



PLANNING COMMISSION MEETING

**117 South Main Street, Monticello, Utah 84535. Commission Chambers
March 09, 2023 at 6:00 PM**

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Planning Commission Chair Trent Schafer called the meeting to order at 6:01 pm.

PRESENT

Chairman Trent Schafer
Commissioner Lloyd Wilson
Commissioner William Johnston
Commissioner Cody Nielson
Commissioner Ed Dobson
Commissioner Ann Austin

OTHERS

Ben Tomco, Building Inspector
Scott Burton, Planning and Zoning Administrator
Mack McDonald, County Administrator

Pledge of Allegiance

The PC conducted the Pledge of Allegiance.

Approval of Minutes

1. Approval of February 9, 2023 Planning Commission Meeting Minutes

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

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

PUBLIC COMMENT

Time stamp 2:51 (audio)

Planning Commission Chair Trent Schafer opened the meeting for public comment. The following individuals made comment.

Randy Day, a resident of Grand Canyon asked about the Spanish Valley water system, and available shares. PC Commissioner Lloyd Wilson who also sits on the San Juan Spanish Valley Special Service District Board discussed the available water and the status of the shares available.

Monet Clark, a resident of Spanish Valley asked that the information provided to the public be improved.

PUBLIC HEARING

Time stamp 11:10 (audio)

2. Rezone: Balanced Rock Resort, Spanish Valley Planned Community District, Residential Flex

Motion to enter the Public Hearing was made by Commissioner Wilson, Seconded by Commissioner Austin.

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

PC Chair Trent Schafer asked for a presentation by the applicant.

Jim Schnepel from Gardner Plumb presented the rezone application and development plans.

After his presentation, the following individuals made comments.

Time stamp 35:36 (audio)

Pete Patterson, a resident of Spanish Valley talked about the importance of smart growth, and expressed opposition for small lot sizes.

Monet Clark, a resident of Spanish Valley stated that there are a lot of good things about the development that conform with the Spanish Valley Development Ordinances, however she expressed her opinion that it is not the right location because it is adjacent to residential.

Laura Margoles, a resident of Spanish Valley expressed her opinion that a resort does not fit in a residential community.

Allen Margoles, a resident of Spanish Valley, talked about Balanced Rock being its own community. He also expressed concerns about buffers and lack of water.

Kim Jacobs, a resident of Spanish Valley, expressed opposition to the development.

Colby Smith, a resident of northern San Juan County, referenced a letter he had sent expressing opposition to the rezone request.

Randy Day, a resident of Grand County, who is also involved as the real estate agent with the proposed project expressed support for the rezone and the proposed development.

Kylie Miller, a resident of northern San Juan County, expressed concern about a lack of water, and expressed opposition to the rezone request.

Elise Erler, with the State Institutional Trust Lands Administration (SITLA), commented about the preliminary community structure plan, and expressed a need for improved connectivity from this plan to the larger area. She also asked that drainage needs to be considered in the development.

Phillip Plumb, with Gardner Plumb, explained more details about the development plans.

Eva Christ, a resident of the elk meadows area north of Monticello, expressed opinion that the resort will become a separate community instead of building a single community.

Motion to close the Public Hearing was made by Commissioner Wilson, Seconded by Commissioner Johnston.

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

Voting Nay: Commissioner Dobson

Commissioner Ed Dobson asked about leaving the comment period open, however the motion was not amended, and the motion passed.

ADMINISTRATIVE ITEMS

3. Consideration and Approval Conditional Use Permit, Richard Collins

Time stamp 1:07:30 (audio)

Richard Collins presented his conditional use permit application and answered questions from the board.

The PC reviewed the recommended conditions as follows:

- *Must comply with the public water system requirements for water storage and pressure for fire suppression standards*
- *Must comply with any state or federal fire restrictions*
- *Must comply with San Juan County Fire Policy*
- *Must comply with all building permit requirements*
- *Must comply with San Juan County Health Department requirements and Utah State water system requirements.*

The planning commissioners asked questions about what is existing on the property, and PC Chair Trent Schafer explained some additional background on the application.

Motion to approve the application with the above mentioned conditions was made by Commissioner Wilson, Seconded by Commissioner Dobson.

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

4. Consideration and Approval, Hassen Estates Subdivision Amendment 3, Curtis Wells

Time stamp 1:13:45 (audio)

Curtis Wells joined the meeting electronically to present the subdivision amendment. Planning and Zoning Administrator Scott Burton explained the background of the approvals given under the Spanish Valley Overnight Accommodations Overlay, and a change to the access in this subdivision amendment, that has raised a concern from the road department.

The PC discussed the access concerns and potential plans to move Tangren Lane.

It was also discussed that the county come to an agreement with the developer to contribute to the improvement of an access road from Old Airport Road, either the existing road or a new route that the County Road Department is considering.

Motion to recommend approval of the subdivision plat with and agreement that the developer provide a new access from Old Airport Road as they discussed was made by Commissioner Nielson, Seconded by Commissioner Austin.

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

5. Consideration and Approval of Lonesome Left Estates Subdivision Amendment 6, Lloyd Wilson

Time stamp 1:41:21 (audio)

Lloyd Wilson presented this subdivision plat amendment.

Motion to approve the amendment was made by Commissioner Johnston, Seconded by Commissioner Austin.

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

Voting Abstaining: Commissioner Wilson

LEGISLATIVE ITEMS

6. Consideration and Recommendation, Balanced Rock Resort Rezone Application, Jim Schnepel, Gardner Plumb LLC

Time stamp 1:43:44 (audio)

The PC discussed whether the Residential Flex (RF) is appropriate for this location and whether the Overnight Accommodations Overlay (OAO) could be applied for in the RF Zone. There is a discrepancy in the Spanish Valley Development Ordinances regarding where the OAO applies.

The PC discussed several items with the rezone application including the OAO, and road access.

PC Commissioner Lloyd Wilson asked whether this was the first step in the PC process, or if they would need to come back for the first step of the PC process. It was determined that this could be

After a lengthy discussion the PC asked for a legal opinion from the San Juan County Attorney's office about whether the OAO could be applied for in Residential Flex.

Motion to table the item and ask for the legal opinion was made by Commissioner Wilson, Seconded by Commissioner Johnston.

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

7. Spanish Valley Storm Water Master Plan, Greg Poole, Hansen Allen and Luce Engineers

Time stamp 2:22:49 (audio)

Greg Poole with Hansen Allen and Luce Engineers presented the Spanish Valley Drainage Plan to the Planning Commission.

Planning Commissioners had some discussion and questions about the drainage plan.

After the presentation and discussion, the PC asked for time to review the document before making a recommendation to the County Commissioners.

BUILDING PERMIT(S) REVIEW

8. Building Permit List

Time stamp 2:49:58 (audio)

The PC reviewed the Building Permit list.

ADJOURNMENT

Time stamp 2:50:23 (audio)

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

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