



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
August 11, 2022 at 6:00 PM

MINUTES

Welcome / Roll Call

PC Commission Chair Trent Schafer called the meeting to order at 6:01 pm.

PRESENT

Chairman Trent Schafer
Commissioner Lloyd Wilson
Commissioner William Johnston
Commissioner Melvin Nelson
Commissioner Cody Nielson
Commissioner Ed Dobson

STAFF:

Scott Burton, Planning and Zoning Director
Ben Tomco, Building Inspector
Mack McDonald, County Administrator
Alex Goble, Deputy County Attorney

Approval of Minutes

1. Approval of July 14, 2022 PC Meeting Minutes

Time Stamp 1:16 (audio)

Motion to approve the minutes with a minor correction was made by Commissioner Dobson, Seconded by Commissioner Nielson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Dobson

PUBLIC COMMENT

Time Stamp 2:42 (audio)

PC Commission Chair Trent Schafer explained that we would only take public comment at the beginning of the meeting, not on each item, he then opened the meeting for public comment.

PC Commissioner Lloyd Wilson asked about electronic attendance, which was discussed.

No other public comment was made.

ADMINISTRATIVE ITEMS

2. Consideration and Approval of Spanish Trail Estates, Phase 1, Tract A, Amended, Ann Austin

Time Stamp 5:29 (audio)

The PC discussed the subdivision amendment. Commissioner Dobson asked about the utility easements, which were discussed.

Motion to approve the subdivision amendment was made by Commissioner Dobson, Seconded by Commissioner Nielson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Dobson

3. Preliminary Plat Review Spanish Trail Estates, Phase 1, Lot 11 Amended, Matt Camberlango

Time Stamp 8:46 (audio)

The PC had a discussion about the drainage on the subdivision and a concern about water drainage from Spanish Valley Drive. Staff will work with the owner of the property to determine that extent of the drainage issue.

4. Preliminary Plat Review Hummingbird Nest Subdivision Amendment 1, Brad Bunker, Bunker Engineering

Time Stamp 14:25 (audio)

Brad Bunker presented this subdivision amendment to widen the road. No changes were requested.

5. Preliminary Plat Review Coates II Subdivision Amendment 2, Brad Bunker, Bunker Engineering

Time Stamp 19:42 (audio)

Brad Bunker presented this subdivision amendment to add utility easements for the subdivision. The PC discussed the easements, and no changes were requested.

6. Consideration and Approval of Conditional Use Permit Application, Curtis Wells, Old La Sal.

Time Stamp 23:52 (audio)

Curtis Wells presented his plan for a resort property in Old La Sal.

Commissioner Nielson asked how long he anticipates full build out. Mr. Wells explained that he plans to phase the development beginning at the area around the proposed parking lot, and the phases would be determined by economic conditions.

The commissioners discussed possible conditions, and possibly having the developer provide updates regarding substantial performance.

After the discussion the PC agreed on the conditions proposed by staff as follows.

- *Must comply with the public water system requirements for water storage and pressure for fire suppression standards*
- *Must comply with any state or federal fire restrictions*
- *Must comply with all building permit requirements*
- *Must comply with San Juan County Health Department requirements and Utah State water system requirements.*
- *Must comply with San Juan County business license requirements*

Motion to approve the permit with the above conditions made by Commissioner Dobson, Seconded by Commissioner Wilson with an addition that the applicant provide a one year report of progress.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson

Voting Nay: Commissioner Nelson

7. Consideration and Approval of Conditional Use Permit Application, Stephen R. Schultz, La Sal

Time Stamp 48:11 (audio)

Stephen Schultz presented a campground with six campsites on his property in La Sal.

Commissioner Nielson asked about whether the health department had a requirement for a the number of vault toilets based on the number of campsites, and mentioned that it will be a condition of the approval that he comply with any health department requirements.

After the discussion the PC agreed on the following conditions:

- *Must comply with the public water system requirements for water storage and pressure for fire suppression standards*
- *Must comply with any state or federal fire restrictions*
- *Must comply with all building permit requirements*
- *Must comply with San Juan County Health Department requirements and Utah State water system requirements.*
- *Must comply with San Juan County business license requirements*

Motion to approve the application was made by Commissioner Nielson with the above conditions, Seconded by Commissioner Wilson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Dobson

8. Consideration and Approval of Conditional Use Permit Application, Blue Mountain Vacations LLC, Tyler North, Monticello

Time Stamp 57:00 (audio)

Brian Boyd as a representative of the developer presented this plan for three short term rental properties. Two of the properties are yurts and one is a small cabin.

Access parking, and site layout were discussed. After some discussion the PC agreed on the following conditions:

- *Must comply with the public water system requirements for water storage and pressure for fire suppression standards*
- *Must comply with any state or federal fire restrictions*
- *Must comply with all building permit requirements*
- *Must comply with San Juan County Health Department requirements and Utah State water system requirements.*
- *Must comply with San Juan County business license requirements*
- *No open wood burning fires allowed.*

Motion to approve the application with the above mentioned conditions was made by Commissioner Nielson, Seconded by Commissioner Wilson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson

Voting Nay: Commissioner Nelson

LEGISLATIVE ITEMS

9. Draft Land Use, Development and Management Ordinance (LUDMO) Discussion

Time Stamp 1:08:34 (audio)

The PC discussed the public comments received on the draft LUDMO ordinance, and directed staff on recommended changes based on the comments.

They discussed and gave direction on the following items: Spanish Valley ordinances, the zoning map, nonconforming uses, notices for conditional use permits, a process for large developments, the overnight accommodations overlay, variances, highway commercial zoning, roads, water requirements for subdivisions, RV Parks, and manufactured homes.

The draft ordinance will be revised to reflect the changes based on the direction of the board, and staff will work on getting the zones represented on a map.

BUILDING PERMIT(S) REVIEW

10. Building Permit List

Time Stamp 2:40:48 (audio)

The PC reviewed the building permit list.

ADJOURNMENT

Time Stamp 2:40:53 (audio)

Motion to adjourn was made at 8:43 pm by Commissioner Nielson, Seconded by Commissioner Wilson. Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Dobson

*In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk’s Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice**

APPROVED: _____
San Juan County Planning Commission

DATE: _____