



PLANNING COMMISSION MEETING

Electronic Meeting

February 11, 2021 at 7:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Commissioner Schafer called the PC meeting to order at 7:03 pm.

Approval of Minutes

1. Approval of Minutes for: January 14, 2021 PC Meeting ACTION

Slight correction made correcting a typo on page 2 of the January 14 minutes.

Motion to approve the minutes as revised was made by Commissioner Wilson, Seconded by Commissioner Nelson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Cloward, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Shrenk

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

Dave Focardi made comment about keeping planning commission oversight in the highway commercial ordinance and the short term rental ordinance in favor of owner occupied short term rentals.

Lynda Smirz made comment about the need for enforcement of the zoning ordinance specifically at the location of Area BFE. She expressed her opinion that they need a conditional use permit for their events. She requested information about the road maintenance costs for these events.

ADMINISTRATIVE ITEMS

2. Sky Ranch Estates Subdivision Phase II, Lucas Blake, Red Desert Land Surveying ACTION

Lucas Blake with Red Desert Land Surveying presented this subdivision, describing the additional lots along the existing airstrip. Commissioners Schafer and Wilson expressed appreciation for the drainage study and retention basin infrastructure provided. Lucas Blake identified Tract E for future development as phase 3. Drainage easements on lots 25-31 will need to be maintained.

Public comment and discussion on the proposed subdivision was made by the following individuals:

Carolyn Dailey asked about the water source and road access. She also expressed that this is too many lots to approve. The commissioners addressed the concerns about water. This subdivision does have access to water from the San Juan Spanish Valley Special Service District.

Ann Austin asked whether these lots were planned to be used as nightly rentals. Commissioner Schafer expressed confidence that the short-term rental ordinance would be in effect before this development gets going, and expressed his opinion that the airport is not the place for nightly rentals.

Monet Clark asked how many homes would have hangars and how many planes would be using the airport when the development is built out. Lucas Blake with Red Desert Land Surveying said that the lots along the airstrip would be big enough for hangar buildings, and the lots to the Northwest would be single family homes without hangars. Tract E is planned for future hangar buildings. It is unknown at this time how many hangars will be built or the potential number of planes.

Colby Smith asked about lot sizes and whether the sizes included the runway easement, and whether the remaining lot meets the quarter acre size. Lucas Blake addressed the question that the lots do include the airstrip easement, but not the access roadways on the outside of the lots.

Commissioner Shrenk asked about the status of the airport, whether it is private or public. The airport is a private airport.

Commissioner Johnston expressed concern about the lot sizes not being big enough for a home and a hangar, and where do you tie down extra airplanes without blocking the runway.

Commissioner Wilson said this is out our jurisdiction and that the FAA is who would have requirements about that. He further expressed his opinion that the PC should be looking at drainage, lot sizes and making sure that it meets our requirements, and that "we can't turn it down if it meets all our requirements." He continued saying that "we need to take the airport out of our eyes, because how do we hold jurisdiction over an airstrip." The water was also brought up that the approval for water is in the hands of the special service district. They approve the water connections

Carolyn Dailey expressed a concern about a possible conflict of interest that the owner of the Sky Ranch Estates Subdivision, Mike Bynum sits on the San Juan Spanish Valley

Special Service District Board. Commissioner Schafer responded that "as long as he declares his conflict, that is all he has to do." Commissioner Wilson also responded that under state statute you cannot deny water when people apply if it is available under the shares of water the special service district has been allocated by the state. Commissioner Wilson clarified the process that approving the subdivision does not approve the water, the developer will need to apply for the water connections with the San Juan Spanish Valley Special Service District.

Commissioner Nelson asked what the staff recommendation is, which is that the developer has met the requirements of our ordinances, and have complied with our review comments and it is ready for the planning commission to consider and approve.

Commissioners also discussed the drainage report and asked for some clarification from Jeff with Set engineering who was on the line. Jeff assured the PC that outfall structures have been designed to accommodate the equivalent of historic drainages.

Motion to approve the subdivision was made by Commissioner Wilson, Seconded by Commissioner Johnston.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Cloward, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Shrenk

3. Legacy Fields Subdivision Phase II, Lucas Blake, Red Desert Land Surveying ACTION

Lucas Blake with Red Desert Land Surveying presented phase 2 of the Legacy Fields Subdivision. The subdivision follows the preliminary plat that was submitted with phase one. Commissioner Wilson explained that Bobbie Lane has been completely built to B road standards. Commissioner Shrenk expressed that she "has a problem with putting 100 wells and 100 septic systems that close together." After some discussion about individual lots and an existing shared well serving lots 117, 116, 115, and 114. Commissioner Shrenk also pointed out that if they want a well, each individual lot can drill a well with a secured water right which is issued by the state of Utah.

Commissioner Schafer asked for public comment, no comment was made.

Commissioner Wilson declared a conflict of interest that he has been hired as the contractor to build the roads and infrastructure for the Legacy Fields Subdivision.

Motion to approve the subdivision was made by Commissioner Cloward, Seconded by Commissioner Nelson.

Voting Yea: Chairman Schafer, Commissioner Cloward, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson

Voting Nay: Commissioner Shrenk

Voting Abstaining: Commissioner Wilson

LEGISLATIVE ITEMS

4. Application for Spanish Valley Overnight Accommodations Overlay (Rezone), Josh Anderson
ACTION

Josh Anderson with the Domes at Moab presented his request for the overnight accommodation overlay for a property along US HWY 191 to build a glamping campground with geodetic dome structures. The PC had some discussion about the process, it was also discussed that the domes will be a earth tone color.

Some questions were raised about what is being approved, but step two of the approval process will control the specifics of what is allowed with the overlay.

It was also expressed that along the highway is where the overnight accommodations should be located. Water and sewer are not available currently at this location.

Motion to recommend to the San Juan County Board of Commissioners was made by Commissioner Johnston, Seconded by Commissioner Wilson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Cloward, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Shrenk

5. Revisions to the Spanish Valley Highway Commercial District (HC) Ordinance
DISCUSSION

The PC discussed the desire to get the highway commercial ordinance revisions completed this year. They discussed the conditional use requirement for hotels and motels of at least 40,000 square feet. The PC members expressed a desire to allow nightly rentals in the commercial zones, and not in the residential zones. Public comment was made by Colby Smith expressing concern about commercial condos, explaining that commercial condos are a way for the developers to get around regulations. Alex Goble from the San Juan County Attorneys office expressed the need for definitions in the zoning ordinances. The PC members also discussed owner occupied bed and breakfast's, and After some discussion about the need for definitions and the form the ordinance should take, they decided to require all hotels and motels and commercial condos to be a conditional use. Commission Chair asked the PC members to mark up the ordinance, and send it in for review for the next meeting. Lloyd Wilson extended an invitation for a meeting at 64 Tangren Lane on February 24 at 6:00 pm in Spanish Valley to discuss the highway commercial ordinance.

Near the end of the discussion public comment was made by Jeff Mattson expressing opposition against revising the ordinance to allow more than one truck stop in the highway commercial district.

6. San Juan County Spanish Valley Short-Term Rental Ordinance DISCUSSION

As part of the discussion on Item # 5, PC Commission Chair Trent Schafer asked the PC members to mark up the short-term rental ordinance with their revisions and send them in to be compiled into a redline version.

BUILDING PERMIT(S) REVIEW

7. Presentation of building permit list DISCUSSION

PC commissioners reviewed the building permit list, and expressed some concern about the permit fees going to Grand County instead of San Juan County, and the increasing number of permits in Spanish Valley.

ADJOURNMENT

Motion to adjourn was made by Commissioner Wilson, Seconded by Commissioner Cloward.
Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Cloward, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Shrenk

Meeting was adjourned at 8:55 pm

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