

Current Kane County zoning restricts vacation rentals to no more than 14 guests. You may request to increase this limit to 35 guests through a Conditional Use Permit (CUP). Reference Section 9-6D-1 in the Kane County Ordinances. If your home is managed by the Ponderosa, Lynette Spencer is obtaining a permit, so no action required.

Download the [CUP-Residential](#) form from the Kane County site or use the attached form.

Follow instructions and submit. Approval is in two steps:

1. Planning and Zoning Review
2. Commission review.
  - a. During the hearing, the Commission expects you to attend (public or via phone). The meeting is held at the Kanab Center, typically 6 PM on a Wednesday. All you need to do is let them know that you have sufficient parking and that our roads access North Fork Road. It is also helpful to point out that our fire station is on site.

For the requested site map, I submitted a screen capture from Google maps, showing the property and the locations of North Fork Road. Also included fire station.

Can email the package to Shannon McBride (she is very helpful with any questions):

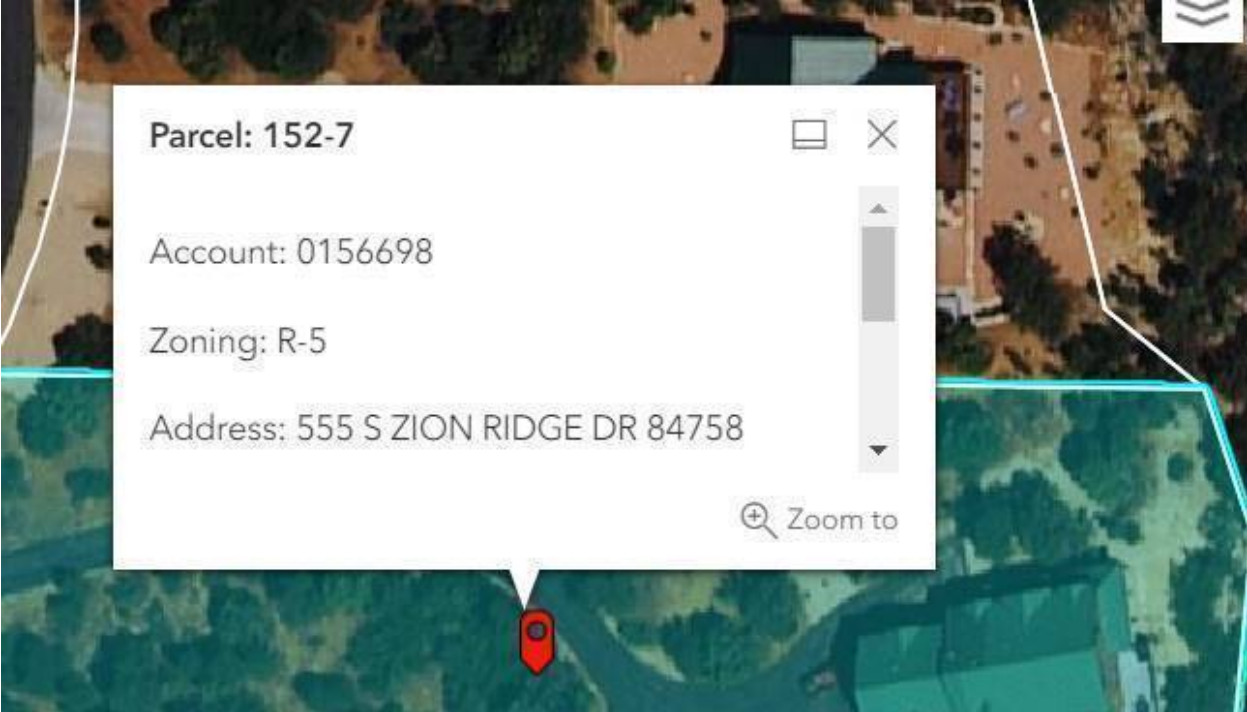
Shannon McBride,  
Kane County Land Use Planner  
[smcbride@kane.utah.gov](mailto:smcbride@kane.utah.gov)  
1-435-644-4966  
76 North Main Street  
Kanab, Utah 84741

The fee is \$150, and you can pay online: <https://kane.utah.gov/gov/dept/planning/online-payments/>

Expect process to take at least two months. Once the Commission approves, Shannon will send you the signed permit. Note that you only have to do this once.

Lots in Zion Ridge are zoned as R5, but to check:

1. <https://eagleweb.kane.utah.gov/eaglesoftware/taxweb/search.jsp> (select "Login without an account")
2. Find your parcel number
  - a. Lots 1-33 are 152-## while Lots 34-72 are 174-##, e.g., Lot 7 is 152-7
3. Once you have the image of your property, click on the red icon at the center and you should see the rating (example below).



Parcel: 152-7

Account: 0156698

Zoning: R-5

Address: 555 S ZION RIDGE DR 84758

Zoom to