



BOARD OF COMMISSIONERS MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
June 03, 2025, at 11:00 AM

MINUTES

The public will be able to view the meeting on San Juan County's Facebook live and Youtube channel

AUDIO: I - <https://www.utah.gov/pmn/files/1285703.mp3>

II - <https://www.utah.gov/pmn/files/1285701.mp3>

III - <https://www.utah.gov/pmn/files/1285699.mp3>

IV - <https://www.utah.gov/pmn/files/1285697.mp3>

VIDEO: <https://www.youtube.com/watch?v=dSTqQvwnrfl>

CALL TO ORDER

Time Stamp 0:00:15 (audio) & 0:04:35 (video)

Commission Chair Stubbs called the meeting to order at 11:06 a.m.

ROLL CALL

Time Stamp 0:00:30 (audio) & 0:04:50 (video)

Commission Chair Stubbs called for attendance:

PRESENT

Commission Chair Silvia Stubbs

Commission Vice-Chair Lori Maughan

Commissioner Jamie Harvey

STAFF

Mack McDonald, County Administrative Officer (CAO)

Lyman W. Duncan, County Clerk/Auditor

Jens Nielson, Deputy County Attorney

INVOCATION

Time Stamp 0:00:41 (audio) & 0:05:01 (video)

Invocation was offered by Randy Day, resident of Spanish Valley.

PLEDGE OF ALLEGIANCE

Time stamp 0:01:27 (audio) & 0:05:47 (video)

The Pledge of Allegiance was led by Lyman W. Duncan, resident of Monticello.

CONFLICT OF INTEREST DISCLOSURE

Time stamp 0:01:55 (audio) & 0:06:15 (video)

Commission Chair Stubbs asked each commissioner if they had any conflicts of interest with today's commission agenda: Each affirmed they did not have any conflicts with today's agenda.

PUBLIC COMMENT

Public comments will be accepted through the following Zoom Meet link

<https://us02web.zoom.us/j/88279631170> Meeting ID: 882 7963 1170 One tap mobile
+13462487799,,88279631170# US (Houston)

There will be a three-minute time limit for each person wishing to comment. If you exceed that three-minute time limit the meeting controller will mute your line.

Time Stamp 0:02:20 (audio) & 0:06:40 (video)

Mack opened the meeting up for public comment. He asked if any in the audience had any comments. He then proceeded to ask those individuals who were online (no one) if they had any comments.

Shanon Brooks, resident of Monticello, expressed concern about agenda item #15. He feels the procedures and noticing for the agenda item do not follow state code.

Bev O'Neil, resident of Spanish Valley expressed concern with the Sky Ranch Subdivision and a landing strip that intersects the subdivision. She feels the development will overwhelm the spacing of the subdivision.

Marjorie Haun Storeland, resident of La Sal, thanked the commission for the good they are doing within the county. She is concerned about outside forces that are looking to stymie the county's efforts in economic development. She is supportive of the Velvet-Wood mining project.

Joy Howell, resident of Mexican Hat, expressed support for Marjorie's comments. She wants the county to "raise the bar" in zoning.

Jim Schnapel lives up north, and works for a subdivision, he is concerned about the airstrip runway and how it might affect his property (to the south). He feels the county needs to follow state law.

Randy Day, resident of San Juan County, has worked in real estate development for over 40 years. He said the state law requires the public noticing of every landowner that is next (within 2,500 ft.) to the airstrip. He presented the H. B. 44 - Private Airport Notice Amendment. He feels the airport runway will devalue local properties.

CONSENT AGENDA (Routine Matters) Mack McDonald, San Juan County Administrator

The Consent Agenda is a means of expediting the consideration of routine matters. If a Commissioner requests that items be removed from the consent agenda, those items are placed at the beginning of the regular agenda as a new business action item. Other than requests to remove items, a motion to approve the items on the consent agenda is not debatable.

Time Stamp 0:22:15 (audio) & 0:26:35 (video)

Mack presented the consent agenda for the commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.

Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

1. Approval of the Small Purchase of \$2,800 for IFE Services for San Juan County Administration
2. Approval of the Check Registers May 17 to May 29, 2025
3. Approval of May 20, 2025, Commission Meeting Minutes

PUBLIC HEARINGS

Time Stamp 0:23:26 (audio) & 0:30:46 (video)

Motion to enter a Public Hearing:

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.

Voting Yea: Commissioner Chair Stubbs, Commission Vice-Chair Maughan

4. Consideration and Approval of a Rezone Application at the Lisbon Valley Mine Property on Parcel #30S25E265400. The Request is to Rezone their Existing Industrial Zoning District to a Multiple Use Zoning District. Kristen Bushnell, Planning Administrator and Klint York, Lisbon Valley Mining Company

Time Stamp 0:24:20 (audio) & 0:28:41 (video)

Kristen Bushnell, Planning Administrator, presented the rezone application for the commission to review and approve. Trent Shaefer, Planning Commissioner, presented additional information in support of the project.

Randy Day, resident of Spanish Valley, expressed support for the housing project.

Klint York, mine manager, stated the housing project will be a great benefit for the incoming employees.

Motion to Close Public Hearing:

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

Motion to approve Agenda item #4:

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

BUSINESS/ACTION

5. Consideration and Approval of the Sky Ranch Phase II Subdivision. Jens Nielson, Deputy County Attorney

Time stamp 0:29:33 (audio) & 0:33:53 (video)

Jens Nielson, Deputy County Attorney, presented the reason why Judge Torgerson remanded the case back to the commission. The first question to be asked is the airstrip part of the subdivision and can it be operated safely? The airstrip has been in place since 1980; lots were added afterwards. Safety reports from both sides were prepared and submitted to the planning commission. Johnny Miller, UCIP CEO, has worked with San Juan County since 2008. He stated that Commissioner Adams asked UCIP to investigate the airstrip issue. He stated the safety issue was addressed. Jens continued presenting the Sky Ranch II subdivision for the commission to review and approve.

Carl Spielman, former pilot and owner of 72 acres in Spanish Valley. He feels there are non-conforming actions by the county. He feels there are three-dimensional issues with the Sky Ranch airstrip. He also stated there are three airports within the county, and all are out of town, with very few residential properties nearby. He encouraged the commission to listen to all the views.

Jimmy Anderson, attorney for Carl Spielman, stated he wants to cover all the salient points for the filing. He feels there is not enough safety information regarding the Sky Ranch airstrip. He then gave a history of the airstrip, which was built by Bud Tangren. The runway was extended by 450 feet and slightly changed its direction. The FAA was never involved, because it is a county issue. The original subdivision was for six lots, now, the proposal is fifty-one (51) lots, with thirty (30) more in planning. He referenced the Wicks Report, the high conditions, hot and dusty, without an adequate buffer zone. The runway is 3,700 feet long. The buffer is 240 feet, but without runway buffers. He recommended the buffer zone to be expanded.

He addressed the grandfathering argument, he feels they lost the grounds due to lack of use, change in ownership, single-use pilot (rancher).

Justin Matkin, attorney for Sky Ranch, stated the FAA regs introduced earlier only apply to commercial airports. The FAA has approved much smaller runway lengths. The county was notified the owner was going to improve the runway and center it as needed. In 2017, Tangren spent hundreds of thousands of dollars on excavating and paving. There is a YouTube video showing the airstrip paving construction. He stated the runway is there and will always be there.

Larry Williams, resident of Tennessee, was an aviation inspector for 34 years and is now a consultant. He was contracted by Sky Ranch Estates to check the safety aspects of the airstrip. The first FAA form filed by the runway was in 1984. The displaced threshold is 240 feet. He stated the runway is appropriate, even some jets can fly out of the private airstrip. He felt the activity level of flying for the airstrip would be very low. Some pilots may fly only a few times a year. The pilot has ultimate authority whether to fly or not to fly.

Commission Chair Stubbs mentioned she has been to the airstrip several times. She feels the valley is beautiful and very desirable to live in. She is concerned about how the project is getting bigger. Mr. Matkin stated there is no plan for commercial aviation for the airstrip. Jens spoke about the original six property owners, and if more residences were built, then the county could control the number of flights per day.

Carl Spielman stated there had been a close call accident with the only homeowner in the subdivision.

Commission Vice Chair Maughan asked about safety, was it approved then, or are we considering it for today? Mr. Anderson stated that he felt the Judge was asking the commission to find better data or findings.

John Ramsey, homeowner of Sky Ranch Estates, emphasized that the airstrip is private and not a commercial airport. He felt there were too many lots for the estates. Mr. Matkin asked John Ramsey if he had any accidents or if the tread marks were from high school youth in cars spinning donuts.

Commissioner Harvey asked about who wrote the rules for the property. Mr. Matkin stated they were developed by the property owner and were on page 637 of the Commission packet. The plat has yet to be recorded due to the lawsuit. Commissioner Harvey asked if there were any aerial photographs from the past and for today.

Motion to Table:

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

6. Consideration and Approval of the Adjustment in Compensation for the San Juan County Assessor. Rick Meyer, County Assessor

Time Stamp 2:38:45 (audio) & 2:43:05 (video)

Rick Meyer, County Assessor, presented the request for the wage adjustment for the county assessor position for the commission to review and approve. He requested to be compensated at the same rate as the county surveyor, since both elected officials are licensed. The commission requested Rick & Mack provide more information and return at another time.

7. Consideration and Approval of the Central Federal Lands Highway Division Project. Todd Adair, SJC Road Superintendent

Time Stamp 2:47:25 (audio) & 2:51:45 (video)

Todd Adair, Road Superintendent, presented the federal highway recreational project for the commission to review and approve

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

8. Approval of the Combined Early and Periodic Screening, Diagnostic, and Treatment Consumer Ed-San Juan Contract between San Juan County and the State of Utah Department of Health and Human Services. Mike Moulton, Public Health Interim Director

Time Stamp 2:51:13 (audio) & 2:55:33 (video)

Mike Moulton, Public Health Interim Director, presented the contract for the commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

9. Approval of the Early Childhood Targeted Case Management Contract between San Juan County and the Utah Department of Health & Human Services. Mike Moulton, Public Health Interim Director

Time Stamp 2:54:08 (audio) & 2:58:28 (video)

Mike Moulton, Public Health Interim Director, presented the contract for the commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

10. Consideration and Approval of the Contract between the Utah Department of Environmental Quality and the San Juan County Public Health Department for Funding Year 2026. Mike Moulton, Public Health Interim Director

Time Stamp 2:55:31 (audio) & 2:59:53 (video)

Mike Moulton, Public Health Interim Director, presented the contract for the commission to review and approve.

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

11. Consideration and Approval of the Letter of Financial Commitment for San Juan County's participation in the Utah Office of Tourism Co-op Marketing Grant Application for \$225,000. Allison Yamamoto-Sparks, Visitor Services Manager

Time stamp 2:58:32 (audio) & 3:02:54 (video)

Allison Yamamoto-Sparks, Visitor Services Director, presented the letter of financial commitment for the commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

12. Consideration and Approval of the Letter of Support for the Co-op Marketing Grant Application for Blanding. Allison Yamamoto-Sparks, Visitor Services Manager

Time stamp 3:05:43 (audio) & 3:10:04 (video)

Allison Yamamoto-Sparks, Visitor Services Director, presented a letter of support for the Blanding grant application for the commission to review and approve.

13. CONSIDERATION AND APPROVAL OF AN ORDINANCE OF SAN JUAN COUNTY, UTAH, IMPOSING A TRANSIENT ROOM TAX NOT TO EXCEED 4.5% ON CHARGES FOR ACCOMMODATIONS AND SERVICES INCLUDING SHORT-TERM RENTALS OF TOURIST HOMES, HOTELS, MOTELS, TRAILER COURTS, AND SIMILAR ACCOMMODATIONS AS AUTHORIZED BY UTAH CODE § 59-12-301(1)(a)(i). Allison Yamamoto-Sparks, Visitor Services Manager

Time Stamp 3:08:16 (audio) & 3:12:36 (video)

Allison Yamamoto-Sparks, Visitor Services Director, presented the ordinance imposing a transient room tax on short term rentals, homes, hotels, trailer parks, and similar accommodations for the commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

14. CONSIDERATION AND APPROBAL OF A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SAN JUAN COUNTY, STATE OF UTAH, ADOPTING RULES OF ORDER AND PROCEDURE PURSUANT TO UTAH CODE ANNOTATED §17-53-206. Mitchell Maughan, San Juan Attorney

Time Stamp 3:16:55 (audio) & 3:21:15 (video)

Considering the depth of discussion in the work session meeting, it was agreed to table Agenda #14.

Motion to Table:

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

15. CONSIDERATION AND APPROVAL OF A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF SAN JUAN COUNTY, STATE OF UTAH, REMOVING THE COVER LETTER AND THE WORD "DRAFT" FROM THE SPANISH VALLEY DEVELOPMENT ORDINANCES ADOPTED BY THE COUNTY ON NOVEMBER 19, 2019. Mitchell Maughan, County Attorney

Time Stamp 3:17:45 (audio) & 3:22:05 (video)

Jens Nielson, Deputy County Attorney, presented the resolution removing the cover letter and the word "DRAFT" from the Spanish Valley Development Ordinance for the commission to review and approve. Ordinance will not change; it's an administrative decision.

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

16. Consideration and Approval of a Vehicle Lease Authorization with Bancorp for the Three-Year Lease of Two Sheriff Vehicles. Mack McDonald, Chief Administrative Officer.

Time Stamp 3:20:25 (audio) & 3:24:47 (video)

Mack presented the vehicle lease for the commission to review and approve.

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

COMMISSION REPORTS

Time Stamp 3:38:53 (audio) & 3:43:13 (video)

Commissioner Harvey will be attending the Utah Navajo Health System (UNHS) PL 638 celebration this Friday in Blanding. He attended the Community Justice Coordinating Council meeting in Aneth and

reported that the Navajo Nation Courts are backlogged. The UNHS behavioral health team has been meeting with several families who have been affected by a spate of recent suicides. He asked everyone to care for each other, speak in the language of love, and take time to ask each other how they are doing.

Commissioner Maughan spoke about the upcoming rodeo next week. She mentioned the tourist-oriented interview segment with KUTV. She attended the NACO meeting in South Dakota and was impressed with their programs.

Commission Chair Stubbs spoke about her concern about the recent suicides that have occurred recently. She attended the Navajo Mountain High School graduation ceremony and remarked on how close and supportive the classmates were with each other. She hopes that everyone can be supportive, kind, and

helpful to each other and to hold onto each other. She is focusing a lot of her effort on the housing crisis. She highlighted the recent Supreme Court decision allowing the Book Cliffs oil & railroad to proceed.

EXECUTIVE SESSION

17. Make a Motion to Enter Into A Closed Executive Session for a Strategy Sessions to Discuss Pending or Reasonably Imminent Litigation as Permitted Under UCA 52-4-205.

Time Stamp 3:57:20 (audio) & 4:01:40 (video)

Motion to enter an executive session:

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

Motion to exit executive session:

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

ADJOURNMENT

Time 3:55 p.m.

Motion to adjourn:

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

The Board of San Juan County Commissioners can call a closed meeting at any time during the Regular Session if necessary, for reasons permitted under UCA 52-4-205

All agenda items shall be considered as having potential Commission action components and may be completed by an electronic method **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 Board of County Commissioners

DATE: _____

ATTEST: _____
San Juan County Clerk/Auditor

DATE: _____