



## **BOARD OF COMMISSIONERS WORK SESSION MEETING**

**117 South Main Street, Monticello, Utah 84535. Commission Chambers**

**February 18, 2025 at 9:00 AM**

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### **MINUTES**

*The public will be able to view the meeting on San Juan County's Facebook live and Youtube channel*

#### **CALL TO ORDER**

##### **Time Stamp (audio & video)**

Commission Chair Silvia Stubbs called the meeting to order at 9:0 a.m.

#### **ROLL CALL**

##### **Time Stamp (audio & video)**

Commission Chair Stubbs called for attendance:

#### **PRESENT**

Silvia Stubbs

Lori Maughan

Jamie Harvey

#### **STAFF**

Mack McDonald, Chief Administrative Officer (CAO)

Lyman W. Duncan, Clerk/Auditor

Kristen Bushnell, Planning & Zoning Director

#### **AGENDA ITEMS**

1. Joint County Commission Work Session and Planning Commission to Coordinate and Discuss the 2025 Zoning Ordinance

Time Stamp (audio & video)

Mack presented a history of the planning & zoning ordinance over the past year.

Ann Austin, resident of Spanish Valley, expressed concern with the communicating process. Mack is working on creating an email (such as [SJCplanning&zoning@sanjuancountyut.gov](mailto:SJCplanning&zoning@sanjuancountyut.gov)) for each member of the planning commission. With this in place, any incoming email will be received by each member of the commission. She wants all communication to be seen by all members of the planning commission. Kristen forwards all current emails to each planning commission member. She currently "time stamps" all incoming and outgoing correspondence. Mack will spend some time with the IT staff (TecServe) and see if Google forms can be added to the website.

Commissioner Maughan asked if all emails were being forwarded to the planning commission. Trent Shaeffer commented that he receives emails and texts, and was informed that all were GRAMA able. If a planning commission member has a public or private discussion, the content can be GRAMA. Mack recommends that each email is not answered and forwarded, because that constitutes a quorum, Commissioner Maughan asked what kind of public comment the planning commission has heard. Lloyd responded that we need to go back to the basics and be clear on our definitions. He believes that the 6 month time period is too long. He wants growth to come to the county especially to Spanish Valley. He stressed the need to make it easy for the developer to build new properties. Kristen spoke about the planning checklists she has for each type of proposed development. Lloyd felt that the current Use Table definition caused the confusion, Kristen responded that due to state law about noticing each change or new development it pushes the time frame out quite a bit.

Kristen started her career with the county by using the 2022 Use Table for the basis of the 2025 Use Table. Commission Chair Stubbs was appreciative of their comments as it expanded what she has heard from the community. She firmly desires for the county to grow to the benefit for the citizens. Kristen gathered all of the documents from the previous planning & zoning Director and met with all relevant county (road, surveyors, recorders, legal) departments to drive the document forward to the public and planning commission. She gave a brief history of the consultant, the attorneys and others involved. Trent expressed concern with the Blanding meeting as many people were unaware of what the document contained. The follow-up meeting was much better because the public seemed more informed. Commissioner Maughan asked if it was possible to have a different ordinance for Spanish Valley. Lloyd stated that if Spanish Valley wanted a different planning & zoning ordinance, then they should incorporate.

Ann feels the county wide ordinance causes concern with Spanish Valley, since they possess a water and sewer district. She feels Spanish Valley should be zoned more like a city rather than the general unincorporated areas of the county. Kristen mentioned that people tend to want micro-zoning rather than general planning & zoning. Lloyd stated that several developments have stricter covenants than what the planning commission is proposing. There was discussion centering on non-conforming use of a property. Trent asked for direction from the commissioners. Commissioner Stubbs mentioned the zoning & planning information is getting out to the community members and that people are doing their homework by reading and studying the zoning ordinance.

## **ADJOURNMENT**

### **Time Stamp (audio & video)**

Motion made by Harvey, Seconded by Maughan.  
Voting Yea: Stubbs, Harvey, Maughan

\*The Board of San Juan County Commissioners can call a closed meeting at any time during the Regular Session if necessary, for reasons permitted under UCA 52-4-205\*

All agenda items shall be considered as having potential Commission action components and may be completed by an electronic method \*\*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\*\*

APPROVED: \_\_\_\_\_  
San Juan County Board of County Commissioners

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
San Juan County Clerk/Auditor

DATE: \_\_\_\_\_