



BOARD OF COMMISSIONERS MEETING

**117 South Main Street, Monticello, Utah 84535. Commission Chambers
January 21, 2025, at 11:00 AM**

MINUTES

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

AUDIO: <https://www.utah.gov/pmn/files/1223797.mp3>

<https://www.utah.gov/pmn/files/1223799.mp3>

VIDEO: <https://www.youtube.com/watch?v=BcX2g0h8aF4&t=40s>

CALL TO ORDER

Time Stamp 0:00:09 (audio) & 0:00:36 (video)

Commission Chair Silvia Stubbs called the meeting to order at 11:01 a.m.

ROLL CALL

Time Stamp 0:02:25 (audio) & 0:02:50 (video)

Commissioner Stubbs called for attendance:

PRESENT

Commission Chair Silvia Stubbs

Commission Vice Chair Lori Maughan

Commissioner Jamie Harvey

STAFF

Mack McDonald, County Administrative Officer (CAO)

Lyman W. Duncan, Clerk/Auditor

Jens Nielsen, Assistant County Attorney

INVOCATION

Time Stamp 0:01:24 (audio) & 0:01:49 (video)

Invocation offered by Shannon Brooks, a resident of Monticello.

PLEDGE OF ALLEGIANCE

Time Stamp 0:02:53 (audio) & 0:03:18 (video)

Commission Chair Stubbs led the audience in the Pledge of Allegiance.

CONFLICT OF INTEREST DISCLOSURE

Time Stamp 0:04:05 (audio) & 0:04:30 (video)

Commission Chair Stubbs asked each commissioner if they had any conflicts of interest with today's agenda.

Each commissioner affirmed there were not any conflicts of interest.

PUBLIC HEARINGS

Public Comments are limited to 3 minutes. Speakers may offer objective criticism but complaints about County personnel or other persons will not be allowed.

Individuals expressing comments should not expect an immediate response from the Board of Commissioners. Please understand that the public comment period is not a debate, an interactive question & answer session, or a dispute resolution forum, it is an opportunity for you to express your comments, concerns, suggestions, and a chance to be heard for information and consideration.

Time Stamp 0:05:10 (audio) & 0:05:35 (video)

Motion to enter Public Hearing:

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.

Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

Mack presented the Public Comment portion of the meeting:

Kristen Bushnell, Planning & Zoning Director, presented the 2025 Planning & Zoning ordinance (replacing the 2011 and 2019 ordinances). She explained the changes from the previous zoning ordinances. She thanked the planning commission for their hard work and effort in developing the proposed ordinance.

Curtis Pugh, resident of Blanding, stated that the planning commission had addressed his concerns in a previous meeting. He is concerned the new ordinance has too many regulations.

Riley Pugh, from Blanding, expressed his support to the commission and wants additional time to understand the ordinance.

Miriam Peterson, resident of Eastland, is concerned about the inability to make future changes to the proposed planning & zoning ordinance. She operates a micro-school and wants her school allowed in all zones in the proposed ordinance.

Gary Guymon, resident of Blanding, understands the need for a zoning ordinance, but he feels he needs more time to understand the proposed zoning ordinance. He feels the 139-page document is too long.

Vick Mooneyhan, a county resident who lives six miles east of Monticello, feels the lack of jobs makes it difficult for economic growth to occur within the county. He feels the ordinance is micro-managing property owners.

Kelly Green, resident of La Sal, is concerned with the proposed ordinance and how his property in La Sal fits within the proposed community commercial zoning area.

Susan Porter, resident of Grand County, is speaking in the hearing to represent her neighbors in San Juan County. She wants the area to remain as a neighborhood residential and not to allow any future commercial development.

Marlene Huckaby, resident of Spanish Valley, has lost her views because of nearby RV's. She is concerned with the lack of enforcement of nighttime flashing lights and junk yards.

Mary Leggenton, resident of Blanding, is concerned with the "promise" of future planning decisions. She asks for the proposed zoning ordinance to codify the right to have a referendum in the future. She is also concerned with the community reinvestment act and other entities language on page 17 of the ordinance.

Kendall Laws, resident of Blanding, is concerned with the enforcement part of the ordinance. He referred to the State of Utah Code 78B and recommended the county not to hire an enforcement officer. He also recommended the proposed county ordinance align with the county general plan.

Dave Goodman, resident of Monticello, is hopeful there is more flexibility to the planning ordinance. He wants the county to do their jobs and to look out for the citizens.

Leonard Howell, a resident of Blanding, wants the county to ensure the right for future changes to the ordinance. He feels the ordinance document is too daunting.

Helen Lake, resident of Blanding, owns property near the Hatch Trading Post. She feels the zoning ordinance is too restrictive.

Joy Howell, resident of Mexican Hat, expressed her appreciation for yesterday's inauguration. She opposes the ordinance.

Rebecca Stevenson, resident of Blanding, opposes the hiring of the compliance officer. She wants the county to protect their property rights.

Kendall Laws, resident of Blanding, is concerned about the lack of public information for the citizens. He wants the ordinance sent back to the Planning & Zoning commission.

Phillip spoke of the many changes to the ordinance that occurred in the past two weeks. He feels the ordinance is not ready to be approved and enacted into the law.

Greg Colbreath, resident of Elk Meadows, is concerned the proposed ordinance might curtail his ability to use his two-way radio tower and system. He is concerned about the seven hundred acres north of Elk Meadows that has been re-zoned into residential.

Joe Mullin, resident of Elk Meadows, is concerned with the Zoning ordinance. He wants an investigation into San Juan County.

Robbie Philcorn, lives north of Monticello, is concerned with the "spot zoning" that is occurring within the ordinance. She wants all spot zoning removed from the ordinance.

Dan Shumway, resident of Blanding, over time he has purchased property to build a home. He loves the county and feels it is home to him.

Fred Burnett, lives north of Monticello at the old Monticello airport. He wants an ad-hoc committee appointed over the planning & zoning commission.

Nancy Burnett, lives north of Monticello at the old Monticello airport. She wants everyone to learn about the document and spend time reviewing it.

Mandy Schultz, resident of La Sal, wants the ordinance document to be reviewed thoroughly.

Stacey Panis, resident of Blanding, feels the ordinance is being rushed, and that more time is needed to review it. She also has concerns about radio towers within the county.

Jeff Klassen, lives in Old La Sal, commended Kristen for her great work and poise during the ordinance hearings.

Denise Klassen, lives in Old La Sal, is a retiree and supports the ordinance and the land use provisions.

Mike Palmer, lives near Blanding, he is concerned about the zoning ordinance, and he feels more time is needed to understand the document.

Dennis Grinder, resident of Monticello, and has property in Montezuma Creek Canyon. He moved to San Juan County because of the freedom that is available to the residents.

Shannon Brooks, resident of Monticello, applauded Kristen, and her efforts in developing the ordinance. He asked for better communication between the planning commission and the public.

Jaqueline King, resident of Eastland, is concerned with the push to commercialize rural areas. She is concerned about the water availability in the area.

Crystal Alvarez, lives east of Monticello, is concerned with the wide variety of commercialization zones in the proposed ordinance.

Rachel, resident of the Eastland, has severe social anxiety. She has a kennel and is worried about the ordinance limiting her ability to care for her dogs.

Donna Brownell, resident of Pack Creek (owns Upper Pack Creek Ranch) and is concerned with the ordinance. She is also thankful for the county residents for listening to her concerns. She requests her property to be changed from recreation use to agricultural.

Peter Jackson, resident of Pack Creek, supports the comments given.

Howard Randall, resident of Blanding, wants to have less regulation.

Holly Sloan, resident of Lower Pack Creek, is thankful for the effort the planning commission put into the ordinance.

Jeremy White, resident of Pack Creek, wants the ability to have recreation zoning.

Kristen White, resident of Pack Creek, recommended everyone to get to know the planning commission members.

Jason Namm, resident of Blanding, believes the planning commission needs to listen to the community.

Davis Laws, lives south of Blanding and believes the restrictions on possible growth properties are going to raise taxes upon residential homeowners.

Daniel Wright, resident of Moab, has attended several planning meetings, and feels that the ordinance is restrictive to landowners.

Adam Jackaway, resident of Elk Meadows, encourages everyone to get along and work towards a positive outcome.

Conner Simmons, resident of Spanish Valley. He is held up by the permit process because the ordinance has not passed yet. He has followed the entire process and feels the document is ready for approval.

Lee Ferguson, lives in Pack Creek, wants to recognize the numerous residents who are supportive of the proposed ordinance.

Derek, resident from Blanding, wants the planning and zoning commission to allow metal fabrication to be included in the agricultural zone.

Jessica Whidden, resident of Old La Sal., wants to know why the commissioners are not responding to her emails.

Kenydi Kane, resident of Blanding, is concerned the proposed ordinance will restrict economic growth.

Shane Bierstat, resident of La Sal, is concerned with the zoning ordinance.

John Wright, lives in Moab, but owns property throughout the county. He recommends the creation of three zoning zones; Pack Creek, Monticello, and Blanding.

Rebecca Stevenson, lives in Eastland, owns property in two different classified zones. She does not want the community to grow.

Motion to close Public Hearing:

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.

Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

BUSINESS/ACTION

1. CONSIDERATION AND APPROVAL OF AN ORDINANCE REPLACING THE EXISTING 2011 ZONING ORDINANCE AND 2019 SAN JUAN COUNTY SPANISH VALLEY DEVELOPMENT ORDINANCES AND AMENDMENTS WITH A NEW ORDINANCE AND CORRESPONDING MAPS FOR LAND USE, DEVELOPMENT AND MANAGMENT WITHIN THE UNINCORPORATED AREAS OF SAN JUAN COUNTY, STATE OF UTAH.
Kristen Bushnell, Planning Administrator

Time Stamp 2:47:02 (audio) & 2:47:27 (video)

The commissioners discussed the Planning & Zoning Ordinance:

Commissioner Harvey made a motion to table the ordinance until a future date (6 months). He feels the engagement with the public will benefit the document.

Commission Vice Chair Lori Maughan recommended the ordinance to be tabled for only three months. She wants the document to be fluid, have a legal review, and address any issues that might arise over time.

Jens Nielsen, Deputy County Attorney, spoke of the process/timeline needed for the ordinance to move forward in the next few months.

Commission Chair Stubbs expressed her appreciation for the work by the planning and zoning commission. She agrees to the tabling of the ordinance.

Kristin Bushnell, Planning & Zoning Administrator, spoke about her preferred timeline. She stated that per state law she is required to enforce the 2011 Ordinance. She has a list of future building licenses which were pending while waiting for the approval for the new proposed ordinance. She asked the commissioners to attend all the meetings and participate in the process.

Motion: To table 2025 Ordinance, have a 6-month window to seek public engagement, attorney review in the next 30-40 days, state in the ordinance that it is a fluid document, update all 2025 Land Use additions.

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

SECOND AUDIO FILE:

PUBLIC COMMENT

Public comments will be accepted through the following Zoom Meet link

<https://us02web.zoom.us/j/87155847636> Meeting ID: 871 5584 7636 One tap mobile
+12532158782,,87155847636# US (Tacoma)

There will be a three-minute time limit for each person wishing to comment. If you exceed that three-minute time limit the meeting controller will mute your line.

Time Stamp 3:46:05 (audio) & 3:46:30 (video)

Mack opened the public comment portion for the regular part of the commission meeting:

Denise Klassen, resident of Old La Sal, encouraged the commission to ask the public if they have read the planning and zoning ordinance. Her fear is that the six months will pass, and there will still not be any consensus for the ordinance.

Orlando Cortez, resident of Monticello, he is the new District Ranger for the Forest Service's Monticello District, spoke about the Bears Ears Monument resource management plan. The plan is effective immediately.

CONSENT AGENDA (Routine Matters) Mack McDonald, San Juan County Administrator

The Consent Agenda is a means of expediting the consideration of routine matters. If a Commissioner requests that items be removed from the consent agenda, those items are placed at the beginning of the regular agenda as a new business action item. Other than requests to remove items, a motion to approve the items on the consent agenda is not debatable.

Time Stamp 4:01:32 (audio) & 4:01:57 (video)

Mack presented the consent agenda for the commission to review and approve.

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.

Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

2. Approval of \$43,079.45 in Small Purchases; \$2,067 for Posi-Shell Brown Base Mix for the San Juan County Landfill, \$31,792 for Trailer Mounted Diesel Genset for the San Juan County Emergency Management, \$2,720.45 for Civil 3D Annual subscription for the San Juan County Recorder's Office, \$5,000 for Bluff Balloon Festival Photography and \$1,500 for Destination Marketing Organization for the San Juan County Visitor Services
3. Approval of the January 7, 2024, Commission Meeting Minutes
4. Approval of the Travel Reimbursement Form for Calendar Year 2025
5. Approval for Renewal for 2025 Off Premise Beer Retailer License for Resort Retailers - Mexican Hat 7-Eleven Convenience Store

6. Approval of the 2025 Contract between Rocky Mountain Personal Care and San Juan County for Case Management and Home Health Care Services early renewal due to name change
7. Approval of the Utah Cooperative Wildfire System Participation Commitment between Utah Division of Forestry, Fire and State Land and San Juan County for Fiscal Year 2025
8. Approval of the San Juan County Public Health Infrastructure - 2023 Amendment 3 with the State of Utah Department of Health and Human Services

BUSINESS/ACTION

9. Consideration and Approval of Award to Brown Brothers Construction for the Annual Gravel Crushing Bids. Todd Adair, Road Superintendent

Time Stamp 4:07:56 (audio) & 4:08:21 (video)

Todd Adair, Road Superintendent, presented the contract for gravel crushing to the commission for review and approval.

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

10. Consideration and Approval for Visitor Data Contract between Datafy and San Juan County. Allison Yamamoto-Sparks, Visitor Services Manager

Time Stamp 4:09:42 (audio) & 4:10:07 (video)

Allison Yamamoto-Sparks presented the contract with Datafy for the commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

COMMISSION REPORTS

Time Stamp 4:13:05 (audio) & 4:13:30 (video)

Due to the length of today's meeting, the Commissioners agreed to forego reports today.

ADJOURNMENT

Time Stamp 4:13:30 (audio) & 4:13:55 (video)

Motion to adjourn:

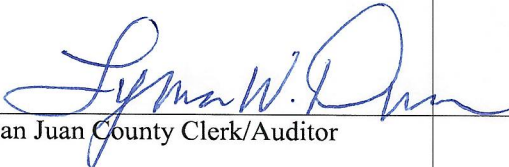
Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

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: 2/4/25

ATTEST: 
San Juan County Clerk/Auditor

DATE: 2/5/25