



## **PLANNING COMMISSION WORK SESSION MEETING**

**117 South Main Street, Monticello, Utah 84535. Commission Chambers  
June 24, 2024 at 5:00 PM**

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### **MINUTES**

#### **GENERAL BUSINESS**

##### **Welcome / Roll Call**

Planning Commission Chair Trent Schafer called the meeting to order at 5:13 pm.

##### **PRESENT:**

Chairman Trent Schafer  
Vice-Chairman Lloyd Wilson  
Commissioner Cody Nielson  
Commissioner Thomas Garcia  
Commissioner Melissa Rigg  
Commissioner Ann Austin  
County Administrator Mack McDonald  
Planning & Zoning Administrator Kristen Bushnell

Commissioner Rigg read a follow-up letter to the Planning Commissioners expressing her concerns for public transparency without having all the final documents viewable with enough time for community review and comments. She recommended that we postpone the legal adoption of the 2024 Ordinance until we can ensure that all stakeholders have due public notice and final documents posted prior to public hearings.

#### **1. Review of 2024 FINAL San Juan County Land Use, Development, and Management Ordinance**

##### **Time Stamp 0:12:00 (audio)**

Administrator Bushnell reviewed additional changes to the ordinance document. Chapter 2 Section 3 (page 28) outlines that the Planning Commission will review zoning change applications and the zoning ordinances each year in July. The point being that applications can be looked at holistically instead of creating spot zoning changes.

Chapter 3 Section 9 (page 33) was reviewed for petition processes.

Chapter 5 was reviewed for appeals and clarity for the “Appeal Authority” was discussed and better defined.

Chapter 6A was reviewed for understanding on Variance processes.

Chapter 7A Design Standards table for Density Standards (page 77) was reviewed for accuracy from previous meeting's changes. Density was discussed at length of providing the most opportunity for housing while maintaining privacy for neighboring parcels, especially in height.

Section 10 was also discussed to clarify the "Fence Out" standards county-wide. Section 13 Airports/Airstrips/Heliports were reviewed with the updated idea of being an "Overlay Zone" where recommendations would be forwarded to the County Board of Commission for final approval.

The definition and purpose of Recreational Support Zone was reviewed in Chapter 15.

Chapter 16 Conditional Uses were reviewed for accuracy of previous discussions on RV Parks, Glamping Resorts, Primitive Camping Resorts, and Telecommunication Towers.

There was some discussion on Chapters 20 Water Efficiency and Chapter 21 Dark Skies Lighting that these policies are not required and would be very difficult to enforce. It was suggested that these two sections be pulled into a separate reference document as "Recommendations" for public use but should not be included in this document.

Planning Commissioners revisited maps and use table based on community comments received and updated documents as made sense to be more in harmony with the other uses and surrounding zones.

## **ADJOURNMENT**

**Time Stamp 3:24:00 (audio)**

Motion made by Commissioner Wilson to adjourn. Seconded by Commissioner Rigg.

Voting Yea: All in favor.

Motion Carries.