



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
May 12, 2022 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

PC Chair Trent Schafer called the meeting to order at 6:07 pm.

PRESENT

Chairman Trent Schafer
Commissioner Lloyd Wilson
Commissioner William Johnston
Commissioner Melvin Nelson
Commissioner Cody Nielson
Commissioner Ed Dobson (joined electronically)

ABSENT

Commissioner Cole Cloward

STAFF:

Planning and Zoning Director, Scott Burton
Building Inspector, Ben Tomco
Deputy County Attorney, Alex Goble
County Administrator, Mack McDonald

Approval of Minutes

1. Approval of Minutes for April 14, 2022 PC Meeting

Motion to approve the minutes with a change to show Ed Dobson abstaining from the minutes vote was made by Commissioner Dobson, Seconded by Commissioner Wilson.
Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Dobson

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

Time Stamp 3:00 (audio)

Annette Mealey commented about the Ranches at Elk Meadows subdivision amendment, and her opinion that there are not sufficient resources for the development.

DISCUSSION ITEMS

2. Adoption of County Roads, Todd Adair, County Road Department Supervisor

Time Stamp 6:18 (audio)

San Juan County Road Department supervisor, TJ Adair, joined the meeting virtually and discussed county road adoption, maintenance and ownership. The PC and TJ discussed the road standards in the ordinance and the fact that each situation will be unique and the developer will need to meet with the road department to review the roads prior to applying for the subdivision.

ADMINISTRATIVE ITEMS

3. Consideration and Approval of Conditional Use Permit Revision, Pole Creek Enterprises LLC, Mark Anderson

Time Stamp 45:35 (audio)

Mark Anderson presented his request for a revision to his CUP application. He explained that four new units have been built. His original application included a bathroom facility in each room. He wants to put additional tent structures that will share a central bathroom facility, instead of a bathroom in each structure. He also wants to be able to bring in Wander Camp, another glamping company with tents and a central bathroom facility.

Time Stamp 1:22:22 (audio)

After some discussion about the layout of the property, and the requested changes, motion made was made by Commissioner Nielson with the following conditions:

Phase 1 is not changing

Phase 2

- No more than 24 tent units
- Must comply with building permit requirements
- No burning unless with contained gas type source
- Must comply with San Juan County business license requirements
- Must comply with San Juan County Health Department requirements for septic systems
- Must comply with San Juan County Fire Policy
- Up to but not more than 2 bath house facilities

"Tent" is defined as a structure that can be taken down, is either a canvas tent, a dome a teepee, or other similar structure.

Seconded by Commissioner Wilson. Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson
Voting Nay: Commissioner Nelson

4. Preliminary Plat Review, Ranches at Elk Meadows Amendment No 2, Bryant Black

Time Stamp 1:25:31 (audio)

The PC discussed the two step process required for a subdivision plat approval. PC Discussed the need to clarification on the roads.

PC Chair Trent Schafer asked for public comment on this subdivision amendment, and the following individuals made comments:

David Beiber commented about concerns about drought, and additional wells in the area. He also expressed his opinion that the lots be five acre minimum.

Greg Culbreath expressed his opinion that five acre lots should be required. He also expressed that we should require the developers to hire a registered engineer to ensure the development meets the requirements.

Stuart Smith commented that the amendment should be rejected. He asked whether the 2019 amendment allowing smaller than 1 acre lots has been repealed, and expressed concern about the additional septic systems in the area.

After the public comments were made the PC had a discussion about private and public road ownership.

After the discussion, no action was taken.

5. Preliminary Plat Review, Coronado Park Subdivision Tract C Amended, Kelly Dearth

Time Stamp 1:54:34 (audio)

Kelly Dearth presented this subdivision amendment to the PC. Kelly explained that this development is for workforce housing for local hotels.

No action was taken.

LEGISLATIVE ITEMS

6. Overnight Accommodations Overlay Application, Stephen Howard

Time Stamp 2:05:04 (audio)

The owner of the property wants to modify the application, and will resubmit for approval of the entire project at a later date.

No action was taken.

BUILDING PERMIT(S) REVIEW

7. Building Permit List Review

Time Stamp 2:23:01 (audio)

The PC reviewed the building permit list.

ADJOURNMENT

Time Stamp 2:26:51 (audio)

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

WORK MEETING

Time Stamp 2:28:15 (audio)

Motion to enter work meeting was made by Commissioner Dobson, Seconded by Commissioner Johnston.

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

Commissioner Nelson left the meeting.

8. Draft Land Use, Development, and Management Ordinance Review

The PC discussed the draft Land Use, Development and Management Ordinance, and directed staff to post the draft publicly and begin accepting public comment on it.

No action was taken.

ADJOURNMENT

Time Stamp 3:11:01 (audio)

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

*In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk's Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice**