



MINUTES

July 8, 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

June 10, 2026

2. Final Plat / Gateway Development Subdivision/Benjamin Menlove & Susan Tarver

Approve / Deny:

Parcel: 3-5-34-2

Zoned: R2

Number of Lots: 26

Min lot size: 2 acres

Subdivision: Gateway Development

The primary item on the agenda was the Final Plat review for the Gateway Development Subdivision, submitted by Benjamin Menlove and Susan Tarver. Shannon McBride explained that because the property is located within Kanab City's annexation plan area, the subdivision was required to undergo review by Kanab City. Comments from the city were received on June 11, 2026, and the Kane County Commission subsequently reviewed the city's letter and acknowledged the comments provided.

Shannon stated that the subdivision had completed the necessary review process and could move forward to Final Plat consideration. However, there were still several outstanding items that must be completed before the plat can receive final approval and be recorded. Specifically, the applicants must provide a Letter of Credit and obtain final review and approval from Civil Science. Shannon recommended conditional approval of the Final Plat, emphasizing that the plat cannot be recorded until all required documentation has been submitted and approved by both Civil Science and the Land Use Administrator.

Based on the information presented, the Administrative Land Use Authority granted conditional approval of the Gateway Development Subdivision Final Plat, subject to the completion of the outstanding requirements. The applicants are required to provide the Letter of Credit, obtain final Civil Science approval, and submit any remaining documentation necessary to satisfy county requirements before the plat may be recorded.

4:01 PM Meeting Adjourned

Shannon McBride
Administrative Land Use Authority

Kresta Blomquist
Administrative Assistant