



MINUTES

July 8, 2026

Planning Commission/Land Use Authority
Kane County Commission Chambers
76 N. Main Street, Kanab, Utah

CHAIRMAN: John Reese

MEMBERS PRESENT: Lara Clayson, Matt Cox, Larry Crutchfield, Mason Haycock, Doug Heaton, Julie Millard, John Reese,

MEMBERS ABSENT:

EX-OFFICIO MEMBER: Commissioner Gwen Brown

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

6:00 PM Meeting called to order John Reese
Invocation Julie Millard
Pledge of Allegiance Matt Cox

GENERAL BUSINESS

1. Update on Commission Actions

Commissioner Gwen Brown reported on actions taken by the County Commission since the previous Planning Commission meeting:

- Approved Ordinance 2026-15 regarding water hauling.
- Approved a zone change from R-1 to C-1 at 3935 East Mountain View Drive for a motorcycle repair business.
- Approved Ordinance 2026-19 extending Lots 27–30 and vacating a portion of Rocky Road to align the recorded plat with existing conditions.
- Approved a zone change associated with those same lots from R-½ to R-1.
- Denied the requested zone change for Parcel 8-7-8-30 from R-5 to C-2, consistent with the Planning Commission recommendation.

2. Approval of Minutes

June 10, 2026

MOTION: Matt Cox moved to approve the June 10, 2026 Planning Commission minutes.

SECOND: Mason Haycock

VOTE: Motion carried unanimously.

MOTION: A motion was made by Matt Cox to go in and out of public hearing at the call of the chair.

SECOND: Lara Clayson

VOTE: Motion carried unanimously.

ADMINISTRATIVE BUSINESS

3. Conditional Use Permit/Wild Camping/Mark Wery

Approve or Deny Conditional Use Permit to allow wild camping in Deer Springs Ranch Plat E Subdivision. Potable well water, septic and gas connections are available for 4 graded, wild camping pads on the property.

Lot #: 101-230

Zoned: AG

Acreage: 19.95 acres

Mr. Wery presented a request for a Conditional Use Permit to allow four wild camping sites on his approximately 20-acre property in Deer Springs Ranch. The camping pads already existed and had previously been used by family members. The applicant wished to make the sites available to the public.

Shannon explained that while the pads had been created for private use, opening the property to the public triggered the need for a Conditional Use Permit and compliance with current campground standards.

Key concerns identified by staff and the County Engineer included:

- Emergency access road width currently measured approximately 10 feet; WUI standards require a minimum 20-foot width.
- Steep slopes in portions of the campground area.
- Lack of garbage collection service in the area, requiring "pack-it-out" signage.
- Posting of quiet hours.
- Determination of whether fencing would be necessary.
- Verification that existing septic facilities were legal and approved.
- Health, safety, and welfare considerations associated with public use.

Discussion occurred regarding:

- Whether restroom facilities should be required.
- The feasibility and cost of constructing a restroom building.
- The use of self-contained campers and camping toilets.
- Existing septic infrastructure installed by a previous owner.
- Fencing requirements and cattle concerns.
- The remote nature of the area and emergency response considerations.

Several commissioners expressed concern regarding sanitation and restroom facilities. Others felt that experienced wild campers generally manage waste responsibly and that the property's size and location reduced the likelihood of impacts to neighboring properties.

MOTION: Matt Cox made a motion to approve the Conditional Use Permit as long as the mitigation as stated in the permit has been approved by the engineer—amending his motion to remove the required fence as part of the mitigation.

SECOND: Julie Millard and Doug Heaton

VOTE: 6 aye 1 nay (Larry Crutchfield voted nay). Motion carries.

LEGISLATIVE BUSINESS

4. Zone Change/AG-FAA to AG in Wind Mill Ranch/Joseph Solmonsén

Approve / Deny recommending a zone change, from AG-FAA to AG to add a glamping yurt to the property with full hookups.

Lot #: 323-8

Current Zone: AG-FAA

Proposed Zone: AG

Acreage: approx. 10.742 acres

Ordinance: 2026-20

Mr. Solomon explained that he originally intended to construct an approximately 1,100-square-foot cabin but escalating construction costs made the project financially challenging. He proposed installing a permanent 900-square-foot yurt with utilities, water, septic, and power already available on the property.

The property serves primarily as a family retreat for holidays, hunting trips, and family gatherings. The applicant indicated that any rental use would be occasional and secondary to family use.

Shannon noted:

- The property originated as a rural unapproved split and is currently zoned AG-FAA.
- The requested AG zoning would allow limited camping and glamping uses.
- Public notice had been provided.
- Sign was posted on property
- No written comments or objections had been received.

Chairman Reese called the meeting into Public Hearing.

No public comment

Chairman Reese called the meeting out of Public Hearing.

MOTION: Lara Clayson made a motion to recommend approval of a zone change from AG-FAA to AG in order to add a glamping yurt to the property with full hookups.

SECOND: Matt Cox

VOTE: Motion carried unanimously.

5. Discuss Possible Revisions to Kane County Ordinance Chapter 6 RVs in Residential) Zones--Specifically in R-5 Zones/ Chapter 15 Temporary Uses

Discuss potential regulations and options for recreational vehicle (RV) use within Residential 5 (R-5) zones that address the unique needs of both recreational areas and residential subdivisions throughout Kane County.

The Commission continued discussions initiated during the Heritage Acres matter heard in previous meetings.

Shannon began by letting the Planning Commission know that no complaints were received regarding the 2026 family reunion, held by the Heritable Acres Trustees, during the previous weekend. She then reviewed the history of the County's RV ordinance, noting:

- RV regulations were originally developed in 2013 after recognizing that RV use was occurring throughout the County without specific authorization.
- The ordinance evolved over time through cooperation with HOAs and residents, addressing setbacks, duration limits, septic requirements, and other concerns.
- The ordinance was primarily written with subdivisions in mind and may not adequately address unique large-acreage parcels that are not part of traditional subdivisions.

The County Attorney discussed several potential options with Shannon prior to this meeting and in his absence, she related those options which are:

1. Do Nothing.
2. Maintain the Temporary Use Permit process but allow automatic renewals without annual Planning Commission review.
3. Create different standards per acre for parcels not located within subdivisions. Once it becomes an allowed use, then the Temporary Use Permit would not be needed.

Chairman Reese called the meeting into Public Hearing.

Lisa Safley

Ms. Safley thanked the Commission for continuing the discussion and seeking a long-term solution. She emphasized that Heritage Acres differs significantly from subdivision lots and suggested a residential conditional use permit process allowing case-by-case review. She argued

that applying the same two-RV limitation to both small subdivision lots and larger rural parcels creates unintended discriminations.

Robert Charboneau

Mr. Charboneau explained the property's long history as a family gathering location and noted that five generations recently attended the family reunion. He advocated for a non-commercial conditional use permit process that would allow the County to impose conditions while providing a permanent solution.

Courtney Wheeler

Ms. Wheeler described growing up attending family gatherings at Heritage Acres and expressed a desire to preserve those traditions for future generations. She emphasized that the property predates surrounding subdivisions and was originally intended for recreational family use.

Brent Safley

Mr. Safley outlined existing improvements on the property, including:

- Bathhouse facilities
- Restrooms
- Showers
- Septic system
- Potable water service

He explained that the family actively maintains the property and has implemented measures to prevent trespassing onto neighboring lands.

Chairman Reese called the meeting out of Public Hearing.

The Planning Commission continued its discussion regarding possible revisions to the R-5 RV ordinance and how to address the unique circumstances of the Heritage Acres property. The discussion focused on finding a long-term solution that would allow the family to continue their annual reunion traditions without requiring repeated temporary approvals while also avoiding unintended impacts on other residential properties throughout Kane County.

Shannon explained that one option not previously discussed with the County Attorney was to return to the original ordinance structure when the property was zoned Forest Recreational, where multiple RVs could be allowed through a Conditional Use Permit (CUP). Under that approach, each property would be reviewed individually, allowing the County to evaluate unique circumstances and impose conditions as needed. A CUP would run with the land but could be revoked if health, safety, or welfare issues arose.

Another option discussed was modifying the existing Temporary Use Permit process so that applicants would not need to return to Planning Commission every year. Shannon explained that the permit could potentially be administered through the Land Use Office if there were no

substantial changes or complaints, reducing the burden on both applicants and staff. However, questions remained about exactly how such a system would be structured and whether it would truly provide the permanent solution sought by the Heritage Acres family.

Commissioners expressed concern about making broad changes to the R-5 ordinance that could unintentionally allow large numbers of RVs on residential properties countywide. Several felt that Heritage Acres represented a unique situation because the property is a larger parcel, not part of a traditional subdivision, and has been used for family reunions for decades. The discussion repeatedly returned to the idea that a case-by-case review process would be preferable to a blanket ordinance change.

The Commission also discussed the relationship between a CUP and the County nuisance ordinance. Commissioner Doug Heaton argued that nuisance violations should be treated separately from the right to use the property. He felt that families should be allowed to gather on their property and that nuisance violations should be addressed individually rather than used as a reason to revoke the overall use of the property. Other commissioners generally agreed that Heritage Acres had demonstrated a willingness to self-police and responsibly manage the property.

Representatives of Heritage Acres reiterated that they were seeking a permanent solution, not another temporary process. They noted that the property had been used for nearly 50 years for family gatherings, typically involving only 8–10 RVs, and that the recent attendance of approximately 130 people represented a special 50th reunion celebration rather than a typical year. They emphasized that many attendees stayed in nearby cabins or rentals and were not camping on the property. The family expressed support for either a permanent temporary-use structure or a CUP, provided it eliminated the need for annual renewals.

Matt Cox

Matt preferred a solution that remains case-by-case rather than creating a broad countywide change. He initially leaned toward a modified temporary-use permit that would not automatically run with the land, but he emphasized the importance of flexibility and individual review of unique properties.

Julie Millard

Julie favored a Conditional Use Permit because it would provide a long-term solution without requiring annual renewals. She felt the Heritage Acres situation was unique and that the family had demonstrated responsible stewardship of the property. Julie stated that she was comfortable with a CUP running with the land because the property had appropriate facilities and safeguards in place, and because future users would still be bound by the same conditions. She also felt that if a use is appropriate for the property now, it should remain appropriate for future owners under the same conditions.

Mason Haycock

Mason indicated he could support either approach but was not concerned about a CUP running with the land in this case. He pointed to the lack of complaints, the responsible behavior

demonstrated by the family, and the trust structure protecting the property. His primary concern was finding a semi-permanent solution that would work for Heritage Acres while still allowing County oversight.

Larry Crutchfield

Larry initially liked the idea of a temporary-use permit that would not require annual Planning Commission review. However, after hearing the discussion, he concluded that a Conditional Use Permit made more sense. He felt the trust structure and long history of responsible use reduced concerns about the permit running with the land and supported a CUP as the best permanent solution.

Lara Clayson

Lara expressed concern that Heritage Acres is not the only unique parcel in the county and suggested that acreage should potentially be considered when evaluating RV allowances. She ultimately favored a Conditional Use Permit, stating that it would still require review by the Planning Commission and allow each situation to be evaluated individually. She preferred a process that avoided creating a blanket ordinance that could unintentionally affect all R-5 properties. Lara also noted that a CUP would still contain conditions related to noise, sanitation, and other health and safety concerns.

Doug Heaton

Doug argued that nuisance issues should be separated from the property's right to host family gatherings. He believed Heritage Acres should be allowed to continue its historic use and that any nuisance violations should be handled through the nuisance ordinance rather than by restricting the overall use. Doug ultimately supported a Conditional Use Permit and stated he did not view it as creating a danger or significant risk.

Chairman John Reese

Chairman Reese supported pursuing a Conditional Use Permit because it would reduce the burden on both staff and the family. He noted that annual renewals can easily be forgotten and felt a CUP better reflected the long-term nature of the use. He also emphasized that a CUP would still allow case-by-case review and could be revoked if conditions were not followed.

After hearing all commissioner opinions, the Commission reached a consensus that they preferred pursuing a Residential Conditional Use Permit option within the R-5 zone rather than broadly changing the RV ordinance. Shannon was directed to work with the County Attorney to draft ordinance language that would add a Conditional Use Permit option for RV-related situations in the R-5 zone and bring that language back to the Planning Commission for formal review.

MOTION: Doug made a motion to allow Shannon and Jeff to create an ordinance to allow the adequate RV usage in an R-5 zone under a Conditional Use Permit.

SECOND: Lara Clayson and Matt Cox

VOTE: Motion carried unanimously.

Matt Cox made a motion to adjourn. Mason Haycock seconded the motion.

Meeting was adjourned at 7:38 p.m.

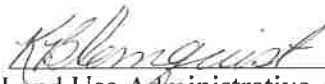
Land Use Authority Chair
John Reese

Land Use Administrative Assistant
Kresta Blomquist

Meeting was adjourned at 7:38 p.m.



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John Reese



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