



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
September 28, 2023 at 6:00 PM

AGENDA

Virtual Attendance Link:

Google Meet joining info

Video call link: <https://meet.google.com/ykn-qhci-xtx>

Or dial: (US) +1 929-220-3674 PIN: 538 350 392#

<https://www.youtube.com/@sanjuancountycommission7488/streams>

GENERAL BUSINESS

Welcome / Roll Call

Approval of Minutes

1. Consideration and Approval of the July 13, 2023 Planning Commission Meeting Minutes

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

ADMINISTRATIVE ITEMS

2. Consideration of a Conditional Use Permit for the La Sal Junction Airport Helipad. Sarah Day, Foundation Properties, LLC
3. Consideration of a Conditional Use Permit Amendment Allowing for a RV Park for Wolf Springs Ranch located in La Sal, Brian Ballard
4. Consideration of a Temporary Conditional Use Permit Application for 1231 Deer Park Drive, Elk Meadows, Daniel Perry
5. Consideration and Approval of the Valley Estates Subdivision Utility Easement. Shik Han
6. Consideration and Approval of the Canyon Shadow Subdivision, Amendment No. 1, Easement Establish Survey. Shik Han
7. Preliminary Plat Review for Amendment II, Lot 29, San Juan Estates, Phase III, 33 North McElhane Lane
8. Preliminary Plat Review: Turkey Trot Estate, Phase 1, Lot 22 Amended

9. Preliminary Plat Review: 2023 San Juan Estates, Lot 2 Amended
10. Preliminary Plat Review: Cedar Springs Preliminary Plat
11. Spanish Valley Telecommunications Tower Discussion
12. San Juan County Subdivision and Overnight/Short-Term Rental Changes Discussion

LEGISLATIVE ITEM:

The Planning Commission will accept public comment regarding the Spanish Valley Overnight Accommodations Overlay District being applied to the Real Property located at 33 East Merriam Court, owners Morgan & Koi Cook, located in the Highway Commercial Zone allowing for Nightly Rentals on the property.

13. Consideration and Recommendation to the Board of County Commissioners for an Application for Overnight Accommodations Overlay for 33 East Merriam Court

LEGISLATIVE ITEM:

The Planning Commission will accept public comment regarding the Spanish Valley Zoning Map proposal updating the existing zoning map.

14. Consideration and Approval of the September 2023 Spanish Valley Zoning Map Updating Recent Approved Overlays and Zoning

BUILDING PERMIT(S) REVIEW

ADJOURNMENT

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