



## PLANNING COMMISSION MEETING

117 South Main Street, Monticello, Utah 84535. Commission Chambers  
June 10, 2021 at 7:00 PM

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### MINUTES

#### GENERAL BUSINESS

##### Welcome / Roll Call

PC Commission Chair Trent Schafer called the meeting to order at 7:02 pm.

##### PRESENT

Chairman Trent Schafer  
Commissioner Lloyd Wilson  
Commissioner Cole Cloward  
Commissioner Cody Nielson  
Commissioner William Johnston (joined remotely)

##### Staff:

Mack McDonald, County Administrator  
Alex Goble, Deputy County Attorney  
Scott Burton, Zoning Administrator

##### Approval of Minutes

##### 1. Approval of Minutes for the April 15, 2021 PC Meeting

Motion to approve the minutes with a minor spelling change was made by Commissioner Wilson, Seconded by Commissioner Cloward.

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

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

##### Time Stamp 3:12 (audio)

**Shirley Fredricksen**- Shirley, a resident of Mountain Shadows Subdivision in Old La Sal, expressed opposition to nightly rentals in this subdivision.

**Brenda Kerby**- Brenda, a resident of Mountain Shadows Subdivision in Old La Sal, expressed opposition to nightly rentals in this subdivision.

**John Liner**- John, a resident of Mountain Shadows Subdivision in Old La Sal, expressed opposition to nightly rentals in this subdivision.

## **ADMINISTRATIVE ITEMS**

### **2. Entrada Subdivision (Phase 2) Amendment No. 1 Lot 11, Connor Simmons**

#### **Time Stamp 12:12 (audio)**

After some discussion about the subdivision, motion to approve the subdivision was made by Commissioner Wilson, Seconded by Commissioner Cloward.

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

### **3. Legacy Fields Phase III, Lucas Blake, Red Desert Land Surveying**

#### **Time Stamp 19:12 (Audio)**

**Kelly Green**, a resident of La Sal, expressed concern for fire protection with the subdivision and the number of lots and septic tanks in the localized area.

A discussion was had about water wells, and septic systems, and the need for citizens to organize into special service districts as the population grows to handle the culinary water and waste water needs.

Commissioner Wilson declared that he has worked, and will continue to work as a contractor on this subdivision.

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

### **4. San Juan Estates Phase 5 Amendment No. 2**

#### **Time Stamp 32:04 (Audio)**

Planning Commissioners discussion the subdivision amendment, and the long access with this amendment.

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

5. **Thomas Subdivision Phase 1, Connie Thomas, developer; Jones and Demille Engineering**

**Time Stamp 37:11 (Audio)**

After some discussion about the subdivision, motion to approve the subdivision with a requirement that the temporary turn arounds at the end of Brush Lane and Stone Road be paved was made by Commissioner Wilson, Seconded by Commissioner Cloward.  
Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Cloward, Commissioner Johnston, Commissioner Nielson

6. **Hal Adams RV Park Conditional Use Permit Application**

**Time Stamp 45:19 (Audio)**

After some discussion, the following conditions were placed on the conditional use permit:

- No dry camping allowed on the development until a certificate of occupancy is issued for the bathroom facility.
- Must meet either 2 to 1 slope, or retaining wall for dirt bank on east boundary.
- Must comply with building permit, and business license requirements before any use of the facility.

Motion to approve the CUP with these conditions was made by Commissioner Cloward, Seconded by Commissioner Wilson.

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

Commissioner Johnston left the meeting

7. **Under Canvas Conditional Use Permit Application, Jamie Schmidt, Under Canvas**

**Time Stamp 1:02:20 (Audio)**

After a presentation and discussion about the proposed development, the following public comment was made:

**Colton Liberacki-** Colton, a resident of Moab, expressed concerns about site disturbance for utility infrastructure. He was also concerned about water use, county road maintenance, fire making and suppression, trail maintenance and coordination with public lands.

**Dailey Haren-** Dailey, a resident of Moab, commented about the lack of public information about this potential development, and her opinion about how special this location is. She has begun an online petition expressing opposition to this development.

**Commission Chair Trent Schafer** passed on public comment from SITLA, and their complete support of this proposal. Under Canvas has completed all the public requirements with their proposal.

**Jenna Talbot**- Jenna, and resident of Thompson Springs, Utah, expressed her opinion that this development will not be in harmony with the surrounding public land.

**Richard Stransom**- Richard, with Under Canvas commented that they meet all the requirements for public engagement and work well with the communities involved.

**Natalie Randall** - Natalie, a resident of Monticello, emailed comment expressing support for this development and the benefits that will come to the San Juan County economy in the form of transient room tax and other property taxes, and many other benefits to the local economy.

After much discussion about the development, the following conditions were placed on the approval of the Conditional Use Permit:

- Must provide road maintenance and mag chloride dust control as determined by the San Juan County Road Department for the section of the county road used to access this development
- 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 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 these conditions was made by Commissioner Wilson, Seconded by Commissioner Cloward.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Cloward, Commissioner Nielson

Commissioner Johnston left the meeting

## 8. **Pole Creek Enterprises (The Domes at Canyonlands) CUP, Mark Anderson**

### **Time Stamp 2:03:58 (Audio)**

After a presentation and discussion about the development, the following conditions were placed on the approval of the Conditional Use Permit:

- Must comply with building permit requirements
- No burning, unless with a contained gas type source
- Must comply with San Juan County business license requirements
- Must comply with San Juan County Health Department requirements for septic systems.

Motion to approve the CUP with above conditions was made by Commissioner Cloward, Seconded by Commissioner Nielson.  
Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Cloward, Commissioner Nielson

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

### **9. Presentation of Building Permit List**

**Time Stamp 2:29:12 (Audio)**

## **ADJOURNMENT**

**Time Stamp 2:33:00 (Audio)**

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

## **WORK MEETING**

**Time Stamp 2:33:40 (Audio)**

Motion to enter the work meeting was made by Commissioner Wilson, Seconded by Commissioner Cloward. Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Cloward, Commissioner Nielson

### **1. Update on Zoning Ordinance Revisions**

There was much discussion regarding the changes to our zoning ordinances, no action was taken.

## **ADJOURNMENT**

**Time Stamp 3:31:40 (Audio)**

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