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SAN JUAN COUNTY PLANNING COMMISSION MEETING AND PUBLIC HEARINGS  
AGENDA

Wednesday, October 30, 2019

Notice is Hereby Given that the San Juan County Planning Commission shall assemble for a meeting at the San Juan County Administration Building, 648 S. Hideout Way, Monticello, Utah.

**7:00 PM - Regular Planning Commission Meeting**

1. **General Business:**

Welcome

1.1 Roll call

1.2 Approval of Minutes for: **September 12, 2019.**

2. **Public Comment:** Time reserved for public comment on items or issues not listed on the agenda.

3. **Administrative Items:**

3.1 Power permits to undeveloped lots. DISCUSSION

3.2 Sharrell Carlson. Proposed RV project. DISCUSSION / ACTION

3.3 Hummingbird San Juan Estates, Phase 5, Amendment 1 Plat  
Review DISCUSSION / ACTION

3.4 Proposed subdivision: Legacy Fields, Lucas Blake.  
DISCUSSION / ACTION

4. **Presentation:** Mark Vlastic - Landmark Design on proposed Spanish Valley ordinances.

5. **Public Hearings:**

5.1 Spanish Valley Residential (SVR) District.

5.2 Spanish Valley Planned Community (PC) District.

5.3 Spanish Valley Residential Flex Planned Community (RF) District.

5.4 Spanish Valley Business Flex Planned Community (BF) District.

- 5.5 Spanish Valley Highway Flex Planned Community (HF) District.
- 5.6 Spanish Valley Highway Commercial (HC) District.
- 5.7 Spanish Valley Water Efficient Landscape Requirements.
- 5.8 Spanish Valley Outdoor Lighting and Sign Illumination Requirements.
- 5.9 Spanish Valley Sign and Display Requirements.
- 5.10 Spanish Valley Overnight Accommodations Overlay District Requirements.
- 5.11 Amendment of Chapter 11: Multiple Use, Agricultural, Rural Residential Districts Adoption, specifically Subsection 11-3 of the San Juan County, Utah Zoning Ordinance (2011) to amend the minimum lot sizes in those districts from one-acre to as small as one-quarter acre as compatible with state regulations on water and sewer sources and lot sizes.
- 5.12 Adoption of a new Section 4 of Article II. Planning Requirements for All Zones in San Juan County in the San Juan County Subdivision Ordinance (2016) to create a minor subdivision ordinance permitting developments up to four lots to be exempt from the platting requirements of the subdivision ordinance.

6. **Legislative Items:**

- 6.1 Spanish Valley Residential (SVR) District. DISCUSSION/ACTION
- 6.2 Spanish Valley Planned Community (PC) District. DISCUSSION/ACTION
- 6.3 Spanish Valley Residential Flex Planned Community (RF) District. DISCUSSION/ACTION
- 6.4 Spanish Valley Business Flex Planned Community (BF) District. DISCUSSION/ACTION
- 6.5 Spanish Valley Highway Flex Planned Community (HF) District. DISCUSSION/ACTION
- 6.6 Spanish Valley Highway Commercial (HC) District. DISCUSSION/ACTION
- 6.7 Spanish Valley Water Efficient Landscape Requirements. DISCUSSION/ACTION

- 6.8 Spanish Valley Outdoor Lighting and Sign Illumination Requirements.  
DISCUSSION/ACTION
- 6.9 Spanish Valley Sign and Display Requirements.  
DISCUSSION/ACTION
- 6.10 Spanish Valley Overnight Accommodations Overlay District  
Requirements.  
DISCUSSION/ACTION
- 6.11 Amendment of Chapter 11: Multiple Use, Agricultural, Rural Residential  
Districts Adoption, specifically Subsection 11-3 of the San Juan County,  
Utah Zoning Ordinance (2011) to amend the minimum lot sizes in those  
districts from one-acre to as small as one-quarter acre as compatible with  
state regulations on water and sewer sources and lot sizes.  
DISCUSSION/ACTION
- 6.12 Adoption of a new Section 4 of Article II. Planning Requirements for All  
Zones in San Juan County in the San Juan County Subdivision Ordinance  
(2016) to create a minor subdivision ordinance permitting developments  
up to four lots to be exempt from the platting requirements of the  
subdivision ordinance.  
DISCUSSION/ACTION

7. **Building Permit(s) Review:**

- 7.1 Presentation of building permit list DISCUSSION

8. **Adjournment.**