

**MINUTES
OF THE KANE COUNTY
BOARD OF COMMISSIONERS' MEETING
June 30, 2026 at 10:00 AM
IN THE KANE COUNTY COMMISSION CHAMBERS,
76 NORTH MAIN, KANAB, UTAH**

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

Other County Officials in Attendance: Attorney Jeff Stott, Clerk/Auditor Chameill Lamb, Sheriff Tracy Glover, Taylor Glover, Keiren Chatterley, Isis Smith, and Shannon McBride

CALL MEETING TO ORDER: Commissioner Brown

WELCOME: Commissioner Brown

INVOCATION: Drew Chamberlain

PLEDGE OF ALLEGIANCE: Candice Brown

PUBLIC COMMENT:

Mary McElhone, Lorrie Mineer, Steve Mineer, Lane Slack, and Brandi Plumlee all spoke in opposition of the zone change on item #13.

Tracy Sanford, applicant for the zone change on item #13, stated that they are asking for the best solution to allow them to have more than two trailers on their property for summer seasonal use.

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

Motion to approve the Check Edit Report from June 10, 2026-\$624,773.05, June 17, 2026-\$594,491.93 and June 24, 2026-\$202,484.20 and the Commission Meeting Minutes for June 9, 2026 made by Commissioner Brown and motion carried with all commissioners present voting in favor.

REGULAR SESSION:

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

Darren Bushman presented on the Five County Association of Governments (AOG), highlighting the services provided to 38 cities, five school districts, and five counties, including aging support services, senior nutrition, veteran services, and community development programs. Bushman noted that the organization manages roughly \$14 million in services with about 80 employees, and currently operates with limited financial reserves, often relying on a line of credit to meet payroll. Darren proposed a new funding model for the AOG to build a financial reserve, which would involve contributions from counties (65%), cities (25%), and school districts (15%), resulting in an increased annual ask for Kane County from approximately \$18,000 to \$26,000.

2. Discuss/Vote on Bid Award for the Parcel Fabric Redraw / Full Commission

Taylor explained that the county initiated a project to redraw parcels using 911 service funds, noting that current data is inconsistent and hinders dispatch and GIS accuracy. They put out an RFP and received seven bids total with the winning bid going to Pro West.

Motion to award the bid to Pro West and the contract made by Commissioner Brown and motion carried with all commissioners present voting in favor.

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

3. Discuss/Vote on Amended Fire Response Agreement with Kanab City / Full Commission

Taylor stated that this agreement is for Kanab City to continue to provide fire service until the end of the year.

Motion to approve the amended Fire Response Agreement with Kanab City as presented and reviewed made by Commissioner Meyeres 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 Building Signage / Commissioner Kubeja

Commissioner Kubeja discussed the need to budget for signage updates for county buildings, including the Children's Justice Center. The commissioners agreed that the Children's Justice Center sign should maintain a welcoming, residential-like appearance while being replaced, and Commissioner Kubeja proposed that they continue working on defining the specific budget and designs for each building offline.

Motion to approve spending \$60K from MBA, \$65K from TRT/TRCC, and \$5K from OPIOID with a total of \$130K, which should be enough to include the Justice Center as presented to do signs for all the Kane County building as presented by Kris from Building and Grounds made by Commissioner Kubeja and motion carried with all commissioners present voting in favor.

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

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

Ryan and other county officials presented the urgent need for a remodel of the assessor's office, citing the building's age and deteriorating condition. Key issues identified included failing HVAC systems and persistent plumbing leaks, with evidence showing water damage to floors and insulation in the crawl space. Ryan advocated for a functional, minimalist approach that would extend the building's lifespan.

Motion to approve moving forward with the contract for the remodel of the Assessor's Office with \$200K coming from Building & Grounds budget between this and next year and \$300K from the MBA between this year and next year for \$500K total with all soft costs and contingency made by Commissioner Kubeja and motion carried with all commissioners present voting in favor.

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

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**

Motion to approve the two presented projects of how to spend the Governors Office of Economic Development funding with one of them for \$25K for the Beautification Grant and the other for \$26,490 for the Duck Creek Village site prep and power installation made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

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

7. Review of Comments from Kanab City Regarding the Gateway Development Project Within the Future Annexation Boundaries / Full Commission

Attorney Stott and Shannon provided an overview of the Gateway Development Project, described as an R1-zoned subdivision located east of town near the Lone Spur and Stampin Up area. They explained that because the project is a subdivision, it proceeds through the administrator rather than the Planning and Zoning Commission. While Kanab City identified the project as falling within their future annexation boundaries, they did not object to the development.

Taylor Glover and Kyler Ludwig addressed comments from Kanab City regarding the need for coordinated transportation planning between the city and the county. City officials expressed concerns about future traffic bottlenecks on US 89 and the frontage road, advocating for east-west road corridors in new developments to provide alternative routes. Taylor confirmed that the county is committed to cohesive planning and has secured a transportation master planning grant from UDOT, with the firm Jones and DeMille selected to perform a 12-month master plan that will integrate municipal efforts.

8. Discuss/Vote on SRS Allocation / Full Commission

Taylor explained the election options for the Secure Rural Schools (SRS) funding, noting that the SRS payment is estimated at approximately \$104,000, which significantly exceeds the alternative 1908 Act 25% payment estimate of \$10,000. The commission opted for the SRS payment, adhering to the requirement that 85% of these funds be allocated to schools and roads. This 85% is split evenly between the school district and the recreation and transportation special service district, which historically uses the funds for road projects and equipment.

Motion to keep the allocation as presented, which is 85% going into the general operations of the SRS allocation and 3% going to the federal agencies and 12% continuing to go into search and

rescue made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

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

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

Commissioner Meyeres discussed a new ordinance regulating water hauling in unincorporated areas. Following a rule interpretation that restricted septic systems for dry sites, the county worked to return regulatory authority to the local level. The new ordinance prohibits new commercial water hauling, including for vacation rentals, and mandates that existing commercial users losing service for a year or longer cannot be reinstated. Residential water hauling from approved sources remains permissible subject to health board inspection, while no new subdivisions will be approved that rely on dry water hauling.

Motion to approve Kane County Ordinance O 2026-15 an Ordinance regulating water hauling within the unincorporated areas of Kane County, State of Utah made by Commissioner Brown and motion carried with all commissioners present voting in favor.

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

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

Shannon stated that the applicant is asking for a Commercial 1 zone change because they intend to use the property for a Harley repair and washing shop, with an additional snow cone service. The location is aligned with the general plan, as it is situated on a frontage road along US 89. With no negative feedback from neighbors and a unanimous recommendation for approval from the Planning and Zoning committee.

Motion to approve Ordinance 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 made by Commissioner Brown and motion carried with all commissioners present voting in favor.

Commissioner Brown-aye
Commissioner Kubeja-no vote (lost service)
Commissioner Meyeres-aye

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

Shannon stated that this ordinance includes vacating a portion of Rocky Road to align the recorded plat with the actual road location on the ground, absorbing that land into the specified lots.

Motion to approve Ordinance 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 based on the findings in the staff report made by Commissioner Brown and motion carried with all commissioners present voting in favor.

Commissioner Brown-aye
Commissioner Kubeja-no vote (lost service)
Commissioner Meyeres-aye

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

Shannon stated that this is the same lots as the previous item. The applicant is wanting to go to R-1, which doesn't change the use very much and it's in compliance with the uses around it.

Motion to approve Ordinance 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 as documented in the staff report made by Commissioner Brown and motion carried with all commissioners present voting in favor.

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

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

Shannon stated that this property has gone through the appeal process with the attorney and it was recommended for denial by all of the P&Z members. She also mentioned that next month they will be looking at the ordinance regarding RV's and talk about what changes could be made.

Motion to deny Ordinance O 2026-18 amending the zoning of parcel 8-7-8-30 located on the edge of Mirror Lake Subdivision from Residential 5 to Commercial 2 made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

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

**14. Discuss/Vote on the Indigent Defense Commission Award Offer and Grant Agreement
FY27 / Commissioner Kubeja**

Commissioner Kubeja presented the annual Indigent Defense Commission grant offer for fiscal year 2027, which supports the county's public defender services. Although the grant is under \$50,000, the required county match exceeds \$50,000 so she wanted to bring it to the commission.

Motion to approve the Indigent Defense Commission Award Offer and Grant Agreement as presented and reviewed made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

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

15. OPIOID Fund Annual Expenditure Report 2025-26 and Anticipated Expenses Report 2026-27 / Commissioner Kubeja

Commissioner Kubeja provided an update on the opioid settlement funds report, which is due annually to the Utah Association of Counties. The county utilizes these funds to cover the proportionate square footage share of debt service for the new recovery court facility, with \$25,000 anticipated for this purpose in the 26/27 fiscal year.

16. Review of Legislative Issues / Full Commission

Wildland Urban Interface bill
Preliminary Municipalities bill

17. Commissioner Report on Assignments / Full Commission

Commissioner Kubeja

- Great election
- Listened to a seminar on AI from a commissioner back in Virginia
- UAC had a meeting regarding AI Data Centers
- Attended a justice summit
- Big celebration for the 4th of July

Commissioner Meyeres

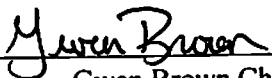
- Meeting this week with the Zion Regional Plan for Recreation to address some of the challenges we are facing
- White House put out a press release that there is a new reporting system that will be across all agencies regarding visitation
- Meetings this week with the North Rim and Grand Canyon manager and superintendent to get a report on how they are doing with their rebuild efforts and the funding
- Need to get the word out that Kane County is not burning and that we are still open for business
- These fires highlight that we need to return to comprehensive adaptive forest management

Commissioner Brown

- Rhonda with HR is training a new backup person
- Vermillion Cliffs Special Service District meeting is cancelled for tomorrow
- Tomorrow is the election audit and Thursday is the canvass

Motion to adjourn at 12:30 PM made by Commissioner Meyeres and motion carried with all commissioners present voting in favor.

WHERE UPON MEETING WAS ADJOURNED


Gwen Brown Chair


Chameill Lamb Clerk/Auditor