



BOARD OF COMMISSIONERS WORK SESSION MEETING

117 South Main Street, Monticello, Utah 84535. Commission Chambers

February 18, 2025 at 9:00 AM

MINUTES

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

AUDIO: <https://www.utah.gov/pmn/files/1234559.MP3>

VIDEO: <https://www.youtube.com/watch?v=QqbLInHe1aQ&t=558s>

CALL TO ORDER

Time Stamp 0:00:10 (audio) & 0:09:06 (video)

Commission Chair Silvia Stubbs called the meeting to order at 9:09 a.m.

ROLL CALL

Time Stamp 0:00:22 (audio) & 0:09:18 (video)

Commission Chair Stubbs called for attendance:

PRESENT

Silvia Stubbs

Lori Maughan

Jamie Harvey

STAFF

Mack McDonald, Chief Administrative Officer (CAO)

Lyman W. Duncan, Clerk/Auditor

Kristen Bushnell, Planning & Zoning Director

OTHER

Trent Shaeffer, Planning Commission

Lloyd Wilson, Planning Commission

Ann Austin, Planning Commission

Thomas Garcia, Planning Commission

Shannon Brooks

AGENDA ITEMS

1. Joint County Commission Work Session and Planning Commission to Coordinate and Discuss the 2025 Zoning Ordinance

Time Stamp 0:00:34 (audio) & 0:10:30 (video)

Mack presented a history of planning & zoning ordinance over the past year.

Ann Austin, resident from Spanish Valley, expressed concern with the communication process. Mack said he is working on creating a single email (such as SJCplanning&zoning@sanjuancountyut.gov) for all members of the planning commission to receive correspondence from county residents. Commissioner Maughan asked if all emails were being forwarded to the planning commission members. Kristen stated she forwards all received emails to each planning commission member. She "time stamps" all incoming and outgoing digital correspondence. Mack stated he will spend some time with the IT staff (TecServe) and see if Google forms can be added to the website.

Trent Shaeffer commented that he frequently receives emails and texts from all the P&Z commission members and was informed by Jens that all of it could fall under the scope of GRAMA. Lloyd asked if a planning commission member has a public or private discussion with a fellow planning commission member or an interested citizen, can the content be GRAMA? Mack stated the answer is yes, so he recommends that each constituent email not be answered and forwarded as a group, because that constitutes a quorum, he recommends answering the email to Kristen one person at a time.

Commissioner Maughan asked what kind of public comment the planning commission has received from the public. Lloyd responded that we need to go back to the basics and be clear on our definitions. He believes that the 6-month time delay is too long. He wants growth to come to the county especially for Spanish Valley. He stressed the need to make it easy for any developer to build new properties. Kristen spoke about the planning checklists she has for each type of proposed development. Lloyd felt that the current Conditional Use Table definition causes the most confusion, Kristen responded that due to state law requiring public noticing for each change or new development and it pushes the time frame out quite a bit.

Kristen started her career with the county by using the 2022 Conditional Use Table for the basis of the 2025 Use Table. Commission Chair Stubbs was appreciative of their comments as it expanded what she has heard from the community. She firmly desires the county to grow for the benefit of the citizens. When Kristen was hired, she gathered all the documents from the previous planning & zoning Director and met with all the relevant county (road, surveyors, recorders, health, and legal) departments to drive the document forward to the public and to the planning commission. She gave a brief history of the county consultant, and the attorneys involved.

Trent expressed concern with the first Blanding meeting as many people were unaware of what the document contained. The follow-up meeting was much better because the public seemed more informed. Commissioner Maughan asked if it was possible to have a different ordinance for Spanish Valley. Lloyd stated that if Spanish Valley wanted a different planning & zoning ordinance, then they should incorporate.

Ann feels the county wide ordinance causes concern with Spanish Valley, since they possess a water and sewer district. She feels Spanish Valley should be zoned more like a city rather than the general unincorporated areas of the county. Kristen mentioned that people tend to want micro-zoning rather than general planning & zoning. Lloyd stated that several developments have stricter covenants than what the planning commission is proposing. There was discussion centering on non-conforming use of a property.

Trent asked for directions from the county commissioners. Commissioner Stubbs mentioned the zoning & planning information is finally getting out to the community members and that people are doing their homework by reading and studying the zoning ordinance. Commissioner Harvey felt the planning dates are too close together. He asked the commission to look at the timeline and wants to take enough time to do it correctly.

Commission Chair Stubbs asked the P & Z members if they felt their work on the zoning document was the best they could do? Loyd responded that yes, the produced document was a good document. She feels the time frame is too rushed and that everyone should take more time in educating and in working with the public.

ADJOURNMENT

Time Stamp 1:35:01 (audio) & 1:43:51 (video)

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

Voting Yea: Commission Chair Stubbs, Commissioner Harvey, and 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: _____