



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
May 14, 2026 at 6:00 PM

AGENDA

Google Meet – Joining Information

Video: <https://meet.google.com/ust-hood-zzu>

Phone: (US) +1 661-552-0879 | PIN: 960 575 714#

WELCOME

ROLE CALL

PLEDGE OF ALLEGIANCE

CONFLICT OF INTEREST DISCLOSURE

GENERAL BUSINESS

1. Approval of Planning Commission Meeting Minutes from April 9, 2026 (Corey Coleman, Planning)
2. Proposal to reschedule the June Meeting from June 11, 2026, to June 4, 2026 or other proposed date, due to staff scheduling conflict

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

ADMINISTRATIVE ITEMS

3. Discussion and possible direction regarding temporary and long-term recreational vehicle (RV) occupancy on private property within San Juan County. **Estimated Time:** 15 minutes
4. Discussion and possible direction regarding overnight rentals, housing affordability, and potential land use and zoning considerations within San Juan County. **Estimated Time:** 10 minutes

5. Discussion and informational update regarding subdivision compliance, lot splits, and additional lot creation within existing subdivisions and un-platted land. **Estimated Time:** 10 minutes

6. Discussion and possible direction regarding consolidation and reorganization of Land Use Development and Management Ordinance (LUDMO) administrative provisions into a proposed Chapter 1 – Administration. **Estimated Time:** 15 minutes

7. Discussion regarding review of historical Spanish Valley zoning maps, correction of zoning record discrepancies, and acknowledgment or adoption of an updated official zoning map. **Estimated Time:** 10 minutes

8. Discussion regarding proposed Variance and Appeals provisions within the San Juan County Land Use Development and Management Ordinance (LUDMO). **Estimated Time:** 10 minutes

9. Discussion regarding the application of the 2016 Subdivision Standards and 2024 Subdivision Ordinance, including design standards, administrative procedures, and ongoing ordinance updates related to Chapter 7 – Design Standards. **Estimated Time:** 15 minutes

LEGISLATIVE ITEMS

10. Discussion and possible action regarding a Conditional Use Permit request submitted by Sally Jones.

Estimated Time: 10 minutes

BUILDING PERMIT(S) REVIEW

11. February Building Permit and Inspection Report - **Estimated Time:** 7 minutes

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****