



## PLANNING COMMISSION MEETING

January 14, 2021 at 7:00 PM

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### MINUTES

#### GENERAL BUSINESS

##### Welcome / Roll Call

Meeting was called to order by Chairman Trent Schafer at 7:06 pm

##### PRESENT

Chairman Trent Schafer  
Commissioner Lloyd Wilson  
Commissioner William Johnston  
Commissioner Cody Nielson  
Commissioner Leah Shrenk

##### ABSENT

Commissioner Cole Cloward  
Commissioner Melvin Nelson

##### STAFF

Scott Burton  
T.J. Adair

#### Approval of Minutes for: October 8, 2020 PC Meeting

Commissioner Shrenk requested that the minutes reflect that she was absent not unexcused.

Motion made by Commissioner Nielson, Seconded by Commissioner Johnston.

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

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

Public comments were made by Lloyd Wilson expressing his desire to have subdivisions reviewed and approved by the San Juan County Road Department. Carolyn Dailey expressed here support of the revised Spanish Valley Zoning map, and expressed her thoughts about a short term rental ordinance as well as an event permit ordinance.

San Juan County Road Superintendent T. J Adair made public comment in support of road department approval for subdivisions, and further discussion was made by Lloyd Wilson about requiring subdivision drainage to be engineered and reviewed for the county by a third party engineer.

## **PUBLIC HEARING**

### **1. Revised Spanish Valley Zoning Map**

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

*Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Shrenk*

Public comments in support of the revised map were made by Monet Clark and Colby Smith. It was verified that agriculture use is permitted in the Spanish Valley Residential Zone when Michelle Mefret expressed concern over her current agriculture use.

Kyle Kimmerle expressed comment about setbacks which resulted in some discussion about setback discrepancies, and will be discussed at a future meeting.

*Motion to exit the Public Hearing was made by Commissioner Shrenk, Seconded by Commissioner Nielson.*

*Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Shrenk*

## **ADMINISTRATIVE ITEMS**

### **2. Elect chairperson, and vice-chairperson. Set 2021 meeting date schedule.**

Commissioner Wilson nominated Trent Schafer to be the Chairperson for 2021  
Commissioner Johnston nominated Lloyd Wilson to be the Vice chairperson for 2021.

*Motion to accept the chairperson nominations and to hold the 2021 Planning Commission meetings on the second Thursday of each month was made by Commissioner Nielson, Seconded by Commissioner Johnston.*

*Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Shrenk*

### **3. Crimson Cliffs Subdivision Phase II**

Kyle Kimmerle presented phase II of the Crimson Cliffs Subdivision. The PC discussed drainage issues with lot 18, and the lack of a drainage easement on lot 24 in phase I. This led to a larger discussion about the need to require engineering standards for drainage and a comprehensive storm water study. Several options were discussed for a retention pond on lot 18 and where to direct the overflow. Kyle will continue working with the San Juan County Road Department to get an easement established to drain the overflow.

*Motion to approve was made by Commissioner Wilson, Seconded by Commissioner Johnston.  
Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Shrenk*

#### **4. Crimson Cliffs Subdivision Phase III**

Kyle Kimmerle presented phase III of the Crimson Cliffs Subdivision.

*Motion to approve was made by Commissioner Wilson, Seconded by Commissioner Nielson.  
Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Shrenk*

#### **5. Turkey Trot Subdivision Phase II, Lot 9 Amended**

This amendment was brought back from being tabled at the November 2020 PC meeting because of a setback issue. Approval was given for the amendment with a 10' setback from the existing garage on lot 9B and a setback of 20' from the existing house on lot 9A.

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

### **LEGISLATIVE ITEMS**

#### **6. Revisions to Spanish Valley Zoning Map**

Having had the public hearing on the revised map, and hearing support from members of the public, the PC made motion to recommend the revised map to the San Juan County Board of Commissioners for their approval.

*Motion was made by Commissioner Wilson, Seconded by Commissioner Nielson.  
Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Shrenk*

#### **7. Spanish Valley Short-term Rental Discussion.**

Commissioner Johnston expressed support for not allowing short-term rentals in residential areas with a stipulation that when ownership changes, the short-term use is no longer allowed. Concern was also expressed that the ordinance only apply to the Spanish Valley area. County

Administrator Mack McDonald joined electronically and made comment about short-term rentals increasing real estate values because of a shortage of homes. PC Members want to see some examples of short-term rental ordinances to help craft the ordinance.

#### **8. San Juan County Special Events Ordinance Discussion**

The PC discussed the reasons for and against having a special event ordinance. County Administrator Mack McDonald expressed arguments both for and against a possible ordinance. In the end, the PC decided they did not want to consider drafting a special event ordinance.

#### **9. San Juan County Planning Commission Priorities for 2021**

The PC decided on the following priorities for 2021.

1. Developing engineering standards for subdivisions specifically for storm drainage which will require a comprehensive drainage study.
2. Road department review and sign-off of Subdivision Plats.
3. Short Term Rental Ordinance
4. Revising Spanish Valley Ordinances beginning with the Spanish Valley Highway Commercial District, and the Spanish Valley Overnight Accommodations Overlay.

The PC plans to focus on each of the Spanish Valley Ordinances in turn to revise and correct errors.

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

#### **10. Presentation of building permit list**

### **ADJOURNMENT**

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

The meeting ended at 9:20 pm