



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
December 08, 2022 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

PC Commission Chair Trent Schafer called the meeting to order at 6:03 pm

PRESENT

Chairman Trent Schafer
Commissioner William Johnston
Commissioner Cody Nielson
Commissioner Ed Dobson (joined electronically)
Commissioner Ann Austin

STAFF

Scott Burton, Planning and Zoning Administrator
Ben Tomco, Building Inspector

Approval of Minutes

1. Approval of November 10, 2022 PC Minutes

Motion to approve the minutes was made by Commissioner Dobson, Seconded by Commissioner Johnston.

Voting Yea: Chairman Schafer, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson, Commissioner Austin

PUBLIC COMMENT

Time Stamp 1:25 (audio)

PC Commissioner Trent Schafer opened the meeting for public comment.

Holly Sloan a resident of northern San Juan County expressed her appreciation for the process the planning commission has taken on the SITLA Community Structure Plan approval.

ADMINISTRATIVE ITEMS

2. Consideration and Approval of Conditional Use Permit, Tron Bull

Time Stamp 4:22 (audio)

Christine Bull joined the meeting electronically to present this application. The PC discussed the possible conditions outlined in the staff report as follows.

- *Must obtain building permit within six months of the approval of the conditional use permit*
- *Temporary dwelling must be unoccupied once the home is complete*
- *Septic system must be installed in compliance with the San Juan County Health Department requirements*
- *Must comply with all building permit requirements.*

Motion to approve the application with these conditions was made by Commissioner Dobson, Seconded by Commissioner Austin.

Voting Yea: Chairman Schafer, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson, Commissioner Austin

3. Preliminary Plat Review, Sturgeon Subdivision, Brad Bunker, Bunker Engineering

Time Stamp 7:08 (audio)

Brad Bunker with Bunker Engineering presented this subdivision plat for preliminary review. The PC discussed roadways, water wells, septic systems. Deputy County Attorney Mitch Maughan asked several questions about the location of the property corners, and the lack of water. The PC mentioned that each property owner can apply for their own water well.

4. Preliminary Plat Review, Jensen Subdivision, Brad Bunker, Bunker Engineering

Time Stamp 18:41 (audio)

Brad Bunker with Bunker Engineering presented this subdivision and answered questions from the PC. Deputy County Attorney Mitchell Maughan asked about the five acre lot sizes which are not large enough for green belt status. The PC then discussed lot sizes and taxing assessments for residential lots and green belt designations. The PC discussed roads, and the possibility of having an agreement requiring a home owners association to be established to maintain the road.

LEGISLATIVE ITEMS

5. Consideration and Recommendation: Community Structure Plan, South Valley Community, State Institutional Trust Lands Administration

Time Stamp 40:12 (audio)

Motion to recommend the South Valley Community Structure Plan was made by Commissioner Johnston, Seconded by Commissioner Dobson.

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

OTHER ITEMS

6. 2023 Planning Commission Meeting Schedule and Priorities List

Time Stamp 41:30 (audio)

The PC discussed the meeting schedule and 2023 priority list. PC Commissioner Cody Nielson stated that the new zoning map needs to be our highest priority. He also asked why we don't have map. Planning and Zoning Administrator Scott Burton explained some of the problems we have been facing in getting our GIS system up and running to get the map complete. There was some discussion about hiring out the creation of the map. Several PC commissioners expressed frustration that the map is holding up the draft ordinance.

Other priority items that were discussed were roads and water. The PC discussed whether the ordinance should require water before subdivisions, and wanted it to be on the priority list.

PC Commissioner Ann Austin asked that the virtual meeting/video recording of the meetings be on our priority list. The PC then discussed options to continue a virtual meeting through Google Meet, and also just a livestream option through YouTube. PC Commission Chair Trent Schafer asked that it be included as a future discussion item.

Motion to approve the 2023 meeting schedule was made by Commissioner Austin, Seconded by Commissioner Johnston.

Voting Yea: Chairman Schafer, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson, Commissioner Austin

BUILDING PERMIT(S) REVIEW

7. Building Permit List

Time Stamp 1:08:07 (audio)

The PC reviewed the building permit list.

SJC Economic Director Elaine Gizler who joined the meeting electronically talked about the need for the county to increase the transient room tax and sales tax collections in the county through an increase of tourism. She mentioned a sales tax leakage study that was recently done which found that the county loses \$94 million annually in sales tax that goes to other communities

ADJOURNMENT

Time Stamp 1:20:43 (audio)

Motion to adjourn was made by Commissioner Nielson, Seconded by Commissioner Johnston.

Voting Yea: Chairman Schafer, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson, Commissioner Austin