



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

---

**AGENDA**

Google Meet joining info

Video call link: <https://meet.google.com/wma-afjh-gbg>

Or dial: (US) +1 727-877-8458 PIN: 489 854 957#

More phone numbers: <https://tel.meet/wma-afjh-gbg?pin=5790317904712>

**GENERAL BUSINESS**

**Welcome / Roll Call**

**Approval of Minutes**

1. Approval of August 11, 2022 PC Meeting Minutes

**PUBLIC COMMENT**

**ADMINISTRATIVE ITEMS**

2. Consideration and Approval of Lydia Development, Planned Unit Development, Spanish Valley, Kelly Dearth
3. Consideration and Approval of Conditional Use Permit James and Linda Schmidt, La Sal
4. Consideration and Approval of Conditional Use Permit Application for RV Park, Jean Cheever and Terry Barr, Old School House Subdivision Lot 4
5. Consideration and Approval of Conditional Use Permit Application for RV Park, Jean Cheever and Terry Barr, Old School House Subdivision Lot 5
6. Consideration and Approval of Spanish Trail Estates, Phase 1, Lot 11 Amended, Matt Camberlango
7. Consideration and Approval of Hummingbird Nest Subdivision Amendment 1, Brad Bunker, Bunker Engineering
8. Consideration and Approval of Coates II Subdivision Amendment 2, Brad Bunker, Bunker Engineering

9. Consideration and Approval of Westwater Subdivision Amendment No. 1, Brad Bunker, Bunker Engineering
10. Consideration and Approval of Werner Estates Subdivision Amendment No. 1, Brad Bunker, Bunker Engineering

### **LEGISLATIVE ITEMS**

11. Consideration and Recommendation for Overnight Accommodations Overlay Application, Stephen Howard, Red Rock Earth Movers, Terrence Thompson, TNT Real Estate Investments Inc.
12. Consideration of PC Zone Community Structure Plan, Utah School and Institutional Trust Lands Administration (SITLA) Spanish Valley, Elise Erler

### **BUILDING PERMIT(S) REVIEW**

13. Building Permit List 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\*\***