



Burton, Scott <[sburton@sanjuancounty.org](mailto:sburton@sanjuancounty.org)>

---

## Form submission from: Contact Us

1 message

---

**San Juan County UT** <[sanjuancounty-ut@municodeweb.com](mailto:sanjuancounty-ut@municodeweb.com)>  
Reply-To: San Juan County UT <[Planningandzoning@sanjuancounty.org](mailto:Planningandzoning@sanjuancounty.org)>  
To: [sburton@sanjuancounty.org](mailto:sburton@sanjuancounty.org)

Wed, Jan 12, 2022 at 1:55 PM

Submitted on Wednesday, January 12, 2022 - 1:55pm

Submitted by anonymous user: 174.34.242.62

Submitted values are:

First Name Stuart  
Last Name Smith  
Email [locationsmith1@me.com](mailto:locationsmith1@me.com)  
Question/Comment  
Dear Commissioners

At the December Planning and zoning meeting the county deputy attorney weighed in that he didn't feel the request from land developers to make available 1 acre lots on a barren ridge top north of the Monticello Airport was spot zoning. And to be fair, the proposal to bring the previously failed development, at the time known as Elk Meadows Phase 2, back to life wouldn't be if the developers were content to let the land be sold and developed in the 4 plus acre parcels original developer Mike Adams had envisioned. The recession sunk that development and the land went back to agricultural.

Now someone wants to resurrect the development but not to the extent or with the care a native son like Mike Adams had intended.

The Monticello Development Company LLC has plans for further subdivision of some of the parcels into 1 acre home sites would seem to fit the definition of spot zoning. Kudos to P&Z Commissioner Schafer for voting against the idea and shame on the rest of that group and the assistant county attorney for not looking out for those tax payers who are depending on them to do so.

The fine print may not be land fraud technically but people are going to get hurt. The area I am referring to is located about 3/4 mile east of 191 and immediately north of Peter Springs Road.

When I had well drillers out to my property just south of the area I was told in no uncertain terms that I was lucky I bought on the south side of the road. It would be thousands of feet to water in the area The Monticello Development Company LLC has rechristened The Ranches at Elk Meadows. Let's be real. 1 acre is not a ranch. So why would I expect the developers to be realistic about the ability to sink a well or make septic tanks work on that rocky poorly percolating soil. They aren't and their fine print says just that.

San Juan County Commissioners will be guilty of aiding and abetting land fraud if they let this go through. And that is just on the merits of water and septic. The real dereliction of duty will come from increasing traffic on an already maxed out Peters Springs Road should the numbers of homes anticipated by those who will profit in the the actions of the Monticello Development Company LLC become a reality.

Please Commissioners Greyeyes, Maryboy and Adams, do not allow this to move forward.

Stuart Smith  
San Juan County Resident  
Departments Planning and Zoning

The results of this submission may be viewed at:

<https://sanjuancounty.org/node/7/submission/351>