



MINUTES

June 10, 2026

Administrative Land Use Authority
Kane County Land Use Office
76 N. Main Street, Kanab, Utah

STAFF PRESENT: Shannon McBride, Administrative Land Use Administrator;
Kresta Blomquist, Land Use Administrative Assistant.

4:00 PM Meeting Called to Order by Shannon McBride

Introduction of Agenda Items

1. Approval of Minutes

April 29, 2026

May 13, 2026

2. Final Plat / Elk Ridge Estates Unit 4 Phase 6 / Mark C Jacobs

Approve / Deny:

Parcel: 8-6-9-2A

Zoned: R-1

Number of Lots: 21

Min lot size: 1 acre

Subdivision: Elk Ridge Estates Unit 4

Approved conditionally upon receiving the final approval from Civil Science.

3. Rural Unimproved Split /East Zion Area / Sandra Horton

Approve / Deny:

Parcels: 1-9-15-2A & 1-9-15-2B

Zoned: AG

Total Acreage: 95

Number of New Parcels: 4

Min lot size: 10 acres

Area: East Zion

Approved conditionally upon receiving the final approval from Tom Avant.

4. Rural Unimproved Split /Cedar Mountain, NW Kane County / Brad Lambeth

Approve / Deny:

Parcels: 8-9-8-5

Zoned: AG

Total Acreage: 96.53

Number of New Parcels: 5

Min lot size: 10 acres

Area: Cedar Mountain, NW Kane County

Approved conditionally upon receiving the final approval from Tom Avant.

5. Amending & Extending & Vacating/ Boundary Adjustment / Aaron Spohn

Approve / Deny: Extending the lots on the East side and amending the lot lines from a 1-by-4 configuration to a new 2-by-2 configuration to optimize land use. Also vacating a portion of the platted "Rocky Road" and realigning the plat to show where "Rocky Road" actually exists.

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

Zoned: R-½

Subdivision: Little Ponderosa Ranch

Shannon opened the meeting for public comment. There were no members of the public present, either in person or via online attendance. Receiving no public comment, Shannon went out of public hearing and approved the amending and extending portion of the application and recommended approving the vacating portion of the application, to the Kane County Commissioners.

4:04 PM

Meeting Adjourned



Shannon McBride

Administrative Land Use Authority



Kresta Blomquist

Administrative Assistant