



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
November 18, 2021 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Planning Commission Chair Trent Schafer called the meeting to order at a little after 6:00 pm

PRESENT

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

ABSENT

Commissioner Leah Shrenk

Approval of Minutes

1. Approval of Minutes for October 14 2021 PC Meeting ACTION

Motion to approve the minutes was made by Commissioner Nelson, Seconded by Commissioner Wilson.

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

2. Approval of Minutes for October 21 2021 PC Work Meeting ACTION

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

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

PUBLIC COMMENT - *Time reserved for public comment on items or issues not listed on the agenda. Written comments on any agenda item can be email prior to the start of meeting to sburton@sanjuancounty.org*

Katherine Lemus: Katherine Lemus expressed frustration about the Spanish Valley Residential ordinance which restricts nightly rentals, and said she wants to be able to use her home as a nightly rental so she can sell it to a nightly rental operator and move. Staff will work through what options she can pursue.

INFORMATIONAL ITEMS

3. Sky Ranch Estates Presentation INFORMATIONAL

Time stamp 9:40 (audio)

Justin Matkin with Parr Brown Gee and Loveless made the informational presentation about the safety protocols for Sky Ranch Subdivision Phase 2. Justin Williams and Associates performed the analysis of the Sky Ranch Airport, and Justin presented his report and discussed the findings. Justin also discussed and presented the CC&R's that will govern the property owners in the subdivision.

John Ramsay, a home owner in the subdivision also made comment about the arrival and departure flight patterns and flight restrictions in and out of the airport that are established in the CC&R's.

Time stamp 33:52 (audio)

The following public comment was made on this item:

Tim O'Neil an adjoining property owner provided information that an aviation easement originally granted in 2003, was refiled and revoked in 2017.

Ann Austin a resident of Spanish Valley expressed concerns about the inability to enforce the Sky Ranch regulations, and know who is actually flying in and out. She also asked for a restriction on the number of flights each day.

Karl Spielman, an adjoining property owner requested that he be able to bring his own aviation expert to present to the Planning Commission. Karl also expressed support for the safety improvements that are proposed with the subdivision, and mentioned some additional safety features that he would like to see.

Monette Clark, a resident of Spanish Valley and niece of Bud Tangren, the original owner of the airport, expressed concern about the operations of the airport.

ADMINISTRATIVE ITEMS

4. RV Resort Condition Use Permit Application, Jared Barrett, Blanding Utah

Time stamp 46:31 (audio)

Jared Barrett presented his plan for his RV resort north of Blanding. The Planning Commission discussed the resort plan and determined that the conditions described in his proposal were sufficient and referenced them in the motion to approve the CUP.

Motion to approve the conditional use permit referencing the conditions in the RV resort document was made by Commissioner Nielson, Seconded by Commissioner Wilson.

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

LEGISLATIVE ITEMS

5. Overnight Accommodations Overlay Application, Tom Balsley

Time stamp 1:09:49 (audio)

Tom Balsley presented his application for the Overnight Accommodations Overlay for his plan for RV spots in the Spanish Valley Highway Commercial District. The Planning Commission discussed the utility requirements that he will need to look into before final approval. Tom will come back with a more detailed plan after his application has been before the Board of County Commissioners.

Motion to recommend the application of the Spanish Valley Overnight Accommodations Overlay to this property to the Board of County Commissioners was made by Commissioner Wilson, Seconded by Commissioner Nielson.

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

6. Spanish Valley Overnight Accommodations Overlay Application, Jeff Burgess ACTION

Time stamp 1:21:15 (audio)

Dallas Buckner and Jim Burgess presented this application for the Spanish Valley Overnight Accommodations Overlay. The PC discussed water and sewer requirements that will need to be met, and expressed support for the location.

Motion to recommend the application of the Spanish Valley Overnight Accommodations Overlay to this property to the Board of County Commissioners was made by Commissioner Cloward, Seconded by Commissioner Wilson.

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

7. Request for rezone, Monticello Development Company LLC ACTION

Time stamp 1:25:38 (audio)

Bryant Black joined over the phone and discussed the rezone application. Deputy County Attorney Alex Goble explained that the land area is large enough to not be considered spot zoning.

Motion to recommend the rezone application to the Board of County Commissioners was made by Commissioner Wilson, Seconded by Commissioner Cloward.

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

Voting Nay: Chairman Schafer

8. SITLA PC Zone Plan Application ACTION

Time stamp 1:29:48 (audio)

Planning and Zoning Administrator Scott Burton read the proposed conditions for the SITLA PC Zone Application. The Planning Commission proposed a few minor changes to the conditions as follows:

Remove condition #12

The new condition #12 will state: The primary goal of the residential development in the Spanish Valley area is for long term permanent primary residents. This should be the primary goal of any residential development; residential uses and development agreements will be reviewed under that primary goal.

The new #13 will state: In accordance with the PC Zone ordinance, County Commission approval of zoning the Plan area as “PC Zone 1” confers on the applicant the right to proceed with the PC Zone development process based on the information presented in the Plan until the earlier of i) approval of a development agreement, or ii) ten years following approval of the PC Zone application.

The new #14 condition will state: The applicant and the county will each work in good faith to prepare and approve the CSP and development agreement and, if applicable, with a new municipality to plan the proposed development.

Motion to recommend the PC Zone Plan Application to the Board of County Commissioners was made by Commissioner Nielson, Seconded by Commissioner Cloward.

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

Voting Nay: Commissioner Nielson

Planning Commissioner Mel Nelson read a statement about the lack of a flood plain study for the area of the PC Zone plan.

Elise Erler with the State Institutional Trust Land Administration (SITLA) stated that they are moving forward in a joint effort with San Juan County to fund a FEMA flood plain study.

BUILDING PERMIT(S) REVIEW

9. Building Permit List

Time stamp 1:51:38 (audio)

Planning Commissioners reviewed the building permit list.

ADJOURNMENT

Time stamp 1:54:05 (audio)

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

ADJOURNMENT

Time stamp 1:55:27 (audio)

Motion to enter the work meeting was made by Commissioner Wilson, Seconded by Commissioner Cloward.

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

10. Draft Zoning Ordinances DISCUSSION

The Planning Commission discussed the draft zoning ordinances, no action was taken.

ADJOURNMENT

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