



## LEGISLATIVE STAFF REPORT

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**MEETING DATE:** March 13, 2025

**ITEM TITLE, PRESENTER:** Consideration and Approval of a Conditional Use Permit for Questar Gas Regulator Station Project, Kevin Mulvey, Questar Gas Company

**RECOMMENDATION:** Make a motion approving the Conditional Use using the findings and conditions as provided by staff (state each condition as part of the motion).

Make a motion denying the Conditional Use based on findings of fact due to the following reasons: (statements of findings for substantial evidence).

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### SUMMARY

In February 2025, the county received a request for a conditional use permit from Questar Gas to develop a gas regulator station on the parcel below. The project will replace pressure controllers and odorant equipment that is currently on the site to the north owned by Enbridge Gas Utah. This site provides gas supply to Monticello City.

**Property:**

Parcels: #32S25E2500002, 1.001 acres

**Current Zoning:**

This parcel is currently zoned as Agricultural (A-1) as per 2013 Zoning Map

### ORDINANCE SECTIONS

The Agricultural Zone is designated to promote and preserve, in appropriate areas, conditions favorable to agriculture and to maintain greenbelt open spaces. Such districts are intended to include activities normally and necessarily related to the conduct of agricultural production and to provide protection from the intrusion of uses adverse to the continuance of agricultural activity.

Renewable Energy (solar) is considered a Conditional Use in the Agricultural (A-1) Zone as per the 2011 Zoning Ordinance. By definition, a CONDITIONAL USE is a land use that, because of its unique characteristics or potential impact on the county, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

In authorizing any Conditional Use, the Planning Commission shall impose such requirements and conditions as are necessary for the protection of adjacent properties and public welfare. Ther Planning

Commission shall not authorize a Conditional Use Permit unless the evidence presented is such to establish:

- (1) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
- (2) That the proposed use will comply with the intent, spirit, regulations, and conditions specified in the Ordinance for such use and the Zoning District where the use is to be located, as well as make the use harmonious with the neighboring uses in the Zoning District; and
- (3) The Planning Commission shall itemize, describe, or justify the conditions imposed on the use.

**Possible Conditions May Include:**

- Prior to construction, the applicant shall apply for and receive a San Juan County building permit.
- The applicant shall apply for, receive, and maintain a San Juan County business license and be subject to regular inspections associated with the business license – to include a review of compliance with the CUP conditions.
- The construction and operation of the facility shall comply with the International Fire Code and the San Juan County Fire Policy – and be subject to inspection by fire authorities.
- The facility shall be operated in compliance with federal regulations.
- The facility shall ensure a secure site to keep public at safe length from operations.
- Any neighbor or adjacent property owner or person reasonably expected to be at or near the facility during construction, maintenance, or other activity which has the potential to harm an individual shall be informed of the activity and provided with safety information, as appropriate.
- The facility shall be kept clean and free from rubbish, flammable waste material or other noxious or nuisance substances.