



Planning Commission MEETING AGENDA

Commission Members

Linda Simmons
Paul Murdock
Tyler Nielson
Regan Richmond
Will McFarland

City Council Rep: Kellen Nielson

June 05 , 2025-7:00 pm
50 West 100 South Street,
Blanding Utah
84511

Notice is hereby given that the Planning Commission of Blanding, Utah will hold a Regular Commission Meeting on June 05th, 2025 at 7:00 pm at the City Office, located at 50 W. 100 S. Street.

MAIN MEETING

Call to Order

1. Roll Call
2. Approval: Consent Agenda and Minutes from May 22nd, 2025 Regular Session

Public Input

Anyone wishing to address the Commission on any item is invited to do so. Public Input is an opportunity for the public to bring information to the Commission. Clarifying questions may be asked by the Commission, but it is not an appropriate time for substantive discussion.

Reports

1. Council Representative
2. Commissioner
3. Development Director
 - a. Update on Downtown Plan

Discussion Items

1. B3 Presentation
2. One/two lot subdivisions: Review policy
3. R-2 Code, comments from City Council

Business Items

1. JL Hunt Rezone Application
2. R-2 Code update

Adjournment

In compliance with the ADA, individuals needing special accommodations during this meeting may call the City Offices at (435) 678-2791 at least twenty-four hours in advance. Every effort will be made to provide the appropriate services. One or more members may participate in the meeting electronically, according to Blanding City Ordinance 1-5-5-F regarding electronic meeting participation. All agenda times are approximate.





Ben Muhlestein <bmuhlestein@blanding-ut.gov>

Planning & Zoning Amendment Application [#2]

1 message

Wufoo <no-reply@wufoo.com>

Thu, May 22, 2025 at 12:47 PM

To: therring@blanding-ut.gov, bmuhlestein@blanding-ut.gov, tfrancom@blanding-ut.gov

Applicant Name *	JL Hunt
Current Mailing Address *	 678 E. Old English Rd. Draper, Utah 84020 United States
Description for the purpose of rezoning *	The property owner desires to rezone to Mobile Home Classification for the purpose of helping address the need for affordable rental opportunities within Blanding City.
Legal Description of the Property *	A tract of land within Block 64 of the Blanding Townsite and the NW1/4 of section 35, Township 36 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows; Beginning at point on the 1/16 section line and the South line of said Block 64 located S00°06'49"W 1332.38 feet along the 1/4 section line and N89°44'05"W 1318.11 feet along the 1/16 line from the N1/4 corner of said section 35; running thence N89°44'05"W 258.49 feet to the southwest corner of said Block 64, thence North 326.63 feet to the northwest corner of said Block 64, thence N89°58'47"E 261.75 feet along the north line of said Block 64 to the "less tract" as recorded in book 1068 page 469, thence S00°34'11"W 327.94 feet along the west line of said "less tract" to the point of beginning, containing 1.95 acres more or less. (Block 63) A tract of land within Block 63 of the Blanding Townsite and the NW1/4 of Section 35, Township 36 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows; E1/2 of Lots 1 and 4.
Parcel ID Number(s)(Please add all parcels affected, i.e B000123246; B000123457) *	B0000063001A; B0000064002A
Site Area in Acres & Square Feet *	.77 acres, 105.00ftx326.14ft; 1.95 acres, 261.75ftx327.94ft
Current Blanding City Zoning Classification *	R-2 - Residential
Requested Blanding City Zoning Classification *	MH - Mobile Home
Property Owner Name *	JL Hunt Properties LLC
Ariel Map of the Property showing property lines *	 17479394060743783989073530538205.jpg 4.31 MB · JPG
Proof of ownership for the described property *	 collage_20250522_12_02_41.jpg 798.67 KB · JPG

A statement of the legal basis for such an amendment, whether to correct an error or to recognize changing conditions. *

The legal basis for requesting a zoning change as found in 10.3.4 Blanding City Amendment Procedures states in section A.2, "In conformity with this statement of policy... any person... may initiate amendments, in the manner hereinafter set forth."

By submitting this application, I acknowledge and agree that I will be required to meet with Blanding City Community Development staff to compile an accurate list of property owners who must receive certified notification letters regarding the public hearing related to this rezoning request. I understand that this step is a required part of the application process and that the rezoning request will not proceed to public hearing without completion of this requirement. *

By checking this box, I agree to the above.

I understand that this application is solely for the purpose of requesting a zoning change and does not constitute approval for building or development. If I intend to develop the property, I acknowledge that a separate building application and approval process is required, which includes additional reviews, permits, and compliance with all applicable building codes and regulations. *

By checking this box, I agree to the above.

By typing your name here, you are signing that the above information is correct. *

Trina Hosler

Date *

Thursday, May 22, 2025



Recording Requested By:
JL Hunt Properties, LLC
~~PO BOX 125 678 E. Old English Rd.~~
DRAPER, UTAH 84020

Ent 180770 Bk 1113 Pg 118
Dates: 22-AUG-2024 10:22:33AM
Fee: \$40.00 Check Filed By: DW
CINDI HOLYOAK, Recorder
SAN JUAN COUNTY CORPORATION
For: ELCON CORP

Space above this line for Recorder's Use

QUIT CLAIM DEED

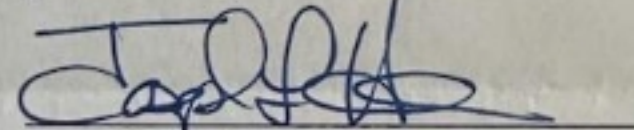
Four Corners Real Estate, LLC of the State of Utah, whose address is 3940 North Traverse Mountain Blvd., Lehi Utah, 84043, GRANTOR, hereby conveys, releases and quit-claims to **JL Hunt Properties, LLC**, GRANTEE, of the State of Utah, located in the City of Draper in Salt Lake County, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following-described real property situated in San Juan County, State of Utah, to-wit:

ALL of Block R64, BLANDING TOWN SITE SURVEY LESS: Beginning at the NW1/16 corner of said Section 35 located S00°06'49"W 1332.38 feet along the 1/4 section line and N89°44'05"W 1318.11 feet along the 1/16 line from the N1/4 corner of said Section 35; thence N89°44'05"W 58.62 feet along the east-west 1/16 section line, thence N00°34'11"E 327.94 feet to the north line of Block 64 of the Blanding Townsite, thence N89°59'28"E 56.32 feet to the northeast corner of said Block 64, thence S00°10'03"W 328.20 feet along the north-south 1/16 section line and the east line of said Block 64, to the point of beginning.
(Parcel #B0000064002A)

Together with all buildings and improvements located thereon or appurtenant thereto and all rights, privileges, easements, hereditaments and tenements appertaining or belonging.

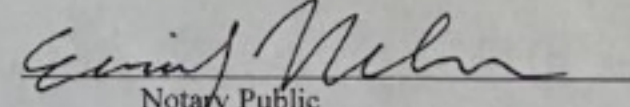
WITNESS the hand of the GRANTOR this 23rd day of May, 2023.

**Four Corners Real Estate, LLC
(GRANTOR)**


Joseph Hunt, Member

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On the 23rd day of May, 2023 personally appeared before me, a Notary Public in and for the State of Utah, Joseph Hunt who duly acknowledged to me that he is the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public

Commission Expires: May 31, 2026



Recording Requested By:
JL Hunt Properties, LLC
~~PO BOX 125 678 E. Old English Rd.~~
DRAPER, UTAH 84020

Ent 180769 Bk 1113 Pg 117
Dates: 22-AUG-2024 10:20:35AM
Fee: \$40.00 Check Filed By: DW
CINDI HOLYOAK, Recorder
SAN JUAN COUNTY CORPORATION
For: ELCON CORP

Space above this line for Recorder's Use

QUIT CLAIM DEED

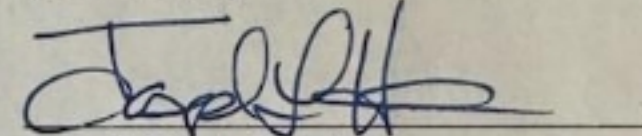
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E 1/2 of Lots 1 & 4, Block 63, BLANDING TOWNSITE SURVEY, (Parcel #B0000063001A)

Together with all buildings and improvements located thereon or appurtenant thereto and all rights, privileges, easements, hereditaments and tenements appertaining or belonging.

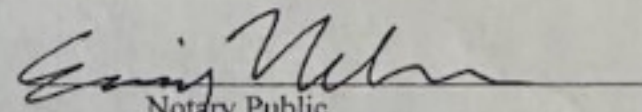
WITNESS the hand of the GRANTOR this 23rd day of May, 2023.

**Four Corners Real Estate, LLC
(GRANTOR)**


Joseph Hunt, Member

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

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