



MINUTES

May 13, 2026

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

CHAIRMAN: Matt Cox

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

MEMBERS ABSENT: John Reese

EX-OFFICIO MEMBER: Commissioner Gwen Brown

STAFF PRESENT Shannon McBride, Land Use Administrator;
Kresta Blomquist, LU Administrative Assistant,
Jeff Stott, County Attorney

6:00 PM Meeting called to order Matt Cox
Invocation Doug Heaton
Pledge of Allegiance Larry Crutchfield

Due to prior engagements requiring County Attorney Jeff Stott to leave the meeting early, Vice-Chair Matt Cox took the agenda items out of order and began the meeting with item #5. After presenting the legal information and addressing questions from the Planning Commissioners, Jeff Stott departed the meeting at 6:20 p.m., and the discussion on item #5 continued.

ADMINISTRATIVE BUSINESS

- 5. CUP Amendment to Amend the Approved 60 Glamping Sites to 45 Cabins, Six (6) 2-Bedroom Lodges and One (1) 3-Bedroom Lodge for a Total of 60 Bedrooms. And to Allow for Construction with Non-Combustible Materials Prior to Completion of the Water Tank and Pumping System Provided a Full 5 000- Gallon Water Tank Is Provided On-Site at All Times and No Power Can Be Connected to Any Structure, with the Exception of the Building Containing the Water Pumping System, Prior to the Water and Pumping System Being Operational / Camp Kaia JV LLC**
- Approve / Deny
Parcel: 2-5-33-1
Zoned: RU-10
Acreage: 90
Acreage occupied by use: 90 acres
Area: Dairy Canyon, Johnson Canyon
Original Approval Date: October 11, 2023

The Planning Commission reviewed a proposed amendment to the approved Camp Kaia resort project. The applicant requested permission to replace the previously approved 60 glamping sites with 45 cabins and 7 lodges while maintaining the same total bedroom count of 60 bedrooms. The amendment also requested approval for phased non-combustible construction prior to full completion of all infrastructure improvements.

Tom Avant represented the project for Camp Kaia JV LLC. He explained that the proposal would allow construction only after roads, utilities, and infrastructure within each phase were fully completed and inspected. The applicant clarified that no combustible construction materials would be used during this phase and that no certificates of occupancy would be issued until all infrastructure and fire protection systems were fully operational.

Larry Crutchfield voiced several concerns and the Planning Commissioners discussed concerns related to phased infrastructure construction, open trenches, fire protection, septic/LUWDS, environmental impacts, lighting controls, and the status of Army Corps permitting. The applicant explained that the project would include a fully pressurized water system with fire hydrants and significant fire flow capacity. The Army Corps of Engineers has issued a letter to allow construction access while the permit is being reviewed. Discussion also included the project's lighting plan, which proposed fully shielded low-Kelvin lighting to minimize visibility and preserve dark skies.

The applicant further explained that the revised cabin/lodge design reduced development impacts by consolidating units and removing development from portions of the canyon. Planning Commissioners noted that the proposed cabin construction was safer and less combustible than the originally approved glamping structures. Following extensive discussion and a site visit conducted prior to the meeting, the Commission unanimously approved the CUP amendment request.

MOTION: Mason Haycock made a motion to approve the conditional use application submitted by Camp Kaia JV LLC Resort located on parcel 2-5-33-1.

SECOND: Larry Crutchfield

VOTE: The motion passed unanimously.

GENERAL BUSINESS

1. Update on Commission Actions

Commissioner Gwen Brown will relay the County Commission's most recent land use actions.

Commissioner Brown provided updates from recent County Commission meetings. The Commission approved the Sean Midkiff zone change from C-1 to C-2 related to the campground proposal. The County Commission also approved Ordinance 2026-08, extending the required commencement period for conditional use permits from one year to two years. Ordinance 2026-09 regarding roof height revisions was also approved.

Discussion continued regarding updates to General Plan Chapter 1. Commissioner Brown explained that additional revisions were requested by other commissioners, so the chapter was not finalized and remains under review. She also reported ongoing meetings and work sessions with developers and staff regarding the Old Fort development agreement.

2. Approval of Minutes

April 8, 2026

MOTION: Doug Heaton

SECOND: Lara Clayson

VOTE: The motion passed unanimously.

MOTION: A motion was made by Doug Heaton to go in and out of public hearing at the call of the chair. The motion was seconded by Mason Haycock.

VOTE: The motion passed unanimously.

ADMINISTRATIVE BUSINESS

3. Temporary Use Permit/5 RVs on Property/Glen Glass

Approve or Deny Temporary Use Permit to Allow 5 RVs Over The Memorial Day Weekend.

Parcel #: 6-145

Zoned: R-1

Acreage: 2.5 acres

Subdivision: Vermilion Cliff Estates

The Commission reviewed a request for a temporary use permit to allow five RVs on an R-1/2 lot in Vermilion Cliff Estates during Memorial Day weekend for a family gathering and birthday celebration. Shannon McBride explained that the property had previously operated under temporary use approvals and that this request represented the third occurrence.

Shannon also discussed concerns discovered during review, including three electrical pedestals and multiple septic cleanouts that had been installed without permits. She confirmed with Daniel Cole from the Southwest Utah Public Health Department that the septic system was not permitted for the requested number of RVs. Complaints from neighboring property owners were also discussed, including reports of OHV activity, fire concerns, and disturbances. Shannon verified that two calls had been made to dispatch related to the property.

The applicant explained that the event was intended as a temporary family gathering and stated that improvements were being made to comply with regulations, including capping one of the unapproved septic connections. Planning Commissioners discussed whether the repeated temporary use had effectively become a recurring use requiring a zone change. Concerns were also raised regarding compliance history and neighborhood impacts.

After discussion, the Planning Commission voted unanimously to deny the temporary use permit based on the facts and findings outlined in the staff report.

MOTION: Larry Crutchfield made a motion to deny the temporary use permit for lot 6-145 in R-1 zoning for Memorial Day weekend 5/25/2026 to 5/28/2026 based on the facts and findings as documented in the staff report.

SECOND: Mason Haycock

VOTE: The motion passed unanimously.

4. AG-CUP Extension/5 Glamping sites/Lincoln Bradshaw

Approve / Deny

Parcel: 3-5-35-8

Zoned: AG

Acreage: 10

Acreage occupied by use: 5 acres

Area: Bordering Canyon Country Estates

Original Approval Date: March 9, 2022

The Planning Commission reviewed a request to extend a previously approved conditional use permit for a five-unit glamping project consisting of geodesic domes. Shannon McBride explained that the applicant had experienced delays obtaining septic approvals and finalizing infrastructure plans. The applicant was now considering phasing the project by initially constructing only two domes near the existing home while utilizing the home's restroom facilities.

Shannon clarified that any use of the home for restroom facilities would require septic approval, commercial compliance standards, and independent public access. The Planning Commissioners discussed whether the applicant's proposed changes significantly altered the original project or simply represented a phased approach to construction.

Commissioners expressed concern about creating unnecessary obstacles for applicants who were actively attempting to comply with County requirements. After discussion, the Planning Commission approved the CUP extension request with the understanding that Land Use Authority and the County Engineer would continue reviewing all septic and infrastructure requirements before any construction proceeds.

MOTION: Mason Haycock made a motion to approve the extension of the conditional use permit application based on the additional requirements made by staff, submitted by Lincoln Bradshaw for a glamp-ground located on parcel 3-5-35-8.

SECOND: Lara Clayson & Doug Heaton

VOTE: The motion passed unanimously.

LEGISLATIVE ITEMS:

6. Recommendation on Applicant's Request to Modify Agriculture Zone in Accordance with Their Proposed Development Agreement That Will Allow for Some Commercial Uses, Including a Hotel Resort and Restaurant / Gregory Wyatt & Jennie Peterson

Approve / Deny

Parcel: 4-7-2-1 & 4-7-3-1A

Zoned: AG

Acreage: 100

Area: South West of Kanab City

The Planning Commission reviewed a request involving approximately 1,800 acres of agricultural property. Rather than pursuing a full commercial rezoning, the applicants proposed maintaining the Agricultural zoning designation while allowing limited resort-related commercial uses through a development agreement. Proposed uses included a hotel resort, cabins, and restaurant facilities, while preserving the majority of the property under a conservation easement.

County Commissioner, Gwen Brown explained that she was initially uncomfortable with rezoning such a large acreage to commercial but felt the revised proposal provided a good compromise by preserving open land and limiting the commercial footprint. Kanab City representatives also participated in the discussion, expressing concerns regarding long-term impacts on water, transportation, emergency services, and future development pressures. City representatives were asked to speak and stated that annexation and infrastructure coordination would likely be preferred if the project moved forward.

The applicants explained that the development agreement restricted the actual hotel footprint to approximately five acres and required a future Planned Unit Development process with full engineering review before final approval could occur. They also stated they were willing to continue coordinating with Kanab City and County officials regarding infrastructure and service planning.

Vice-Chair Matt Cox called the meeting into public comment at which point Raquel Bettencourt Spoke and expressed concerns regarding the proposed modified agricultural zone and associated development agreement, stating that the designation does not currently appear in the County ordinances and may be difficult for the public to fully understand. She explained that existing zoning classifications, such as Agricultural, R-10, R-40, and Commercial zones, are clearly defined in the ordinance, whereas the proposed modified agricultural zone appears less transparent. She also questioned whether approving the request could set a precedent for future developments in agricultural areas, particularly in locations closer to existing homes, where similar projects involving resorts, restaurants, or hotels could later be proposed. Ms. Bettencourt asked whether the County would still be able to deny similar requests in the future and inquired whether this type of zoning approach had been used previously.

No other public comment was given. Vice-Chair Matt Cox then called the meeting out of public comment and County Commissioner Brown responded clarifying that the proposal does not create a new “modified agricultural zone,” but instead retains the existing Agricultural zoning designation. She acknowledged having similar concerns regarding the wording and explained that the proposal would simply allow a limited number of additional uses on this specific property through the development agreement, without formally changing the zoning classification or establishing a new zone type.

The Planning Commissioners discussed conservation easements, future growth, emergency services, and concerns about precedent-setting for other Agricultural properties. Planning Commissioners noted that each future proposal would still be evaluated independently based on its own merits.

After public comment and additional discussion, the Planning Commission unanimously voted to recommend approval of the modified Agricultural uses and Development Agreement Ordinance 2026-04 to the Kane County Commission.

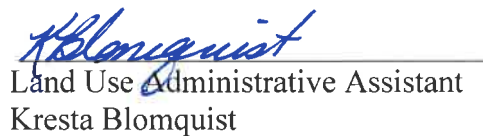
MOTION: Larry Crutchfield made the motion to recommend approving to allow modified uses to the AG zone for parcels 4-7-2-1 & 4-7-3-1A through the development agreement and Ordinance O-2026-04 to the County Commission based on the facts and findings as documented in the development agreement.

SECOND: Doug Heaton

VOTE: The motion passed unanimously.

Mason made a motion to adjourn. Lara seconded the motion.
Meeting was adjourned at 7:34 pm.


Land Use Authority Vice-Chair
Matt Cox


Land Use Administrative Assistant
Kresta Blomquist