



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
February 09, 2023 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Planning Commission Chair Trent Schafer called the meeting to order at 6:04 pm.

PRESENT

Chairman Trent Schafer
Commissioner Lloyd Wilson
Commissioner Cody Nielson
Commissioner Ann Austin

STAFF:

Ben Tomco, Building Inspector
Scott Burton, Planning and Zoning Administrator
Mitchell Maughan, Deputy County Attorney

Approval of Minutes

1. Approval of Minutes for January 12, 2023 Planning Commission Meeting

Time Stamp 1:00 (audio)

Motion to approve the minutes was made by Commissioner Austin, Seconded by Commissioner Wilson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Nielson, Commissioner Austin

PUBLIC COMMENT

Time Stamp 2:26 (audio)

PC Trent Schafer opened the meeting for public comment, and mentioned four letters that were received expressing concern about the turn on US Hwy 191.

The following individuals made comment:

Lynda Smirz, a resident of northern San Juan County commented about the conditional use permit for Wandercamp and expressed a concern about an abandoned mine on the property, and a concern about the Bureau of Land Management (BLM) boundaries.

PC Commissioner Lloyd Wilson requested that the Planning Commission say the Pledge of Allegiance at the beginning of the meetings and that they be livestreamed to Facebook.

ADMINISTRATIVE ITEMS

2. Preliminary Plat Review, Old Airport Subdivision, Brad Bunker, Bunker Engineering

Time Stamp 8:33 (audio)

Tom Keogh the owner of the property presented the subdivision plat. County staff had a question about the access on SR 46. Tom will notify UDOT about the access point to see if they will require a turn lane or not. Tom also had a change that the roads would be county roads instead of private roads. The PC discussed the zoning which is almost completely in the Control District Highway Commercial.

The PC had a discussion about the construction and maintenance of the roads. Because this has been a recurring discussion, Planning and Zoning Administrator, Scott Burton suggested we have a meeting with the County Commissioners and the Road Department to come up with a solution to the road questions.

PC Chair Trent Schafer asked that the language about the road be changed on the plat to be a county road. PC Commissioner Ann Austin asked the the zoning be noted correctly on the plat.

3. Consideration and Approval of Conditional Use Permit, Wondercamp Campground, Kylie Chenn, Wondercamp

Time Stamp 29:41 (audio)

Andrew Chenn with Wondercamp presented this conditional use permit. Planning and Zoning Administrator discussed concerns that have been brought up including road access, property rights and water. Andrew addressed the abandoned mine and said that the mine has been sealed off. The water is planned to be provided by a service provider to haul water to the site. The property is private land that is being leased to Wondercamp.

PC Chair Trent Schafer asked about the highway access at the bottom of Blue Hill which is an already congested and dangerous location. He asked what additional traffic they anticipate, and that they need to contact UDOT to make sure they did not have any additional requirements for the access point.

Andrew explained that they cater to a more adventurous crowd that are aware of a need for a four wheel drive vehicle to access the site, and the limited services provided.

PC Commissioner Cody Nielson asked about the number of bathrooms, showers, and the holding capacity of the bath trailer to make sure it is sized sufficient for the number of people. Wondercamp is planning for 1-2 gallons of usage per person per day. These usage numbers will need to be verified with the County Health Department.

PC Commissioner Lloyd Wilson requested information about what the state requirements are for hauling water to a camping site like this.

Andrew mentioned that the state requirements would require facilities to be sized larger than the actual usage.

PC Commissioner Ann Austin mentioned that the County Economic Development Office is working on grant funding for mountain bike trails in this area. She mentioned that the access may be on the same road, and that they were working with UDOT on an improvement access.

PC Chair Trent Schafer asked that the applicant address the issues brought up and bring them back before they could approve the application.

BUILDING PERMIT(S) REVIEW

4. Building Permit List Review

Time Stamp 53:08 (audio)

The PC Reviewed the building permit list.

ADJOURNMENT

Time Stamp 53:08 (audio)

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

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Nielson, Commissioner Austin

Meeting was adjourned at 6:58 pm