



PLANNING COMMISSION MEETING

117 South Main Street, Monticello, Utah 84535. Commission Chambers
December 09, 2021 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Planning Commission Chair Trent Schafer called the meeting to order at 6:11 pm

PRESENT

Chairman Trent Schafer
Commissioner Lloyd Wilson
Commissioner Cole Cloward
Commissioner William Johnston
Commissioner Cody Nielson

ABSENT

Commissioner Melvin Nelson
Commissioner Leah Shrenk

Approval of Minutes

1. Approval of Minutes for November 18, 2021 Planning Commission Meeting

Motion to approve the minutes was made by Commissioner Nielson, Seconded by Commissioner Johnston.

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

PUBLIC COMMENT - *Time reserved for public comment on items or issues not listed on the agenda.*

Time Stamp 2:45 (Audio)

Public comment was made by the following individuals:

Katherine Lemus made a comment requesting that policies be written down for the public. She also requested a secondary egress for the San Juan Estates Subdivision.

Anne Austin commented regarding term expirations for PC commissioners serving from the Spanish Valley Area, and requested that they continue to serve. She also requested clarification regarding a public notice for a public hearing for the SITLA PC Zone plan application.

PC Chair Trent Schafer expressed appreciation for her support of the Spanish Valley Commissioners, and explained that the public notice was not done by the Planning Commission.

ADMINISTRATIVE ITEMS

2. **Pacheco Meadow Subdivision Phase 2, James and Shurrell Meyer** ACTION

Time Stamp 8:18(audio)

James Meyer, owner and developer of the property presented phase 2 of this subdivision. Scott Burton, P&Z Administrator explained the existence of a trail use agreement that is in place on the south end of the subdivision. There is not an actual recorded trail easement. There will be a note on the plat about the agreement, and the existence of the trail. Mr. Meyer will decide what the status of the trail going forward.

A few minor line corrections were also discussed, and will be corrected in the final plat.

Motion to approve phase 2 of this subdivision was made by Commissioner Cloward, Seconded by Commissioner Wilson.

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

3. **The Ranches at Elk Meadows, Amendment no. 2, Brad Bunker, Bunker Engineering** ACTION

Time Stamp 17:19 (audio)

PC Commissioners discussed this subdivision that had been presented previously at the October 14, 2021 PC Meeting, and triggered a request for a zone change at the November PC Meeting. Commissioners decided to pass the subdivision amendment under the condition that if the zone change is approved by the County Commission. If the SJC Commissioners do not approve the rezone, the subdivision amendment will not be approved.

Motion to approve the subdivision amendment with this condition was made by Commissioner Nielson, Seconded by Commissioner Wilson.

Voting Yea: Commissioner Wilson, Commissioner Johnston, Commissioner Nielson

Voting Nay: Chairman Schafer, Commissioner Cloward

4. **Hassen Estates Subdivision Amendment 2, Renee Troutt** ACTION

Time stamp 23:04 (audio)

Curtis Wells presented this subdivision amendment for property that was applied for and approved for the Spanish Valley Overnight Accommodations Overlay.

Some discussion was made regarding the naming of the roads. The roads need to be named in accordance to the approved San Juan County Road maps.

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

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

5. Request for Extension, Shannon Brooks, Monticello College

Item was skipped for lack of a presenter.

6. San Juan County Planning Commission Priorities for 2022 DISCUSSION

PC Members discussed priorities for 2022. The expressed desire to finish re-writing the county zoning ordinance before moving forward with any other priorities.

BUILDING PERMIT(S) REVIEW

7. Building Permit List DISCUSSION

Planning Commissioners reviewed the current building permit list.

ADJOURNMENT

Motion to adjourn was made by Commissioner Wilson, Seconded by Commissioner Cloward.
Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Cloward, Commissioner Johnston, Commissioner Nielson