



MINUTES

August 12, 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

July 8, 2026

2. Rural Unimproved Split / Rocky & Laura Teel

Approve / Deny:

Parcel: 2-5-11-1A

Zoned: AG

Number of Lots: 2

Min lot size: 10 Acres

3. Subdivision / Cedars At Alton / Jim Guthrie

Approve / Deny:

Parcel: 9-6-11-3A

Zoned: R-1

Number of Lots: 62

Min lot size: 1 Acre

The Administrative Land Use Authority (ALUA) meeting was held on August 12, 2026, at 4:00 p.m. The first item of business was approval of the July 8, 2026 meeting minutes, which were approved as presented.

Rocky and Laura Teel – Rural Unimproved Split, Parcel 2-5-11-1A: The application was reviewed for a Rural Unimproved Split of Parcel 2-5-11-1A. The property is currently zoned Agricultural (AG) and, following the Rural Unimproved Split, will be designated AG-FAA, the County's most restrictive agricultural zoning. The split will create two lots, each containing a minimum of 10 acres. Civil Science reviewed and approved the Rural Unimproved Split. Shannon McBride also confirmed that the application was complete, all requirements were in order, and approved the Rural Unimproved Split.

Cedars at Alton – Jim Guthrie, Preliminary Plat, Parcel 9-6-11-3A: The preliminary plat for the Cedars at Alton subdivision was reviewed. The property is zoned R-1 and the proposed subdivision consists of 62 lots with a minimum lot size of one acre. County Engineer Tom Avant reviewed the preliminary plat and identified five remaining items that need to be corrected. He indicated that the preliminary plat could move forward subject to those corrections. The preliminary plat was therefore conditionally approved. The applicant may proceed toward the final plat; however, the project cannot move forward until the water tank is installed and all outstanding items identified by the County Engineer are corrected, including before final plat

approval. Shannon then approved the preliminary plat conditionally on these items being corrected and on the engineer's final approval.

4:02 PM

Meeting Adjourned



Shannon McBride
Administrative Land Use Authority



Kresta Blomquist
Administrative Assistant