



PLANNING COMMISSION MEETING

**117 South Main Street, Monticello, Utah 84535. Commission Chambers
November 14, 2024 at 6:00 PM**

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Planning Commission Chair Trent Schafer called the meeting to order at 6:00 pm.

PRESENT:

Chairman Trent Schafer
Vice-Chair Lloyd Wilson
Commissioner Thomas Garcia
Commissioner Shea Walker
Commissioner Melissa Rigg
Commissioner Ann Austin
Planning Administrator Kristen Bushnell
County Attorney Jens Nielson
County Administrator Mack McDonald (online)
County Commissioner Silvia Stubbs (online)

Pledge of Allegiance

Conflict of Interest Disclosure

No conflicts of interest were disclosed at this time.

Approval of Minutes

1. Approval of Planning Commission Meeting Minutes from October 10, 2024

Time Stamp 0:00:40 (audio)

Motion made by Commissioner Rigg to approve the meeting minutes. Seconded by Commissioner Walker.

Voting Yea: All in favor. Motion carries.

PUBLIC COMMENT - *Time reserved for public comments. Open comments are not allowed once into Administrative and Legislative agenda items.*

Public Comment was given at the end of the meeting for late comers to have a chance to speak.

Jed Dalton of Monticello was concerned about the restrictive zoning.

Cassie Rose of Blanding was concerned about the Use Table having so many restrictions and wants all their family land into an Agricultural Zone.

Administrator Bushnell clarified that a “permitted use” meant that it was allowed which alleviated most of the concern. She suggested that a meeting with the family would be appropriate to set up at a later time.

ADMINISTRATIVE ITEMS

LEGISLATIVE ITEMS

2. Consideration and Approval of a Conditional Use Application for a Camp Resort to be Located at 158 Tera Drive in Spanish Valley, Daniel Wright

Time Stamp 0:03:20 (audio)

Administrator Bushnell gave an overview of the history of the property. This area has been of concern for a long time and has not had a very clear path of getting to this point. The property is currently out of compliance but is asking for a “historical” conditional use permit to be granted based on a lack of information from the past planning administrators and building officials.

Daniel Wright gave his history of obtaining the property and how he progressed with development. Commissioner Wilson had some issues the legalities of the utility lines and impact fees that needed to be straightened out with the Spanish Valley Special Service District for water hook ups.

Wrights neighbors have previously come in for a conditional use permit similar in nature. Because the use was illegal at the time and currently stands illegal it was suggested to table this conditional use application until further opportunities became available with the 2025 Land Use Ordinance, which would allow for these uses.

Motion made by Commissioner Rigg to table the application. Seconded by Commissioner Garcia.

Voting Yea: All in favor. Motion carries.

3. Consideration and Approval of a Conditional Use Application for a U-Haul Rental & Storage Facility to be located between two parcels along Highway 191 in Spanish Valley, Cliff Lackman

Time Stamp 0:41:10 (audio)

Administrator Bushnell introduced the project of two properties near each other for a U-Haul Self-Storage and a another for a Rental Facility. Cliff Lackman represented the project with a detailed overview of site plan investigations and rendered elevations.

Possible Conditions to Consider:

- Must coordinate with the Division of Drinking Water and the Spanish Valley Special Service District for water system.
- Must comply with all building codes and fire regulation requirements.
- Must comply with all Utah Department of Transportation (UDOT) and county road requirements and regulations.
- No buildings used for commercial or industrial purposes shall be erected within 50 feet of an existing residential building or a residential district boundary. Buildings used for commercial and industrial purposes that are located within 100 feet of a residential district boundary shall not exceed the height limitations of the corresponding residential district (35 feet in height).
- Must submit an engineered drainage plan to the Planning Administrator prior to building permit applications.
- Must comply with San Juan County Health Department requirements.
- Must comply with San Juan County business license requirements.

Commissioners had some concerns over the height of the storage facility on the corner of Sunny Acres and Highway 191. Lackman stated that they had visited with adjacent property owners about the hindrance of the height and that generally the neighborhood was in favor of this facility.

SITLA representative Elise Erler had emailed comment to Administrator Bushnell that the property located behind the Moab Business Park did not have a legal access across the corner of the adjacent SITLA parcel. This is new information that Administrator Bushnell will have to clarify and work through with the Legal Team. This issue is widespread to several parcels in the area and we will continue to work with SITLA to find a solution.

Motion made by Commissioner Wilson to approve the conditional use based on the conditions listed above. Seconded by Commissioner Walker.

Voting Yea: All in favor. Motion carries.

4. Review of San Juan Estates, Phase 5, Amendment 3 Subdivision, Dan McPherson

Time Stamp 1:25:00 (audio)

Administrator Bushnell presented San Juan Estates, Phase 5, Amendment 3 Subdivision with the approval from the Plat Review Committee to move forward.

Motion made by Commissioner Wilson to approve the plat. Seconded by Commissioner Walker.

Voting Yea: All in favor. Motion carries.

BUILDING PERMIT(S) REVIEW

5. November Building Permits

Time Stamp 1:32:00 (audio)

ADJOURNMENT

Time Stamp 1:53:30 (audio)

Motion made by Commissioner Wilson to adjourn. Seconded by Commissioner Rigg.

Voting Yea: All in favor. Motion Carries.