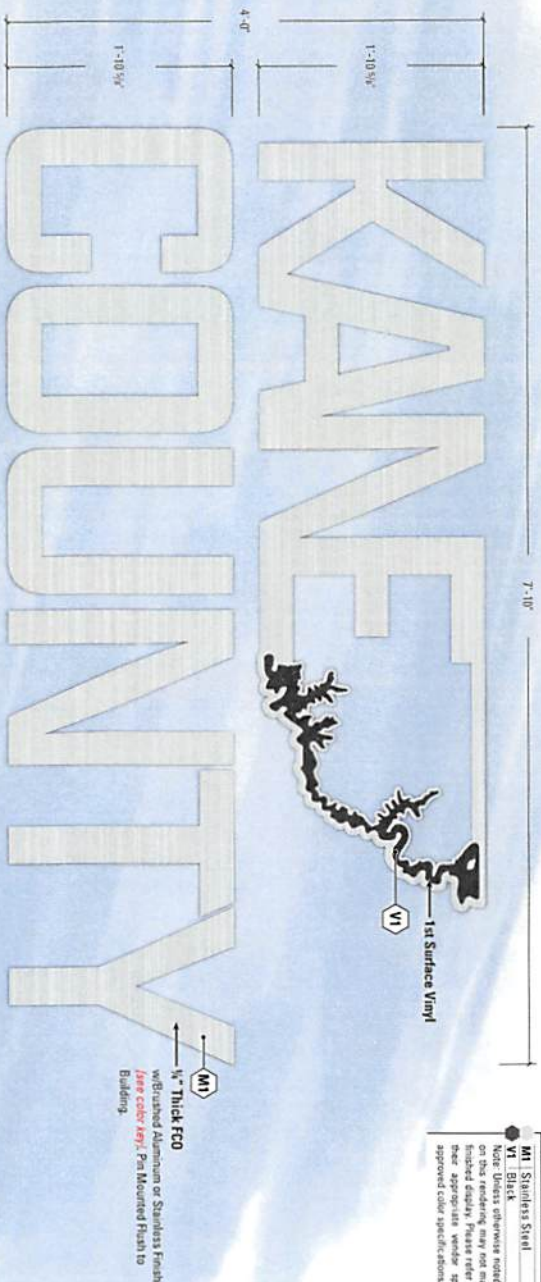
ART 25.0

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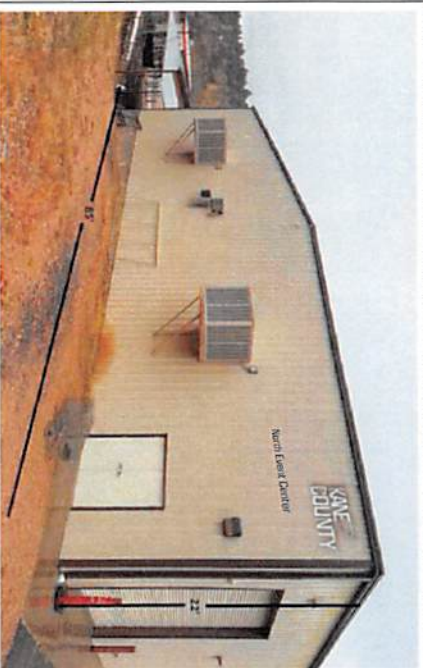
NEC - The Valley - Orderville

OPTION 1



1 SIGN 26 - FCO LETTERS
SCALE: T = 1'-0"

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



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SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) SET OF
NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA - (1)
FINAL ELECTRICAL CONNECTION
N/A NOT INCLUDED

COLOR KEY

MI Stainless Steel
VI Black
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The final product may vary slightly in color
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The colors shown are only approximate on
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This sign is installed in accordance with the
requirements of Article 606 of the National
Electrical Code (NEC) and the National
Fire Protection Association (NFPA) 70B. The
sign is designed to be weather resistant and
resistant to vandalism. The sign is designed
to be installed on a wall or post. The sign is
designed to be installed on a wall or post.

Revisions



No. Date / Description

01 10/22/2025 (TV)

02 11/07/2025 TV

03 11/19/2025 TV

04

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11

12

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Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address

Kanab, Utah

Acct. Exec: Ryan Cam

Designer: Tyler Young

OPY-61096 R3
ART 26.0

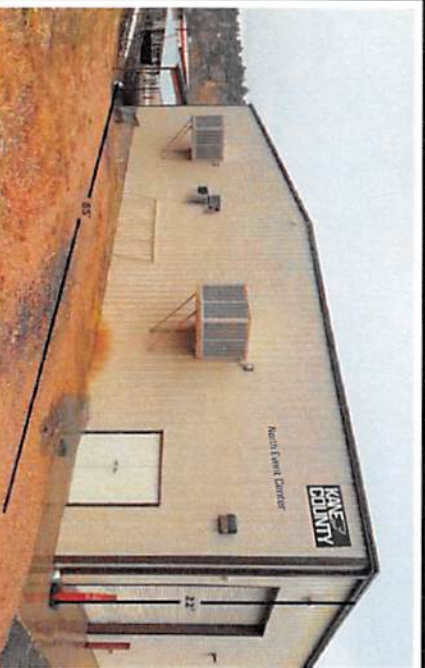
NEC - The Valley - Orderville

OPTION 2



1 SIGN 26 - FCO LETTERS
SCALE 1" = 1'-0"

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



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SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) SET OF
NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA: -- FT²
FINAL ELECTRICAL CONNECTION:
N/A NOT INCLUDED

COLOR KEY

M1 Stainless Steel
P1 Black
Notes: Unless otherwise noted, the colors depicted
on this rendering may not match actual colors on
finished display. Please refer to color calibrations and
their appropriate vendor specified samples for
approved color specifications.

YESCO

DESIGN

4679 South River Road
St. George, UT 84790
435.628.0350

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This sign is installed in accordance with the
International Building Code (IBC) and the National
Fire Protection Association (NFPA) codes. This includes proper
grounding and
bonding of the sign.

Revisions

No.	Date / Description
001	10.22.2023 (TV)
002	11.01.2023 TV
003	11.19.2023 TV

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address

Kanab, Utah

Acct. Exec: Ryan Cain

Designer: Tyler Young

OPY-61096 R3

ART 26.1

NEC - The Valley - Orderville



1 SIGN 27 - FC0S
SCALE: 1" = 1'-0"

SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) SET OF NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA -- FT
FINAL ELECTRICAL CONNECTION
N/A NOT INCLUDED

COLOR KEY

P1 | BULK
Here, Unless otherwise noted, the colors depicted on this rendering may not match actual colors on their appropriate vendor specified samples for approved color specifications.

DESIGN

YESCO

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WWW.YESCO.COM

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Revisions

No.	Date / Description
001	10.22.2023 (TY)
002	11.01.2023 TY
003	11.19.2023 TY
004	02.04.2024 TY

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



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Kane County

Street Address
Kanab, Utah

Acct. Exec: Ryan Cain
Designer: Tyler Young

ART 27.0

OPY-61096 R3

NEC - The Valley - Orderville



CHANGED
NEW SIGN

SCOPE OF WORK
MANUFACTURE & INSTALL TWO (2) SETS OF
NON ILLUMINATED FCO LETTERS

PERMITTING SIGN AREA - 11'x
FINAL ELECTRICAL CONNECTION -
N/A NOT INCLUDED

COLOR KEY

P1 Black
The colors shown are only approximated on
this computer monitor, select or later print.
The final production will signify a color
from your computer monitor or print.

DESIGN

YESCO

4679 South River Road
St. George, UT 84790
435.628.0350
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KEYSTROKING

475
SIGN 27.1
475
SIGN 27.2

Revisions



No.	Date / Description
01	10/22/2023 (TY)
02	11/07/2023 TY
03	11/19/2023 TY
04	02/04/2026 TY
05	04/30/2026 TY
06	...
07	...
08	...
09	...
10	...

Approval

A/E Sign / Date

Client Sign / Date

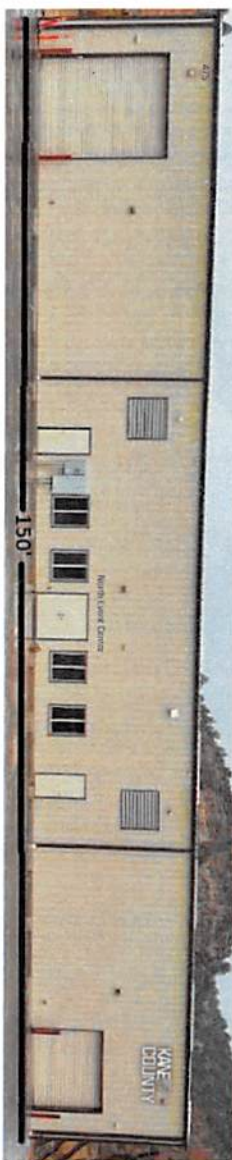
Kane County

Street Address
Kanab, Utah
Acct Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R4

ART 27.1

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



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NEC - The Valley - Orderville



CHANGED
• NEW SIGN

SCOPE OF WORK
MANUFACTURE & INSTALL TWO (2) DIRECTIONAL ENTRANCE SIGNS

PERMITTING SIGN AREA: -- FT

FINAL ELECTRICAL CONNECTION:

N/A NOT INCLUDED

COLOR KEY

M1: Standard Steel

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color calibration and other appropriate vendor specified samples for approved color specifications.

DESIGN
4679 South River Road
St. George, UT 84790
435.628.0350
WWW.YESCO.COM

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Revisions



1 SIGN TYPE - WAVYFINDING DIRECTIONAL SIGN
SCALE: 1" = 1'-0"

This design does not constitute production ready artwork and is to be used exclusively for proofing and review purposes only.

OPY-61096 R4

ART 27.2

Approval

A/E Sign / Date

Client Sign / Date

Kane County
Street Address
Kanab, Utah
Acct Exec: Ryan Cain
Designer: Tyler Young

NEC - The Valley - Orderville



DESIGN

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St. George, UT 84790
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this screen and may not match the final print.
The final color and text will be determined
from your computer monitor or print.

This sign is installed in accordance with the
requirements of Article 604 of the National
Electrical Code and the International Building
Code. This includes proper grounding and
bonding of the sign.

Revisions



No.	Date / Description
01	10/22/2025 [TV]
02	11/07/2025 TV
03	11/19/2025 TV
04	04/30/2026 TV

JO

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah
Acct. Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R4

ART 27.3

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North Event Center
Carroll Arena
Fair Grounds

Fair Grounds
Carroll Arena
North Event Center

SIGN 27.3

SIGN 27.4



DESIGN

4679 South River Road
St. George, UT 84790
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This sign is installed in accordance with the requirements of Article 690 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No.	Date / Description
Org.	10.22.2025 [TY]
1	11.07.2025 TY
2	11.19.2025 TY
3	04.30.2026 TY
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---	---
---	---
---	---

JO #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah

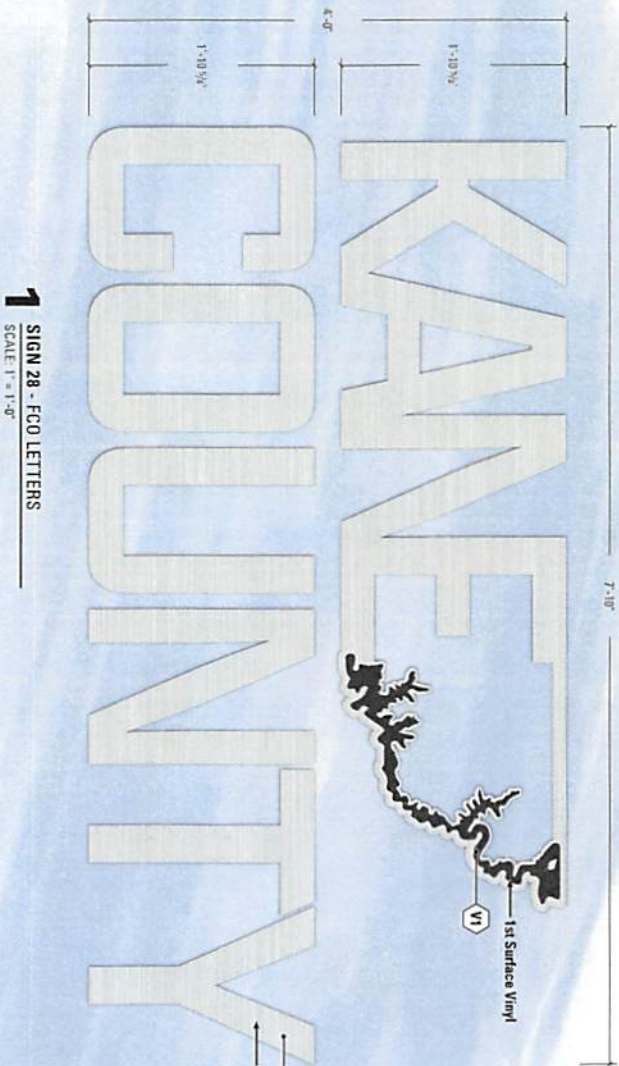
Acct. Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R4

LOC 6.0

415 E - Orderville

OPTION 1



ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) SET OF
NON ILLUMINATED FCO LETTERS

PERMITTING SIGN AREA - FT²
FINAL ELECTRICAL CONNECTIONS
N/A NOT INCLUDED

COLOR KEY

M1 Stainless Steel

V1 Black

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on final product. Please refer to color charts and other appropriate vendor specified samples for approved color specifications.

DESIGN
4679 South River Road
St. George, UT 84790
435.628.0350
www.yesco.com

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Revisions

No.	Date / Description
001	10/23/2023 (TV)
002	11/07/2023 TV
003	11/19/2023 TV
...	...
...	...
...	...

JO

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address:
Kanab, Utah
Asst. Exec. Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 28.0

Active Living Centers

— $\frac{1}{8}$ " Thick FCO
w/ Painted Finish (see color key). Pin
Mounted Flush to Building.

PERMITTING SIGN AREA: -- FT
FINAL ELECTRICAL CONNECTION:
N/A NOT INCLUDED
COLOR KEY

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Revisions

11.07.2025 TV

2	11.19.2025	TY
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444

[illegible]

--	--

JO #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah

Act. Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 29.0

This design does not constitute production ready artwork and is to be used exclusively for proofing and review purposes only

415 E - Orderville



1 SIGN 30 - FCOS
SCALE: 1" = 1'-0"

SCOPE OF WORK
MANUFACTURE & INSTALL **ONE (1)** SET OF
NON ILLUMINATED, FCO LETTERS

PERMITTING SIGN AREA: -- FT²
FINAL ELECTRICAL CONNECTION:
N/A NOT INCLUDED

COLOR KEY

P1 | Black
Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-calls and their appropriate vendor specified samples, but approved color specifications.

DESIGN

YESCO

4679 South River Road
St. George, UT 84790
435.628.0350
www.yesco.com

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This drawing was created to assist you in
visualizing our proposal. The original ideas
herein are the property of YESCO LLC.
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The colors shown are only approximated on
any computer monitor, tablet or laser print.
The final product may vary slightly in color
from your computer monitor or print.

Revisions

No.	Date / Description
01g	10.22.2025 (IV)
1A	11.07.2025 TV
2A	11.19.2025 TV
...	...
...	...
...	...
...	...

Approval

A/E Sign / Date _____

Client Sign / Date _____

Kane County

Street Address
Kanab, Utah
Acct Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 30.0

This design does not constitute production ready artwork and is to be used exclusively for proofing and review purposes only.

415 E - Orderville

Employee Entrance

1 SIGN 31 - FCOs
SCALE: 1" = 1'-0"

1/2" Thick FCO
w/ Painted Finish (see color key), Pin
Mounted Flush to Building.

SCOPE OF WORK
MANUFACTURE & INSTALL ONE (1) SET OF
NON ILLUMINATED FCO LETTERS

PERMITTING SIGN AREA: ... FT²
FINAL ELECTRICAL CONNECTION:
N/A NOT INCLUDED

COLOR KEY

P1 | Black
Note: Unless otherwise noted, the colors depicted
on this rendering may not match actual colors on
their appropriate vendor specified samples for
approved color specifications.

DESIGN

YESCO.

4679 South River Road
St. George, UT 84790
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with YESCO.
The colors shown are only approximated and
do not represent the final product. The final
product may vary slightly in color
from your computer monitor or print.

This sign is installed in accordance with the
International Building Code (IBC) and the
Electrical Code and / or other applicable local
codes. This includes proper grounding and
bonding of the sign.

Revisions

No.	Date / Description
01	10/22/2025 (TM)
02	11/10/2025 (TV)
03	11/19/2025 (TV)

JO #

Approval

A/E Sign / Date

Client Sign / Date

Kane County

Street Address
Kanab, Utah

Acct. Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R3

ART 31.0

This design does not constitute production ready artwork and is to be used exclusively for proofing and review purposes only.



DESIGN

4679 South River Road
St. George, UT 84790
435.628.0350
www.yesco.com

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The colors shown are only approximated on any computer monitor, tablet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No. Date / Description

Org. 10.22.2025 (TY)

11.07.2025 TY

11.19.2025 TY

04.30.2026 TY

J0 #

Approval

Age Sign / Date

Client Sign / Date

Kane County

Street Address

Kanab, Utah

Acct. Exec: Ryan Cain
Designer: Tyler Young

OPY-61096 R4

ART 32.0

SCOPE OF WORK
MANUFACTURE & INSTALL **ONE (1)** SET OF
NON ILLUMINATED, FCO LETTERS

CHANGED
NEW SIGN



P1: Black
Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-calculation and their appropriate vendor specified samples for approved color specifications.

COLOR KEY

N/A NOT INCLUDED

FINAL ELECTRICAL CONNECTION

PERMITTING SIGN AREA: - FT

1 SIGN 32 - FCOs
SCALE: 1" = 1'-0"



ART SUPERIMPOSED AT APPROX. RELATIVE SCALE

This design does not constitute production ready artwork and is to be used exclusively for proofing and review purposes only.

ITEM # 5

Discuss/Vote on Funding Source and Amount for the
Assessor's Office/DMV Remodel

ITEM # 6

Discuss/Vote on Rural County Grant Funds
Recommended by the Kane County Economic
Opportunity Board

A. \$25,000 for Façade/Tenant Improvement, Sign,
and Beautification

B. \$26,490 Duck Creek Village Community Center
Power Infrastructure

What is the Downtown Façade/Tenant Improvement, Sign, & Beautification Grant Program?
Applications are now open and will continue to be accepted throughout the year, or until the fiscal year's funding is exhausted.

The Downtown Façade/Tenant Improvement, Sign, & Beautification Grant Program is an initiative supported by the Governor's Office of Economic Opportunity through the Rural County Grant Program. Administered by the Kane County Economic Opportunity Advisory Board and Center for Education, Business, and the Arts; this program provides grants to business and property owners for the rehabilitation, revitalization, and beautification of buildings and signage. To qualify, businesses must be within the designated "Main Street" project area, in Kane County. The program's goal is to stimulate local commerce by preserving and enhancing the character of historic downtown districts.

Through the Kane County Rural County Grant, we are offering financial support to designated downtown areas in Kane County for Façade/Tenant Improvements, Sign Projects, and Beautification efforts.

- **Façade & Tenant Grants: 50/50 match, up to \$7,500**
- **Sign Grants: 50/50 match, up to \$2,500**
- **Beautification Grants: 50/50 match, up to \$1000**

Selected applicants will work with the Kane County Economic Opportunity Board to complete approved improvements that enhance downtown businesses and contribute to the vitality of the community.

Historic Downtown Façade/ Tenant Improvement Through the Kane County Rural County Grant, financial support is available for designated downtown areas in Kane County to assist with Façade/Tenant Improvement projects.

Building and business owners can apply for approval through a formal application process. Once approved, selected applicants will work with Kane County Economic Opportunity Board to update and renovate the façades of historic buildings.

The program offers a 50/50 funding match from the owner, with a maximum grant amount of \$7,500, helping to revitalize the appearance of downtown properties while preserving their historic charm.

Project Completion Deadline: 5.31.2027

Sign Grant:

Through the Kane County Rural County Grant, financial support is available for Sign Improvement projects in designated downtown areas of Kane County. Business and property owners can apply for approval through a formal application process.

Those selected will work with the Kane County Economic Board to update or install new signage for their businesses.

The program offers a 50/50 funding match from the owner, up to a maximum of \$2,500, helping to enhance the visibility and appeal of businesses while maintaining the aesthetic integrity of the historic downtown district.

Project Completion Deadline: 5.31.2027

Beautification Grant:

Through the Kane County Rural County Grant, financial support is available for Beautification Projects in designated downtown areas of Kane County. Business and property owners can apply for approval through a simple application process. Selected applicants will work with the Kane County Economic Opportunity Board to complete small-scale improvements which enhance the charm and curb appeal of their properties.

The program provides a 50/50 funding match from the owner, up to a maximum of \$1000, helping to create a more inviting and attractive downtown experience for residents and visitors while supporting community pride. Projects may include planters, flower boxes, or hanging baskets; decorative lighting; landscaping such as shrubs, perennials, or mulch; benches or seating areas; fresh paint for doors, trim, or entryways; public art like murals or painted utility boxes; small façade details such as awnings or shutters; beautified wayfinding markers; and other enhancements that bring color, character, and vitality to downtown spaces.

Project Completion Deadline: 5.31.2027

Candice Brown

From: Kelly Stowell <stowell83@gmail.com> on behalf of Kelly Stowell
Sent: Monday, June 22, 2026 2:37 PM
To: Candice Brown; Celeste Meyeres
Subject: Fwd: Duck Creek Village Request for Funding Assistance

Here's the Duck Creek project information.

Thanks,

Kelly

Begin forwarded message:

From: Zach Hascall <zachh@hsrduckcreek.com>
Subject: RE: Duck Creek Village Request for Funding Assistance
Date: June 15, 2026 at 12:03:53 PM MDT
To: Ashley Romero <a.romero1120@gmail.com>, Kelly Stowell <economicdevelopment@kane.utah.gov>
Cc: Celeste Meyeres <cmeyeres@kane.utah.gov>, HSR Office <office@hsrduckcreek.com>, Mike Kenner Kenner <jmkenner53@gmail.com>, "Cathy Barsness" <cathybarsness@gmail.com>, Samantha Stadtlander <cedarmountaintv@gmail.com>, Samuel Atkinson <hotmamaspizza09@gmail.com>

 [Duck Creek Village Community and Events Center Draft Concept Design 2-23-24.pdf](#)

Try this link I changed it to anyone can edit.....????

From: Ashley Romero <a.romero1120@gmail.com>
Sent: Monday, June 15, 2026 11:40 AM
To: Kelly Stowell <economicdevelopment@kane.utah.gov>
Cc: Celeste Meyeres <cmeyeres@kane.utah.gov>; HSR Office <office@hsrduckcreek.com>; Mike Kenner Kenner <jmkenner53@gmail.com>; Cathy Barsness <cathybarsness@gmail.com>; Samantha Stadtlander <cedarmountaintv@gmail.com>; Samuel Atkinson <hotmamaspizza09@gmail.com>
Subject: Duck Creek Village Request for Funding Assistance

Request for Funding Assistance – Duck Creek Village Community Center Power Infrastructure

Dear Board Members,

First and foremost, thank you for taking the time to consider our request and for your continued support of the Duck Creek Village community.

The Duck Creek Village Chamber of Commerce is seeking funding assistance to bring electrical service to the future site of our community center and tourism office. In approximately 2015, Duck Creek Village acquired the property shown in Figure 1 from the U.S. Forest Service through the Township Act. Since that time, we as the Duck Creek Village Chamber of Commerce have worked toward developing the property into a gathering place that will serve residents, visitors, local organizations, and businesses.

Our immediate goal is to install a 400-amp electrical service on the property and complete the necessary site preparation to support future community events. Access to reliable power is the critical first step in transforming this property into a functional community space.

The return of community events, including Duck Creek Days, is especially important. For many years, Duck Creek Days served as a cornerstone of community life and a significant driver of economic activity for local businesses. Duck Creek Village would not be the retail powerhouse it is without the attention produced from these type events. Since the event was discontinued in 2020, businesses throughout Duck Creek Village have experienced the loss of an important source of revenue and visitor engagement. All businesses on the mountain rely on this type of exposure for the return business that supports our economy. During that same period, our community has continued to grow, making it increasingly apparent that the informal, off-grid infrastructure used in the past is no longer sufficient to meet current economic needs. We are growing into becoming a town.

With the installation of electrical service and initial site improvements, we can begin hosting community gatherings, educational programs, and tourism-related activities while continuing to work toward the long-term vision of a permanent community center and tourism office.

Seasonality has always been a huge factor to work around. With a new community center we would have the ability to not be chained to a "favorable weather season" or even worse having to cancel events due to weather.

We are asking for your help to take the first step.

Project Budget

Item	Cost
50 feet of 15" culvert	\$2,760
Crushed rock (1 truckload)	Donated by Water District
Grading	\$1,800
Additional 30 tons crushed rock	\$2,640
Excavation	\$3,000
Electrician	\$4,200
Garkane power installation	\$7,800
Trenching to breaker	\$2,750
Power connection	\$1,440
Total Project Cost	\$26,490

This investment will provide the infrastructure necessary to begin activating the site immediately while laying the foundation for future development. More importantly, it will help restore community traditions, support local businesses, and strengthen tourism,

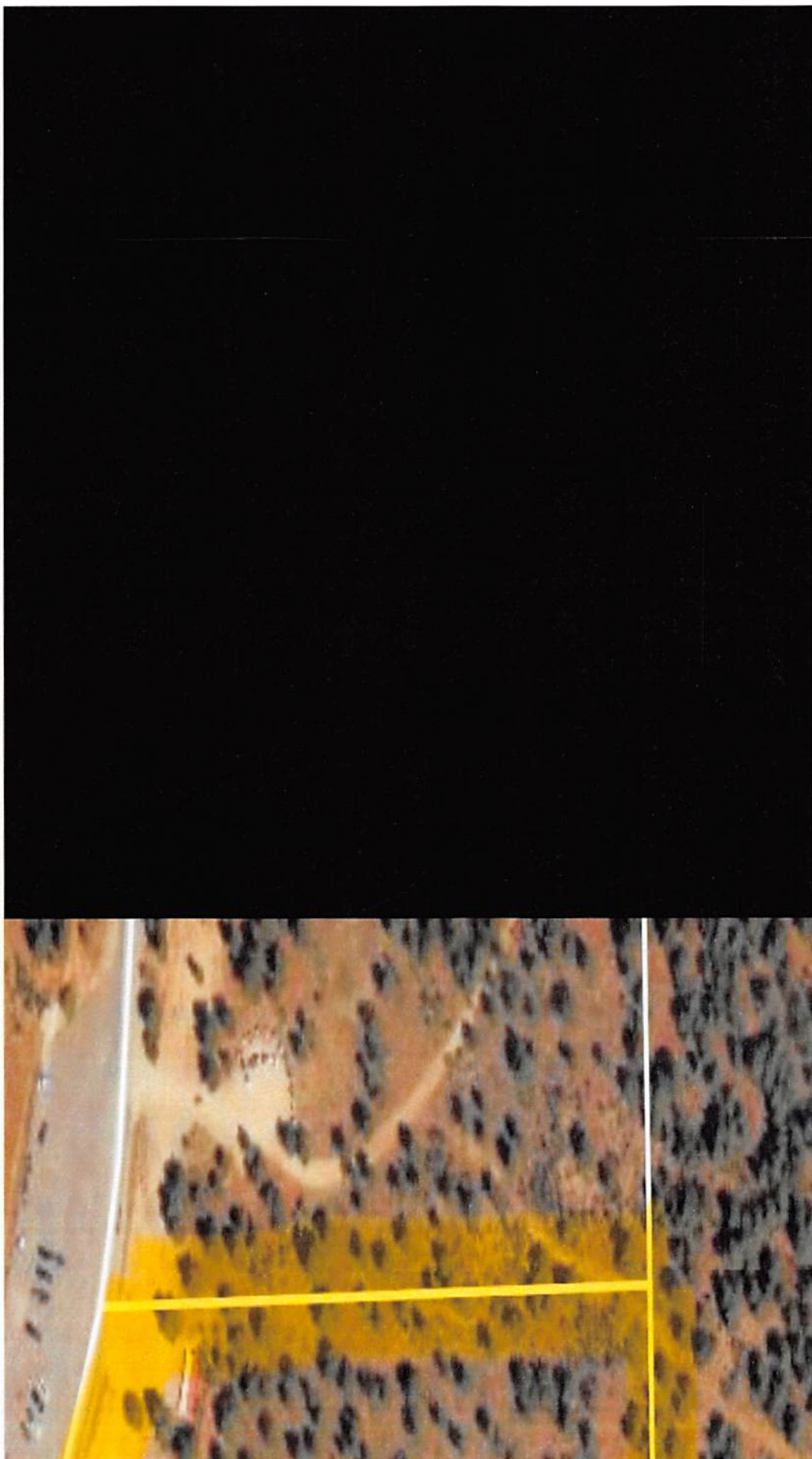
This is the kind of momentum we need to get the signatures needed to further pursue our ultimate goal of incorporation.

Thank you for your time, consideration, and commitment to improving the quality of life in Duck Creek Village. We respectfully request your support in helping us bring this project to fruition.

Sincerely,

Duck Creek Village Chamber of Commerce

Figure 1



Thank You everyone for reading through this. Please let me know if you have any suggestions or edits.

Ashley Romero
Hot Mama's Pizza & Brew
(435)-238-3135
Duck Creek Village, Ut 84762

Duck Creek Village Community and Events Center Conceptual Design

Sheet	Title
1	Cover Sheet
2	Concept Plan
3	Plan Elements
4	Highway 14 Improvements
5	Grading and Drainage Plan
6	Utility Plan
7	Events Plan
8	Off-Site Parking Plan

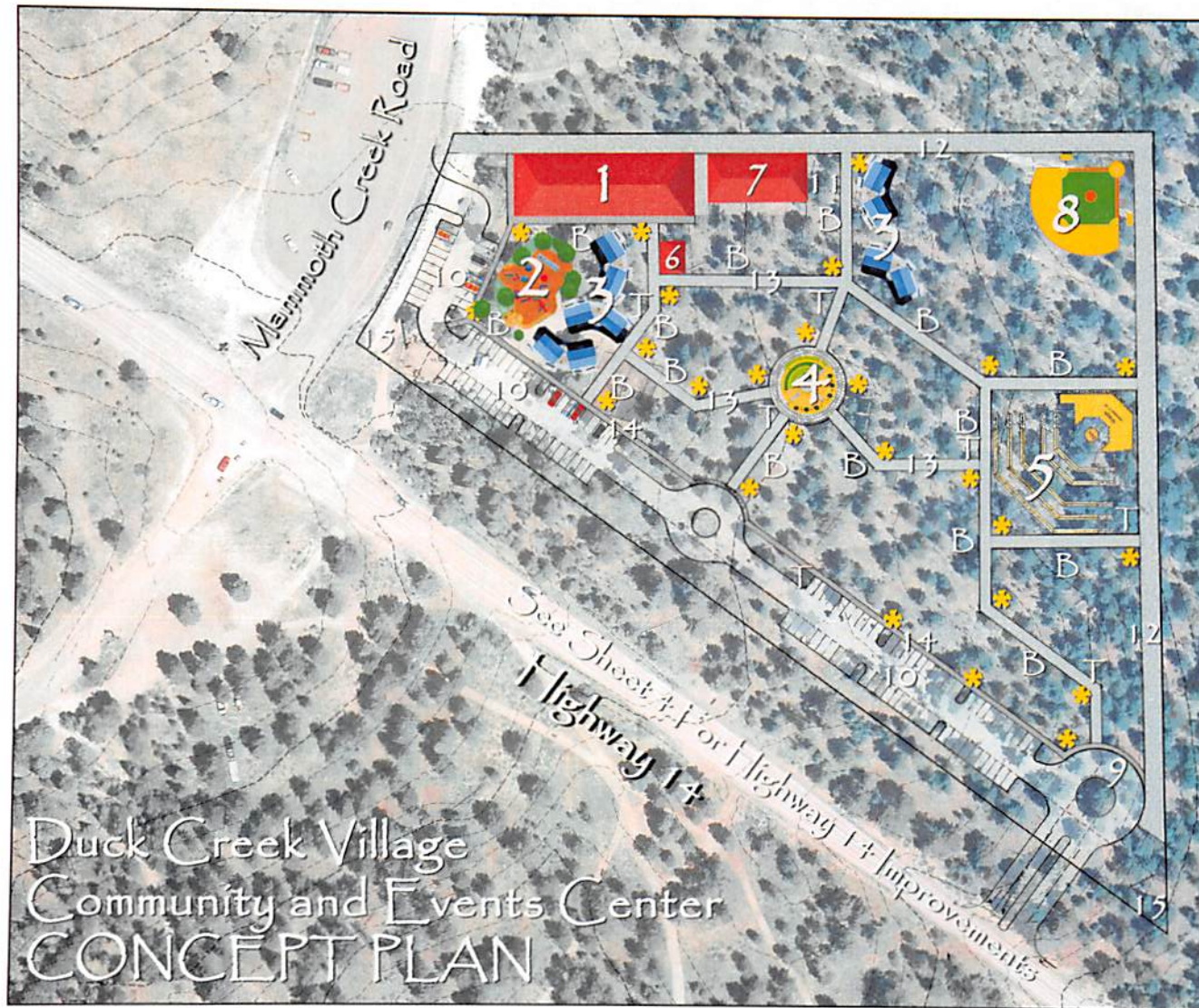
For Budgetary Purposes Only



Prepared for:

Prepared by:

DCI DEVELOPMENT
CONSORTIUM
INTERNATIONAL
Craig A. Primas, P.E.
February 2024



0 100

Program:

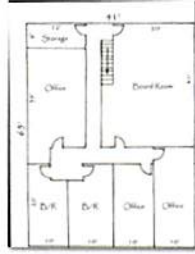
1. Community Center and DCVA Offices
2. Playground
3. Picnic/BBQ Area
4. Center Square
5. Amphitheatre
6. Public Bathroom
7. Public Works/Pole Barn
8. Ball Field
9. Passenger Drop-Off
10. Paved Parking
11. ATV Parking
12. 20' Maintenance Road (Decomposed Granite)
13. 12' Pathway (Pavers or Approved Alternative)
14. 5' Sidewalk (Concrete)
15. Monument Sign
- ✿ Solar Light
- B Walkway Bench
- T Trash Receptacle

Prepared for:

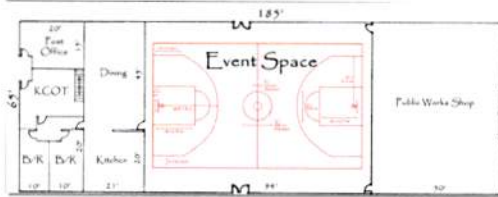


Prepared by:

DCU DEVELOPMENT
CONSORTIUM
INTERNATIONAL
Craig Primas, P.E.
February 2024



Second Floor



First Floor



Community Center Building
Event Space/K.C.O.T Space
Post Office/DCVA Offices

Duck Creek Village Community and Events Center Conceptual Site Elements

Sheet 3 of 8



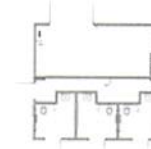
Kid Playground



Picnic/BBQ Spaces



Monument Signage



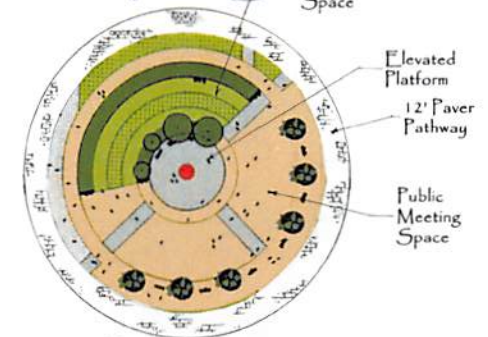
FLOOR PLAN
Public Restroom



Pole Barn
Picnic/Resting Space



Walkway Benches



Center Square



Solar Site Lighting



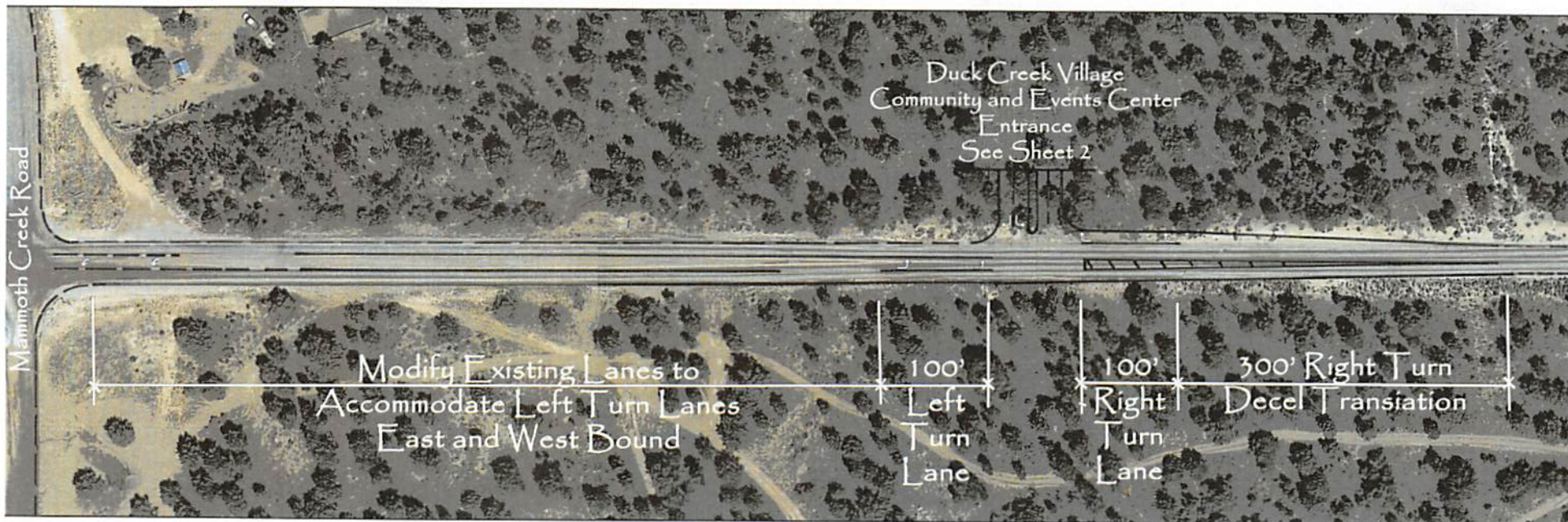
Paver Walkway

Prepared for:



Prepared by:

DCI DEVELOPMENT
CONSORTIUM
INTERNATIONAL
Craig Primas, P.E.
February 2024



Duck Creek Village Community and Events Center Highway 14 Improvements

Notes:

1. No drainage to be discharged onto UDOT Right-of-Way.
2. No snow to be discharged onto UDOT Right-of-Way.
3. No utility cuts are permitted across Highway 14.
Utility Extensions shall be performed by boring.
4. This plan is conceptual and is subject to engineering design
UDOT approval.

Prepared for:



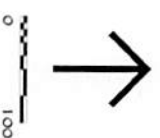
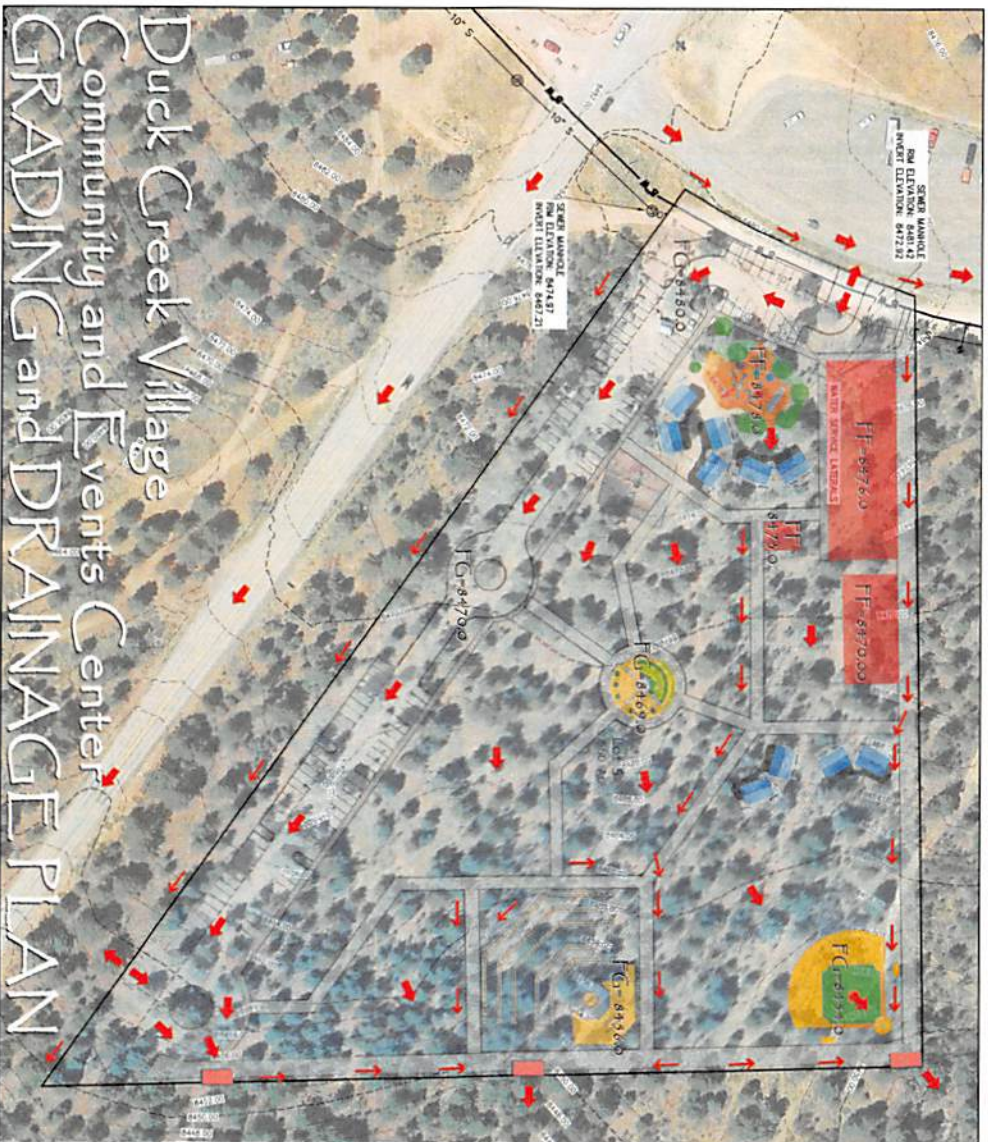
Prepared by:

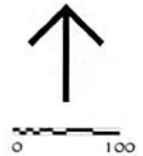
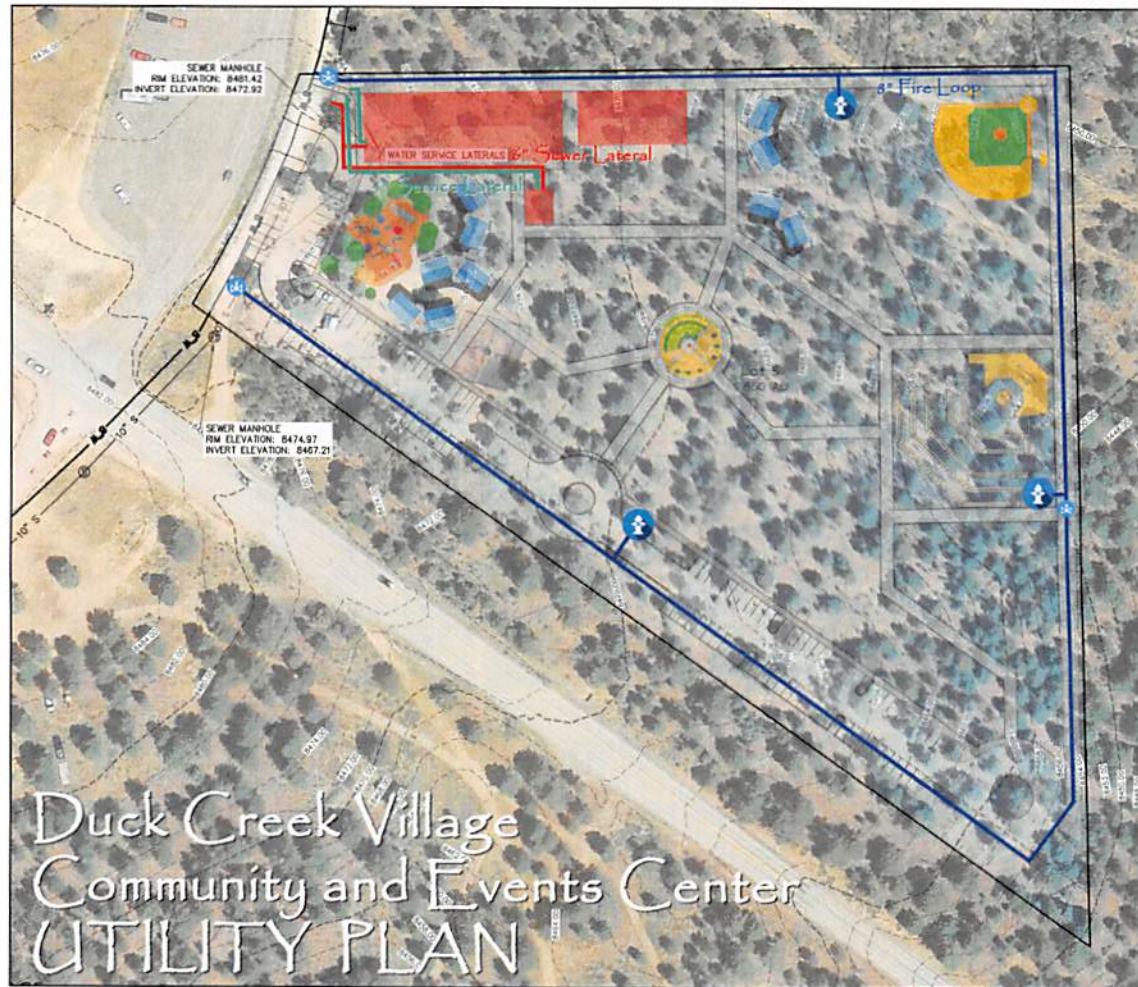
DCI DEVELOPMENT
CONSORTIUM
INTERNATIONAL
Craig A. Primas, P.E.
February 2024

1. No drainage to be discharged onto CDOT Right-of-Way.
2. No snow to be discharged onto CDOT Right-of-Way.
3. No utility cuts are permitted across Highway 14. Utility Extensions shall be performed by boring.
4. This plan is conceptual and is subject to engineering design and Kane County and CDOT approval.

Legend

	Direction of Flow
	Sedimentation Basin
	Drainage Swale
FF	Finished Floor Elevation
FG	Finished Grade





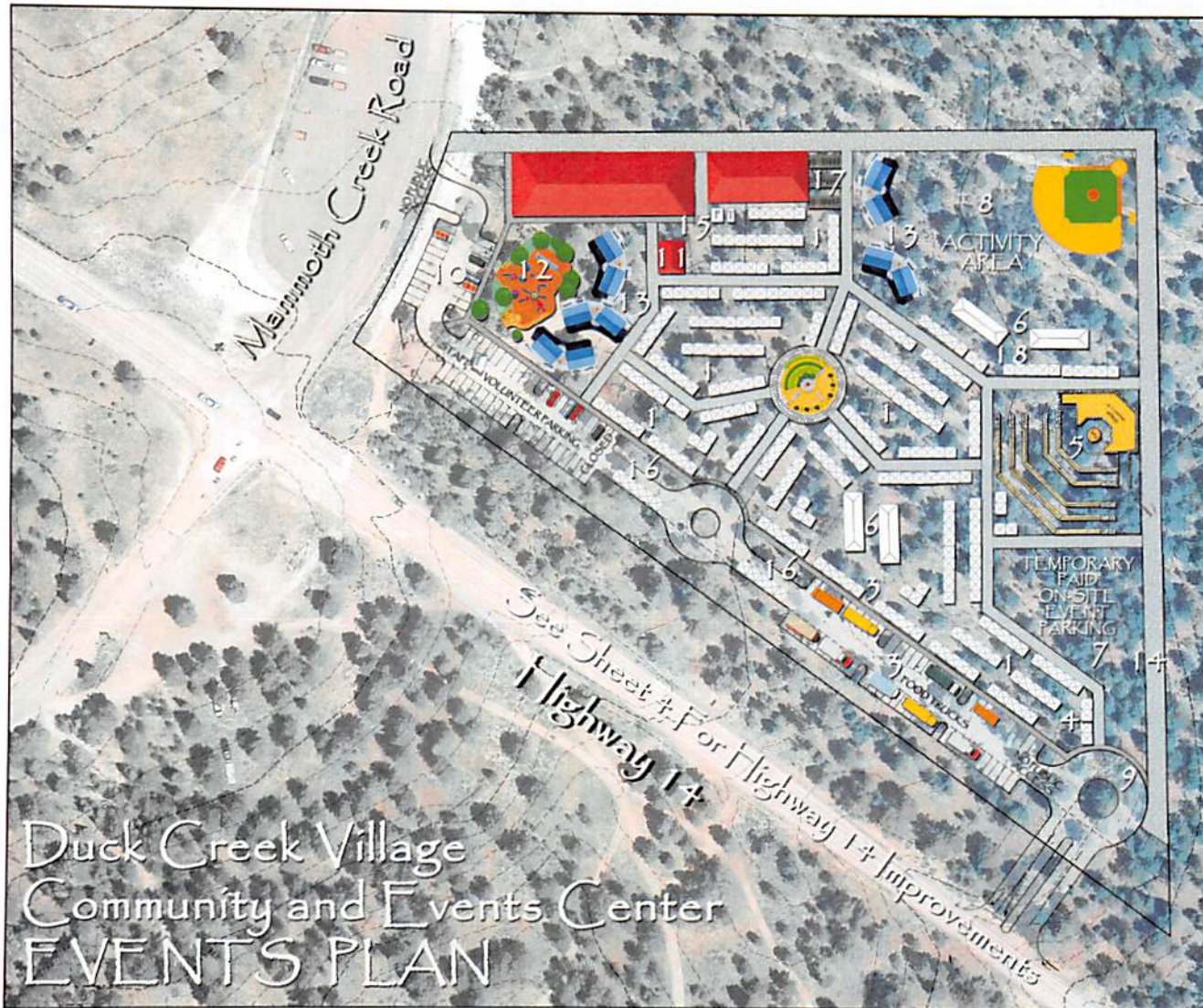
Legend

- Proposed 8" Waterline
- Proposed 1" Water Service
- ⊕ Water Valve
- ⊕ Fire Hydrant w/ 6" valve
- Proposed 6" Sewer Line

Notes:

1. Existing water and sewer connection sizes to be field verified.
 - a. Wet taps of the existing 8" waterline may be necessary.
 - b. The existing sewer stub may have to be upsized to an 6" connection.
 - c. Water and sewer design and installations shall adhere to local and international standards and guidelines (UPC, etc.).

This Plan is conceptual and subject to final hydraulic analysis and pipeline design. It is intended to show the intent and general concept for water and sewer service to the property. All final engineering is subject to approvals and permitting by Kane County, Kane County Water Conservation District, and Cedar Mountain Fire Protection District.



Event Facilities:

- 1 Craft Vendor Tents (230)
- 2 Food Vendor Tents (15)
- 3 Food Truck Spaces (12)
- 4 Informational Tents (9)
- 5 Amphitheater
- 6 Food Tents (4)
- 7 Temporary Paid On-Site Event Parking Spaces
- 8 Activity Area
- 9 Passenger Drop-Off
- 10 Staff/Volunteer Parking
- 11 Public Restroom
- 12 Playground
- 13 BBQ Area
- 14 Vendor/Maintenance Access Road
- 15 Temporary Power/Cell Phone Equip.
- 16 Local Merchant Tents (5)
- 17 ATV Parking
- 18 Chili Cookoff Tents (17)

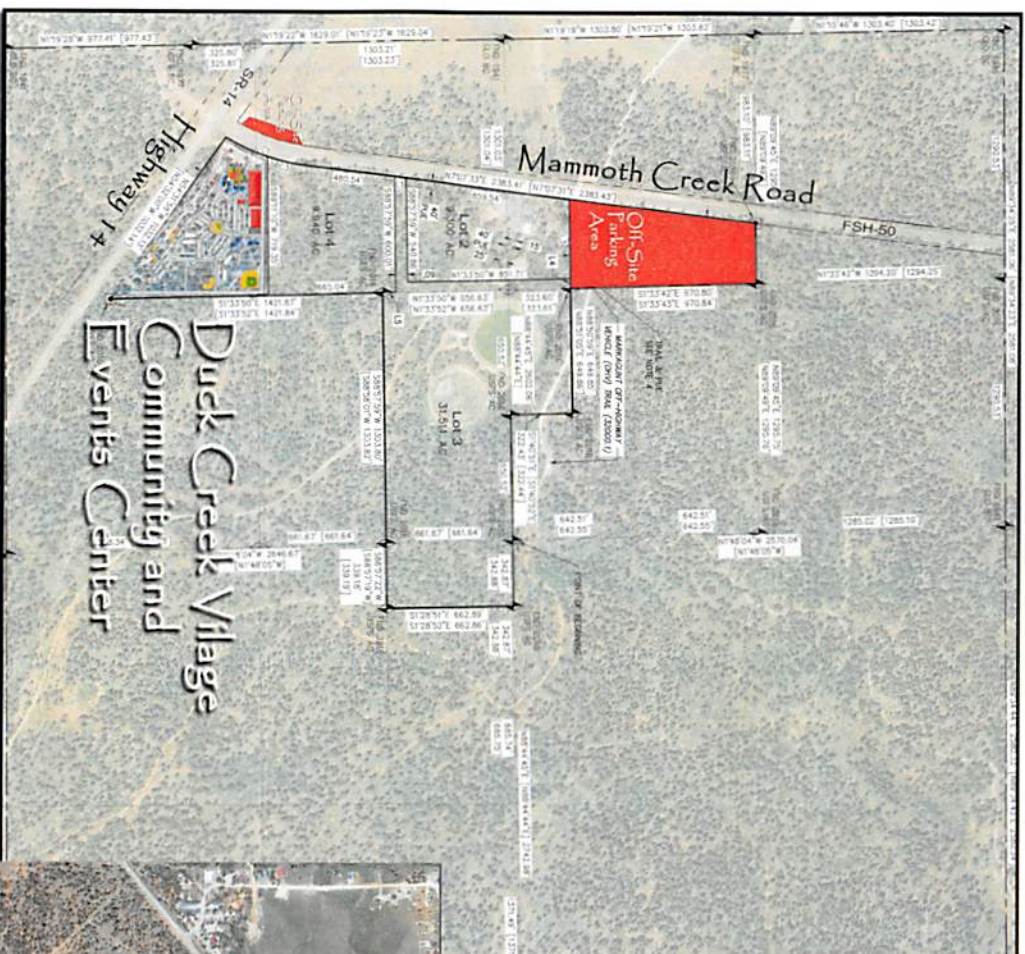
This Plan is conceptual. It is subject to change depending upon the Event.
See SHEET 3, "OFF-SITE PARKING PLAN" for public parking during large events

Prepared for:



Prepared by:

DEVELOPMENT
CONSORTIUM
INTERNATIONAL
Craig Primas, P.E.
February 2024



Duck Creek Village Community and Events Center OFF-SITE PARKING PLAN

Sheet 8 of 8



Note: Shuttle service to be made available from Duck Creek Village to the Community and Events Center during large events.

ITEM # 7

**Review of Comments from Kanab City Regarding the
Gateway Development Project Within the Future
Annexation Boundaries**

Mayor
Colten Johnson
City Council
Arlon Chamberlain
Steven Shrope
Chris Heaton
Boyd Corry
Peter Banks



City Manager
Kyler Ludwig
City Attorney
Kent Burggraaf
City Recorder
Celeste Cram
City Treasurer
Danielle Ramsay

June 11, 2026

Kane County Commission
76 North Main Street
Kanab, Utah 84741

Gateway Development Project – Parcel No. 3-5-34-2

Kane County Commission,

The Kanab City Council has reviewed the materials provided regarding the proposed Gateway Development Project on Parcel No. 3-5-34-2 pursuant to Utah Code §17-79-802.2. Based on the information provided, Kanab City does not object to the proposed development and consents to the project as presented.

The City does wish to express concerns regarding long-term transportation planning and connectivity within the City's future annexation area. If future growth relies primarily on U.S. Highway 89 and the frontage road system to accommodate east-west traffic, it may increase congestion and create transportation challenges within Kanab.

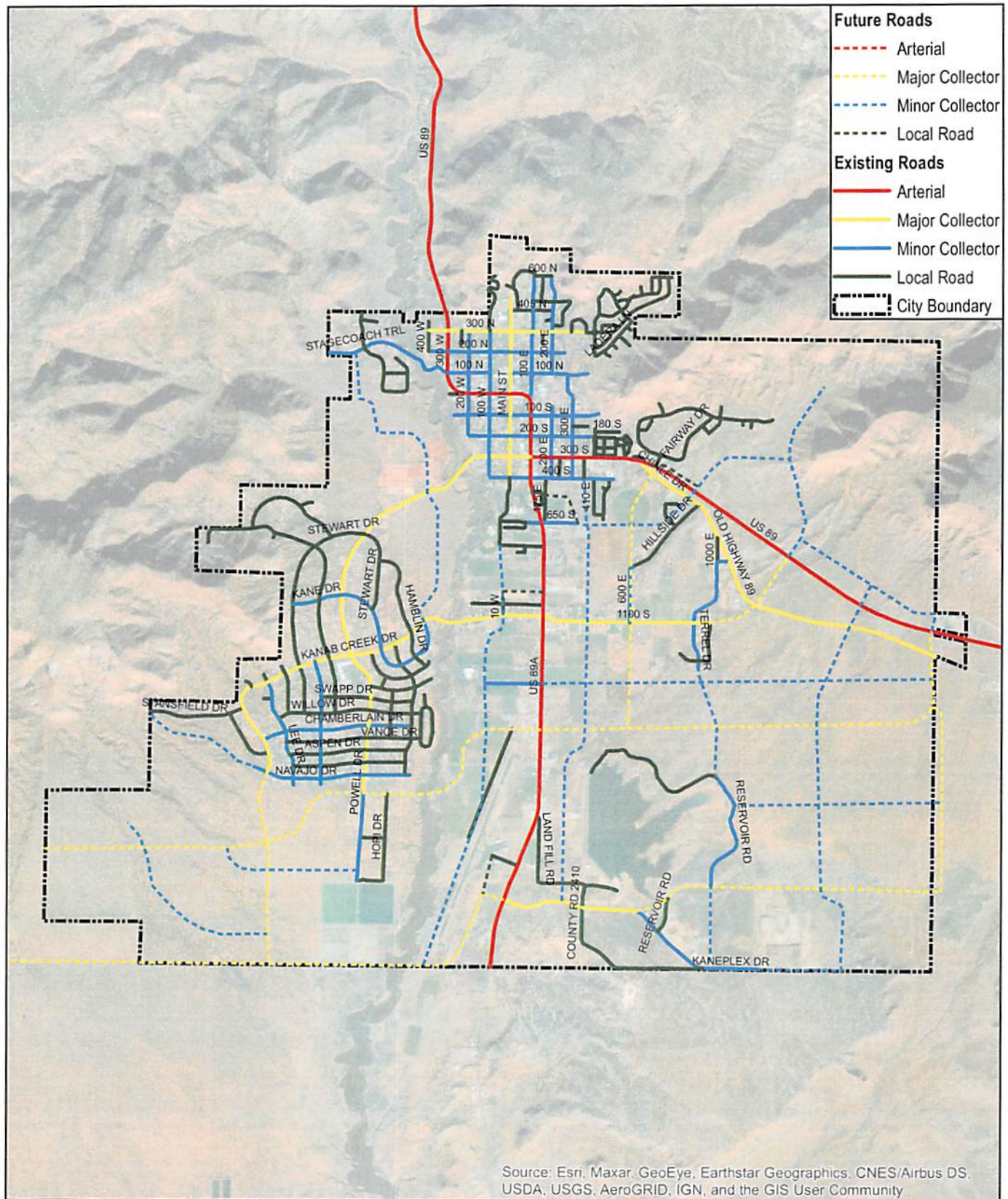
Kanab City's Transportation Master Plan identifies a future network of east-west major and minor collector roadways intended to improve connectivity and distribute traffic throughout the community. The City strongly encourages Kane County to establish a comprehensive transportation plan for future growth areas surrounding Kanab that is coordinated with Kanab City's Transportation Master Plan.

Attached are excerpts from Kanab City's Transportation Master Plan, including future roadway maps and level-of-service projections. These maps show that portions of the Highway 89 corridor are expected to experience congestion under future growth conditions. Additional east-west roadway connectivity will help maintain levels of service and reduce future traffic impacts along the Highway 89 corridor.

The City looks forward to continued coordination with Kane County regarding future transportation planning within the area's growth boundaries.

Sincerely,
Kanab City Council

— A Western Classic —

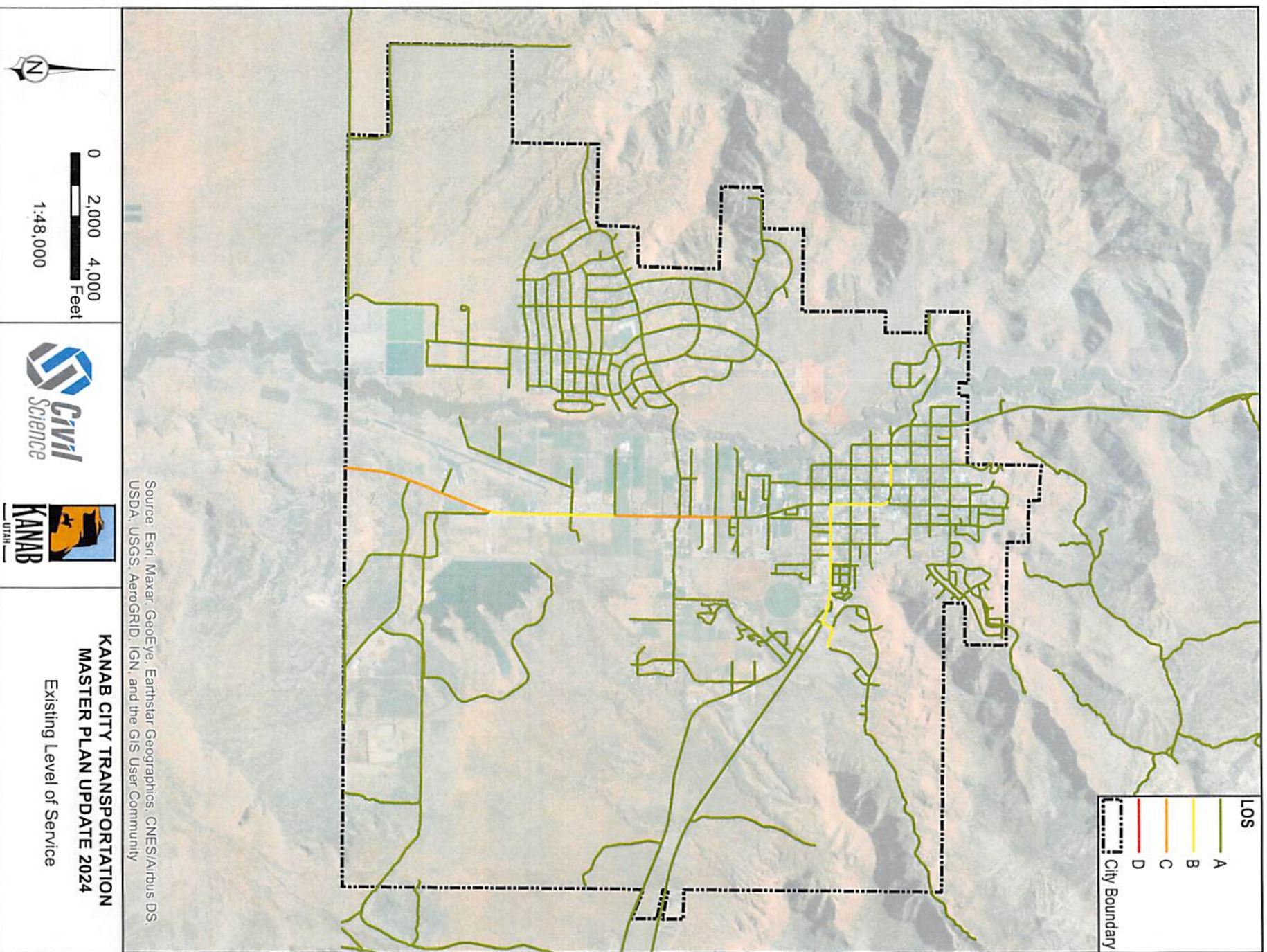


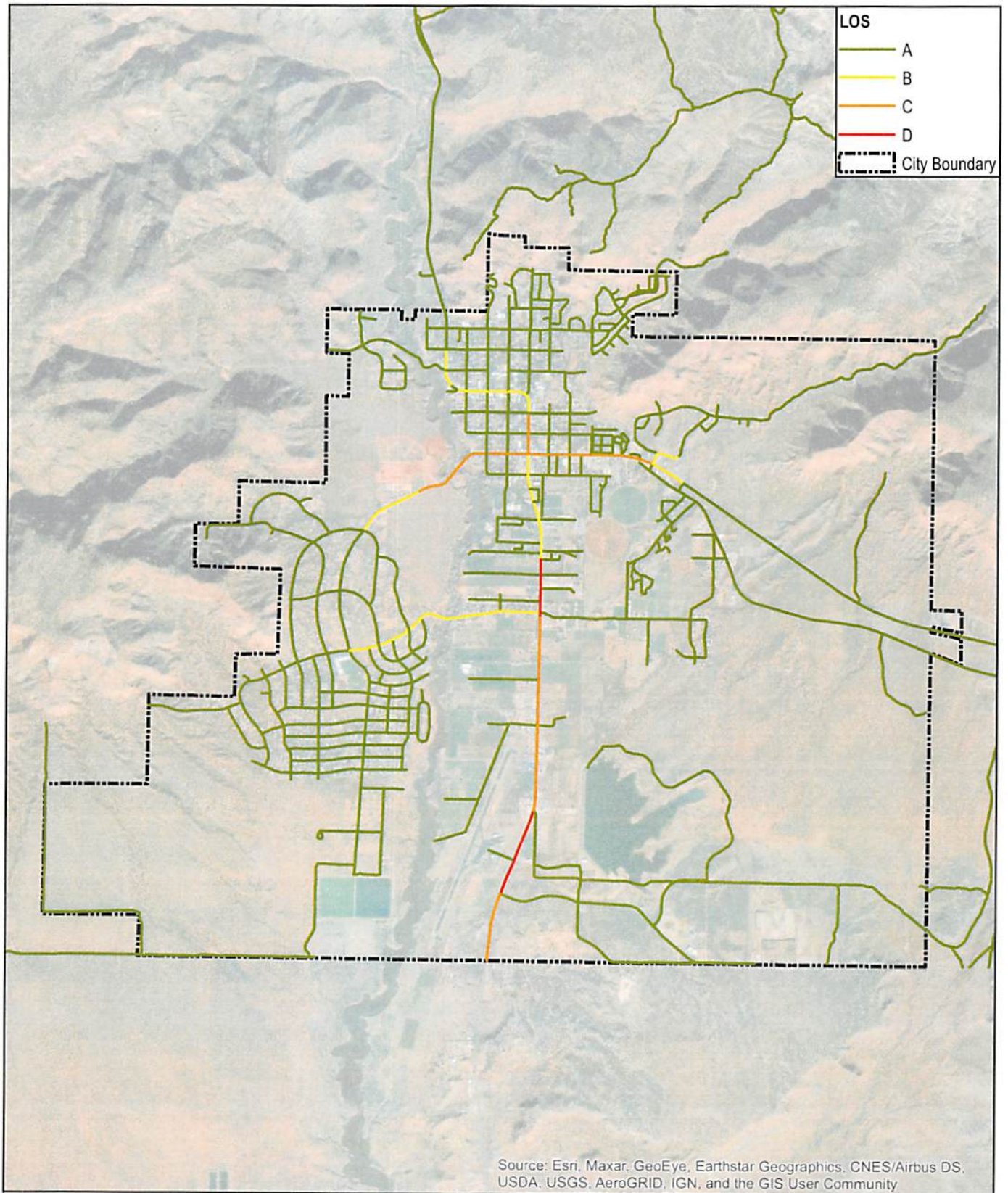
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KANAB CITY TRANSPORTATION MASTER PLAN UPDATE 2024

Buildout Roadway Classifications



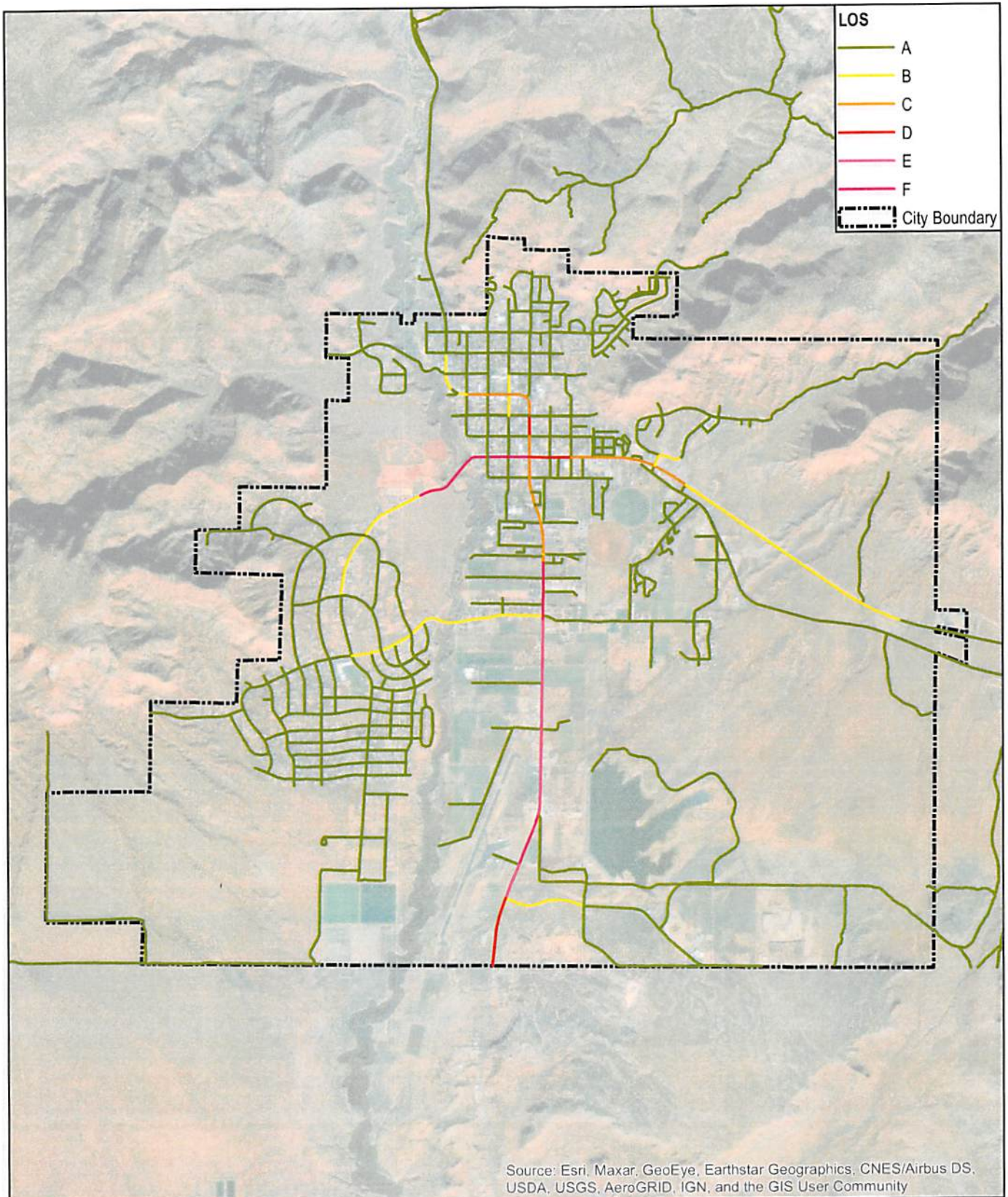


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KANAB CITY TRANSPORTATION MASTER PLAN UPDATE 2024

10-Year Level of Service with No Build



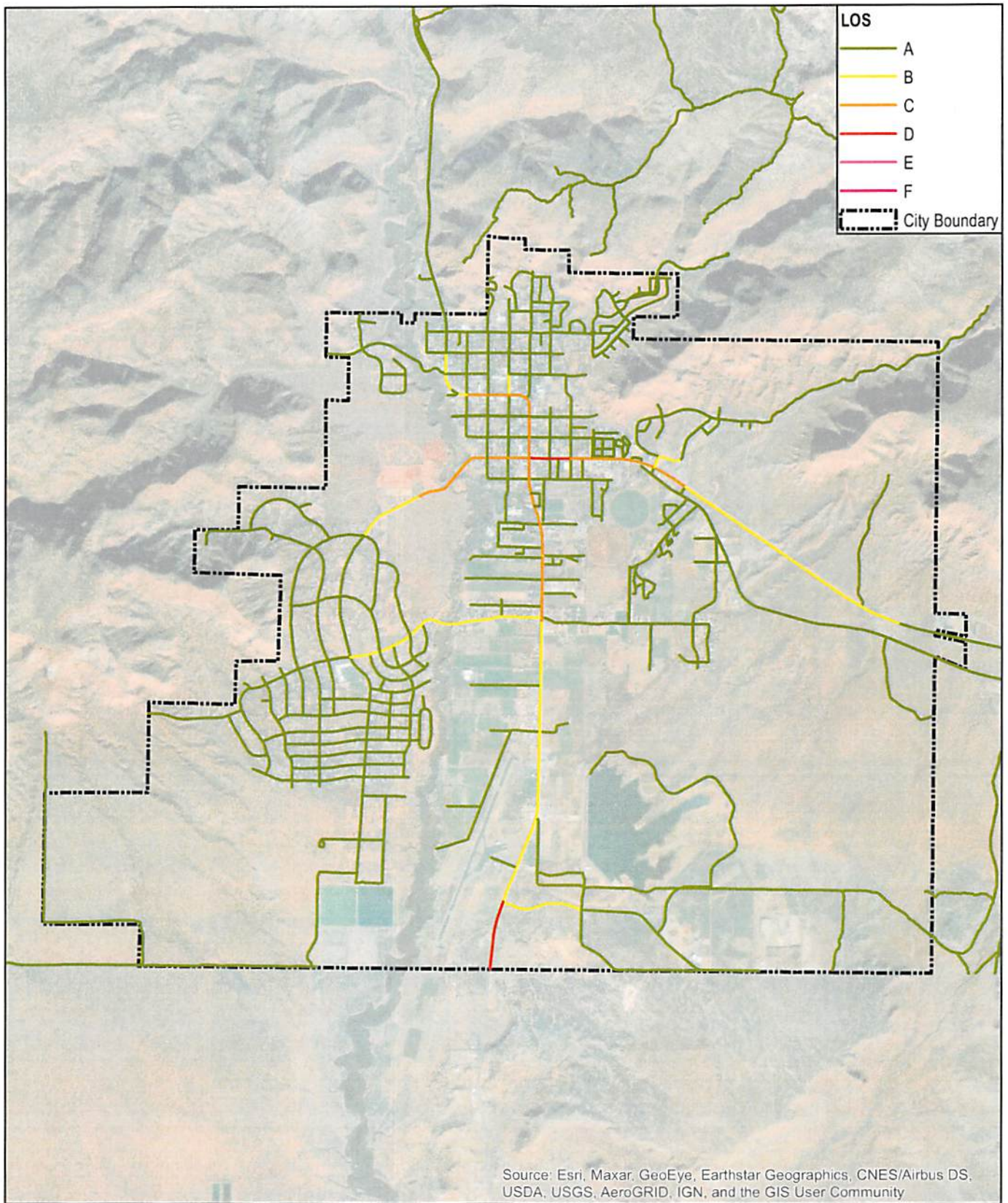
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KANAB CITY TRANSPORTATION MASTER PLAN UPDATE 2024

20-Year Level of Service with No Build



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



0 2,000 4,000 Feet
1:48,000



**KANAB CITY TRANSPORTATION
MASTER PLAN UPDATE 2024**
20-Year Level of Service with Full Build

ITEM # 8

Discuss/Vote on SRS Allocation

IMPORTANT: This PDF contains interactive features that require Adobe Acrobat Reader. If you are viewing this document in an email preview, web browser, or mobile viewer, download the file and open it in Adobe Acrobat Reader to complete the form.

State: UTAH			Election to Receive Payment	Title Allocation of the Secure Rural School Act Payment				
				Percentage (number) in the columns below, not to exceed 100-total				
County Name	Estimated SRS Payment	Estimated 1908/25% Payment	Payment Election: SRS or 1908/25% Payment	Percent for Public Schools & Roads (Title I)	Percent for Special Projects (Title II)	Percent for County Funds (Title III)	Percent to Return to U.S. Treasury	Percent Total
Beaver(001)	\$242,682.54	\$25,777.06						—
Box Elder(003)	\$104,481.89	\$24,918.36						—
Cache(005)	\$287,696.29	\$113,000.24						—
Carbon(007)	\$27,728.09	\$3,137.44						—
Daggett(009)	\$207,903.97	\$18,577.15						—
Davis(011)	\$26,531.25	\$40,681.25						—
Duchesne(013)	\$646,518.26	\$79,099.23						—
Emery(015)	\$283,782.58	\$21,997.98						—
Garfield(017)	\$1,016,361.54	\$88,891.48						—
Grand(019)	\$22,728.46	\$5,933.39						—
Iron(021)	\$329,452.28	\$20,880.41						—
Juab(023)	\$118,027.43	\$37,050.39						—
Kane(025)	\$104,476.34	\$10,372.44						—
Millard(027)	\$315,728.19	\$61,895.62						—
Morgan(029)	\$7,697.00	\$13,945.48						—
Piute(031)	\$91,968.13	\$36,111.94						—
Rich(033)	\$42,256.34	\$20,711.46						—
Salt Lake(035)	\$51,251.70	\$105,299.33						—
San Juan(037)	\$741,397.14	\$46,697.57						—
Sanpete(039)	\$464,908.26	\$45,966.85						—
Sevier(041)	\$814,161.52	\$132,492.71						—
Summit(043)	\$16,928.27	\$549,148.29						—
Tooele(045)	\$175,926.15	\$168,911.60						—
Uintah(047)	\$367,048.75	\$19,374.86						—

****MAKE SURE TO FILL OUT THE REQUIRED CONTACT INFORMATION ON PAGE 2 OF THIS ELECTION FORM PRIOR TO SUBMISSION.**

State	County	Title I (%)	Title II (%)	Title III (%)	Failure to Elect (%)	To Treasury (%)	25% 7 Year Rolling Average (1908)
UTAH (49)	Beaver (001)	80.00	0.00	20.00	0.00	0.00	0.00
UTAH (49)	Box Elder (003)	85.00	0.00	15.00	0.00	0.00	0.00
UTAH (49)	Cache (005)	85.00	8.00	7.00	0.00	0.00	0.00
UTAH (49)	Carbon (007)	100.00	0.00	0.00	0.00	0.00	0.00
UTAH (49)	Daggett (009)	85.00	8.00	7.00	0.00	0.00	0.00
UTAH (49)	Davis (011)	100.00	0.00	0.00	0.00	0.00	0.00
UTAH (49)	Duchesne (013)	85.00	8.00	7.00	0.00	0.00	0.00
UTAH (49)	Emery (015)	85.00	8.00	7.00	0.00	0.00	0.00
UTAH (49)	Garfield (017)	85.00	8.00	7.00	0.00	0.00	0.00
UTAH (49)	Grand (019)	100.00	0.00	0.00	0.00	0.00	0.00
UTAH (49)	Iron (021)	85.00	0.00	15.00	0.00	0.00	0.00
UTAH (49)	Juab (023)	85.00	0.00	15.00	0.00	0.00	0.00
UTAH (49)	Kane (025)	85.00	3.00	12.00	0.00	0.00	0.00
UTAH (49)	Millard (027)	85.00	8.00	7.00	0.00	0.00	0.00
UTAH (49)	Morgan (029)	100.00	0.00	0.00	0.00	0.00	0.00
UTAH (49)	Piute (031)	85.00	0.00	15.00	0.00	0.00	0.00
UTAH (49)	Rich (033)	100.00	0.00	0.00	0.00	0.00	0.00
UTAH (49)	Salt Lake (035)	100.00	0.00	0.00	0.00	0.00	0.00
UTAH (49)	San Juan (037)	85.00	8.00	7.00	0.00	0.00	0.00
UTAH (49)	Sanpete (039)	85.00	8.00	7.00	0.00	0.00	0.00
UTAH (49)	Sevier (041)	85.00	8.00	7.00	0.00	0.00	0.00
UTAH (49)	Tooele (045)	85.00	1.00	14.00	0.00	0.00	0.00
UTAH (49)	Uintah (047)	85.00	8.00	7.00	0.00	0.00	0.00
UTAH (49)	Utah (049)	85.00	8.00	7.00	0.00	0.00	0.00
UTAH (49)	Wasatch (051)	85.00	8.00	7.00	0.00	0.00	0.00
UTAH (49)	Washington (053)	85.00	8.00	7.00	0.00	0.00	0.00
UTAH (49)	Wayne (055)	85.00	5.00	10.00	0.00	0.00	0.00
UTAH (49)	Weber (057)	100.00	0.00	0.00	0.00	0.00	0.00
UTAH (49)	Summit (043)	1908 Act Election					

ITEM # 9

**Discuss/Vote on Kane County Ordinance No. O 2026-15
An Ordinance Regulating Water Hauling Within the
Unincorporated Areas of Kane County, State of Utah**

KANE COUNTY COMMISSION AGENDA REQUEST

Date of Commission Meeting Requested:

Dept. /Business Name: Land Use

Topic/Re: Ordinance 2026-15

Public Hearing: No

Description: Ordinance 2026-15 / An Ordinance Regulating Water Hauling within the Unincorporated Areas of Kane County, State of Utah

P&Z voted unanimously to recommend approving this ordinance.

Attachments: O-2026-15

Dept. Head/Owner: Shannon McBride

Contact Information: Shannon McBride x4966

Meeting Requested by: Kresta Blomquist X4364

Internal Notes:

KANE COUNTY, STATE OF UTAH

ORDINANCE NO. 2026-15

**AN ORDINANCE REGULATING WATER HAULING WITHIN THE UNINCORPORATED
AREAS OF KANE COUNTY, STATE OF UTAH.**

WHEREAS, the Southwest Utah Board of Health has adopted amendments to its Non-Public Drinking Water System Regulation; and

WHEREAS, as a result of these amendments, responsibility for regulating water hauling as an adequate potable water supply for development within the Southwest Utah Public Health district is delegated to the individual counties within the district; and

WHEREAS, the Board of Kane County Commissioners finds that unregulated water hauling presents public health, safety, and environmental risks; and

WHEREAS, the county seeks to protect drinking water quality while recognizing the limited water access challenges in remote areas of Kane County; and

WHEREAS, the county desires to establish reasonable standards consistent with guidance from the Utah Department of Environmental Quality – Division of Drinking Water.

NOW THEREFORE, THE LEGISLATIVE BODY OF THE BOARD OF COMMISSIONERS OF KANE COUNTY, UTAH, HEREBY ADOPTS THE FOLLOWING CHANGES TO BE INCLUDED AS TITLE 4 CHAPTER 7:

4-7-1 PURPOSE

The purpose of this ordinance is to regulate the hauling of potable water within the unincorporated areas of Kane County to protect public health, ensure safe drinking water delivery, and establish clear limitations on allowable uses.

4-7-2 DEFINITIONS

This ordinance shall be interpreted using the definitions provided in the county land use ordinances and UCA §§ 17-79-102 and 17-79-705(1), as applicable. Where terms are not defined therein, or where this ordinance provides additional clarification or modification, the following definitions shall apply:

1. **“commercial use”** means the hauling or delivery of water to properties which are used to serve members of the public for compensation, including but not limited to accommodations such as short term rentals.
2. **“water hauling”** means the transport and delivery of potable water by vehicle or trailer to a property not served by a public or private water system.
3. **“approved public water system”** means a public water system rated “approved” by the Utah Department of Environmental Quality – Division of Drinking Water.
4. **“proof of water source”** means written documentation demonstrating a reliable and lawful potable water supply, including one or more of the following:

- a. a will-serve letter from a public water system;
- b. a well or change application approval from the Utah Division of Water Rights; or
- c. other documentation deemed acceptable by the county in consultation with the Department of Environmental Quality – Division of Drinking Water.

4-7-3 ALLOWED AND PROHIBITED USES

A. Commercial Use Prohibited

Water hauling is allowed except for commercial use, which includes use for short-term rental properties.

B. Water Hauling as Sole Source Prohibited for New Subdivisions

Water hauling shall also be prohibited as a source of potable water for any new subdivision.

4-7-4 WATER SOURCE AND HAULING STANDARDS

A. Approved Water Source

Any hauled water shall be obtained from a public water system rated “approved” by the Utah Department of Environmental Quality – Division of Drinking Water.

B. Compliance with State Guidance

All water hauling activities shall comply with the parameters identified in the Utah Department of Environmental Quality – Division of Drinking Water Guidance for Hauling Drinking Water, as amended.

4-7-5 PROOF OF WATER SOURCE REQUIRED FOR SUBDIVISIONS

As a condition of preliminary and final plat approval for new subdivisions, the applicant shall provide proof of water source for each lot or unit. Water hauling may not be relied upon as the potable water source.

4-7-6 LEGAL NONCONFORMING PROPERTIES

A. Continuation of Existing Use

A property that lawfully relied on hauled water as a primary or sole source of potable water prior to the effective date of this ordinance (which prohibits certain uses of water hauling) may continue to utilize water hauling as a legal nonconforming use, subject to compliance with the below.

B. Loss of Nonconforming Status

If a legal nonconforming use of hauled water is discontinued for a period exceeding twelve (12) consecutive months, the nonconforming status shall be deemed abandoned, and any future reliance on hauled water shall be subject to the requirements of this ordinance.

4-7-7 ADMINISTRATION AND ENFORCEMENT

The county may enforce this ordinance through civil enforcement, permit denial, stop-work orders, or other remedies available under Utah law and county code.

Any violation of this ordinance constitutes an infraction and may be subject to penalties as provided by Kane County code and Utah law. Each day a violation continues constitutes a separate offense.

Section 1. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 2. Effective Date

This ordinance is effective fifteen (15) days after adoption, and after publication and notice are completed as set forth below.

Section 3. Publication and Notice.

This Ordinance shall be deposited in the Office of the Kane County Clerk. The Kane County Clerk is directed to publish a short summary of this Ordinance with the name of the members voting for and against, together with a statement that a complete copy of the ordinance is available at the Office of the Kane County Clerk, for at least one publication in a newspaper of general circulation in the county, or as otherwise permitted and required by Utah State Law.

End of Ordinance.

ADOPTED this 30th day of June, 2026

Commissioner Brown voted: _____

Commissioner Meyeres voted: _____

Commissioner Kubeja voted: _____

COUNTY:

Kane County, a political subdivision of the State of Utah

By: _____

Gwen Brown
Chair, Kane County Commission

Corporate Acknowledgment

State of Utah

§
County of _____)

On this _____ day of _____, in the year 20____, personally appeared before me
Date Month Year

_____, whose identity is personally known to me (or proven on the basis

of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the chair of the Kane County Commission and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and also acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

(Notary signature and seal)

Notary Printed Name _____ My Commission Expires _____

Residing in _____, County

ITEM # 10

Discuss/Vote on Kane County Ordinance No. O 2026-16
An Ordinance Amending the Zoning of Lot 6-54 Located
at 3935 East Mountain View Drive Vermillion Cliff Estates
Subdivision from Residential 1 to Commercial 1

KANE COUNTY COMMISSION AGENDA REQUEST

Date of Commission Meeting Requested:

Dept. /Business Name: Land Use

Topic/Re: Ordinance 2026-16 Zone Change: Joseph Abbed

Public Hearing: No

Description: Zone Change /R-1 to C-1 in Vermilion

Cliff Estates/Joseph Abbed

Approve / Deny recommending a zone change, from R-1 to C-1 for a Harley Davidson repair & wash business, to the Kane County Commission.

Parcel: 6-54

Current Zone: R-1

Proposed Zone: C-1

Acreage: .88 Acre

Ordinance 2026-16

P&Z voted unanimously to recommend approval of this zone change

Attachments: O-2026-16, Staff Report, map,

Dept. Head/Owner: Shannon McBride

Contact Information: Shannon McBride x4966

Meeting Requested by: Kresta Blomquist X4364

Internal Notes:

KANE COUNTY ORDINANCE NO. O 2026-16

**AN ORDINANCE AMENDING THE ZONING OF LOT 6-54 LOCATED AT 3935
EASTS MOUNTAIN VIEW DRIVE VERMILION CLIFF ESTATES SUBDIVISION
FROM RESIDENTIAL 1 TO COMMERCIAL 1**

WHEREAS, the Kane County Planning Commission, after due and legal notice, held a public hearing on June 10, 2026, and forwarded a recommendation to the Kane County Commission regarding this ordinance; and

WHEREAS, the Kane County Board of Commissioners finds that said zone change is in accordance with the Kane County Land Use Ordinance 9-7B-1: **PURPOSE:** The purpose of the Commercial 1 zone is to provide for the sale of goods and the performance of services and other activities for which the market extends beyond the immediate area. (Ord. O-2022-42, 7-26-2022; amd. Ord. O-2022-60, 11-22-2022)

WHEREAS, the Kane County Commission has reviewed the proposed ordinance, the staff report, the Planning Commission recommendation, and finds the amendment to be in the best interest of the public health, safety, and welfare; and

WHEREAS, the statutory authority for enacting this ordinance is Utah State Code Sections §17-79-201-202 & 205, and 17-79-503;

WHEREAS, the Kane County Planning Commission and Kane County Board of Commissioners desire to implement the recommended zone change to lot 6-54, from Residential 1 to Commercial 1;

NOW THEREFORE, THE COUNTY LEGISLATIVE BODY OF KANE COUNTY, STATE OF UTAH, ORDAINS AS FOLLOWS:

LEGAL DESCRIPTION: ALL OF LOT 54 VERMILION CLIFF ESTATES.

Parcel Number 6-54

Tax District 18 - VERMILLION CLIFFS SPECIAL SERVICE DISTRICT

Acres 0.88

Is hereby rezoned from Residential 1 to Commercial 1 and shall from here forth be zoned Commercial 1.

Section 1. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision

shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 2. Effective Date

This ordinance is effective fifteen (15) days after adoption, and after publication and notice are completed as set forth below.

Section 3. Publication and Notice.

This Ordinance shall be deposited in the Office of the Kane County Clerk. The Kane County Clerk is directed to publish a short summary of this Ordinance with the name of the members voting for and against, together with a statement that a complete copy of the ordinance is available at the Office of the Kane County Clerk, for at least one publication in a newspaper of general circulation in the county, or as otherwise permitted and required by Utah State Law.

End of Ordinance.

ORDINANCE 2026-16

ADOPTED this 30th day of June, 2026

Commissioner Brown voted: _____
Commissioner Meyeres voted: _____
Commissioner Kubeja voted: _____

COUNTY:
Kane County, a political subdivision of the State of Utah

By: _____
Gwen Brown
Chair, Kane County Commission

Corporate Acknowledgment

State of Utah
§
County of _____)

On this _____ day of _____, in the year 20____, personally appeared before me
Date Month Year
_____, whose identity is personally known to me (or proven on
Name of document signer
the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the
chair of the Kane County Commission and that said document was signed by him/her in behalf
of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and
also acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

(Notary signature and seal)

Notary Printed Name _____ My Commission Expires _____
Residing in _____, County _____



KANE COUNTY LAND USE AUTHORITY
Shannon McBride
LAND USE AUTHORITY
ADMINISTRATOR

Staff Report

DATE: May 14, 2026

To: Planning Commission
From: Shannon McBride, Land Use Administrator
Subject: Project # 26032: Zone Change Application, R-1 to C-1, Ordinance O-2026-16
Lot 6-54 consisting of .88 acres

HEARING NOTIFICATION:

- Mailed the property owners within 500 feet of the subject area.
- Posted on the Utah State and Kane County's public websites.
- A public notice was posted in two public locations.
- A notification sign was posted on the lot.

REQUEST:

On May 13, 2026, Joseph Abbed, submitted a zone change application for lot 6-54, in the Vermilion Cliff Estates Subdivision, Kane County, Utah, requesting to rezone from R-1 to C-1. The intended use is to Snow Cones and Harley repair and wash.

LEGAL DESCRIPTION: ALL OF LOT 54 VERMILION CLIFF ESTATES.

FACTS & FINDINGS:

Parcel Characteristics

- Lot 6-54 meets the minimum acreage required to be zoned C-1. The lot is currently zoned R-1.
- The owner requests the lot be zoned C-1 which requires a zone change.
- Surrounding lots and parcels are zoned R-1 and C-1.
- This lot was originally zoned C-1. Due to County building ordinance requirements it was changed to Residential 1.
- All property owners within 500 ft. of this lot have been mailed a public notice, and a sign has been posted on the road accessing the subdivisions that surround the parcels.
- The lot would gain access from the Mountain View Drive.

76 North Main Street | Kanab, Utah 84741 | p: (435) 644-4966 | www.kane.utah.gov
Shannon McBride | Land Use Administrator | e-mail: smcbride@kane.utah.gov

- **9-7B-1: PURPOSE:** The purpose of the Commercial 1 zone is to provide for the sale of goods and the performance of services and other activities for which the market extends beyond the immediate area. (Ord. O-2022-42, 7-26-2022; amd. Ord. O-2022-60, 11-22-2022)

Kane County Land Use Ordinance Commercial 1 9-7B-2: USE REGULATIONS:

Development of any parcel of land for any of the uses listed in this section exceeding fifteen thousand (15,000) square feet of total building floor area are not permitted in this zone.

A. Permitted Uses: The following uses are permitted in the C-1 zone:

Accessory uses and buildings, customarily incidental and subordinate to an approved permitted use.

Any permitted uses listed in the light commercial (L-C) zone.

Restaurants.

Retail sale and/or rental of goods, merchandise and equipment conducted wholly within an enclosed building.

Tour Companies without ATV/UHV rentals.

B. Multi-Residential, Residential And Agricultural Uses: All uses listed in the multi-residential, residential and agricultural uses table are allowed in the C-1 Zone with their appropriate designation of permitted or conditional unless otherwise changed in the commercial uses table.

C. Conditional Uses: The following uses are subject to the conditional use approval process outlined in chapter 15 of this title:

Accessory uses and buildings, customarily incidental and subordinate to an approved conditional use.

Automobile car wash, not to exceed four (4) bays.

Automobile sales

Automobile fuel stations.

Cell towers.

Child daycare or preschool center which meets all state and local regulations.

Commercial recreation and entertainment facilities, not to include sexually oriented businesses.

Heli pad private.

Private business and technical schools.

Reception center and/or wedding chapel.

D. Any uses not set forth in this section or L-C are not allowed.

E. Other: Any use not named which may be considered harmonious with the zone and current allowed uses can be considered for proposed inclusion into the chapter by the Kane County Planning Commission in a public hearing and approval of the County Commission. (Ord. O-2022-42, 7-26-2022; amd. Ord. O-2023-12, 4-25-2023)

9-7B-3: SITE DESIGN REGULATIONS:

All site design elements for the above listed conditional uses are subject to review by the planning commission, who shall apply the standards and provisions found in chapter 15 of this title.

A. Objectionable Factors: All uses shall be free from objectionable odor, noise, dust, smoke, vibration or other such factors; and

B. Advertising Signs: All advertising signs shall comply with the provisions of chapter 16 of this title. (Ord. O-2022-42, 7-26-2022)

Kane County General Plan, Preamble: Given these basic premises, the Kane County Commission will use this Plan to guide land use decisions for the county. Where decisions regarding property rights versus property values are being made, deference shall be given to property rights. This Plan will ensure that present and future residents and visitors to Kane County will be housed under safe, sanitary, and attractive conditions. Land uses in the unincorporated county will reflect the intent of the Commission to expect intensive, urban-scale uses and to provide self-supported basic services without county financial support.

Kane County General Plan, Pg. 6 Land Use Goals Unincorporated land uses will remain at densities which can be adequately serviced and which retain the qualities of a rural, open setting with uses not typically found in a town or city. Residential Land Uses Goal #1: To provide for residential areas that support and complement the unique rural quality and character of Kane County. Objective: Minimum allowable densities in unincorporated zoning districts will be determined by the land use ordinance.

- If the zone change is approved the uses contained in the Light Commercial and Commercial 1 uses table will be allowed.

CONCLUSION:

The Planning Commission must evaluate this zone change request by considering the following:

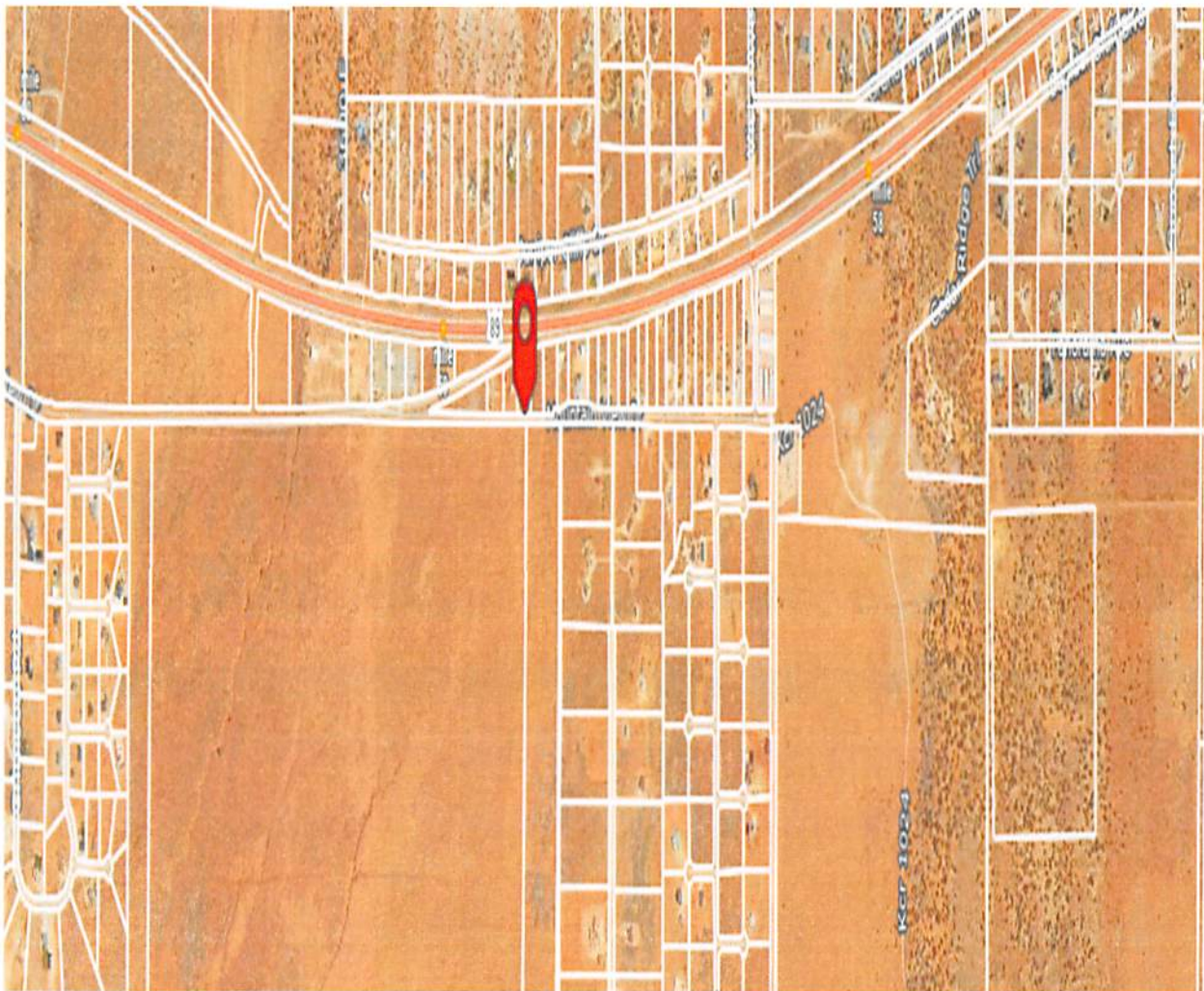
1. Alignment with the Kane County General Plan and its provisions for recreational use.
2. The applicant's property rights and the potential impact on neighboring properties.
3. Compatibility with surrounding zoning designation.
4. Adherence to the purpose and allowed uses of the C-1 Zone.

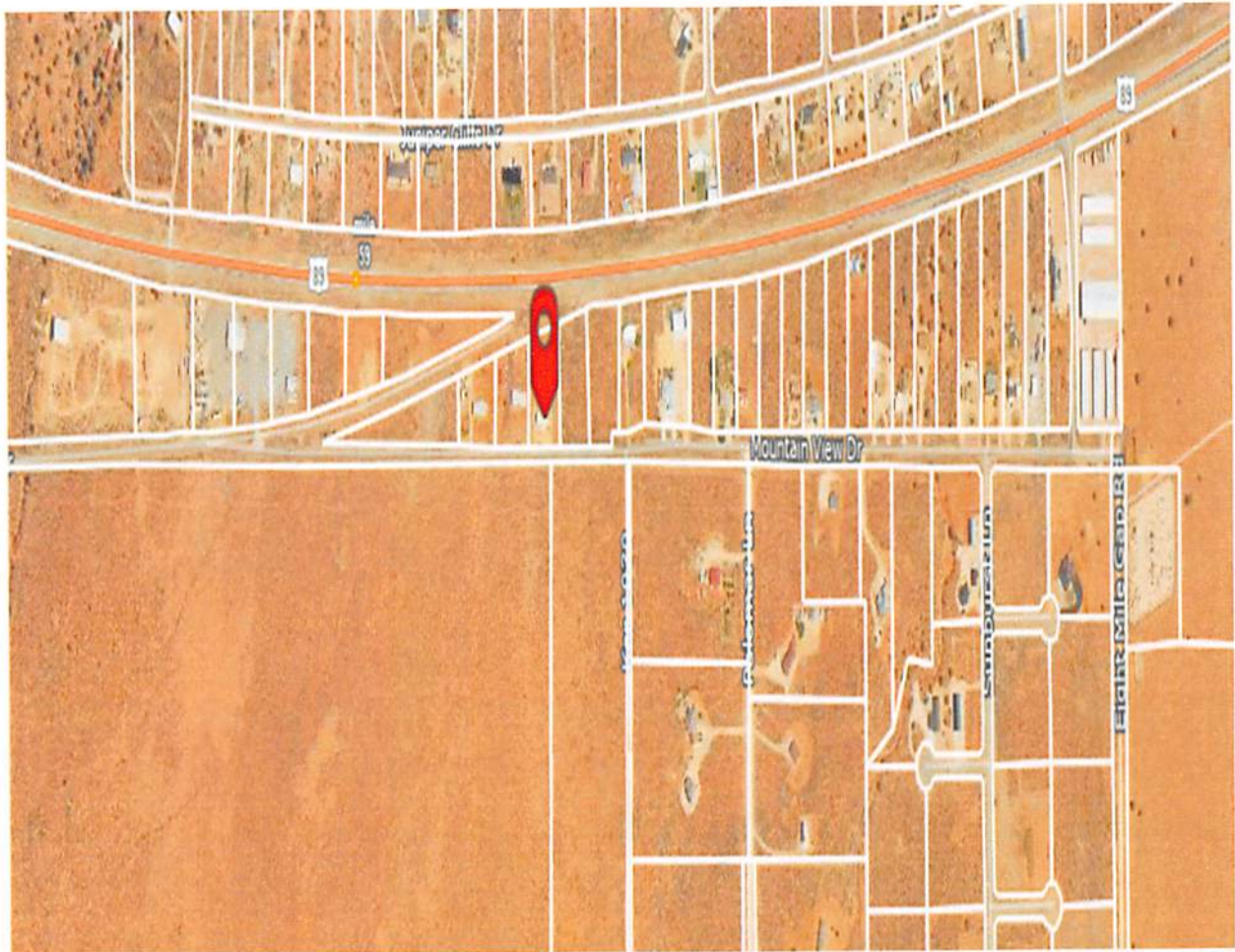
Given these considerations, a recommendation should balance Kane County's best interests, future planning objectives, and private property rights. If the zone change amendment is adopted, C-1 zoning regulations will apply as outlined in the Kane County Land Use Ordinance as stated above.

LEGAL CONTEXT

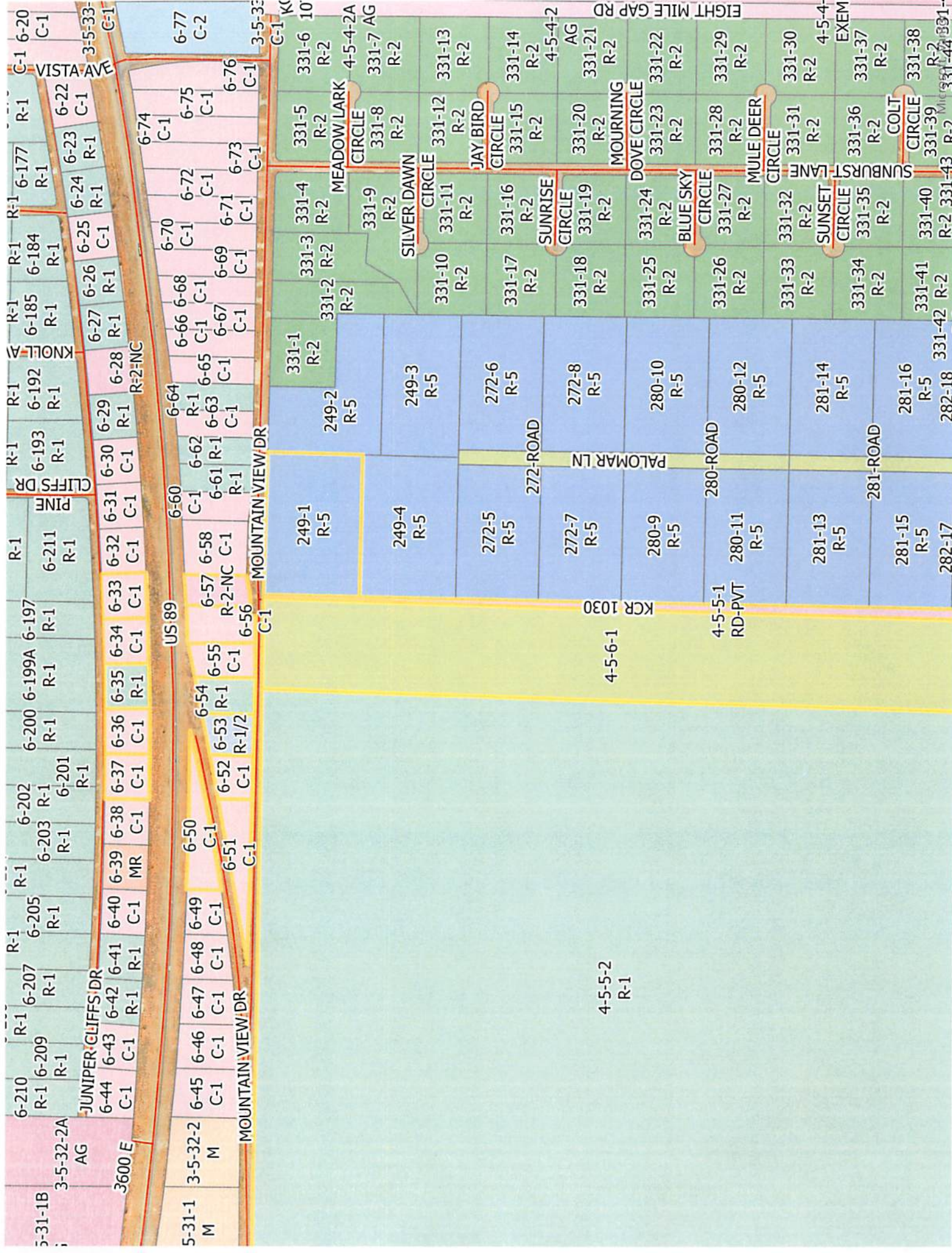
Because zoning ordinances are in derogation of a property owner's common-law right to unrestricted use of his or her property, provisions therein restricting property uses should be strictly construed, and provisions permitting property uses should be liberally construed in favor of the property owner; *Patterson v. Utah County Bd. of Adjustment*, 893 P.2d 602, 606 (UT App 1995)

MOTION: I move to recommend denying/approving the zone change for lot 6-54 in the Vermilion Cliff Estates Subdivision & Ordinance O-2026-16 to the County Commission based on the facts and findings as documented in the staff report.





76 North Main Street | Kanab, Utah 84741 | p: (435) 644-4966 | www.kane.utah.gov
Shannon McBride | Land Use Administrator | e-mail: smcbride@kane.utah.gov



ITEM # 11

Discuss/Vote on Kane County Ordinance No. O 2026-19
An Ordinance Amending and Extending Lots 8A-H-27, 28,
29, & 30 in the Little Ponderosa Ranch Subdivision Block
“H” and Vacating a Portion of Rocky Road to Realign with
what is on the Ground and Adding that Portion into Lots
27-30

KANE COUNTY COMMISSION AGENDA REQUEST

Date of Commission Meeting Requested: June 30, 2026

Dept. /Business Name: Land Use

Topic/Re: Ordinance 2025-19

Description: An Ordinance vacating a portion of the platted "Rocky Road" and realigning the plat to show where "Rocky Road" actually exists.

P&Z voted to recommend approving this item.

Attachments: Ordinance 2025-19, Plat, staff report

Dept. Head/Owner: Shannon McBride

Contact Information: Shannon McBride x4966

Meeting Requested by: Kresta Blomquist X4364

Internal Notes:

KANE COUNTY ORDINANCE NO. O- 2026-19

AN ORDINANCE AMENDING AND EXTENDING LOTS 8A-H-27, 28, 29, & 30 IN THE LITTLE PONDEROSA RANCH SUBDIVISION BLOCK "H" AND VACATING A PORTION OF ROCKY ROAD TO REALIGN WITH WHAT IS ON THE GROUND AND ADDING THAT PORTION INTO LOTS 27-30

WHEREAS, the Kane County Planning Commission and the Kane County Board of Commissioners desire to amend the subdivision plat by Amending the four adjoining lots 27, 28, 29, & 30, to change the current linear "1 x 4" configuration into a "2 x 2" arrangement, with two lots positioned side by side and two additional lots directly adjacent to them, extending lot 28 and lot 30 of the amended configuration on the eastern side of each lot. The acreage for each lot will be: lot 27=1.76 acres, lot 28=1.50 acres, lot 29=1.79 acres, & lot 30=1.84 acres, Vacating a portion of the platted "Rocky Road" and realigning the plat to show where "Rocky Road" actually exists; and

WHEREAS, the amendment includes vacating a portion of Rocky Road to realign with what is on the ground; and

WHEREAS, the proposed plat amendment complies with Kane County Land Use Ordinance 9-21E-9, "Vacating and Amending a Subdivision Plat," and with Utah Code §§ 17-79-711-712; and

WHEREAS, the Kane County Administrative Land Use Authority has found good cause to vacate, amend and extend lots 8A-H-27-30 in the Little Ponderosa Ranch Subdivision plat and the associated road; and

WHEREAS, after duly noticed public hearing, the Kane County Administrative Land Use Authority recommended approval of the proposed amendment to extend, amend and vacate; and

WHEREAS, the Kane County Board of Commissioners finds it in the public interest to implement the proposed amendment and vacate the relevant portions of the platted road;

NOW THEREFORE, the County Legislative Body of Kane County, State of Utah, hereby ordains as follows:

Section 1. Vacation and Amendment of Plat.

Lots 8A-H-27-30 in the Little Ponderosa Ranch Subdivision, block H, is hereby amended, extended and a portion of Rocky Road is vacated and added into lots 27-30.

Section 2. Vacation of a portion of Rocky Road Easement Legal Description.

Commencing at the Northwest Corner of Section 31, Township 40 South, Range 9 West, Salt Lake Base and Meridian; thence, along the North Section Line, South 88° 31' 17" East 1121.95 feet; thence, to and along the East Line of Lots 26 and 27, Block H of said subdivision, South 7° 13' 36" East 160.49 feet, to the POINT OF BEGINNING, and running; thence South 15° 47' 17" East 222.90 feet; thence South 19° 45' 37" East 26.69 feet, to the Easterly right-of-way of

Rocky Road of said subdivision; thence, along said right-of-way, South 06° 59' 17" East 27.10 feet; thence South 06° 56' 23" East 76.49 feet; thence South 12° 48' 37" East 29.99 feet; thence, departing said right-of-way, North 88° 43' 47" West 41.24 feet, to the Westerly right-of-way of said road; thence, along said right-of-way, North 12° 48' 37" West 22.00 feet; thence North 06° 56' 23" West 78.54 feet; thence North 06° 59' 17" West 273.37 feet, to the POINT OF BEGINNING; containing 0.23 acres (more or less).

Section 3. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 4. Effective Date

This ordinance is effective fifteen (15) days after adoption, and after publication and notice are completed as set forth below.

Section 5. Publication and Notice.

This Ordinance shall be deposited in the Office of the Kane County Clerk. The Kane County Clerk is directed to publish a short summary of this Ordinance with the name of the members voting for and against, together with a statement that a complete copy of the ordinance is available at the Office of the Kane County Clerk, for at least one publication in a newspaper of general circulation in the county, or as otherwise permitted and required by Utah State Law.

End of Ordinance.

Ordinance 2026-19

ADOPTED this 30th day of June, 2026

Commissioner Brown voted: _____

Commissioner Meyeres voted: _____

Commissioner Kubeja voted: _____

COUNTY:

Kane County, a political subdivision of the State of Utah

By: _____

Gwen Brown

Chair, Kane County Commission

Corporate Acknowledgment

State of Utah

§
County of _____)

On this _____ day of _____, in the year 20_____, personally appeared before me
Date Month Year

_____, whose identity is personally known to me (or proven on the basis
Name of document signer

of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the chair of the Kane County Commission and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and also acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

(Notary signature and seal)

Notary Printed Name _____ My Commission Expires _____

Residing in _____, County



Building on Solid Foundations
KIMBERLY, UTAH 84041
460 E. 300 SOUTH
WWW.IRONROCKGROUP.COM

AMENDED & EXTENDED PONDEROSA RANCH & AMENDING A LOTS 27, 28, 29, & 30, BLOCK "H" SALT LAKE BASE AND MERIDIAN LOCATED IN NW 1/4, SECTION 31, TOWNSHIP 40 SOUTH, RANGE 9 WEST

AMENDED & EXTENDED LOTS
27, 28, 29, & 30 BLOCK "H" AMENDED PLAT OF
LITTLE PONDEROSA RANCH
KANE COUNTY, UT

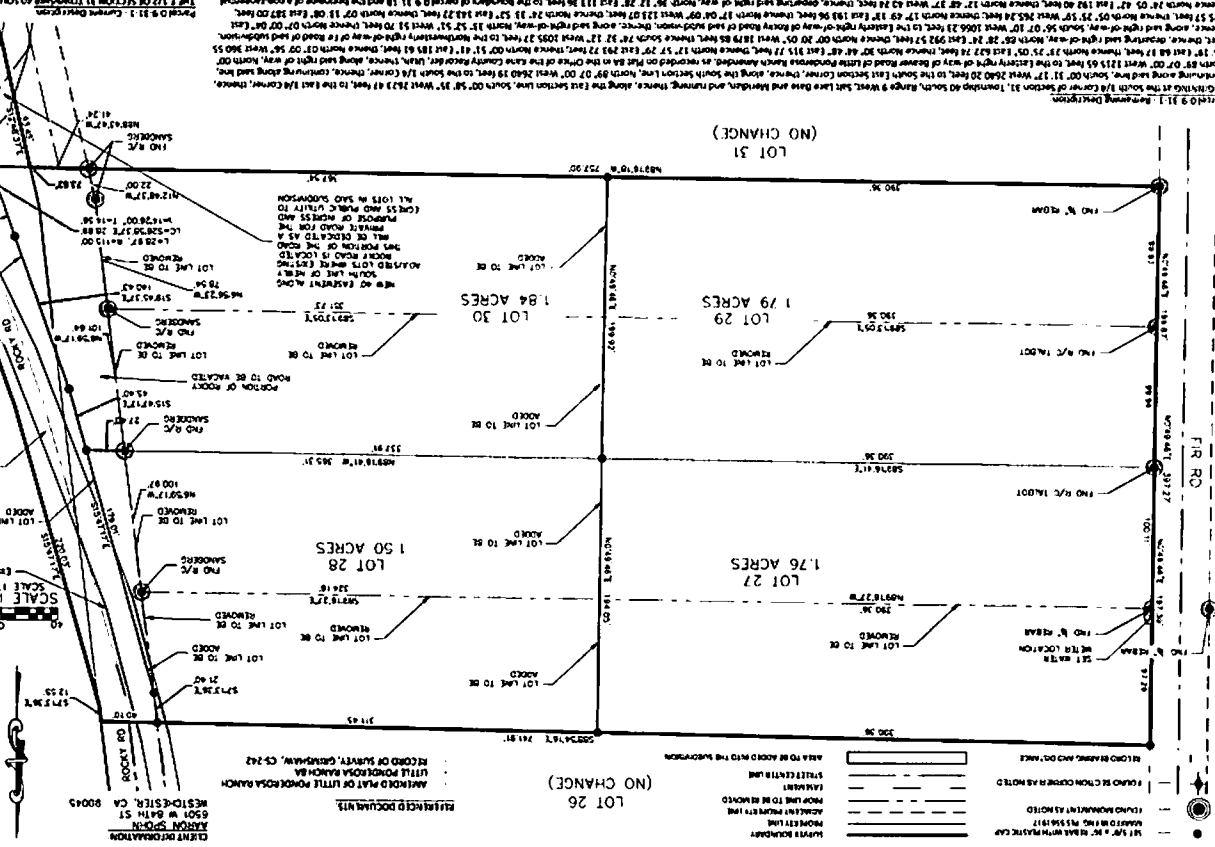
AMENDING A LOTS 27, 28, 29, & 30, BLOCK "H" AMENDED PLAT OF LITTLE PONDEROSA RANCH, KANE COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF KANE COUNTY, STATE OF UTAH.

AMENDING A LOTS 27, 28, 29, & 30, BLOCK "H" AMENDED PLAT OF LITTLE PONDEROSA RANCH, KANE COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF KANE COUNTY, STATE OF UTAH.

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AMENDING A LOTS 27, 28, 29, & 30, BLOCK "H" AMENDED PLAT OF LITTLE PONDEROSA RANCH, KANE COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF KANE COUNTY, STATE OF UTAH.



STAFF REPORT

DATE: 05/29/2026

PROJECT DESCRIPTION:

This application proposes to amend, extend, and vacate a portion of the amended plat in Little Ponderosa Ranch Subdivision, Block "H" lots 8-A-H-27, 28, 29 & 30. The proposal includes the following:

- Amending the four adjoining lots 27, 28, 29, & 30, to change the current linear "1 x 4" configuration into a "2 x 2" arrangement, with two lots positioned side by side and two additional lots directly adjacent to them.
- Extending lot 28 and lot 30 of the amended configuration on the eastern side of each lot. The acreage for each lot will be: lot 27=1.76 acres, lot 28=1.50 acres, lot 29=1.79 acres, & lot 30=1.84 acres.
- Vacating a portion of the platted "Rocky Road" and realigning the plat to show where "Rocky Road" actually exists with Ordinance 2026-19.

All changes occur within the NW ¼ SE ¼ of Section 6, Township 41 South, Range 9 West, Salt Lake Base and Meridian (SLB&M). This is a simple lot line adjustment with no change to existing zoning, which remains Residential ½-acre (R-1/2) for both the subject and surrounding properties.

The application was submitted by Aaron Spohn with Tom Avant of Iron Rock Group Engineering holding power of attorney.

PURPOSE:

The purpose of the subdivision amendment is to realign lots 27, 28, 29 & 30 and vacate a portion of Rocky Road to match up with the actual on-the-ground road.

FINDINGS:

- The amendment to realign lots 27, 28, 29 & 30 is in compliance with Utah State Code §17-79-711-713.
- The vacation of a portion of the road and amending and extending lots 27-30, complies with Kane County Land Use Ordinance 9-21E-9 (A-F) and Utah Code §17-79-201, 202, 207, 208.
- All application requirements have been met, including:

- Posting of public notices in two public locations, as well as on county and state websites.
- Mailing of notifications to all property owners within 300 feet of the project area.
- Posting of signage indicating the proposed road easement vacation and realignment.

STAFF RECOMMENDATION: Kane County alternate surveyor Paul Wilson has reviewed and recommends approval of the project. Administrative Land Use Authority Shannon McBride has reviewed the application and supporting materials and recommends approval. The project is compliant with all applicable county and state ordinances.

MOTION: I move to recommend **approval/denial** to the Kane County Commission for the vacation of a Rock Road and the realignment of lots 27-30 in the Little Ponderosa Ranch Subdivision outlined in Ordinance 2026-19, based on the findings presented in the staff report.

THANK YOU.



ITEM # 12

Discuss/Vote on Kane County Ordinance No. O 2026-17
An Ordinance Amending the Zoning of Lots 8A-H-27, 28,
29, & 30 Located in the Little Ponderosa Ranch Block “H”
Amended and Extended Plat from Residential ½ to
Residential 1

KANE COUNTY COMMISSION AGENDA REQUEST

Date of Commission Meeting Requested:

Dept. /Business Name: Land Use

Topic/Re: Ordinance 2026-17 Zone Change: Aaron Spohn

Public Hearing: No

Description: Zone Change/R -1/2 to R-1 in Little

Ponderosa Ranch/Aaron Spohn

Approve / Deny recommending a zone change, from R 1/2 to R-1 to optimize land use and larger lots, to the Kane County Commission.

Parcels #: 8A-H-27, 8A-H-28, 8A-H-29, 8A-H-30

Current Zone: R-1/2

Proposed Zone: R-1

Acreage: approx. 1.75 acres

Ordinance 2026-17

P&Z voted unanimously to recommend approval of this zone change

Attachments: O-2026-17, Staff Report, map,

Dept. Head/Owner: Shannon McBride

Contact Information: Shannon McBride x4966

Meeting Requested by: Kresta Blomquist X4364

Internal Notes:

KANE COUNTY ORDINANCE NO. O 2026-17

**AN ORDINANCE AMENDING THE ZONING OF LOTS 8A-H-27, 28, 29 & 30
LOCATED IN THE LITTLE PONDEROSA RANCH BLOCK "H" AMENDED AND
EXTENDED PLAT FROM RESIDENTIAL 1/2 TO RESIDENTIAL 1**

WHEREAS, the Kane County Planning Commission, after due and legal notice, held a public hearing on June 10, 2026, and forwarded a recommendation to the Kane County Commission regarding this ordinance; and

WHEREAS, the Kane County Board of Commissioners finds that said zone change is in accordance with the Kane County Land Use Ordinance 9-6A-1: PURPOSE: To provide for residential neighborhoods of a rural character together with a limited number of livestock for the benefit and enjoyment of the residents. (Ord. 2013-5, 8-12-2013, eff. 8-27-2013)

WHEREAS, the Kane County Commission has reviewed the proposed ordinance, the staff report, the Planning Commission recommendation, and finds the amendment to be in the best interest of the public health, safety, and welfare; and

WHEREAS, the statutory authority for enacting this ordinance is Utah State Code Sections §17-79-201-202 & 205, and 17-79-503;

WHEREAS, the Kane County Planning Commission and Kane County Board of Commissioners desire to implement the recommended zone change to lots 27, 28, 29 & 30, in the Little Ponderosa Ranch Subdivision from Residential 1/2 to Residential 1;

**NOW THEREFORE, THE COUNTY LEGISLATIVE BODY OF KANE COUNTY,
STATE OF UTAH, ORDAINS AS FOLLOWS:**

**LEGAL DESCRIPTION: ALL OF LOTS 27, 28, 29 and 30 BLOCK "H" AMENDED AND
EXTENDED SUBDIVISION PLAT OF LITTLE PONDEROSA RANCH**

Is hereby rezoned from Residential 1/2 to Residential 1 and shall from here forth be zoned Residential 1.

Section 1. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 2. Effective Date

This ordinance is effective fifteen (15) days after adoption, and after publication and notice are completed as set forth below.

Section 3. Publication and Notice.

This Ordinance shall be deposited in the Office of the Kane County Clerk. The Kane County Clerk is directed to publish a short summary of this Ordinance with the name of the members voting for and against, together with a statement that a complete copy of the ordinance is available at the Office of the Kane County Clerk, for at least one publication in a newspaper of general circulation in the county, or as otherwise permitted and required by Utah State Law.

End of Ordinance.

ORDINANCE 2026-17

ADOPTED this 30th day of June, 2026

Commissioner Brown voted: _____
Commissioner Meyeres voted: _____
Commissioner Kubeja voted: _____

COUNTY:
Kane County, a political subdivision of the State of Utah

By: _____
Gwen Brown
Chair, Kane County Commission

Corporate Acknowledgment

State of Utah
§
County of _____)

On this _____ day of _____, in the year 20_____, personally appeared before me
Date Month Year
_____, whose identity is personally known to me (or proven on
Name of document signer
the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the
chair of the Kane County Commission and that said document was signed by him/her in behalf
of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and
also acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

(Notary signature and seal)

Notary Printed Name _____ My Commission Expires _____
Residing in _____, County _____



KANE COUNTY LAND USE AUTHORITY
Shannon McBride
LAND USE AUTHORITY
ADMINISTRATOR

Staff Report

DATE: May 27, 2026

To: Planning Commission
From: Shannon McBride, Land Use Administrator
Subject: Project # 256030: Zone Change Application, R-1/2 to R-1, Ordinance O-2026-17
Lots 8A-H-27, 28, 29 and 30 consisting of .736 acres

HEARING NOTIFICATION:

- Mailed the property owners within 500 feet of the subject area.
 - Posted on the Utah State and Kane County's public websites.
 - A public notice was posted in two public locations.
 - A notification sign was posted on the lots.
-

REQUEST:

On May 13, 2026, Aaron Spohn, submitted a zone change application for lots 27, 28, 29 and 30, in the Little Ponderosa Ranch Subdivision Block "H" Amended, Kane County, Utah, requesting to rezone from R-1/2 to R-1. The intended use is to optimiz land use and larger lots

LEGAL DESCRIPTION: ALL OF LOTS 27, 28, 29 and 30 BLOCK "H" AMENDED PLAT OF LITTLE PONDEROSA RANCH

FACTS & FINDINGS:

Parcel Characteristics

- Lots 27, 28, 29 and 30 meet the minimum acreage required to be zoned R-1. The lot is currently zoned R-1/2.
- The owner requests the lot be zoned R-1 which requires a zone change.
- Surrounding lots and parcels are zoned R-1/2.
- This lot was originally zoned R-1/2.
- All property owners within 500 ft. of this lot have been mailed a public notice, and a sign has been posted on the road accessing the subdivisions that surround the parcels.

76 North Main Street | Kanab, Utah 84741 | p: (435) 644-4966 | www.kane.utah.gov
Shannon McBride | Land Use Administrator | e-mail: smcbride@kane.utah.gov

- The lots would gain access from Rocky Road and Fir Road.
- 9-6A-1: PURPOSE: To provide for residential neighborhoods of a rural character together with a limited number of livestock for the benefit and enjoyment of the residents. (Ord. 2013-5, 8-12-2013, eff. 8-27-2013)

Kane County General Plan, Preamble: Given these basic premises, the Kane County Commission will use this Plan to guide land use decisions for the county. Where decisions regarding property rights versus property values are being made, deference shall be given to property rights. This Plan will ensure that present and future residents and visitors to Kane County will be housed under safe, sanitary, and attractive conditions. Land uses in the unincorporated county will reflect the intent of the Commission to expect intensive, urban-scale uses and to provide self-supported basic services without county financial support.

Kane County General Plan, Pg. 6 Land Use Goals Unincorporated land uses will remain at densities which can be adequately serviced and which retain the qualities of a rural, open setting with uses not typically found in a town or city. Residential Land Uses Goal #1: To provide for residential areas that support and complement the unique rural quality and character of Kane County. Objective: Minimum allowable densities in unincorporated zoning districts will be determined by the land use ordinance.

- If the zone change is approved the uses contained in the Residential 1/2 and Residential 1 uses table will be allowed.

CONCLUSION:

The Planning Commission must evaluate this zone change request by considering the following:

1. Alignment with the Kane County General Plan and its provisions for recreational use.
2. The applicant's property rights and the potential impact on neighboring properties.
3. Compatibility with surrounding zoning designation.
4. Adherence to the purpose and allowed uses of the R-1 Zone.

Given these considerations, a recommendation should balance Kane County's best interests, future planning objectives, and private property rights. If the zone change amendment is adopted, R-1 zoning regulations will apply as outlined in the Kane County Land Use Ordinance as stated above.

LEGAL CONTEXT

Because zoning ordinances are in derogation of a property owner's common-law right to unrestricted use of his or her property, provisions therein restricting property uses should be strictly construed, and provisions permitting property uses should be liberally construed in favor of the property owner; *Patterson v. Utah County Bd. of Adjustment*, 893 P.2d 602, 606 (UT App 1995)

MOTION: I move to recommend denying/approving the zone change for lot s 27, 28, 29 & 30 in the Little Ponderosa Ranch Subdivision & Ordinance O-2026-17 to the County Commission based on the facts and findings as documented in the staff report.



ROCKY RD

BLM
BLM

FIR RD

ROCKY DR

8A-G-25
R-1/2

8A-G-24
R-1/2

8A-G-23
R-1/2

8A-G-22
R-1/2

8A-G-21
R-1/2

8A-G-20
R-1/2

8A-G-19
R-1/2

8A-G-18
R-1/2

8A-G-17
R-1/2

8A-G-16
R-1/2

8A-G-15
R-1/2

8A-G-14
R-1/2

8A-G-13
R-1/2

8A-G-12

8A-H-26
R-1/2

8A-H-27
R-1/2

8A-H-28
R-1/2

8A-H-29
R-1/2

8A-H-30
R-1/2

8A-H-31
R-1/2

8A-H-32
R-1/2

8A-H-33
R-1/2

8A-H-34
R-1/2

8A-H-35
R-1/2

8A-H-36
R-1/2

8A-H-37
R-1/2

8A-H-38
R-1/2

8A-H-40A

BEAVER RD

0-9-31-1B
AG

0-9-31-1
AG

ITEM # 13

Discuss/Vote on Kane County Ordinance No. O
2026-18 An Ordinance Amending the Zoning of
Parcel 8-7-8-30 Located on the Edge of Mirror
Lake Subdivision from Residential 5 to
Commercial 2

KANE COUNTY COMMISSION AGENDA REQUEST

Date of Commission Meeting Requested:

Dept. / Business Name: Land Use

Topic/Re: Ordinance 2026-18 Zone Change: Heritage Acres LLC

Public Hearing: No

Description: Zone Change /R-5 to C-2 bordering Mirror Lake

Subdivision/Heritage Acres, Tracy Sanford, Trustee

Approve / Deny recommending a zone change, from R-5 to C-2 to allow more than 2 trailers on a five-acre parcel, to the Kane County Commission.

Parcel: 8-7-8-30

Current Zone: R-5

Proposed Zone: C-2

Acreage: 4.7 Acres

Ordinance 2026-18

P&Z voted unanimously to recommend denying this zone change

Attachments: O-2026-18, Staff Report, map,

Dept. Head/Owner: Shannon McBride

Contact Information: Shannon McBride x4966

Meeting Requested by: Kresta Blomquist X4364

Internal Notes:

KANE COUNTY ORDINANCE NO. O 2026-18

AN ORDINANCE AMENDING THE ZONING OF PARCEL 8-7-8-30 LOCATED ON THE EDGE OF MIRROR LAKE SUBDIVISION FROM RESIDENTIAL 5 TO COMMERCIAL 2

WHEREAS, the Kane County Planning Commission, after due and legal notice, held a public hearing on June 10, 2026, and forwarded a recommendation to the Kane County Commission regarding this ordinance; and

WHEREAS, the Kane County Board of Commissioners finds that said zone change is in accordance with the Kane County Land Use Ordinance 9-7C-1: PURPOSE: The purpose of the commercial 2 zone is to provide for heavy commercial areas not appropriate near or in Residential Zones to meet larger commercial uses. (Ord. O-2022-42, 7-26-2022)

WHEREAS, the Kane County Commission has reviewed the proposed ordinance, the staff report, the Planning Commission recommendation, and finds the amendment to be in the best interest of the public health, safety, and welfare; and

WHEREAS, the statutory authority for enacting this ordinance is Utah State Code Sections §17-79-201-202 & 205, and 17-79-503;

WHEREAS, the Kane County Planning Commission and Kane County Board of Commissioners desire to implement the recommended zone change to parcel 8-7-8-30, from Residential 5 to Commercial 2;

NOW THEREFORE, THE COUNTY LEGISLATIVE BODY OF KANE COUNTY, STATE OF UTAH, ORDAINS AS FOLLOWS:

LEGAL DESCRIPTION: 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.

Is hereby rezoned from Residential 5 to Commercial 2 and shall from here forth be zoned Commercial 2.

Section 1. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision

shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 2. Effective Date

This ordinance is effective fifteen (15) days after adoption, and after publication and notice are completed as set forth below.

Section 3. Publication and Notice.

This Ordinance shall be deposited in the Office of the Kane County Clerk. The Kane County Clerk is directed to publish a short summary of this Ordinance with the name of the members voting for and against, together with a statement that a complete copy of the ordinance is available at the Office of the Kane County Clerk, for at least one publication in a newspaper of general circulation in the county, or as otherwise permitted and required by Utah State Law.

End of Ordinance.

ORDINANCE 2026-18

ADOPTED this 30th day of June, 2026

Commissioner Brown voted: _____
Commissioner Meyeres voted: _____
Commissioner Kubeja voted: _____

COUNTY:
Kane County, a political subdivision of the State of Utah

By: _____
Gwen Brown
Chair, Kane County Commission

Corporate Acknowledgment

State of Utah
§
County of _____)

On this _____ day of _____, in the year 20____, personally appeared before me
Date Month Year
_____, whose identity is personally known to me (or proven on
Name of document signer
the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the
chair of the Kane County Commission and that said document was signed by him/her in behalf
of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and
also acknowledged to me that said Corporation executed the same.

Witness my hand and official seal.

(Notary signature and seal)

Notary Printed Name _____ My Commission Expires _____
Residing in _____, County



KANE COUNTY LAND USE AUTHORITY
Shannon McBride
LAND USE AUTHORITY
ADMINISTRATOR

Staff Report

DATE: May 27, 2026

To: Planning Commission
From: Shannon McBride, Land Use Administrator
Subject: Project # 26034: Zone Change Application, R-5 to C-2, Ordinance O-2026-18
Parcel 8-7-8-30 consisting of 4.70 acres

HEARING NOTIFICATION:

- Mailed the property owners within 500 feet of the subject area.
- Posted on the Utah State and Kane County's public websites.
- A public notice was posted in two public locations.
- A notification sign was posted on the parcel.

REQUEST:

On May 21, 2026, Tracy Sanford, Heritage Acres Trustee, submitted a zone change application for parcel 8-7-8-30, bordering the Mirror Lake Estates Subdivision, Kane County, Utah, requesting to rezone from R-5 to C-2. The intended use is to hold family reunions.

LEGAL DESCRIPTION: 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.

FACTS & FINDINGS:

Parcel Characteristics

- Parcel 8-7-8-30 meets the minimum acreage required to be zoned C-2. The parcel is currently zoned R-5.

76 North Main Street | Kanab, Utah 84741 | p: (435) 644-4966 | www.kane.utah.gov
Shannon McBride | Land Use Administrator | e-mail: smcbride@kane.utah.gov

- The owner requests the lot be zoned C-2 which requires a zone change.
- Surrounding lots and parcels are zoned R-1/2, R-1 and R-5.
- All property owners within 500 ft. of this parcel have been mailed a public notice, and a sign has been posted on the road accessing the subdivisions that surround the parcel.
- The lot would gain access from Lake Drive onto Bach Drive.
- 9-7C-1: PURPOSE: The purpose of the commercial 2 zone is to provide for heavy commercial areas not appropriate near or in Residential Zones to meet larger commercial uses. (Ord. O-2022-42, 7-26-2022)

Kane County Land Use Ordinance Commercial 1 9-7B-2: USE REGULATIONS:

Development of any parcel of land for any of the uses listed in this section exceeding fifteen thousand (15,000) square feet of total building floor area are not permitted in this zone.

A. Permitted Uses: The following uses are permitted in the C-1 zone:

Accessory uses and buildings, customarily incidental and subordinate to an approved permitted use.

Any permitted uses listed in the light commercial (L-C) zone.

Restaurants.

Retail sale and/or rental of goods, merchandise and equipment conducted wholly within an enclosed building.

Tour Companies without ATV/UHV rentals.

B. Multi-Residential, Residential And Agricultural Uses: All uses listed in the multi-residential, residential and agricultural uses table are allowed in the C-1 Zone with their appropriate designation of permitted or conditional unless otherwise changed in the commercial uses table.

C. Conditional Uses: The following uses are subject to the conditional use approval process outlined in chapter 15 of this title:

Accessory uses and buildings, customarily incidental and subordinate to an approved conditional use.

Automobile car wash, not to exceed four (4) bays.

Automobile sales

Automobile fuel stations.

Cell towers.

Child daycare or preschool center which meets all state and local regulations.

Commercial recreation and entertainment facilities, not to include sexually oriented businesses.

Heli pad private.

Private business and technical schools.

Reception center and/or wedding chapel.

D. Any uses not set forth in this section or L-C are not allowed.

E. Other: Any use not named which may be considered harmonious with the zone and current allowed uses can be considered for proposed inclusion into the chapter by the Kane County Planning Commission in a public hearing and approval of the County Commission. (Ord. O-2022-42, 7-26-2022; amd. Ord. O-2023-12, 4-25-2023)

9-7B-3: SITE DESIGN REGULATIONS:

All site design elements for the above listed conditional uses are subject to review by the planning commission, who shall apply the standards and provisions found in chapter 15 of this title.

A. Objectionable Factors: All uses shall be free from objectionable odor, noise, dust, smoke, vibration or other such factors; and

B. Advertising Signs: All advertising signs shall comply with the provisions of chapter 16 of this title. (Ord. O-2022-42, 7-26-2022)

9-7C-2: USE REGULATIONS:

A. Permitted Uses: The following uses are permitted in the C-2 zone:

Any permitted use listed in the L-C and C-1 zones.

Accessory uses and buildings, customarily incidental and subordinate to an approved permitted use.

Auditoriums, conference rooms, museums, theaters, libraries and community social centers.

Car wash (large).

Freight or trucking yard or terminal.

Heli pad commercial.

Propane storage tanks.

Repairing, renovating, painting and cleaning of goods, merchandise and equipment.

Retail and/or wholesale sale and/or rental of goods, merchandise and equipment, which may include storage and display outside an enclosed building.

B. Conditional Uses: The following uses are subject to the conditional use approval process outlined in chapter 15 of this title.

Accessory uses and buildings, customarily incidental and subordinate to an approved conditional use.

ATV's/UTV's rentals.

Dams and Reservoirs.

Hospital.

Hotel or motel.

Motor vehicle, trailer, camper and recreational vehicle sales agency.

Recreational Vehicle Parks.

Storage units.

Solar Power panels producing over 25 KW.

Substation.

C. Any combination of the above uses which meets all other provisions of this title.

D. Other: Any use not named which may be considered harmonious with the zone and current allowed uses can be considered for proposed inclusion into the chapter by the Kane County Planning Commission in a public hearing and approval of the County Commission. (Ord. O-2022-42, 7-26-2022)

Kane County General Plan, Preamble: Given these basic premises, the Kane County Commission will use this Plan to guide land use decisions for the county. Where decisions regarding property rights versus property values are being made, deference shall be given to property rights. This Plan will ensure that present and future residents and visitors to Kane County will be housed under safe, sanitary, and attractive conditions. Land uses in the

unincorporated county will reflect the intent of the Commission to expect intensive, urban-scale uses and to provide self-supported basic services without county financial support.

Kane County General Plan, Pg. 6 Land Use Goals Unincorporated land uses will remain at densities which can be adequately serviced and which retain the qualities of a rural, open setting with uses not typically found in a town or city. Residential Land Uses Goal #1: To provide for residential areas that support and complement the unique rural quality and character of Kane County. Objective: Minimum allowable densities in unincorporated zoning districts will be determined by the land use ordinance.

- If the zone change is approved the uses contained in the Light Commercial and Commercial 1 and Commercial 2 uses table will be allowed.

CONCLUSION:

The Planning Commission must evaluate this zone change request by considering the following:

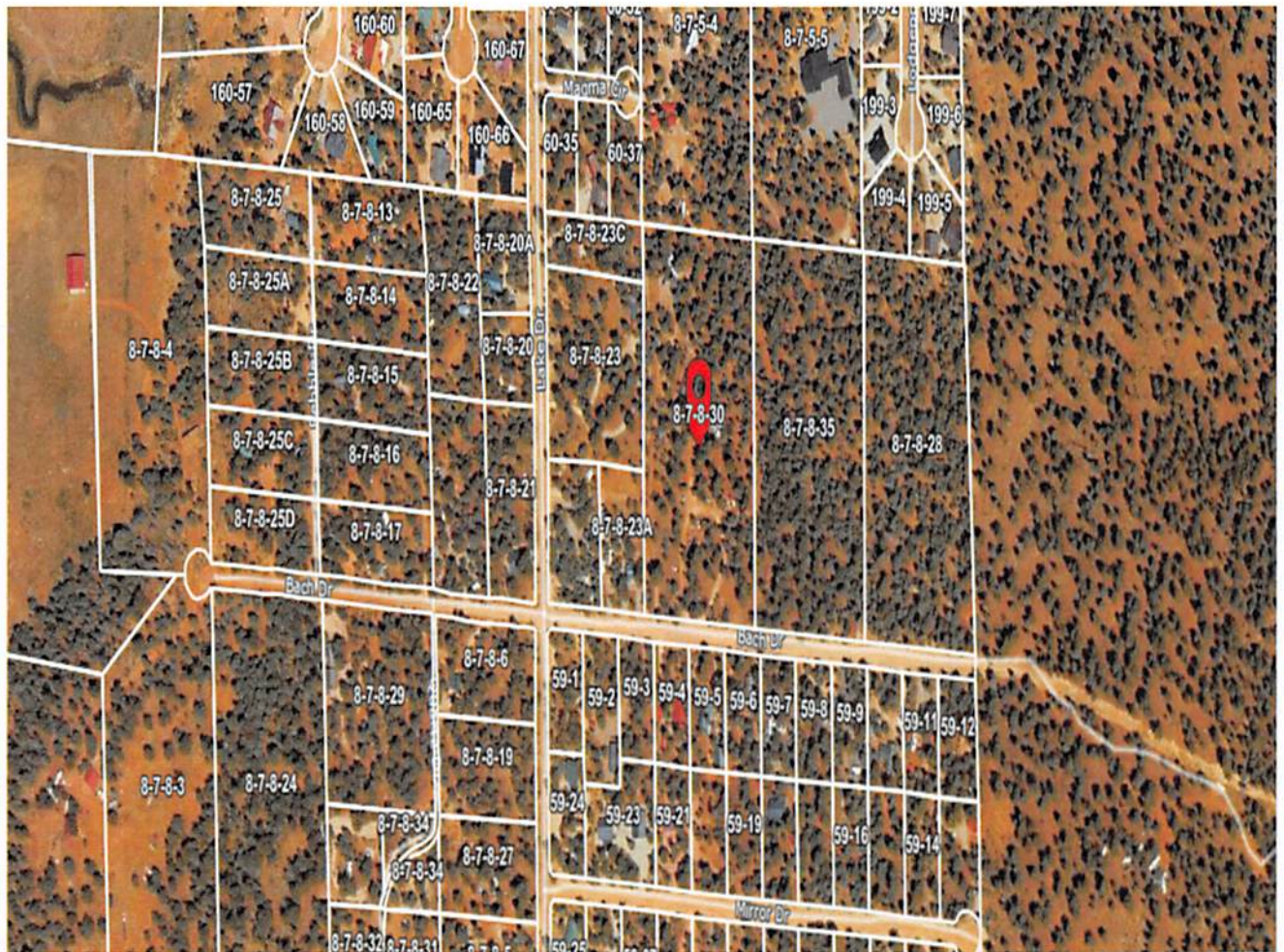
1. Alignment with the Kane County General Plan and its provisions for recreational use.
2. The applicant's property rights and the potential impact on neighboring properties.
3. Compatibility with surrounding zoning designation.
4. Adherence to the purpose and allowed uses of the C-2 Zone.

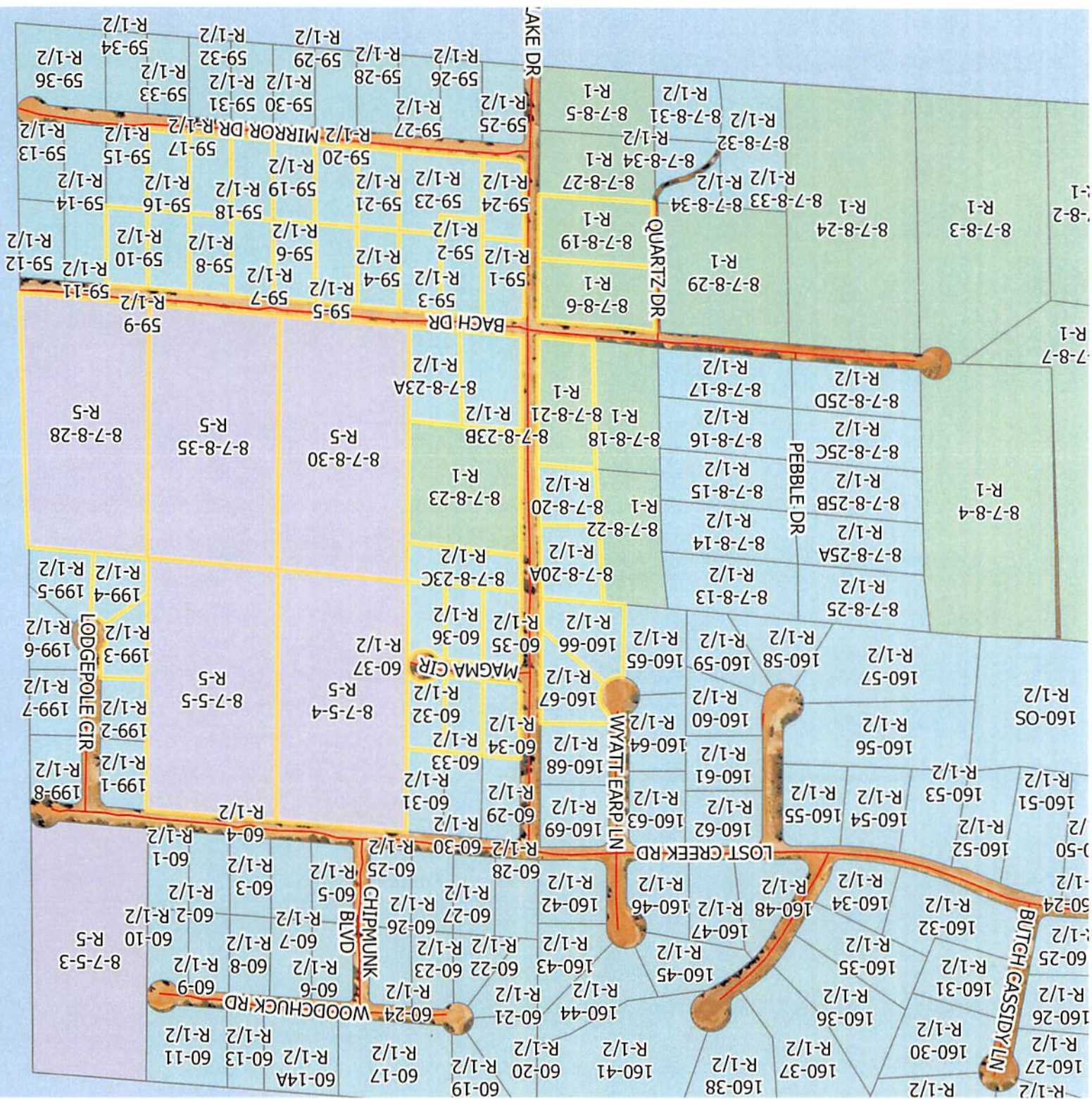
Given these considerations, a recommendation should balance Kane County's best interests, future planning objectives, and private property rights. If the zone change amendment is adopted, C-2 zoning regulations will apply as outlined in the Kane County Land Use Ordinance as stated above.

LEGAL CONTEXT

Because zoning ordinances are in derogation of a property owner's common-law right to unrestricted use of his or her property, provisions therein restricting property uses should be strictly construed, and provisions permitting property uses should be liberally construed in favor of the property owner; *Patterson v. Utah County Bd. of Adjustment*, 893 P.2d 602, 606 (UT App 1995)

MOTION: I move to recommend denying/approving the zone change for parcel 8-7-8-30 from R-5 to C-2 bordering the Mirror Lake Subdivision & Ordinance O-2026-18 to the County Commission based on the facts and findings as documented in the staff report.





USFS

Good morning,

Regarding the proposed zone change request for Parcel 8-7-8-30, we would like to respectfully express our concerned opposition to the proposed rezoning.

Our property is located directly across the street from this parcel, so this proposal would have a significant impact on our family and the few residents who live on this road.

One of the reasons we chose this area was because it is residential, quiet, and surrounded by nature. There are only a handful of homes on this street, and the neighbors who live here value the peace and character of the area. **Approving a Commercial 2 zone in the middle of this residential neighborhood would permanently change that.**

While the current discussion centers around an RV park, the request before the County is much broader than that. A C-2 designation would allow numerous commercial uses that simply do not belong in the middle of a residential area. Once the zoning is changed, future uses could extend well beyond what is currently being discussed.

Unfortunately, neighboring property owners have already experienced issues associated with the current use of this property. **During the summer months, the parcel frequently hosts a large number of campers and visitors. We have witnessed excessive ATV and side-by-side traffic, loud music, late-night disturbances, and campfires without consent during fire restrictions. These activities have already had a negative impact on the quiet enjoyment of neighboring properties.**

My concern is that rezoning the property to C-2 would only intensify these issues by encouraging additional traffic, noise, commercial activity, and development in an area that was intended to remain residential.

This proposal affects the residents who live directly around the property every day. The immediate neighbors on this road do not want to see this rezoning approved, and we are concerned about the long-term consequences it could have for our neighborhood and the surrounding community.

I respectfully ask the Planning Commission to deny the zone change request and preserve the existing Residential zoning designation.

Thank you for your time, consideration, and service to Kane County.

Sincerely,

--

Dear Shannon,

We are writing to express our strong opposition to the proposed rezoning variance that would permit commercial development, including restaurants, retail establishments, and an RV park, within our village community.

Our town was established and has thrived as a small, residential focused community. The proposed rezoning represents a significant departure from the character and intent of the existing zoning regulations. Many residents chose to live and/or vacation here because of the quiet, rural atmosphere, limited traffic, and close-knit neighborhood environment that currently exists.

The introduction of commercial businesses and an RV park raises several concerns:

1. Increased Traffic and Safety Risks

Commercial development will likely result in substantially higher traffic volumes on roads that were not designed to accommodate such growth. Increased vehicle traffic creates safety concerns for residents, pedestrians, children, and cyclists.

2. Noise and Quality of Life Impacts

Restaurants, commercial operations, and RV park activities can generate noise from customers, deliveries, vehicles, outdoor gatherings, and extended operating hours. These impacts would diminish the peaceful environment residents currently enjoy.

3. Strain on Infrastructure and Public Services

Additional commercial activity and transient occupancy may place increased demands on local roads, utilities, emergency services, and other public resources.

4. Preservation of Community Character

The proposed uses are inconsistent with the small-village atmosphere that residents have worked to preserve. Rezoning for commercial uses could set a precedent for further commercial expansion and gradual erosion of the community's residential identity.

5. Potential Property Value Concerns

Many homeowners have invested significant resources into their properties based on the existing zoning and expectations for the area. Commercial development adjacent to residential neighborhoods may negatively affect property values and homeowner investment.

For these reasons, we respectfully request that the HOA, planning authorities, and decision makers deny the requested rezoning variance and maintain the current zoning protections that preserve the character, safety, and quality of life of our community.

Thank you for your consideration of the concerns of local and seasonal residents.

Sincerely,
Jim and Denise Kelly
525 E. Rim Rd
Duck Creek Village

From: [REDACTED]
Sent: Thursday, May 28, 2026 8:18 [REDACTED]
Subject: Opposition to Rezoning request (2026-18)

Dear Ms. McBride, Land Use Administrator:

My husband and I are residents in the Lost Creek Subdivision for over 15 years, off of Lake Dr. and Lost Creek Rd. We understand there is a 4.7 acre parcel, #8-7-8-30, in the middle of a residential area in the vicinity who are requesting rezoning from (R-1) to (C-2) and we oppose it vehemently.

There are certainly land options available that are already zoned for Commercial use without these types of requests in residential areas. There are already owners turning their properties into AirBNB and VRBO properties that are creating renters unaware of codes and land enforcements, fire restrictions, ATV traffic usage safety and noise levels during the day and night with no appreciation of the nature they are in. More deer killings from driving to fast up the mountain. More emergency calls on trails of accidents. Just more naive visitors coming up to have a good time and it's creating unwelcome change.

Please keep our mountain safe for the residents, keep our values for the nature protected, keep the residents in mind when growth will happen but to what degree is necessary and why does it have to be a variance if you just would have bought right in the beginning.

Best,
Jeff & Denise Nicholl
1510 E. Woodchuck Rd

Dear Land Use Administrator and Kane County Commissioners,

We are writing in regards to the Rezoning Request 2026-18 for parcel #8-7-8-30, located in Duck Creek Village, near Lake Drive, Bach Drive, Mirror Drive, and Lost Creek Road. My family has owned property on Mirror Drive for over 50 years. We have seen a multitude of changes occur on the mountain in those 50 years, but never would imagine a neighbor requesting commercial zoning within our residential zoned neighborhood. If approved, this rezoning request will absolutely ruin the tranquility that we have all invested hundreds of thousands of dollars for. This particular property has created issues within our neighborhood for many, many years. They have essentially been running an unlicensed campground as is, with off-road vehicles being driven by underage small children around the property, creating dust and health hazards for nearby residents. Additionally, we have witnessed many close calls with traffic and reckless driving in and out of the heavily populated parcel, especially around the summer holidays. That is not to say that Commercial zoning should be permitted. This parcel should have to abide by the same zoning with regard to trailer use as everyone else does. We own two separate parcels and have never considered attempting to rent out our property to campers, knowing that it was against zoning AND that is simply the wrong thing to have within a residential area. A commercial property does not belong in the center of a residential area. Residential zoning ensures a safe place for families to raise their children, take their dogs for walks, and to enjoy a stable, not transient, community. It is simply not harmonious, compatible, or acceptable to operate a campground next to residents.

As decision makers for Kane County, I implore that you protect the property rights and property values of those who own and live in the area. The entire community will be adversely affected by this, but if this is approved you are essentially stripping away the property rights and everything that the year-round residents on Bach Drive have worked so hard for decades to own. Additionally, the safety issues from extra transient traffic and fire hazards from a multitude of campground fire pits being used irresponsibly next to residences is just not an acceptable risk. The Kane County Land Use Authority and the Kane County Commission have the responsibility in ensuring that decisions are being made for the benefit of many rather than the few, prioritizing the collective well-being and long-term sustainability of the entire community. We are asking you to do the right thing for your constituents and for the taxpayers in the area.

Thank you for your time,

Erin and Matt DeLoe

June 1, 2026

Attn: Shannon McBride, Land Use Administrator

Re: Opposition to Rezoning Request 2026-18 (Parcel #8-7-8-30 / Heritage Acres)

To the Kane County Planning Commission,

I am writing to express my strong opposition to Rezoning Request 2026-18, which seeks to rezone the Heritage Acres property from Residential (R-1) to Commercial 2 (C-2) in the middle of an established residential neighborhood near Lake Drive, Bach Drive, and Lost Creek Road in Duck Creek Village.

My family has owned a cabin in this area for many years because of the unique qualities that make Duck Creek special: its residential character, natural beauty, quiet atmosphere, abundant wildlife, and sense of community. The proposed rezoning threatens those qualities and would introduce land uses that are incompatible with the surrounding neighborhood.

One of my primary concerns is that this request is for a full C-2 Commercial designation without meaningful limitations. The stated purpose of the Commercial 2 zone is to accommodate heavier commercial activities that are not appropriate near or within residential areas. Once approved, this zoning could allow a wide variety of commercial uses beyond an RV park, including retail operations, restaurants, tour businesses, propane sales, equipment repair, trucking-related activities, and other commercial enterprises. Such uses have no place in the center of an established residential community.

I am also concerned because neighboring residents have already experienced negative impacts associated with activities occurring on this property. Reports of vehicles blocking driveways, excessive ATV traffic on residential roads, trespassing, public nuisance complaints, fire restriction violations, and other disturbances demonstrate the challenges that can arise when commercial-style activities occur in a residential setting. Expanding the property's use through commercial zoning is likely to increase these impacts rather than resolve them.

The proposal also raises significant environmental and public safety concerns. Increased RV occupancy and commercial activity could lead to greater traffic, dust, noise, wastewater disposal issues, and fire hazards. Given the forested nature of Duck Creek Village and the ever-present wildfire risk in our mountain community, these concerns deserve careful consideration.

Perhaps most importantly, rezoning this property would fundamentally alter the character of the neighborhood. Property owners invested in this area with the expectation that the surrounding land would remain residential in nature. The introduction of commercial zoning would undermine that expectation, diminish the peaceful enjoyment of nearby properties, negatively affect wildlife habitat and the natural environment, and potentially reduce surrounding property values.

For all of these reasons, I respectfully urge the Planning Commission to deny Rezoning Request 2026-18 and preserve the residential character, safety, and quality of life that residents of Duck Creek Village have worked hard to protect.

Thank you for your consideration.

Sincerely,

Judith Whitmer
1480 Bach Dr. (Parcel 59-5)
Duck Creek Village, Utah

We are writing to let you know that we DO NOT want the ReZone in Duck Creek near the area of Lake Dr, Bach Dr, and Lost Creek Rd.

The homes were bought with the understanding that this was a family home area. The rezoning of this area will make it miserable for all living there. It will create heavy traffic, noise and dust.

This will disturb all the natural mountain with the wildlife. We do not want this. This will impact the Environmental concerns of waste, and more fire hazards.

We are very upset that you would even let something like this come to this point.

We are totally against the ReZoning of this area.

Lou Ann and Mark Larkin
1335 E Lost Creek Rd.

[REDACTED]

Shannon,

I think the biggest concern is the rezoning from a residential use to a C-2 commercial use. In the last two years, the property has operated in a more reasonable manner. If there was a way to continue the Temporary Use Permit, I think most people would find that acceptable.

I'm sure residents are voicing their concerns. However, I'd like to bring up some potential legal issues with what has been proposed.

1. In Title 9-7C-2. It clearly states "The purpose of commercial 2 zone is to provide for heavy commercial areas not appropriate near or in Residential Zones to meet larger commercial uses."

Allowing this rezoning in this residential area runs in total conflict to what the title says. It seems that this could be a potential lawsuit for the County.

2. You sent us some information regarding a potential deed restriction to not allow commercial use. My concern is that the way the code reads the Conditional Use Permit for Recreational Vehicle Parks very specifically says a business license is required. (9-15A-2-E-26). If you remove the commercial application with the deed restriction you cannot legally apply for the required business license.

3. A deed restriction is a legally binding document that dictates the specific uses of the property. Who would enforce the deed restriction and what are the legal remedies? Additionally, under what conditions can this deed restriction be removed? What assurance would residents of Duck Creek be given that this is an effective document?

I would suggest abandoning the rezoning idea and work towards a title amendment. Keep things simple and allow the landowner to continue to operate in the manner which they have. I have spent some time looking over your Title 9 and have some suggestions. These may not all be viable, but maybe we can get a new conversation going. I have shared these ideas with our neighbors, Steve and Lorrie Mineer, who are also open to these suggestions. Please see the attached document and feel free to share with the Commissioners. We are all available to talk.

Thanks. Mary McElhone

[REDACTED]

[REDACTED]

May 30, 2026

Michael & Gwenn Robison
1340 Lost Creek Rd.
Duck Creek Village, UT 84762

Kane County Planning Commission

Dear Commissioners,

It has come to my attention that there is a rezoning request for Parcel #8-7-8-30 in Duck Creek Village to change the zoning designation from Residential (R-1) to Commercial (C-2). My wife and I strongly oppose this request.

We have owned a cabin in this subdivision for the past 11 years and purchased our property with the understanding that the surrounding area would remain residential in character. This 4.7-acre parcel is located in the middle of our subdivision and is surrounded primarily by half-acre residential lots containing mountain cabins, including our own.

We have personally witnessed numerous disturbances associated with activities on this parcel, including late-night noise, open fires, blocked driveways, and large numbers of RVs parked on the property. On multiple occasions, law enforcement has been called to address these issues. The prospect of expanding the property's permitted uses through commercial zoning raises serious concerns about the potential impact on neighboring homeowners.

In addition, a C-2 zoning designation would allow a wide variety of commercial uses that are incompatible with a residential neighborhood. Potential uses could include a trucking or freight yard, restaurant, retail business, tour company, helipad, commercial propane storage facility, and many other commercial operations. Such activities would significantly alter the character of our community and negatively affect nearby property owners and our property valuation.

We respectfully ask the Planning Commission to deny this rezoning request. Allowing commercial zoning in the center of an established residential subdivision would be unfair to homeowners who invested in this area with the reasonable expectation that it would remain residential.

Thank you for your consideration and attention to this matter.

Sincerely,

Michael & Gwenn Robison

From: [REDACTED]
Sent: Wednesday, May 27, 2026 4:12 PM
To: [REDACTED]
Subject: Rezoning in Mirror Lake Sudivision

Dear Kane County Commission, Shannon McBride, Planning Commission,

There is a rezoning request scheduled at the next June 10 meeting. This is to convert this residential community to a commercial area. This is extremely concerning to the current residents surrounding that area.

I have lived in Mirror Lake for over 30 years. I purchased the property for its rural and mountain atmosphere. I have witnessed numerous changes within this community over time. The proposed area is directly behind my cabin and property. In the past, Heritage Acres has used that area for several campers/RVs in the past. It was very noisy; clients routinely harassed my dogs by throwing things at them, trespassed and had campfires in nonapproved sites.

My concerns include:

1. Lack of restrictions with C-2 approval
2. Increased fire potential
3. Substantial decrease in my property value
4. Increased traffic and trash
5. Increased transient occupancy and potential safety concerns
6. Increased property taxes and insurance

For these reasons, I respectfully urge the Planning Commission to deny this rezoning request and protect the safety, residential character, property value and stability of our neighborhood.

Thank you for your time and consideration. If you have additional questions, my cell number is [REDACTED]

Sincerely,

Patricia Holden

1430 Magma Circle

Duck Creek Village

May 27, 2026

Kane County Land Use Authority
C/O Shannon McBride, Land Use Administrator
76 North Main Street
Kanab, UT 84741

Commissioners,

We are unable to attend the Kane County Commission meeting pertaining to the proposed zone change from Residential 1 (R-1) to Commercial 2 (C-2) for Parcel 8-7-8-30 as submitted by Tracy Sanford, Trustee, on behalf of Heritage Acres, LLC. As such, please accept this letter as our formal objection to Tracy Sanford's proposal for the following reasons:

1. We understand that the property owner is making this request because they wish to place additional RVs on their lot over what the current residential ordinance allows, and that the request is for a straight C-2 without any conditions. "The purpose of a Commercial 2 zone is to provide for heavy commercial areas not appropriate near or in Residential Zones to meet larger commercial uses" (Title 9-7C-2). This use provides for restaurants, retail stores, tour companies, freight/trucking yard, helipad, commercial propane tank storage, repairing of goods/merchandise/equipment among many other uses.

Granting this land use, even if a condition for a Recreational Vehicle Park only, has the potential to quickly expand into other uses e.g., camp store, propane sales, tour operation, or a restaurant.

2. This misplaced and misguided proposal is way beyond the intended purpose of the Mirror Lake Subdivision, which is already at its peak for accommodating renters and campers disinterested in any reasonable quiet enjoyment of the community, and who bring related traffic and dust; break-ins and theft; additional risks associated with illegal campfires during fire restrictions; and other associated environmental problems. This zoning change would only exacerbate these issues that have grown over the past several years, primarily as a result of the thoughtless behavior of temporary interlopers. This request seeks to visit more of these problems upon the current owners/residents of our community.

Our family has had the privilege of owning our little slice of Duck Creek property since the early 70s. We respectfully request that you deny this proposal to protect our community and its long-time residents from any further degradation.

Thank you for your consideration.

6/1/26, 4:31 PM

Kane County Utah Mail - FW: Parrish - Objection to Proposed Zoning Change

Sincerely,

The Parrish Family

1515 Mirror Drive



Randy Varner 3910 Moccasin Ln Duck Creek, UT 84762

[REDACTED]
[REDACTED]
Date: May 28, 2026

Shannon McBride Kane County Land Use Office 76 North Main Street Kanab, UT 84741

Email: [REDACTED]

Subject: Please Deny the Zone Change for Parcel 8-7-8-30 (2026-18)

Dear Ms. McBride and Planning Commissioners,

I live in the Meadoeview Subdivision / Duck Creek area, and I'm writing to strongly oppose the rezoning of the 4.7-acre parcel (8-7-8-30) from R-1 residential to C-2 commercial. This lot is right in the middle of our neighborhood near Lake Drive, Bach Drive, and Lost Creek Road.

I have several big concerns about this:

First, changing it to C-2 just doesn't make sense here. From what I understand, C-2 is meant for heavy commercial stuff like truck yards, propane tanks, repair shops, and things like that — stuff that shouldn't be next to people's homes.

We've already had problems with RVs on this property — people having campfires when they're not supposed to, driving up and down the roads too much, and blocking driveways. Turning this into a real RV park will only make those issues worse.

Another big issue is the new trails that DCVLP is building in the Dixie National Forest. This property is only about one block from Bach Road. If you put an RV park here, a lot of visitors are going to cut through the neighborhood to get to Trail 1. That's going to create illegal trails, cause damage, and get people fined by the Forest Service. It will also bring a lot more noise and traffic to our main roads into the subdivision.

Even if they say it's just for an RV park right now, approving straight C-2 zoning could let them add other things later, like a store or restaurant, without us having any say.

This area is residential for a reason. More traffic, dust, waste, and fire risk aren't good for any of us who live here.

I'm asking you to please recommend denying this zone change and keep the property as R-1 residential. We need to protect our quiet neighborhood.

Thank you for listening to the people who actually live here.

Sincerely,

Randy Varner 3910 N Moccasin Ln

Duck Creek Village, UT 84762

Randy Varner

Ex Dir DCVLP
[REDACTED]

Shannon McBride, Land Use Administrator

Re: parcel, # 8-7-8-30, in the middle of a residential area is requesting rezoning from Residential (R-1) to Commercial 2 (C-2) with the intent for a Recreational Vehicle Park.

Hello, my name is Richard Nelson. We have owned our cabin on parcel 59-5 on Bach/Forrest Dr in Duck Creek Village since 2002.

I am writing to protest the request to rezone from an R-1 to a C-2 of the lot on Bach Dr directly across the street from us - aka HERITAGE ACRES.

Over the years, Heritage Acres has hosted numerous events during the summers that have become major disturbances in our neighborhood. Vehicles have blocked our driveway, and ATVs raced up and down our residential roads creating public safety hazards. The Sheriff's department responded to numerous complaints during these events including public nuisance, trespassing and public safety and fire restriction violations.

By having so many RVs/campers on the lot, we are also concerned about things like fire pits not being up to code, waste water from campers, fire hazards. The fact that this could be a C-2 zoned property, with all that could lead to, is not appropriate near or in Residential Zones.

Commercial zoning is not compatible within a completely residential neighborhood. The environmental impacts that this rezoning would cause should also be considered. We built our cabin specifically to enjoy the surrounding natural wilderness and the wildlife that wanders through. Commercial zoning would destroy all of that. In addition, the property value of our cabin and all the residences of our neighborhood would decrease, causing irreparable harm.

All that being said, in 2002, 24 years ago, we bought a cabin in GOD's COUNTRY- All we're asking is to keep it that way.

Thank you,

Rick Nelson

Robert L. Phillips
8704 Monarchy Ct
Las Vegas, Nevada 89117
[REDACTED]

May 28, 2026

Kane County Planning Commission
c/o Shannon McBride, Land Use Administrator
Kane County Courthouse
76 North Main Street
Kanab, Utah 84741

Telephone: [REDACTED]

Email: [REDACTED]

Re: Opposition to Rezoning Request 2026-18 – Parcel #8-7-8-30 from R-1 Residential to C-2 Commercial

Dear Planning Commission Members and Ms. McBride:

I am the owner of the approximately 5-acre parcel immediately adjacent to the proposed rezoning request for Parcel #8-7-8-30 in the Duck Creek Village area. My property, Parcel #8-7-8-35, is located directly next to the parcel requesting rezoning from R-1 Residential to C-2 Commercial. I am writing to strongly oppose this rezoning request and respectfully request that Kane County deny the application.

Quite frankly, this is one of the most egregious zoning change requests I have ever encountered. The subject property is located in the middle of an established residential neighborhood consisting of R-1 residential parcels and rural residential uses. The proposed conversion to a C-2 commercial zoning designation is entirely incompatible with the surrounding residential character of the area and would establish a harmful precedent for future commercial encroachment into residential neighborhoods.

As stated in Kane County Code Title 9-7C-2, the purpose of the C-2 zone is to provide for **“heavy commercial areas not appropriate near or in Residential Zones.” The County’s own zoning language recognizes that these types of uses are incompatible with residential areas.** Approving a heavy commercial zoning district in the center of a residential community would directly contradict the stated purpose and intent of the zoning ordinance.

This request also appears to constitute classic spot zoning because it would create an isolated commercial parcel in the middle of a residential district for the private benefit of a single property owner while negatively impacting surrounding residential property owners. The requested C-2 zoning is not part of any established commercial corridor, business district, or planned commercial node. Instead, it would introduce intensive commercial zoning into a

predominantly residential and rural area where surrounding property owners relied upon the existing R-1 zoning when purchasing and developing their properties.

Although the current proposal appears to focus on an RV park or expanded RV use, the applicant is requesting a full C-2 commercial designation. Once granted, the zoning could permit numerous additional commercial and industrial-type uses that would significantly and permanently impact neighboring property owners. Potential future uses allowed under C-2 may include restaurants, retail stores, tour companies, freight or trucking operations, equipment repair facilities, propane storage, commercial storage uses, and other intensive commercial activities. Even if the current owner initially promises limited use, zoning approvals remain with the land and future owners could expand operations over time.

The proposed rezoning is incompatible with the existing residential development pattern and would introduce heavy commercial entitlements into an area that lacks the infrastructure, road capacity, and public safety resources necessary to support such uses. The surrounding road system, utilities, emergency services, and infrastructure were designed for low-density residential use, not for commercial traffic, transient occupancy, or RV park operations. Narrow mountain roads, winter snow conditions, limited parking capacity, and emergency access constraints make the area unsuitable for intensive commercial use.

This proposal raises substantial concerns regarding:

- Increased traffic on small residential roads not designed for commercial activity or high-volume RV traffic.
- Increased dust, noise, headlights, generator noise, outdoor lighting, and general disruption to the quiet residential nature of the neighborhood.
- Increased wildfire risk associated with transient RV occupancy, campfires, outdoor cooking, cigarettes, generators, and increased human activity in a heavily forested area already vulnerable to catastrophic wildfire danger.
- Environmental concerns involving sewage disposal, wastewater handling, trash accumulation, and potential impacts to nearby drainage and natural areas.
- Public safety concerns involving congestion, blocked access roads, emergency vehicle access limitations, and increased pedestrian and vehicle conflicts.
- Significant negative impacts on neighboring property values and homeowners who purchased property in reliance on the existing residential zoning and character of the area.
- Creation of spot zoning that benefits a single property owner at the expense of surrounding residential property owners and the broader community.

- Increased transient occupancy resulting in greater turnover of occupants, nighttime disturbances, trespassing concerns, and reduced accountability commonly associated with short-term commercial uses.
- Increased risk of trespassing, theft, break-ins, vandalism, and other property crimes affecting neighboring properties that are often only seasonally occupied or vacant for portions of the year.

In addition, residents in the area have already experienced problems associated with excessive RV occupancy and transient camping activity, including road congestion, excessive vehicle traffic, blocked driveways, noise disturbances, and violations during fire restrictions. Expanding these uses through commercial zoning would only intensify these existing problems.

Increasing transient occupancy and commercial RV activity would complicate emergency evacuation, increase fire ignition risks, and place additional burdens on emergency response resources during fire season

Many surrounding properties in this area are second homes or seasonal-use cabins that are not occupied year-round. Introducing transient commercial activity into this environment creates additional security concerns for neighboring property owners and would likely increase demands on local law enforcement and emergency services.

Property owners in this area purchased residential properties with the reasonable expectation that surrounding land would remain residential in character. Approval of heavy commercial zoning would substantially interfere with the quiet enjoyment of neighboring properties.

For all of these reasons, I respectfully request that Kane County deny Rezoning Request 2026-18 in its entirety. This proposal is fundamentally incompatible with the surrounding residential community, inconsistent with the stated purpose of the County's C-2 zoning ordinance, and contrary to the health, safety, welfare, and reasonable expectations of neighboring property owners.

Please include this letter in the official record for this application and distribute it to all Planning Commission members prior to the hearing.

Thank you for your consideration.

Sincerely,

Robert L. Phillips
Owner of Adjacent Property
Duck Creek Village, Utah



The entire area surrounding the Subject Property is an established residential neighborhood consisting of R-1 residential parcels only. The proposed conversion to a C-2 commercial zoning is entirely incompatible with the surrounding residential area.

From: Roy Phillips [REDACTED]
Sent: Thursday, May 28, 202 [REDACTED]
Subject: Zone Change R1 to C2 Lake Drive and Bach Dr

We would be very apposed to a change to C2

But would support leaving it R1 but allow the owner to have a family reunion annually on there land.

Have a Blessed Day



Roy Phillips President
133 West Lake Mead Dr. Ste. 120
Henderson, NV. 89015
[REDACTED]

6/2/26, 10:38 AM

FW: Zone Change Duck Creek - [REDACTED] - Kane County Utah Mail

From: jennifer johnston <[REDACTED]>
Sent: Tuesday, June 2, 2026 10:27 AM
To: [REDACTED]
Subject: Zone Change Duck Creek

Hi
My family are full time residents in Duck Creek. We are opposed to the zone change proposal from R-1 to C-2 on parcel 8-7-8-30. It is a residential cabin, quiet neighborhood, it would be highly inappropriate to have commercial zoning in the center of a residential neighborhood. This is not an area that welcomes that kind of thing. Please do not allow this to be precedent of what the future of Duck Creek.

Thanks for your attention to this matter.
Jennifer Johnston
Sent from my iPhone

Lee Rhinehart
1490 Bach Dr.
Duck Creek Village, UT 84762
Email: [REDACTED]

May 27, 2026

Kane County Planning Commission
c/o Land Use Authority
76 North Main Street
Kanab, UT 84741

Re: Strong Opposition to Zone Change Ordinance No. 2026-18 – Parcel 8-7-8-30 (R-1 to C-2)

Dear Planning Commission Members,

I live directly across the street from the 4.7-acre parcel (8-7-8-30) that is the subject of this zone change request. I am writing to strongly oppose the proposed rezoning from Residential 1 (R-1) to Commercial 2 (C-2) for this property owned by Heritage Acres LLC / Tracy Sanford.

For years, this property has been used as an unofficial RV and camper gathering site. This has created ongoing, serious disruptions for residents in the Mirror Lake Subdivision, including:

- Loud parties that have required multiple sheriff responses
- Property vandalism that only occurs when the campers are present
- The dirt road directly in front of our homes being turned into their personal playground — with adults and children constantly racing up and down on motorcycles and side-by-sides, laughing and partying while throwing thick clouds of dust all over our properties
- A motorcycle track on their property that generates constant engine noise all day long and throws even more dust into the air

Several longtime residents have already considered selling their homes and moving because of these persistent problems. My neighbors and I have gotten together several times trying to figure out what we can do to stop all of the bad and negligent things that Heritage Acres has been doing. Now you are voting to make it permanent. I would ask you to vote no and put a permanent stop to this so that we do not have to go through this every year.

If this zone change is approved, I will most likely be forced to sell my family's cabin that they built in 1970 and move somewhere where we can have peace and the laws cannot be changed so that one family can break all the rules.

This property is not a playground or commercial campground. It sits directly in the middle of a residential subdivision where families live and expect the protections of R-1 zoning. The current temporary permits have already proven this use is incompatible with our community. Formalizing it through a zone change would reward rule-breaking behavior and set a dangerous precedent for other residential areas in Kane County.

Rezoning this parcel to Commercial 2 will only intensify the existing issues. We can reasonably expect more frequent sheriff calls, greater disturbances, and further negative impacts on property values and quality of life.

I respectfully urge the Planning Commission to recommend denial of Ordinance No. 2026-18. The residential character of the Mirror Lake Subdivision must be protected.

Please feel free to contact me if you have any questions or need additional information.

Thank you for your attention to this matter and for considering the real impacts on those of us who live here every day.

Sincerely, Lee Rhinehart

June 2, 2026

Kane County Land Use Authority
C/O Shannon McBride, Land Use Administrator
76 North Main Street
Kanab, UT 84741

Commissioners,

I will be attending the Kane County Commission meeting pertaining to the proposed zone change from Residential 1 (R-1) to Commercial 2 (C-2) for Parcel 8-7-8-30 as submitted by Tracy Sanford, Trustee, on behalf of Heritage Acres, LLC. As such, please accept this letter as our formal objection to Tracy Sanford's proposal for the following reasons:

1. I understand that the property owner is making this request because they wish to place additional RVs on their lot over what the current residential ordinance allows, and that the request is for a straight C-2 without any conditions. "The purpose of a Commercial 2 zone is to provide for heavy commercial areas not appropriate near or in Residential Zones to meet larger commercial uses" (Title 9-7C-2). This use provides for restaurants, retail stores, tour companies, freight/trucking yard, helipad, commercial propane tank storage, repairing of goods/merchandise/equipment among many other uses. Granting this land use, even if a condition for a Recreational Vehicle Park only, has the potential to quickly expand into other uses e.g., camp store, propane sales, tour operation, or a restaurant.

2. This misplaced and misguided proposal is way beyond the intended purpose of the Mirror Lake Subdivision, which is already at its peak for accommodating renters and campers disinterested in any reasonable quiet enjoyment of the community, and who bring related traffic and dust; break-ins and theft; additional risks associated with illegal campfires during fire restrictions; and other associated environmental problems. This zoning change would only exacerbate these issues that have grown over the past several years, primarily as a result of the thoughtless behavior of temporary interlopers.

This request seeks to visit more of these problems upon the current owners/residents of our community. This property I own was bought Soley under the assumption that this is a residential neighborhood and should not be changed due to one person and their family trying to skirt the laws and issues that were provided for them in the past years. I do not disrespect families to have a get together, but this should be done under the guidelines that Kane County has, and has, upheld to date. Changing to a C-2 would set a precedence for the whole mountain of which you could not return from. All families on the mountain are there for the fun and enjoyment of family life and not there to endure the sounds of a trailer park, possible business or traffic that would be unbearable. This will also put a huge burden on Kane County, they would have to inspect the land, install street signs, speed limit signs, and caution signs. Anyone living around this will bear the brunt of added traffic and road usage on a constant basis.

Our family has had the privilege of owning our little slice of Duck Creek property since the early 90s. We respectfully request that you deny this proposal to protect our community and its long-time residents from any further degradation.

Thank you for your consideration.

Sincerely,

Daryl Valley
1465 Mirror Drive
Duck Creek, Utah



specifically allows the County to impose conditions necessary to protect public welfare, ensure compatibility with surrounding uses, and minimize impacts on neighboring properties. Potential alternatives include:

- Temporary Use Permit extension.
- Conditional Use Permit.
- Planned Unit Development.
- Development Agreement.
- Recorded deed restrictions.

Dear Planning Commissioners,

I respectfully request denial of the proposed rezoning of Parcel 8-7-8-30 from Residential-1 (R-1) to Commercial-2 (C-2).

The requested zone change is inconsistent with sound planning principles and is unnecessary given the regulatory tools already available under Kane County's Land Use Ordinance.

My opposition is not directed toward the current property owner or the existing operation. Rather, my concern is whether C-2 zoning is the appropriate long-term land use designation for this property. Kane County's Land Use Philosophy recognizes the importance of balancing the rights of property owners with the rights of neighboring property owners. The ordinance specifically states that regulations should maintain a balance between individual property rights and the property rights of neighbors.

The surrounding property owners purchased property within a residential community and have legitimate expectations regarding the character and future development pattern of the area. The proposed C-2 district would introduce a zoning classification that is substantially different from surrounding residential uses. Further, Section 9-1-3 of the Kane County Land Use Ordinance states that land use decisions should:

- Implement the General Plan.
- Encourage orderly growth and development.
- Stabilize and improve property values.
- Promote attractive and wholesome environments.
- Protect both urban and nonurban development.
- Minimize exceptions and variances.

The Commission should evaluate whether the proposed rezoning advances these adopted purposes. The subject parcel is surrounded by residential development and does not appear to be part of an established commercial corridor or commercial center. I am also concerned that the proposal exhibits characteristics commonly associated with spot zoning. Although the ultimate legal determination belongs to County Counsel and the courts, American Planning Association generally defines spot zoning as the application of a zoning classification to a small parcel that differs substantially from surrounding properties and primarily benefits a specific property owner rather than advancing a broader public purpose.

The Commission should carefully evaluate whether the requested C-2 district serves a countywide planning objective or primarily benefits a single parcel. Most importantly, Kane County already possesses regulatory tools that can accommodate the existing use without permanently amending the zoning map. Chapter 15 of the Land Use Ordinance authorizes Conditional Use Permits and specifically allows the County to impose conditions necessary to protect public welfare, ensure compatibility with surrounding uses, and minimize impacts on neighboring properties. Potential alternatives include:

- Temporary Use Permit extension.
- Conditional Use Permit.
- Planned Unit Development.
- Development Agreement.
- Recorded deed restrictions.

- Legal nonconforming status where applicable.

These options would allow the County to address the applicant's needs while preserving the integrity of the surrounding residential zoning pattern.

Another important consideration is the long-term development potential created by this rezoning. Duck Creek and the surrounding recreational communities have experienced substantial growth in popularity over the last decade. As demand for tourism, recreation, and second-home development continues to increase, commercially zoned land within these communities becomes increasingly valuable. From a land use perspective, zoning creates development rights that become attached to the property and remain with the land regardless of ownership. While the current applicant may represent that they intend to continue operating as they have been and have no intention to commercially develop the land, the Commission's responsibility is to evaluate the long-term consequences of the zoning designation itself rather than the intentions of the current owner. Once C-2 zoning is granted, the most significant entitlement hurdle has already been removed. The property immediately becomes more attractive to commercial investors and developers seeking opportunities within the Duck Creek area. Throughout the country routinely see situations where a rezoning request is presented based upon a specific existing use, only for the property to later change ownership and be developed in a manner that was never contemplated during the original approval process. The Commission should therefore evaluate this request based on the maximum development potential permitted under the C-2 district rather than the applicant's current operation. Given the increasing development pressure within the Duck Creek area, future commercial redevelopment of this site is not merely possible, it is foreseeable. Accordingly, the Commission should evaluate the request through the lens of what the property could become under C-2 zoning rather than what it is today.

Finally, I encourage the Commission to focus on what the zoning allows rather than what the applicant currently proposes. The Commission is not voting on the current operation. The Commission is voting on every use that may be permitted within the C-2 district for decades into the future. The current owner may have no intention of intensifying the site. Future owners will have different intentions. Because zoning runs with the land, the Commission should evaluate whether all uses permitted within the C-2 district are appropriate adjacent to this residential neighborhood. If every C-2 use would not be appropriate at this location, then C-2 is not the appropriate zoning classification.

For these reasons, I respectfully request denial of the proposed zone change.

Thank you for your consideration.

Respectfully,

Richelle Liston

May 28, 2025

To whom it may concern

Re: Zone change request R-5 to C-2 bordering Mirror lake

I am an owner of two properties. One on E. Mirror and the other on Bach, across the street from the property in question.

I have owned my properties for 15 years and 3 years respectively. I have been witness to the events that take place at said property. Subject to their complete and total lack of respect for the property itself, the surrounding properties, neighbors, wild life, etc.

While they have certain restrictions in place on that property, the owners completely disregard them. Multiple open fires, Vehicles that encroach the street, children and adults recklessly driving ATV's and vehicles on the street, spinning donuts, etc. Animals running loose. The occupants are very aggressive to the local residents if anyone complains or asks them to please maintain their area. While they are limited to the amount of trailers and people that may stay on the property, they well exceed that amount every time.

The entire neighborhood is made up of residential homes with families, pets. This is no place for a commercial property and all that that entails.

I am requesting that this request for a zone change be denied. They can't abide by the residential rules, I am sure they will destroy the neighborhood if they are granted a zone change.

Thank you



Stacey Bixler

 415 E Mirror and 1420 Bach

June 2, 2026

To: Kane County Planning Commission

From: Louise Tong Slack (Louie Tong Family Trust)

Subject: Zoning Change

We are writing a letter to express our strong opposition to the proposed zoning change in the Mirror Lake Subdivision, Known as The Heritage Acres.

We own the property located at 1385 E Bach Road, on the corner of Lake Drive and Bach Road. Our family has owned this property for approximately 60 years, and throughout that time the area has remained consistent with the current zoning and character of the subdivision.

We purchased and maintained this property with the understanding that the existing zoning regulations would help preserve the rural and residential nature of the community. The proposed zoning change would significantly alter the character of the neighborhood and could negatively affect surrounding property owners.

We believe that maintaining the current zoning is in the best interest of the residents, property owners, and the long-term integrity of Mirror Lake Subdivision. We respectfully request the Planning Commission to deny the proposed zoning change.

Thank you for your consideration of our concerns and for your service to Kane County.

Sincerely,

A large black rectangular redaction box covering the signature of Louise Tong Slack.

Louise Tong Slack (Louie Tong Family Trust)

Dear Shannon McBride,

I am writing as a property owner and beneficiary with a significant investment in the Duck Creek area.

When families purchase property in a residential zone, they make decisions based on the reasonable expectation that nearby properties will remain subject to similar residential standards. That expectation affects purchasing decisions, property values, and long-term planning.

The proposed rezoning from Residential 1 to Commercial 2 introduces uncertainty and concern for neighboring landowners. Commercial activities, increased traffic, noise, and higher occupancy levels can have a direct impact on the enjoyment and value of surrounding properties.

Many of us purchased property here specifically because it was not a commercial area. We sought a quiet mountain setting where families could enjoy nature, recreation, and a sense of community.

I believe the proposed rezoning is incompatible with the existing neighborhood and could negatively affect surrounding property owners who have invested in the area under a residential zoning framework.

For these reasons, I respectfully ask that the request be denied.

Thank you for your consideration.

Respectfully,

Jose Luis Diaz

**Matthew DeLoe
1480 and 1490 East Mirror Drive
Duck Creek Village, UT 84762**

**Kane County Commission
Kane County Planning Commission
c/o Shannon McBride, Land Use Administrator
Kane County Courthouse
76 North Main Street
Kanab, Utah 84741**

Re: Opposition to Rezoning Request 2026-18

Dear Kane County Commissioners, Kane County Planning Commissioners and Ms. McBride,

I am writing regarding the Rezoning Request 2026-18 for parcel #8-7-8-30, located in Duck Creek Village, near Lake Drive, Bach Drive, Mirror Drive, and Lost Creek Road. This request seeks to rezone a 4.70-acre parcel in the middle of the Mirror Lake subdivision from residential to Commercial-2 (C-2) in an effort to create what is by definition a private RV resort.

It's difficult to know where to start in expressing my opposition to this development but I can tell you like all the other land and cabin owners in the Duck Creek area that it is a sanctuary that I have been able to enjoy with my family for 15 years and one that my wife has been able to enjoy for over 40 years. It is a place free of noise and pollution where a person can take a stroll or a bike ride without a care in the world. However, the yearslong illegal use of parcel 8-7-8-30 as a private RV resort has eroded the character of our neighborhood and created some strong divisions. Although the applicant makes several promises regarding noise and ATV usage, their use of the property and Bach Drive as a defacto ATV track has made going anywhere near the property something to avoid. Furthermore, these actions stir up significant quantities of dust and destroy the magnesium chloride dust inhibitor applied by Kane County Fire Protection District. If history is any indication of how the users of this development will conduct themselves, we are in for some significant challenges.

The applicant and her family's unwillingness to either know the law or follow the law is a clear indication that allowing this property to be changed to C-2 zoning will further

exacerbate an already existing problem with the Sheriff being called more often and the potential for other strains on County services.

We as property owners in the Mirror Lake subdivision have invested large amounts of money and pay very high property taxes and should be afforded the opportunity to enjoy our property without having to deal with what is at its core a private RV resort with a component of OHV traffic.

The developer mentions in the submitted Exhibit A that at times there will be 120 people at the property. If each vehicle transports an average of four people that would mean there be 30 automobiles on the property along with 20 RVs, tents, all-terrain vehicles, side-by-sides, motorcycles, boat trailers, and AVT trailers. However, the developer makes no mention of an onsite parking lot in Exhibit A.

Although the developer states there would be limited use of the site if C-2 Zoning is granted the County would have no legal means to restrain the number of RVs that are permitted on the property. The rosy picture the applicant paints should be tempered with the fact that the Grand Plateau RV Resort located in Kanab, UT has approximately 13 RV spaces per acre and if that same math is applied to the developer's 4.7 acres, then approximately 61 RVs would be able to be located in a residential neighborhood. Along those same lines, on page 5 Section VI paragraph 3 of Exhibit A submitted by the developer the applicant is requesting a 100% increase in the number of RVs allowed over what they have requested in years past. Given the negative impact to the neighborhood in the past, doubling the quantity of RVs, automobiles, atvs and people will undoubtedly further erode the rural character of the neighborhood and move it into what a person might encounter when residing in a large city. Also, Residential Land Uses Goal No. 1 contained in the Kane County General Plan Page 6 states: To provide for residential areas that support and complement the unique rural quality and character of Kane County. A RV park whether it's used by related family members or by complete strangers is not harmonious and compatible with a rural neighborhood and the effects of noise, traffic, and dust will also be identical.

It's also worth mentioning that an RV park with 120 people on one septic system could very easily result in hydraulic overload of the existing septic system and it most certainly was not designed to handle the amount of sewage this development will generate. Also, given that the Kane County Water Conservancy District uses groundwater to serve Duck Creek Village this heavy sewage discharge into the existing septic system could result in nitrate contamination of the aquifer and no doubt should be considered.

Lastly, I would like to point out that although the applicant states they don't intend to sell the property there is nothing Kane County or the neighbors could do to prevent the sale of the property if the owners choose to do so. If that happened, a developer could buy the property and use it for the types of development contained in the Light Commercial and Commercial 1 and Commercial 2 uses table as the Kane County staff has noted in their comments.

The proposed zoning change is fraught with potential unintended consequences. For instance, if the applicant is granted C-2 zoning I would expect the County to approve all further commercial zoning requests inside residential neighborhoods made by property owners in Kane County. If these "freedoms" are to be granted to one, they must be granted to all.

In conclusion, the idea of putting a commercial like development in the middle of a rural neighborhood is most certainly not in line with zoning code, a gross trampling of the property rights of the existing land and cabin owners and completely contrary to the rural lifestyle that Kane County has come to represent.

I urge you to please consider the arguments above and, in the end, ask yourself if you would want this development next door to your home.

Thank you very much for your consideration.

Respectfully,

Matthew DeLoe

Subject: Opposition to Proposed Zone Change Request 2026-18

Dear Shannon McBride,

I am writing in opposition to the proposed zone change request (2026-18) to rezone Parcel #8-7-8-30 from Residential 1 (R-1) to Commercial 2 (C-2) in the Duck Creek area near Lake Dr., Bach Dr., and Lost Creek Rd.

My family and I own property in this mountain community, and we strongly value the residential nature, peace, safety, and character of this area. We understand and support reasonable recreational use of private property, and we appreciate that many people enjoy spending time in Duck Creek. However, we do not support opening the door to commercial zoning and the much broader commercial uses that C-2 allows.

We are especially concerned because the property in question has already created ongoing issues related to excessive trailers, overcrowding, noise, campfires, parking along roadways, and people spilling beyond property boundaries. These impacts are already affecting neighboring property owners and the quiet enjoyment of our homes and land. We know these neighbors and find most of them very congenial and friendly but firmly feel there are concerns. Granting a Commercial 2 designation would likely intensify these problems and permanently change the character of this residential mountain community.

One of the biggest concerns is that this request is not narrowly limited. A C-2 designation allows for many additional commercial uses beyond recreational vehicle parking, including businesses and commercial operations that are not appropriate in the middle of a residential area. Once commercial zoning is approved, future expansion into other commercial activities becomes much easier and much harder for neighboring residents to control.

My family owns five acres in this area, and we have always respected the residential limitations placed on our property. We do not exceed trailer limits and typically have no more than two trailers on our property, if any at all. We believe these reasonable limitations help preserve the safety, environment, and residential character of the mountain community for everyone. Existing rules should continue to apply fairly and consistently to all property owners.

In addition, increased density and commercial activity raise legitimate concerns regarding:

- Fire danger and campfire management in a heavily wooded area
- Traffic congestion and roadside parking
- Noise and late-night disturbances
- Environmental impacts, dust, and waste disposal
- Emergency vehicle access and public safety

Duck Creek and Cedar Mountain are special because they remain residential mountain communities rather than commercial campground corridors. I respectfully ask the Planning Commission to deny this rezoning request and preserve the residential zoning protections currently in place.

Thank you for your time and consideration.

Sincerely,

Stacey Peterson

6/9/26, 4:48 PM

FW: Proposed Zone Change - [REDACTED] - Kane County Utah Mail

From: Kimber-Heaton Financial <[REDACTED]>
Sent: Tuesday, June 9, 2026 2:31 PM
To: [REDACTED]
Subject: Proposed Zone Change

We are writting to express our opposition to the proposed zone change from R-1 to Commercial for parcel number 8-7-8-30 as described in the notice.

It doesn't make any sense to change one parcel to commercial in a strictly residential area especially one that is not on a main road.

We urge you to preserve the area by voting against this proposed change.

Sincerely,

Kimber & LaRae Heaton

[REDACTED]

6/9/26, 8:41 AM

FW: Parcel 8-7-8-30 Cedar Mountain Zone Change - [REDACTED] - Kane County Utah Mail

From: Ruth Miller [REDACTED] >
Sent: Monday, June 8, 2026 7:14 PM
To: [REDACTED]
Subject: Fwd: Parcel 8-7-8-30 Cedar Mountain Zone Change

Date: Mon, Jun 8, 2026 at 6:29 PM
Subject: Parcel 8-7-8-30 Cedar Mountain Zone Change
To: [REDACTED]
[REDACTED]

To Whom It May Concern

We are writing regarding the proposed zone change for Parcel 8-7-8-30, located on Cedar Mountain in Kane County, Utah.

While we are not opposed to them having their family reunion or the amount of trailers they have at their reunion, we are absolutely opposed to this property becoming Commercially zoned!

Our family cabin is adjacent to this property and we have witnessed their reunions first hand for 40 years. While their ATV traffic is something to be addressed, we don't feel their reunion should be cancelled.

That being said, there is no reason this property needs to be zoned commercial.

Thank you for your time.

Sincerely,

Charles and Ruth Miller

From: Ilene Mackelprang [REDACTED] >
Sent: Monday, June 8, 2026 8:43 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Commercial zone on Bach dr.

I am Ilene Miller Mackelprang, and my mom and dad purchased the lot next door to the west of Norm Cox over 50 years ago. It has always been a place for families. I have no problem with their 4th of July family reunions. I believe the reason this family have taken this matter this far, is because of the adults were unwilling to show respect and common courtesy to their neighbors. I definitely think it is inappropriate for this 5 acres to be zoned commercial, but also against all codes. It sits dead center of residential zones. I personally believe this has been spearheaded by just a few, non family oriented people, who don't believe in the gathering of families. I also believe, a conditional use permit should have enforced conditions. If it was, thus wouldn't be an issue.

Thank you for you time
Ilene Miller Mackelprang

From: Mike Topham <[REDACTED]>
Sent: Friday, June 5, 2026 6:45 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Rezoning application Parcel 8-7-8-30,

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

Ms. McBride:

As recent as yesterday, June 4th 2026, I was made aware of a rezoning application in play to rezone Parcel 8-7-8-30 from Residential R-1 to Commercial C-2. As a landowner of an acre lot nearby at 3950 N Pebble Drive, I have the following concerns and objections:

1. The immediate area is all zoned R-1. This is what attracted most of not all to the area. The attraction or ability to get away to the mountains and peace and quiet. It would NOT be in anyone's best interest to rezone a single lot as Commercial and open the door to the possibility of multiple trailers / trailer park, buildings or business that would draw many to the area making it one of high use. This would only open the door to other associated problems such as water, septic, high ATV and OHV traffic (Dust), noise and so on. Most have appreciated the recent regulation enacted by the county allowing for no more than (2) trailers on any one lot.
2. As a property owner, I also recognize and sympathize there are times when families or individuals want to hold reunions that would allow for camping or short term use that may exceed the two trailer limit. I would suggest a short term alternative of perhaps a weekend use permit (revocable) that could be made available allowing for something similar. With this permit, things could be controlled somewhat stressing courtesy toward neighbors and even perhaps avoid busy weekends such as holidays, limiting OHV traffic, noise, private roads, etc..
3. Lastly I am asking for your help. If notices like this rezoning application are received, as well as other notices and changes are being made, how is the county publishing this information to the local landowners? Maybe there something in work that I am not aware of but it seems there is little notice if any published.

You have our mailing information for a TAX bill, and we do get those just fine..... Would it be possible to ask that a mailing or notice be sent out to all land owners in the affected area? If there is a cost involved, let those that apply cover the cost of the mailing with an application fee of some sort. In short, if there is a policy in place to notify us, what is that? Perhaps I'm just not in the loop. If there isn't, please consider the above suggestion.

Thank you for your time and consideration.

Regards,

John Michael Topham
3950 Pebble Dr.
Duck Creek Village, UT 84762

Mailing address:
1236 Sandstone Drive
Saint Charles, MO 63304

Phone:
[REDACTED]

From: Steve Utah <[REDACTED]>
Sent: Saturday, June 6, 2026 9:48 AM
To: Kane County Land Use [REDACTED] >
Subject: Re: Rezoning request for parcel 8-7-8-30

Date: 6/6/2026

To: Kane Co. Planning and Zoning care of Shannon McBride

Re: rezoning request for Parcel 8-7-8-30

My name is Steve Mineer and my wife Lorrie and I live at 1470 Bach Dr. directly across the street from the 5 acres requesting C2 Heavy Commercial zoning change. We have owned this property for more than 23 years, built our home here with our own hands with help from friends, and have lived here as our primary and only home for more than 11 years. We have also operated our business here in Kane County for more than 8 years.

We are writing in strong opposition to the Heavy Commercial zoning change. This is an R1 neighborhood and regardless of how some on the other side describe it, there is no place for a heavy commercial C2 zone in the middle of it. If this C2 Heavy Commercial zoning is approved, it could be perceived as Spot Zoning, which is illegal in the great state of Utah. The negative impact of a Heavy Commercial zone will be financially devastating to ours and others property values. Not to mention this has always been a quiet and beautiful rural family subdivision.

Such an approval would only benefit those seeking the C 2 heavy Commercial zoning.

As stated in the Kane County code title 9-7C-2 the purpose of the C2 zone is to provide for;

“Heavy Commercial areas not appropriate near or in a residential zone”

Kane Counties' own zoning language is clear that Heavy Commercial C 2 does not belong in residential areas. If approved, this will expose the county to possible legal action.

Regards,

Steve and Lorrie Mineer

From: Oliverio [REDACTED] >
Sent: Saturday, June 6, 2026 12:53 PM
To: [REDACTED]
Subject: Opposition to Rezoning Application 2026-18

Dear Shannon McBride,

I oppose the request to rezone Parcel #8-7-8-30 from R-1 to C-2.

Like many property owners in this area, my family has followed the rules that accompany residential zoning. We have accepted limitations on the number of trailers, occupancy, and property use because those regulations exist to protect neighboring property owners and maintain the integrity of the community.

It is difficult to understand why one property owner should be granted commercial zoning simply because they wish to exceed the limitations that apply to everyone else.

The solution to overcrowding is not changing the zoning designation. The solution is enforcing the existing rules consistently and fairly. Many of us have invested significant resources into our properties while complying with residential requirements. Those who choose not to operate within those requirements should not receive special treatment at the expense of surrounding property owners.

For these reasons, I strongly encourage the Planning Commission to reject the requested zone change.

Respectfully,
Oliverio Mares

From: Dan Wyson <[REDACTED]>
Sent: Saturday, June 6, 2026 5:26 PM
To: [REDACTED]
Subject: public hearing comments - Parcel 8-7-8-30

Dear Kane County Planning Commission,

Regarding: Request to change the zoning on Parcel 8-7-8-30 from R-5 to C-2.

As an adjacent neighbor I must strongly request that this zoning change be denied. Though I understand the owners' desire to use their property as they choose, this is a residential neighborhood and their particular lot is surrounded by four other 5 acre R-5 properties, all of which are being used in accordance with the current zoning. To allow a re-zoning to C-2 would completely change the nature and design of this entire area. The owner has publicly stated that they intend to use the property only for family gatherings, but a zoning change would free them to use it however they choose within the scope of that new commercial zoning. I.e. – a multi-unit commercial RV campsite, or any number of other commercial enterprises. Such would totally destroy the quiet design of a residential neighborhood and worse, it would open up the other surrounding lots to request, and expect to receive, the same zoning changes if they so desired. This would be patently unfair to the many landowners who bought into this area, and expected to enjoy the quiet enjoyment of their properties as a residential neighborhood.

The owner of — has publicly stated that all they want is to be able to hold a family reunion on the property for about 4 days per year, which they admit they have already done for many years in violation of current zoning. They have also stated that the county has offered to allow them for the past few years to obtain a conditional use permit for such purposes. It would then seem that under current zoning, they already have the ability to hold their family reunions on those years in which such a permit is granted.

Changing the zoning on this property would create a burden on the surrounding residential neighborhood and its infrastructure including, but not limited to: Greater dust control needed, significantly higher use of refuse disposal, increasing fire risk from a large number of portable campers and associated machines, higher demands on the water system, significantly more noise, etc..

I therefore respectfully ask that the request for a zoning change be denied and that the owners of this lot be admonished to follow the current zoning requirements which they have publicly admitted they have not been doing. This includes the requirement that an R-5 zoning does not allow more than two RVs per parcel.

Thank you,

Dan Wyson – Owner Wyscape LLC – 1528 E. Lost Creek – our property shares a corner with the parcel in question.

[REDACTED]

From: [REDACTED] >
Sent: Friday, June 5, 2026 3:36 PM
To: [REDACTED]
Subject: Re: DC Response

To Shannon McBride, Land Use Administrator - Planning Commisioners of Kane County.

In response to the potential zone change from R5 to C2 (residential to commercial) on parcel # 8-7-8-30 (Heritage Acres LLC. Bach Drive. Duck Creek)

As a resident of this neighborhood, I do NOT approve the commercial Zone change on parcel #8-7-8-30 (Heritage Acres LLC.)

As neighbors we all enjoy the area of Duck Creek for its natural beauty and serenity, however we also need to be respectful of other property owners, neighbors and visitors that come to Duck Creek. In the past 40 years, the low impact tent camping with hiking and biking has evolved into a much higher impact camping situation with several larger RV's and ATV's at parcel #8-7-8-30 on Bach drive . To the point that local residents in the area have reported the traffic, noise, campfires, garbage and additional RV's and ATV's as a safety and nuisance issue. It is known that they hold a family reunion at the property which extends beyond the special use permit dates. It is our understanding that the family has applied or requested an open commercial zoning change (C2) within this existing residential community. It is my understanding the C2 zoning may have been a recommendation by Kane County to address the excessive RV camping issue, how is this a solution for the neighborhood residents? Obviously the neighbors and residence are making it clear they do not approve of the camping or the zone change. Even the owners of the property have admitted in writting they do not want to change to commercial zoning. A change in zoning is only making a larger problem/target/liability that brings more attention to the Heritage Acres LLC family. As well as negative impact on all surrounding property owners in the lost creek community.

If Heritage Acres LLC. wants to continue to utilize the property, then the logical solution would be to subdivide the 5ac to make 5 - 1ac plots for the amount of RV's they have parked there during the summer (2 per parcel #). Or continue to hold the reunion within a special use permit only during the allotted time period. It is all our responsability to preserve the sanctity, nature and value of Duck Creek and its residence. A commercial property zoned in the center of a rural forested residential neighborhood does not benifit anyone... except Kane County Tax assesors.

Sincerely,
Ted and Laura Love
Residents of the neighborhood

Hi there,

Regarding item 6 on the agenda. I am HIGHLY OPPOSED to this change right in the middle of residential surrounding homes. If they want a trailer park, they can go find land already zoned for that. This property has been nothing but eye sore and issue after issue and allowing a zoning change here would make it even worse and completely devalue all surrounding homes and effectively ruin their quiet enjoyment property rights. This is a hard NO for any local property owners in the area and would be a slippery slope for many trailer parks to follow. This would be a major fire hazard, water usage in a time we all need to conserve, very loud for the sheriff to constantly deal with calls, major traffic on quiet residential streets, etc.. the list is very long.

6. Zone Change /R-5 to C-2 bordering Mirror Lake Subdivision/Heritage Acres, Tracy Sanford, Trustee Approve / Deny recommending a zone change, from R-5 to C-2 to allow more than 2 trailers on a five-acre parcel, to the Kane County Commission. Parcel: 8-7-8-30 Current Zone: R-5 Proposed Zone: C-2 Acreage: 4.7 Acres Ordinance 2026-18

Regards,

Eugene Kodiak Yazzie MBA, CPM
Owner/Managing Member of Bear Claw LLC at the below properties:
1586 Rawhide Circle
Duck Creek Village, UT 84762

1598 Rawhide Circle
Duck Creek Village, UT 84762

1050 E. Shivwits Lane
Duck Creek Village, UT 84762

Robert L. Phillips
8704 Monarchy Ct
Las Vegas, Nevada 89129
(702) 596-6532
RP7-11@ATT.NET

June 12, 2026

Kane County Commission
Kane County Courthouse
76 North Main Street
Kanab, Utah 84741

Re: Opposition to Rezoning Request 2026-18 – Parcel #8-7-8-30, Heritage Acres, from R-5 Residential to C-2 Commercial

Dear Chairman and Members of the Kane County Commission:

I am the owner of a five-acre parcel immediately to the east of the property that is the subject of Rezoning Request 2026-18. I respectfully request that the Kane County Commission deny the request to rezone Parcel #8-7-8-30 from R-5 Residential to C-2 Commercial.

I viewed the Planning Commission hearing remotely through the County's video meeting link and carefully listened to the discussion by the applicants, County staff, and Planning Commissioners. Based upon that discussion, I believe the Planning Commission reached the correct conclusion when it unanimously voted to deny the requested C-2 rezoning and encouraged County staff to explore alternative solutions.

I understand that the applicants are seeking a permanent solution that would allow them to continue their annual Fourth of July family reunion, increase the number of recreational vehicles permitted on the property, and avoid the need to apply for a seasonal use permit each year. I appreciate their desire for a more permanent and predictable process, and I do not object to the County exploring reasonable alternatives that address those concerns.

However, granting permanent C-2 commercial zoning to a parcel located in the middle of a residential neighborhood is not an appropriate solution.

During the hearing, the Land Use Administrator explained that under the County's current ordinances there may not be an existing mechanism that would make the applicants' seasonal land-use permit permanent while also allowing additional RVs on the property. While that may be true under the current code, the absence of an existing solution does not justify granting permanent heavy commercial zoning to residential property.

County ordinances can be amended. Permit procedures can be revised. New land-use categories can be created. Seasonal-use provisions can be modified. The Planning Commission specifically requested that County staff investigate alternative approaches and examine how other

jurisdictions address similar situations. I believe alternative solutions should be investigated rather than changing the zoning to C-2.

During the hearing, the current owners stated that they do not intend to build commercial facilities, do not intend to operate commercial businesses, do not intend to sell the property, and would be willing to accept restrictions on future uses. While I appreciate those assurances and do not question their sincerity, the County is not zoning the property for the current owners alone. The County is making a permanent land-use decision that could affect this property and neighboring property owners for generations.

One of the most important issues before the County Commission is that zoning decisions attach to the land, not to the current owners.

Future ownership, future trustees, future beneficiaries, future legal interpretations, and future circumstances cannot be predicted. No set of restrictions can reasonably anticipate every possible scenario that may arise over the next 10, 20, 50, or 100 years. Restrictions that appear sufficient today may prove inadequate tomorrow. Future owners or attorneys may seek to reinterpret, modify, challenge, or expand those restrictions in ways that nobody currently anticipates. **I believe approval of C-2 zoning would effectively open a Pandora's Box of future land-use issues and conflicts that may not become apparent until decades from now.**

For all of these reasons, I respectfully request that the Kane County Commission uphold the Planning Commission's unanimous recommendation and deny Rezoning Request 2026-18.

I further encourage the County to continue exploring alternative ordinance modifications, permitting procedures, or other land-use solutions that address the applicants' specific circumstances without permanently changing the zoning of the property.

Thank you for your consideration and for your service to the citizens and property owners of Kane County.

Respectfully submitted,

Robert L. Phillips
Owner of Adjacent Property
Duck Creek Village Area



The entire area surrounding the Subject Property is an established residential neighborhood consisting of residential parcels only. The proposed conversion to a C-2 commercial zoning is entirely incompatible with the surrounding residential area.

Candice Brown

From: Shannon McBride <smcbride@kane.utah.gov> on behalf of Shannon McBride
Sent: Monday, June 29, 2026 7:44 AM
To: Candice Brown; Gwen Brown; Celeste Meyeres; Patty Kubeja
Cc: Kresta Blomquist
Subject: FW: Public Comment – Heritage Acres LLC Zone Change – Adjacent Property Owner

From: stan [bumbleberry.com](mailto:stan@bumbleberry.com) <stan@bumbleberry.com>
Sent: Saturday, June 27, 2026 3:04 PM
To: smcbride@kane.utah.gov
Cc: pkubeja@kane.utah.gov; cmeyeres@kane.utah.gov; gbrown@kane.utah.gov
Subject: Public Comment – Heritage Acres LLC Zone Change – Adjacent Property Owner

- Stanley Smith. I am the owner of the adjacent parcel (APN **0111313**). I cannot attend the hearing and respectfully request that my comments be entered into the public record and provided to the Planning Commission before deliberation.

Dear Kane County Planning Commission,

Good day. My name is Stanley Smith, and I own the property immediately adjacent to the proposed Heritage Acres zone change.

I respectfully ask the Planning Commission to recommend denial of this application.

One of the main reasons I purchased my property was because of the privacy, peace, and low-density character of this area. It is a place where people come to enjoy the forest, the quiet surroundings, and the feeling of being away from more developed communities.

The proposed zoning would allow substantially greater residential density than exists today. More homes mean more traffic, more activity, more noise, more lighting at night, and less privacy for neighboring property owners. Once that quiet character is lost, it cannot be restored.

I understand that growth is inevitable, but not every property is appropriate for increased density. A zone change should improve the community as a whole, not diminish the qualities that have made this area desirable for existing residents and property owners.

I also remain concerned about wildfire safety, road capacity, emergency access, and the cumulative effects of increasing development in this area. These issues deserve careful consideration before the County permanently changes the zoning.

For me, this is about protecting the unique character of this neighborhood. The privacy and tranquility that attracted many of us to this area are valuable community assets. I respectfully ask the Commission to preserve those qualities by recommending denial of this zone change.

Thank you for your time and consideration.

Stan Sent from my iPhone

ITEM # 14

Discuss/Vote on the Indigent Defense Commission
Award Offer and Grant Agreement FY27



Department of Criminal Justice
Indigent Defense Commission

GRANT AGREEMENT SIGNATURE PAGE

CONTACT INFO

System: Kane County Grant No. 27D29 Period: July 1, 2026-June 30, 2027
Check Mailing Address: 76 N Main City: Kanab Zip: 84741
Project Dir.: Candace Reid Email: candace@candacereidlaw.com Phone: (435) 767-7506
Managing Def: same Email: _____ Phone: _____

GRANT AWARD AND SYSTEM INDIGENT DEFENSE BUDGET SUMMARY

Expenditure Line Item	Award Budget	System Budget
Personnel Salaries	\$ 0.00	\$ 0.00
Personnel Fringe Benefits	\$ 0.00	\$ 0.00
Contracted Services	\$ 41,124.00	\$ 73,876.00
Equipment, Supplies, Operating Expenses (ESO)	\$ 0.00	\$ 0.00
Defense Resources	\$ 0.00	\$ 0.00
Other System Line Items	\$ 0.00	\$ 6,152.00
Mileage	\$ 0.00	\$ 0.00
Award and System Budget Totals	\$ 41,124.00	\$ 80,028.00
System Indigent Defense Budget Total		\$ 121,152.00

SIGNATURES

Through the Indigent Defense Commission, the state of Utah offers this grant award and agrees to pay the award contingent upon the recipient system meeting the requirements described in this agreement.

OIDS Exec. Dir. Name: Matthew Barraza Signature: [Signature] Date: 06/12/2026

The project director's initials by each attachment certify that (s)he has read and understood the grant award requirements set forth in these documents, and that (s)he agrees to abide by them.

	Attachment A: Budget Detail and Payment Structure		Attachment D: Core System Principles
	Attachment B: Terms, Assurances, and Conditions		Attachment E: Social Worker Agreement
	Attachment C: Quarterly Reporting Schedule and Requirements		(if applicable)

The system accepts the IDC grant award and agrees to meet the requirements and abide by the provisions described in this agreement.

Project Director Signature: _____ Date: _____

Authorized System Representative Name: _____ Title: _____

Authorized System Representative Signature: _____ Date: _____

Managing Defender Signature: _____ Date: _____



Department of Criminal Justice
Indigent Defense Commission

ATTACHMENT A: System Indigent Defense Budget Detail and Payment Structure

Unless otherwise approved by the OIDS Executive Director, system expenses must be paid prior to reimbursement and should be reported for the period in which the expense was incurred. For expenses incurred during a period but paid after the quarterly fiscal report has been submitted, a supplemental financial status report may be required. Reimbursement is contingent upon the system meeting minimum required spending amounts for each expense category as outlined in the Quarterly Payment Structure.

Fixed Quarterly Reimbursements

- The system must meet the minimum required system spending amount for the quarter before utilizing the grant reimbursed portion.
- Reimbursement requests should not exceed the quarterly grant amount budgeted for each line item. However, adjustments may be authorized by the OIDS Executive Director or Grant Program Manager as needed.
- Any costs exceeding the budgeted quarterly system spending and grant amount combined will be the system's responsibility and may count toward the system spending requirement for the following quarter.

"As Billed" Reimbursements

- The system must meet the established system spending requirement for a line item before utilizing the grant reimbursed portion of that item.
- Any costs exceeding the annual system spending and grant amount combined will be the system's responsibility and will count toward system spending.

KANE INDIGENT DEFENSE BUDGET (July 1, 2026 - June 30, 2027)							
Expense Category	Expense Line Item	Total Cost	IDC Grant Award	System Spending	Expense Structure	Quarterly Grant Payment	Quarterly System Spending
Personnel		\$0.00	\$0.00	\$0.00	None		
Fringe		\$0.00	\$0.00	\$0.00	None		
Contracted	Southern Utah Regional Managing Defender	\$20,000.00	\$20,000.00	\$0.00	Fixed	\$5,000.00	\$0.00
	Public Defender Contract	\$90,000.00	\$16,124.00	\$73,876.00	Fixed	\$4,031.00	\$18,469.00
	Part-Time Child Welfare Contract	\$5,000.00	\$5,000.00	\$0.00	Variable	As Billed	
	Regional Social Worker Shared w/ Iron & Beaver*	\$0.00	\$0.00	\$0.00	Fixed	\$0.00	\$0.00
Equipment, Supplies, & Operating Expenses (E.S.O.)	Fixed E.S.O.	\$0.00	\$0.00	\$0.00	None		
	Other E.S.O.	\$0.00	\$0.00	\$0.00	None		
	Defense Resources & Reserves	\$0.00	\$0.00	\$0.00	Variable	As Billed	
	Training & Related Travel	\$0.00	\$0.00	\$0.00	Variable		
	Indigent Defense Capital Fund	\$6,152.00	\$0.00	\$6,152.00	Variable		
Travel	Mileage	\$0.00	\$0.00	\$0.00	Variable	As Billed	
Totals:		\$121,152.00	\$41,124.00	\$80,028.00			

* Iron County carries the contract and makes the payments.



Department of Criminal Justice Indigent Defense Commission

ATTACHMENT B: Standard Terms, Assurances, Certifications, and Conditions

STANDARD TERMS

Authorized System Representative	A public official authorized to sign financial agreements for and on behalf of a local government entity, e.g. city mayor, city manager, county mayor, county manager, county council chair, county commission chair.
Award Recipient or Grantee	An indigent defense system receiving IDC grant funds.
Commission or IDC	Utah Indigent Defense Commission
Indigent Defense Resources	Resources necessary to provide an effective defense for an indigent individual, including but not limited to investigators, experts, interpreters, second chairs or co-counsel, scientific or medical tests, transcripts, and printing and mailing costs of legal documents. Typically conflict counsel is not included in this category.
Indigent Defense Service Provider	A court-appointed attorney or entity representing an indigent individual pursuant to (a) a contract with an indigent defense system to provide indigent defense services; or (b) an order issued by the court under Utah Code Subsection 78B-22-203(2)(a).
Indigent Defense Services	(a) The representation of an indigent individual by an indigent defense service provider; and (b) the provision of indigent defense resources for an indigent individual.
Indigent Defense System or System	(a) A city or town that is responsible for providing indigent defense, or (b) a county that is responsible for providing indigent defense services in the district court, juvenile court, and the county's justice courts; or (c) an interlocal entity, created pursuant to Utah Code 11-13, the Interlocal Cooperation Act, that is responsible for providing indigent defense services according to the terms of an agreement between a county, city, or town.
Managing Defender	An indigent defense service provider with the role of coordinating attorneys, staff, and resources related to providing indigent defense services in a system or across multiple indigent defense systems.
OIDS or Office	Office of Indigent Defense Services, responsible for the Commission's administration and operations.
Project Director	An individual responsible for the administration, management, and oversight of the grant award on behalf of the indigent defense system receiving IDC grant funding. The Project Director has the ultimate responsibility for compliance with the terms of the grant agreement, Utah law, quarterly reports, invoices, and payment information. A grantee system may delegate all or some of the Project Director's duties to a Managing Defender.
State Entity	IDC, OIDS, or another state of Utah government agency.
Sub-grantee	Any entity or individual who is paid with IDC grant funds by the award recipient indigent defense system, such as contractor(s) for services.



Department of Criminal Justice Indigent Defense Commission

ATTACHMENT B: Standard Terms, Assurances, Certifications, and Conditions

System Spending The portion of the grant recipient system's indigent defense budget and costs that are not reimbursable by the grant award.

ASSURANCES

1. **IDC AUTHORITY AND DUTIES:** The system assures it recognizes the Utah Indigent Defense Commission's powers and duties as authorized in Utah Code 78B-22-404.
2. **SYSTEM FINANCIAL MANAGEMENT:** The system assures it possesses the responsibility, financial management, fiscal integrity, and financial capability necessary to administer IDC grant funds adequately and appropriately; that its financial management system can record and report on the receipt, obligation, and expenditure of grant funds; and that its financial management system is integrated with an adequate structure of internal controls to safeguard assets and cash management procedures. The system further assures that all IDC grant-related books, records, and accounts shall be maintained in accordance with all applicable regulations and standards and accurately reflect the true nature of the transactions they record in all material respects. The financial statements of the system shall conform in all material respects to generally accepted accounting principles and the system's accounting policies. While the Project Director has the ultimate responsibility for financial oversight and management of the IDC grant funding, some or all grant-related financial reporting and record keeping duties may be delegated to a sub-grantee, i.e. Managing Defender.
3. **SYSTEM INDIGENT DEFENSE BUDGET:** The system assures its system spending baseline indigent defense budget equals or exceeds the preceding three fiscal years' average annual system spending on indigent defense services; and that during the current fiscal year, the system reasonably anticipates maintaining indigent defense system spending, at the minimum, at the level set forth in the grant payment structure and grant award agreement.
4. **SUPPLANTING PROHIBITION:** The system assures IDC grant funds shall not supplant system spending on indigent defense services. This means that the system shall not reduce or reallocate to other purposes local indigent defense funds because of the existence of state funds. Rather, the IDC grant award must increase or supplement the total funding available for indigent defense services.
5. **SYSTEM RECORDS MANAGEMENT AND RETENTION:** The system assures is has a process to store and preserve relevant IDC grant-related programmatic documents and financial records according to the approved retention schedule (CCJJ Records Retention Series 28161, State Grant Program Files), and to allow the OIDS access to the system's programmatic documentation, financial records, written policies and procedures, audit compliance records, and internal controls for the purpose of ensuring grant funds are spent and disbursed efficiently as authorized by the Utah legislature and the Indigent Defense Commission.
6. **SYSTEM INDIGENT DEFENSE SERVICES MONITORING AND MANAGEMENT:** The system assures it is willing and able to monitor and manage attorney and system performance. Critical to this capacity is collecting, reviewing, and reporting quarterly to the OIDS reliable data and information about indigent defense services and the quality of representation the system is providing. While the Project Director has the ultimate responsibility for programmatic oversight, management, and reporting, some or all duties may be delegated to a Managing Defender.
7. **DEFENSE COUNSEL'S FREEDOM FROM CONFLICT:** The system assures that defense counsel, whether employed or contracted with by the system, are free to defend clients zealously, based on counsel's own judgment and without fear of termination, reduction in compensation, reduction in staff, or reduction in defense resources.
8. **DEFENSE FUNCTION'S INDEPENDENCE:** The system assures it is working diligently toward ensuring that the selection, funding, and payment of defense counsel and indigent defense services are independent of the judiciary and the prosecution.
9. **REPORTING REQUIREMENTS:** The system assures it will comply with the OIDS quarterly grant reporting schedule and requirements outlined in Attachment C. The system's officers, employees, and contractors must report honestly



Department of Criminal Justice Indigent Defense Commission

ATTACHMENT B: Standard Terms, Assurances, Certifications, and Conditions

and accurately all business and legal transactions. Accurate record keeping and reporting are essential to the system's ability to meet legal and regulatory obligations, including specific obligations relating to the system's

transactions with the Commission, OIDS, and other governmental entities. While the Project Director has the ultimate responsibility for compliance, some or all IDC grant-related programming and financial reporting and record keeping duties may be delegated to a Managing Defender.

10. **COMPLIANCE WITH LAWS, RULES, POLICIES:** The system assures it will comply with its own written Accounting, Personnel, Purchasing, and Procurement rules, policies and procedures, excepting travel where the state of Utah per diem rates for reimbursements take precedence. If the system has not adopted such written policies and procedures, the state Accounting Policies and Procedures, state Purchasing Policies and Procedures, state Human Resources Rules, the Utah Administrative Code, and other applicable state policies and procedures are to be complied with in expending IDC grant funds.
11. **THIRD PARTY COOPERATION:** The system assures it will require all third-party contractors and sub-grantees to cooperate and participate with the OIDS in quarterly reporting, as well as in any investigations, audits, reviews, or monitoring activities of indigent defense services and IDC grant awards by OIDS or other governmental entities.
12. **THIRD-PARTY INDIGENT DEFENSE SERVICE CONTRACTS:** The system assures that it will have on file a current written contract for all indigent defense service providers engaged presently who are not directly employed by the system, and that it will provide copies of those contracts to OIDS. Furthermore, system assures that it will keep OIDS abreast of any provider contract changes.
13. **SUB-GRANTEE ACCOUNTABILITY FOR COMPLIANCE:** The system assures sub-grantees shall be held accountable for complying with applicable Assurances, Certifications, and Conditions set forth in the system's grant agreement through incorporating appropriate language into each agreement, contract, or other document under which IDC grant funds are to be expended by the sub-grantees.
14. **MANDATORY CONTINUING LEGAL EDUCATION:** The system assures that its indigent defense service providers, whether employees or contractors, shall comply with the Utah State Bar mandatory continuing legal education requirements for maintaining licensure. OIDS strongly recommends that defenders attend a minimum of four hours of specialized training in the area(s) of their practice annually. To facilitate specialization, OIDS provides free monthly CLEs to defenders in adult criminal defense, juvenile delinquency defense, and appellate advocacy.
15. **FUNDING FOR SYSTEM POSITIONS:** The system assures that IDC grant funds shall not be used to compensate its officers and employees unless they are employed at least part-time as indigent defense service providers or support staff in public defense.
16. **CASE MANAGEMENT SOFTWARE:** The system assures that its indigent defense providers, whether employees or contractors, will use case management software to facilitate better record keeping, reporting, and organization. To facilitate utilizing the DefenderData case management software, OIDS pays Justice Works directly for the cost of DefenderData licenses. Contingent upon funding availability, additional DefenderData licenses may be considered on an individual basis at the discretion of the OIDS Executive Director.

CERTIFICATIONS

1. **CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND INELIGIBILITY:** The system certifies that it is not presently nor has ever been debarred, suspended, or proposed for debarment by any governmental department or agency, whether international, national, state, or local. Should the system be unable to certify the above statement in whole or in part, it shall submit a written explanation to the Commission. The system must notify OIDS in writing within 30 days if it is debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded



Department of Criminal Justice Indigent Defense Commission

ATTACHMENT B: Standard Terms, Assurances, Certifications, and Conditions

from participation in any contract by a governmental entity during the grant period covered in the grant agreement.

2. **CERTIFICATION REGARDING DRUG-FREE WORKPLACE:** The system certifies that it complies with the Drug-Free Workplace Act and the Utah Administrative Rule R477-14, Substance Abuse and Drug-Free Workplace.
3. **CERTIFICATION REGARDING COMPLIANCE WITH LAWS, RULES, AND REGULATIONS:** The system certifies that its officers, employees, and contractors should endeavor to deal honestly, ethically, and fairly with clients and other parties involved in the provision of indigent defense services, and that they shall comply with applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including professional licensure and certification requirements, while the IDC grant agreement is effective.

CONDITIONS

I. GENERAL

- I.1. **FUNDING AVAILABILITY:** State funding is appropriated by the Utah legislature. Availability of funding is subject to legislative appropriations. Funding awarded to recipients under the grant agreement may be reduced or withdrawn upon a written notice from the IDC should the legislature reduce, withdraw, or not renew funding appropriations.
- I.2 **FUNDING PRIORITIES:** IDC grant funding is awarded based on the following Priority Tier Levels:
 - Tier 1** - Renew existing indigent defense positions.
 - Tier 2** - New managing defender or grant-focused administrative assistant positions that oversee at least three indigent defense service providers.
 - Tier 3** - Attorney capacity increases recommended based on the latest System Needs Evaluation results and budget and spending trends.
 - Tier 4** - Other capacity increases recommended by OIDS or requested by the system and agreed upon through a collaborative process.
 - Tier 5** - Other requests.
- I.3. **AWARD AVAILABILITY AND OBLIGATION OF FUNDS:** The grant award is available during the grant period, starting on July 1st and ending on June 30th of the following calendar year. Grant funds may not be obligated for **new** grant-funded positions, goods, and services prior to the grant period effective date. Grant funds related to defense resources and other such goods and services may not be obligated after the termination date of the grant period. Obligations that are outstanding as of the termination date shall be liquidated within 30 days. Such obligations must be related to goods or services provided and utilized by sub-grantees within the grant period.
- I.4. **NON-APPROPRIATION OF FUNDS, REDUCTION OF FUNDS, OR CHANGES IN LAW:** The IDC grant agreement may be terminated or the available grant funds may be reduced at the sole discretion of the Indigent Defense Commission if (i) a change in federal or state legislation or applicable laws materially affects the ability of either party to perform under the terms of the agreement; or (ii) a change in available funds affects the Commission's ability to pay under the agreement. In the event of termination or award modification, the Commission will provide a written notice to the system 30 days in advance of the specified termination or modification effective date.
- I.5. **INDEMNITY:** Both parties to the IDC grant agreement are governmental entities as defined in the Utah Governmental Immunity Act (Utah Code Ann. 63G-7-101 et. seq.). Nothing in this agreement shall be construed as a waiver by either or both parties of any rights, limits, protections, or defenses provided by the Act. Nor shall this agreement be construed, with respect to third parties, as a waiver of any governmental immunity to which a party to this agreement is otherwise entitled. Subject to and consistent with the act, each party will be responsible for its own actions or negligence and will defend against any claims or lawsuit brought against it. There are no indemnity obligations between the parties.
- I.6. **REGIONALIZATION:** Systems that regionalize indigent defense services across two or more counties and/or cities must enter into a Memorandum of Understanding or similar written agreement. The MOU must be consistent with



Department of Criminal Justice Indigent Defense Commission

ATTACHMENT B: Standard Terms, Assurances, Certifications, and Conditions

the intent and purpose of the IDC grant award and its terms and conditions, including the IDC Core System Principles, and with Utah law to ensure effective provision of indigent defense services in the pertinent systems, whether they are involved directly and indirectly in grant awards. A copy of the signed MOU must be submitted to OIDS.

II. USE OF THE AWARD

II.1. USE OF THE AWARD: IDC grant funds are to be expended only for the purposes and activities authorized by the Indigent Defense Commission in the budget detail set forth in Attachment A of the grant agreement. Upon a written request by the system, the Commission or OIDS Executive Director may authorize budget modifications to increase, decrease, or move grant funds from one budget category to another during the grant period as deemed appropriate.

II.2. APPROVED AWARD BUDGET CATEGORIES AND ACTIVITIES:

- a. Personnel Salaries: Wages or salaries paid to full-time and part-time personnel and officers employed by the system.
- b. Personnel Fringe Benefits: Non-wage allowances and services provided by the system to its full-time and part-time employees and officers in addition to their normal wages or salaries.
- c. Contracted Services: Costs of any person or entity obligated to provide indigent defense services, administrative services, or defense resource services to the system under a contract or agreement. Contractors are not considered to be employees or officers of the system. By definition, IDC grant-funded contractors are the grantee system's sub-grantees.
- d. Equipment, Supplies, Operating Expenses: Costs of these items may be approved on a case-by-case basis at the discretion of the Indigent Defense Commission or OIDS Executive Director.
- d. Defense Resources: Costs of indigent defense resources, such as investigators, experts, second chairs, court transcripts, and printing. Conflict counsel is typically not included in this budget category. Defense resource providers may or may not be considered to be the grantee system's sub-grantees. Upon a written request from the system, other defense resource costs may be approved by the Indigent Defense Commission or OIDS Executive Director.
- e. Mileage: Transportation costs incurred by system employees and contractors for travel related directly to representing indigent clients, such client visits and court appearances. See the Mileage Reimbursement condition for details.
- f. Other: Subject to the limitation and approval of the Indigent Defense Commission, other expenses related to providing indigent defense services may be allowable and reimbursable by the IDC.

II.3. NONALLOWED EXPENDITURES: Award funds may not be used a) to pay for services or items that are not part of the approved grant budget or separately approved by the Commission or OIDS Executive Director; b) to purchase land; or c) to pay for construction projects.

III. PAYMENTS AND GRANT FUNDS

III.1. AWARD PAYMENTS: Payments are made as reimbursements of actual costs accrued by the system. Based on the quarterly financial status report the system submits in the state grant management system (GMS), OIDS will reimburse the system for approved indigent defense expenses in accordance with the award payment structure set forth in Attachment A of the IDC grant agreement. System spending takes priority over grant spending. This means that the quarterly budgeted system spending is utilized first to cover the costs before grant funds are used to cover the remaining balance. Should the line item expense exceed both the budgeted quarterly grant and system spending, the remaining balance is applied to system spending even if the budgeted quarterly system spending is exceeded. Grant reimbursement payments can be adjusted to correct overpayment, underpayment, or disallowed costs that



Department of Criminal Justice Indigent Defense Commission

ATTACHMENT B: Standard Terms, Assurances, Certifications, and Conditions

are found as a result of monitoring, review, inspection, or audit. Upon a written request in advance, the OIDS Executive Director may authorize exceptions to payment arrangements as deemed appropriate.

- III.2. **GRANT MODIFICATION BY A SYSTEM:** A system must obtain prior written approval from the Commission or OIDS Executive Director to modify its grant award. Such modifications may include but not be limited to changes in (a) activities, designs, or objectives; (b) system Project Director or key professional personnel identified in the grant agreement; or (c) approved system indigent defense budget and budget categories.
- III.3. **COSTS EXCEEDING SET LINE-ITEM GRANT BUDGET:** Should the costs for a grant-funded line item exceed the budgeted annual grant amount, the system shall be responsible for the excess spending, unless other arrangements are agreed in writing between the system and the Commission or OIDS Executive Director. Such arrangements may or may not require a grant modification.
- III.4. **UNUSED AWARD FUNDS:** Obligated but unused grant funds remain with the Indigent Defense Commission, and they shall not carry over to the next grant year.
- III.5. **NON-EXPENDABLE PROPERTY:** The system shall retain ownership of nonexpendable property acquired with IDC grant funds for indigent defense purposes. Property shall be disposed of according to system policy.

IV. CORRECTIVE ACTION AND TERMINATION OF THE GRANT AGREEMENT

- IV.1. **DEFAULT, CORRECTIVE ACTION, AND TERMINATION FOR CAUSE:** Should the Indigent Defense Commission, OIDS, or another state entity determine that the system has materially breached any term or condition of the grant agreement; and that the system has not responded within 10 days to a written request to remedy the issue(s) or has not complied with a corrective action plan within 60 days, and therefore the default remains, the Commission reserves the right to take one or more of the following actions:
- Withhold reimbursements temporarily.
 - Disallow all or part of the cost of grant activities.
 - Demand full refund of any payment made to the system under the agreement for services that do not conform to the agreement.
 - Suspend all or part of award activities.
 - Terminate the entire grant award or part of the award activities..
 - Withhold or deny future funding.
 - Pursue other remedies legally available.

Time allowed for remedy or corrective action will not diminish or eliminate the system's liability for damages.

Likewise, should the Commission or OIDS materially breach any term or condition of the IDC grant agreement and fail to respond within 10 days to the system's written notification to correct and cease the violation(s), the system may terminate the agreement for cause immediately, prior to the expiration date.

Upon termination of the agreement by either party, all accounts and payments will be processed according to the financial arrangements set forth herein for approved services ordered prior to the date of termination.

- IV. 2. **TERMINATION FOR CONVENIENCE WITHOUT CAUSE:** The system or the Indigent Defense Commission may terminate the IDC grant agreement, in whole or in part, for convenience, without cause, at any time prior to the agreement expiration date by mutual agreement in writing. The party seeking termination must submit a written notice to the other party 30 days in advance of the specified expiration date.
- IV.3. **FORCE MAJEURE:** Neither party to the IDC grant agreement shall be held responsible for delay or default caused by fire, riot, acts of God, disease, state of emergency, executive order, war, or another event which is beyond the party's reasonable control. Either party may terminate the grant agreement after determining that such delay will prevent successful performance of the agreement.



Department of Criminal Justice Indigent Defense Commission

ATTACHMENT B: Standard Terms, Assurances, Certifications, and Conditions

IV.4. FINANCIAL OBLIGATIONS UPON TERMINATION: In the event the IDC grant agreement is terminated prior to the expiration date, whether for cause or for convenience, by either party, all accounts and payments will be processed according to the financial arrangements set forth herein for approved services ordered prior to the date of termination. The system agrees that upon termination of the agreement, the system's sole remedy and monetary recovery from the Indigent Defense Commission or the state of Utah is limited to full payment for all services properly performed as authorized under the grant agreement up to the date of termination, as well as any reasonable monies owed as a result of the system having to terminate other contracts necessarily and appropriately entered into by the system pursuant to this agreement.

V. EMPLOYMENT AND POSITIONS

V.1. EMPLOYMENT DISCRIMINATION PROHIBITION: The system agrees to abide by the following employment laws:

- Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e), which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin.
- Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex.
- 45 CFR 90, which prohibits discrimination on the basis of age.
- Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disabilities.
- Utah Executive Order dated December 13, 2006, which prohibits unlawful harassment in the workplace.

The system further agrees to abide by any other laws, regulations, or orders that prohibit discrimination of any kind by the system's officers, employees, or third-party contractors.

V.2. GRANT-FUNDED POSITIONS: Prior to posting a grant-funded position, the system or sub-grantee agrees to provide OIDS with a copy of the job description or request for proposal (RFP) for review.

V.3. ADDITIONAL PAY OR BENEFITS: The system agrees that indigent defense services providers, whether employees or contractors, will not accept additional payments or other benefits outside of their contracts or employment agreements for representing court-appointed clients.

VI. GRANT MONITORING AND SYSTEM AUDIT

VI.1. MONITORING, INSPECTION, AND AUDIT: The Indigent Defense Commission, OIDS, or another state entity duly authorized to monitor, inspect, or audit state funds shall have access to the system's and its sub-grantees' programmatic documentation, financial records, written policies and procedures, audit compliance records, and internal controls for the purpose of ensuring that grant funds are spent and disbursed efficiently as authorized by the Utah legislature and the Indigent Defense Commission.

VI.2. AUDIT REPORTS: Should the system or its sub-grantee(s) be a subject of a local, state, or federal audit, the system agrees to provide OIDS with a copy of the audit report.

VII. RECORDS RETENTION AND GRAMA

VII.1. RECORDS RETENTION: In accordance with the Commission on Criminal and Juvenile Justice (CCJJ) Records Retention Series 28161, State Grant Program Files, the system shall retain IDC grant award programmatic and financial records seven years after final action. Such records may include but not be limited to grant proposals and applications; contracts and agreements; reports; invoices and receipts; proofs of payment; correspondence and memoranda; and other records relating to receipt, review, award, evaluation, status, and monitoring of grants; and allocation of funds and system indigent defense services budgets and spending.

VII.2. GRAMA: Records relating to the receipt and disposition of IDC grant awards that are prepared, owned, or retained by the system, Indigent Defense Commission, or OIDS are subject to the state of Utah Government Records Access



Department of Criminal Justice Indigent Defense Commission

ATTACHMENT B: Standard Terms, Assurances, Certifications, and Conditions

and Management Act (GRAMA). Such records may include but not be limited to grant proposals and applications; contracts and agreements; reports; invoices and receipts; proofs of payment; correspondence and memoranda; and other records relating to receipt, review, award, evaluation, status, and monitoring of grants; and allocation of funds and system indigent defense services budgets and spending. Therefore, unless restricted access to certain records is allowed by law, the public may request access to them. Neither the system nor state entities are obligated to report GRAMA requests.

VIII. THIRD PARTY AGREEMENTS, OTHER DOCUMENTS, AND COPYRIGHT

- VIII.1. THIRD PARTY AND SUB-GRANTEE CONTRACTS AND AGREEMENTS: The system may not enter into a contract or agreement with a third party or sub-grantee for the purpose of executing grant-related activities or providing indigent defense services unless such a contract or agreement is incorporated into the grant agreement or approved in advance by the Commission. Any such arrangement shall ensure that the system will retain ultimate control and responsibility for the IDC grant award, and that the system shall be bound by these grant conditions and any other requirements applicable to the award. Furthermore, the system shall provide OIDS with current copies of its indigent defense related third-party and sub-grantee contracts and agreements.
- VIII.2. DESCRIPTION OF STATE FUNDING IN PUBLIC DOCUMENTS: Statements, press releases, requests for proposal, bid solicitations, and other documents describing IDC-grant-funded positions or programs publicized by the system must clearly state (a) the percentage of the total cost of the position or program that will be financed with the IDC grant award, and (b) the dollar amount of the grant funds for the position or program.
- VIII.3. COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS: As permitted by law, the system may copyright original intellectual property created in the course of IDC grant-funded activities, including computer programs (the term "computer programs" includes executable computer programs and supporting data in any form), writings, sound recordings, pictorial reproductions, drawings, or other graphical representations, and other works of similar nature. However, the Commission and OIDS reserve the right to reproduce, publish, and use in whole or in part such intellectual property and materials royalty-free and to authorize others to do so.

IX. ADDITIONAL FUNDING POOLS

Outside of the regular grants, the Utah Indigent Defense Commission has additional funding pools that can be utilized by systems in the 3rd – 6th class counties for travel and defense resources reimbursements. Reimbursements are contingent upon the availability of funding, and requests are approved on a case-by-case basis at the discretion of the OIDS Executive Director. While a system is not required to be a grant recipient to access these funding pools, it is required to enter into a written agreement with the Commission and to comply with the data reporting requirements.



Department of Criminal Justice Indigent Defense Commission

ATTACHMENT C: Quarterly Reporting Schedule and Requirements

Continuing funding and IDC quarterly grant reimbursements are contingent upon the system submitting complete reporting as outlined below. Instructions and links to the reporting documents will be emailed to project directors and managing defenders about three weeks before the reporting is due each quarter.

First Quarter (July 1 – Sept 30) Due October 20th

- System Progress Narrative
- Quarterly Financial Report – Reimbursement Request (GMS)
- System Indigent Defense Service Provider Contracts Update

Second Quarter (Oct 1 – Dec 31) Due January 20th

- System Needs Evaluation (This serves both as required reporting for the current grant and as part of next year's grant application)
- Attorney Caseload Surveys (This serves both as required reporting for the current grant and as part of next year's grant application)
- Quarterly Financial Report – Reimbursement Request (GMS)

Third Quarter (Jan 1 – Mar 31) Due April 20th

- System Progress Narrative
- Quarterly Financial Report – Reimbursement Request (GMS)
- System Indigent Defense Service Provider Contracts Update

Fourth Quarter (Apr 1 – June 30) Due July 15th (End of the state government fiscal year)

- System Needs Evaluation
- Attorney Caseload Surveys
- Quarterly Financial Report – Reimbursement Request (GMS)



Department of Criminal Justice Indigent Defense Commission

ATTACHMENT D: Core System Principles for Indigent Defense Services

USER STATEMENT

This document, adopted by the Indigent Defense Commission in August 2017, sets forth core principles for the provision of indigent defense representation in the state of Utah. These principles are intended to encompass the provision of indigent defense services in three defined areas of practice: criminal defense, delinquency defense, and parental defense. Utah law delegates the provision of indigent defense services to its local governments.

The purpose of these principles is threefold:

1. Provide guidance to government officials, policymakers, and entities charged with providing, overseeing, assessing, and/or funding indigent defense systems.
2. Provide a yardstick for measuring the extent to which an indigent defense system ensures that individual attorneys within that system have the knowledge, ability, resources, and independence necessary to provide effective representation.
3. Encourage appointed counsel to provide a high standard of representation and promote professionalism in the representation of indigent individuals in Utah.

THE INDIGENT DEFENSE COMMISSION

The Indigent Defense Commission was created by legislation in 2016 to help the state ensure its indigent defense services are consistent with the United States and Utah Constitutions, and Utah law. Its membership includes key leaders in state and local government, criminal defense, and indigent defense services. The Commission works with the state, local governments, indigent defense providers, and other stakeholders to provide guidance on standards for constitutional representation, gather data and information about indigent defense service provision, award grants to improve indigent defense services, and support the regionalization of indigent defense services throughout the state.

PRINCIPLE 1/ ORGANIZATIONAL CAPACITY OF DEFENSE SYSTEM IS SUFFICIENT TO ENSURE COMPLIANCE WITH CORE PRINCIPLES

A system's ability to meet the principles articulated herein requires a threshold structural and resource capacity—for example, an adequate budget, administrative resources, and the ability to monitor attorney and system performance. Critical to this capacity is the collection and regular review of reliable data and information about the services and quality of representation the system is providing. If an indigent defense system lacks such capacity, efforts must be made to improve the system's organization—for example, through adopting a managed assigned counsel (MAC) system, public defender office, and/or through pursuing interlocal, resource-sharing agreements.

PRINCIPLE 2/ SYSTEM PROVIDES COUNSEL TO ALL ELIGIBLE DEFENDANTS, MINORS, AND RESPONDENTS WHO DO NOT KNOWINGLY, INTELLIGENTLY, AND VOLUNTARILY WAIVE COUNSEL

Rights. The U.S. Constitution, the Utah Constitution, and Utah law guarantee the right to counsel. That right extends under Utah law to all accused persons facing any possibility of incarceration or detention, and to parents/legal guardians subject to child welfare proceedings and/or petitions to terminate their parental rights, regardless of financial status.



Department of Criminal Justice Indigent Defense Commission

ATTACHMENT D: Core System Principles for Indigent Defense Services

Responsibilities. Systems must ensure individuals facing these proceedings, who are unable to afford counsel, are provided counsel at government expense. Systems must also ensure the presence of defense counsel at all court proceedings, to avoid creating practical barriers to appointment or any pressure to waive counsel.

Restrictions. If a system seeks to recover/recoup public defender fees, it must strictly adhere to the statutory limitations and processes, to avoid undermining the right to counsel. A system may not, for example, assess fees without individualized assessments for each convicted individual, as statute requires the court to consider financial resources and the burden any fee will cause before imposing it. Systems reinvest any recouped funding in indigent defense services.

PRINCIPLE 3/ SYSTEM PROVIDES PROPER SCOPE OF REPRESENTATION

- ***Principle 3A/ Scope of Representation: Attorney Activity***

Effective representation requires attorney activity that meaningfully addresses the allegations facing each client. Accordingly, indigent defense systems shall ensure that attorneys are regularly engaged in a scope of practice wherein the attorney will:

- Develop a theory of the case that guides the case strategy.
- Pursue available evidence through discovery and investigation.
- Examine and review all available evidence.
- File appropriate motions.
- Advise the client on the strengths and weaknesses of the state's case and on all implications of a plea offer, including direct and collateral consequences of accepting the plea offer.
- Litigate or adjudicate the allegations, unless a plea offer is consistent with the client's expressed wishes and represents a benefit to the client.
- Use investigative and other defense resources, as appropriate.

- ***Principle 3B/ Scope of Representation: Stages of the Proceedings***

Early Appointment. Systems must ensure that as soon as feasible, defense counsel is assigned and notified of appointment, and indigent individuals are notified of the identity of assigned counsel and how to contact counsel.

Continuity. Systems must ensure an indigent individual has access to counsel at all critical stages of criminal proceedings, and in delinquency and child welfare proceedings that indigent individuals have counsel to represent them at all stages of the juvenile court proceedings.

Consistency. Systems must ensure representation commences in a timely manner, extends for the proper period of representation, and proceeds with reasonable continuity, unless the client's needs dictate otherwise—meaning the same attorney must continuously represent a client, where feasible, until a case concludes.



Department of Criminal Justice Indigent Defense Commission

ATTACHMENT D: Core System Principles for Indigent Defense Services

PRINCIPLE 4/ SYSTEM PROVIDES REPRESENTATION THAT IS INDEPENDENT AND FREE FROM INTERFERENCE

Indigent defense counsel's primary and most fundamental responsibility is to promote and protect the interests of the client. A system must ensure defense counsel is free to defend clients zealously, based on counsel's own judgement, and without fear of termination, reduction in compensation, reduction in staff, or reduction in defense resources. The selection, funding, and payment of defense counsel should be independent of the judiciary and the prosecution.

PRINCIPLE 5/ SYSTEM RECOGNIZES DISTINCT AREAS OF SPECIALIZATION WITHIN INDIGENT DEFENSE

Indigent defense encompasses distinct areas of practice: criminal defense, delinquency defense, parental defense, and appellate advocacy. Each is its own area of specialization, requiring skills and knowledge distinct from what is required to practice in any other area. Indigent defense systems must separately account for criminal defense, delinquency defense, parental defense, and appellate advocacy in their employment and contracting arrangements.

PRINCIPLE 6/ SYSTEM ENSURES THE RIGHT TO APPEAL

Indigent defense systems must provide counsel for any first appeal of right and must separately account for the provision of appellate services to ensure the right to appeal.

PRINCIPLE 7/ SYSTEM PROVIDES REPRESENTATION THAT IS FREE FROM CONFLICTS OF INTEREST

Effective representation is representation that is zealous, diligent, and free from conflicts of interest—as defined in the Utah Rules of Professional Conduct. Indigent defense systems shall ensure that defense counsel manages conflicts of interest issues as required by the Utah Rules of Professional Conduct. Systems shall provide appropriate employment and separate arrangements to account for conflict cases. Those arrangements shall not create for defense counsel a financial disincentive to declare a conflict.

PRINCIPLE 8/ SYSTEM PROVIDES EFFECTIVE REPRESENTATION

Effective representation depends upon the zealous advocacy of qualified counsel, who receives training, has appropriate caseloads, has access to defense resources, and is properly compensated.

- ***Principle 8A/ Qualifications and Training***

Indigent defense systems must ensure defense counsel's ability, training, and experience match the complexity of the case. Systems must require counsel to receive continuing legal education in the areas indigent defense representation in which they practice.

- ***Principle 8B/ Appropriate Caseloads***

Indigent defense systems must control defense counsel's total workload (including private and indigent caseloads in other jurisdictions) to allow for effective representation of each client. Total



Department of Criminal Justice Indigent Defense Commission

ATTACHMENT D: Core System Principles for Indigent Defense Services

caseload must be set at a level that allows defense counsel to undertake the scope of work required to test the state's evidence in a meaningful way in each case.

- ***Principle 8C/ Access to Defense Resources***

Indigent defense systems must equip defense counsel with the tools necessary to provide effective representation, by providing access to defense resources, which may include "costs for a competent investigator, expert witness, scientific or medical testing, transcripts, and printing briefs," social workers, interpreters, and forensic services.

Systems must avoid conflicts or disincentives for defense counsel—for example, flat rate contracts where counsel pays for services from their compensation, or procedures requiring defense counsel to reveal a request for resources to prosecutors.

- ***Principle 8D/ Proper Compensation***

Indigent defense systems must adopt appropriate rates and methodologies of compensation, sufficient to attract qualified applicants and to incentivize effective representation, which take into account the time, work, and complexity required to provide effective representation.

Indigent defense systems must avoid employment or contracting arrangements that create disincentives for effective representation—for example, flat fee contracts that provide no limit on the cases defense counsel will be assigned. Systems must provide counsel with the ability to seek additional compensation for extraordinary cases, or additional attorneys when caseloads are too high.



Department of Criminal Justice
Indigent Defense Commission

ATTACHMENT E: Social Worker Agreement

An indigent defense services system that receives funding for a social worker may directly employ or enter into a contract with a social worker to participate in an interdisciplinary legal team. Whether the system employs or contracts with a social worker, the system will ensure that the worker complies with the following requirements and conditions, and with social worker practice standards established by the Indigent Defense Commission (IDC).

1. The system may employ or contract with a social worker whose qualifications meet the requirements stated in section 78B-22-805 (1).
2. If the system hires a social worker, the managing defender will ensure that the social worker complies with all requirements of the program as established by the IDC and agreed to by the system.
3. If the system contracts with a social worker, the managing defender will ensure that the contract requires the social worker to comply with the requirements of the program as established by the IDC and agreed to by the system.
4. Whether the system employs or contracts with a social worker, the managing defender will establish an office policy for assigning and overseeing cases.
5. If the system assigns an attorney to work with a social worker as part of an interdisciplinary legal team, the managing defender will ensure that the attorney understands the practice standards applicable to the members of the interdisciplinary legal team and that they will meet the IDC's requirements for collecting and reporting data.
6. The social worker will collect and report data requested by the Office of Indigent Defense Services (OIDS) or the IDC. The managing defender will ensure that data is collected and reported to the OIDS as a part of the system's quarterly reporting. The OIDS will provide a report template to the managing defender, the social worker, and each attorney who is part of an interdisciplinary legal team to facilitate data reporting.
7. The managing defender and the social worker will participate in monthly meetings with OIDS staff to review case status, activity, and caseloads for the social worker.

ITEM # 15

OPIOID Fund Annual Expenditure Report 2025-26 and
Anticipated Expenses Report 2026-27

Please include information for settlement funds for July 2025-June 2026.

Please include information for settlement funds for July 2025-June 2026.

County	State
Name of Individual Filing Report	Patricia Kubera
Title of Individual Filing Report	Commissioner
Email Address of Individual Filing Report	ckubera@state.nm.us

Opioid Settlement Funds Accounting

Amount of Funds Received from First Disbursement to June 2025	299893.53
Amount of Funds Received from July 2025-June 2026	85612.02
Total Amount of Funds Received So Far	385505.55
Amount of Funds Used Before July 2025	75,000
Amount of Funds Used from July 2025-June 2026	46500
Amount of Funds Left before 7 th Disbursements	263,005.55

This amount should equal the amount in cell E13

Uses of Funds

Uses of Funds
Please include actual disbursements of opioid settlement funds for July 2025-June 2026

[illegible]

Demographic Factors of Individuals Served

Demographic Factors of Individuals Served
Numbers may not match up with numbers in the "Uses of Funds" section as one individual may have been served by multiple programs.

Number of Individuals Served in Each Age Group		Number of Individuals Served by Gender	
0-17	1	Male	
18-24	1	Female	
25-34	12	Other Gender	
35-44	3	Other Not to Be	
45 and older			

Uses of Funds on Core Strategies

Uses of Funds on Core Strategies
Please answer in % values. Please note that your answers may not add up to 100% as not all allowable uses can be defined by the list below.

Percent Breakdown of Use of Funds Received Between July 2025-June 2026 for:	
Treatment Services	
Recovery Support Services	100.0%
Prevention	
Criminal Justice	
Harm Reduction	
Expanding Housing, Legal Support, Education, and Job Training	

Contents, *etc.*

Please submit to Katherine Rhodes (katherinerhodes@uconn.edu) by June 30.

ITEM # 16

Review of Legislative Issues

ITEM # 17

Commissioner Report on Assignments