



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
June 08, 2023 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

PC Chair Trent Schafer called the meeting to order at 6:02 pm.

PRESENT

Chairman Trent Schafer
Commissioner Lloyd Wilson
Commissioner William Johnston
Commissioner Cody Nielson
Commissioner Ed Dobson
Commissioner Ann Austin

Pledge of Allegiance

The PC conducted the Pledge of Allegiance

Approval of Minutes

1. Approval of May 11, 2023 Planning Commission Meeting Minutes

Motion to approve the minutes was made by Commissioner Dobson, Seconded by Commissioner Johnston.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson, Commissioner Austin

2. Approval of May 11, 2023 Planning Commission Work Meeting Minutes

Motion to approve the work meeting minutes was made by Commissioner Dobson, Seconded by Commissioner Austin.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson, Commissioner Austin

PUBLIC COMMENT

Time stamp 6:14 (audio)

No public comment was made.

ADMINISTRATIVE ITEMS

3. Consideration and Approval Conditional Use Permit, Corbin Lyman Bayles, Dark Canyon Land Company LLC

Time stamp 7:01 (audio)

Corbin Lyman Bayles presented his CUP application.

The PC discussed the total number of overnight accommodations planned on the property. It was determined that the number shown on the application was all the applicant was asking for, those numbers being 25 drop houses, 15 glamping/RV tents, and 10 RV parking/hookups.

PC Commissioner Ed Dobson asked about road access to the property.

PC Commissioner Ann Austin asked about potential signage for the property. Corbin explained that the property is fenced and they plan to maintain the fencing.

PC Commissioner Cody Nielson asked about the possibility of a service type business such as a store to provide goods and services to the area.

Corbin explained that he sees the need for services in the area, but that would be part of future plans.

PC Commissioners discussed the following conditions:

- *Must comply with the public water system requirements for water storage and pressure for fire suppression standards*
- *Must comply with any state or federal fire restrictions*
- *Must comply with San Juan County Fire Policy*
- *Must comply with all building permit requirements*
- *Must comply with San Juan County Health Department requirements and Utah State water system requirements.*
- *Must comply with San Juan County Business license requirements*

Motion to approve the CUP with the above mentioned conditions was made by Commissioner Nielson, Seconded by Commissioner Wilson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson, Commissioner Austin

4. Consideration and Approval of Snow Minor Subdivision Amendment 1, Lloyd Wilson

Time stamp 30:09 (audio)

Lloyd Wilson presented this subdivision amendment. The PC discussed the access and utility easement.

Motion to approve the amendment was made by Commissioner Dobson, Seconded by Commissioner Johnston.

Voting Yea: Chairman Schafer, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson, Commissioner Austin

Voting Abstaining: Commissioner Wilson

LEGISLATIVE ITEMS

5. Spanish Valley Storm Water Master Plan, Greg Poole, Hansen Allen and Luce Engineers

Time stamp 32:46 (audio)

PC Commission Chair Trent Schafer explained that this plan is a great starting point that may need to be added to in the future.

Greg Pool with Hansen Allen and Luce Engineers explained that this is a master plan that provides background for existing conditions in a general way for developers to use as things develop. He mentioned that this plan would need to be updated regularly in an area that is growing regularly. Greg also mentioned that the draft LUDMO ordinance has a section regarding storm drainage.

PC Commission Chair Trent Schafer mentioned that he likes how the plan puts the requirements on the developers as they come in for development.

Motion to recommend adoption of the Spanish Valley Drainage Plan into the Draft Land Use, Development and Management Ordinance was made by Commissioner Wilson, Seconded by Commissioner Johnston.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson, Commissioner Austin

6. Spanish Valley Overnight Accommodations Overlay Application, Jim Schnepel, Gardner Plumb LLC

Time stamp 40:57 (audio)

Jim Schnepel with Gardner Plumb LLC presented this application for the Spanish Valley Overnight Accommodations Overlay. His presentation covered a variety of topics including the justification of the development in the Spanish Valley Area Plan and the Spanish Valley Development Ordinances. He also described the benefits of this type of development, and the proposed density as well as participating in the costs of extending Old Airport Road.

Following the presentation, PC Commissioner Ann Austin asked about buffering from the neighboring properties, and whether overnight accommodations are a commercial or residential use. Deputy County Attorney Mitch Maughan referenced that the distinction of residential or

commercial use is determined by the zoning ordinance and a legal opinion is in process from the Property Rights Ombudsman on this issue.

PC Commissioner Cody Nielson mentioned his feeling that nightly rentals are a mixed use of residential and commercial. He expressed his support for this type of development with a mix of full time residents and nightly rentals.

PC Commissioner Ann Austin asked if buffering could be increased. Jim discussed some potential options that they would look into. Commissioner Austin also asked about trail connections and other community benefits of the development.

Motion to recommend step one of the Spanish Valley Accommodations Overlay for this property was made by Commissioner Wilson, Seconded by Commissioner Nielson.
Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson, Commissioner Austin

BUILDING PERMIT(S) REVIEW

7. Building Permit List

Time stamp 1:14:18 (audio)

The PC reviewed the building permit list.

ADJOURNMENT

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

Meeting was adjourned at 7:18 pm