



PLANNING COMMISSION WORK SESSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
June 10, 2024 at 5:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Planning Commission Chair Trent Schafer called the meeting to order at 5:00 pm.

PRESENT:

Chairman Trent Schafer
Vice-Chairman Lloyd Wilson
Commissioner Cody Nielson
Commissioner Thomas Garcia
Commissioner Shea Walker
Commissioner Melissa Rigg
Commissioner Ann Austin
County Administrator Mack McDonald (online)
Planning & Zoning Administrator Kristen Bushnell
Deputy Attorney Jens Neilson
Board of County Commissioner Silvia Stubbs (online)

Administrator Bushnell gave an overview of upcoming dates for Public Hearings on the 2024 Zoning Ordinance. The dates have been adjusted and public hearings will be held for the Planning Commission potential recommendation on Thursday, June 27 at 6:00pm and for the San Juan County Board of Commissioners potential adoption on Tuesday, July 2 at 11:00am. Postcards will be mailed to each property owner listed on our tax rolls as well as posted digitally online and at community spaces.

1. Review of Public Engagement Comments

Time stamp 0:05:00 (audio)

Administrator Bushnell reviewed the Summary Report from our consultants of the community workshops and other gathered comments with the Planning Commission. She reaffirmed that we needed to make some decisions on the maps and use tables so that they can put their efforts toward completing the ordinance document. We need to look at the 10 & 20 year ideal outlooks, not just the extent of what is there now.

Maps were reviewed by the Planning Commission. Sunny Acres Lane was the first area of concern with a discussion around how to balance the existing long-term residential with the potential for this street to become a major thoroughfare to Spanish Valley Drive as projected in our master planning of the area with SITLA. Administrator Bushnell explained several uses in this area that make moving forward messy; high-end homes, air bnb's, storage units, kennels, etc that make this area very mashed up. Some of the existing neighborhoods have subdivision covenants against overnight rentals which would supersede the county ordinance and protect this long-term housing on a more strict level. With the amount of businesses already in this area, such a 50/50 split, the transition from highway commercial to other commercial areas along Spanish Valley Drive, and the accessibility of this route, it was generally agreed that multi-use was appropriate to obtain the most conforming use status as possible, however, the extent of Multi-Use is very broad and, as it stands, host some large scale developments that we don't want to see in this area.

The Planning Commissioners review the use summary tables for listed uses that would compromise the harmony of this area. They discussed omitting Automobile Sales, Auto & Farm Equipment Sales, Commercial Bakery Production, Bus Terminals and to make Hotels/Motels a Conditional Use. One of the intents of Multi-Use is to promote higher density housing options; therefore we should make Multi-Family Dwelling/Apartments a permitted use.

The uses for Community Commercial were also reevaluated to shift Hotels/Motels into a Conditional Use. It was emphasized to keep the "small downtown" feel in mind for our future growth. Extending this area on the map to the northern edge of Spanish Valley Drive gives opportunity for developments outside of the SITLA parcels. Eastland was also evaluated and suggested to have a strip of Community Commercial along the main street through town.

While looking at the use tables a discussion on the zones that allow for Airports & Heliports was brought up. If these are allowed in Multi-Use could it create a future problem for Spanish Valley? Administrator Bushnell pointed out that another runway in this area was unlikely due to the parcel sizes; it would seem unfeasible to gather the amount of land to create another instance similar to Sky Ranch. We asked Attorney Nielson of the possibility of having an application process for a separate Airport / Heliport Overlay or an entirely separate zone specifically for Airports/Heliports. It is possible for the Planning Commission to take this on as an overlay or to push it to the County Commissioners for a zone change. There was some debate on the benefits of leaving this open in Multi-Use as it would be very applicable to the rest of the county, especially to those parcels way out that could encourage development if we leave this as a Conditional Use. That would still allow the Planning & Zoning Commission as the legal body over the conditions that must be met for safety in addition to Federal Regulations. There is some legality between public and private air fields that will have to be looked into if we want to pursue an additional zone (as per zone change) or overlay. This will be discussed further at our next meeting.

Energy production was also reviewed through the use summaries. We want to allow for energy production where it makes the most sense. After some debate, we generally agreed to leave Energy Production as it is in the Use Table.

Overnight Rentals were revisited and asked why these were not permitted in any zone. Administrator Bushnell clarified that this use has particularly become out of control, and continues to be out of control. In order to get a handle on the legitimacy of the overnight rentals her main goal was to get businesses of this kind to register with the Planning Department in

tandem with a business license. This gives the opportunity for inspections to make sure places are a safe and reasonable establishment and promote being good neighbors. As a disclaimer, property tax is based on use, not zoning. Therefore, if zoning changes from residential to another zone, it will not affect the use of your property as is and property taxes will reflect that use.

There was clarification that RV Parks and Camp Resorts are a separate use. Our main concern for these uses is sanitation and safety, particularly fire/emergency safety. Since these fall under Conditional Use they can be evaluated for the specific considerations to each site.

The parcel minimum lot standards were reviewed. The one (1) acre minimum used largely is a set standard from the Health Department to get far enough away from septic systems to not contaminate water sources that may also be on the property. However, if lots have access to public water and sewer lines they may be as small as a quarter (0.25) acres. The exception to this is Agricultural. The commission generally agreed to compromise Agriculture lot minimums to 5 acres. This would maintain a rural feeling in our communities while also encouraging smaller, potentially more affordable, parcels to be created out of very large individually owned parcels. Maps were reviewed and updated to include more areas of Agriculture outside of Blanding, Monticello, Eastland and La Sal areas to promote existing establishments.

The Community Commercial outside of Blanding City limits didn't make sense as Blanding City already promotes a centralized downtown. Planning Commission suggested making this area Multi-Use that is adjacent to city limits.

Planning Commission took a 5 minute break.

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Administrator Bushnell refocused the discussion on Spanish Valley specifically. The downtown area had been resolved. The Planning Commission looked at the outlying properties around Spanish Valley. A lot of these uses haven't been developed yet but lend them to be in a Recreational Support zone. The area of Pack Creek was discussed to find another zone other than residential. Putting this subdivision into a residential zone would devalue many of the properties in the area as they are single cabin investments. Placing restrictions on overnight rentals in this area would create several properties that were now unsellable. Given the location it made sense to also include this area in the Recreational Support zone which allows for single family residences as well as overnight rentals, while limiting growth to uses that would support existing establishments in the area. Several other areas east and south of Spanish Valley were very similar in nature and changed to Recreational Support as well, while recognizing that existing HOA covenants may restrict overnight rentals in newer subdivisions. There are other areas in the county that would make sense to change to Recreational Support and will be evaluated by staff.

The Planning Commissioners revisited the broadness of Multi-Use in the county as a whole. There is such a wide variety of uses in this zone, as it is intended. There was some concern raised as to the development in areas that should remain "wild". A lot of the discussion suggested that these areas that are so far out have a lack of feasibility for big development to move in; no water, no power, services, etc. It would take such a huge amount of investment to develop basic infrastructure that most uses on the list are quite impractical and would like deterred large growth in "wilderness" areas.

The issue of splitting parcels between zones was discussed, largely in the La Sal area where properties are significant. Staff needs to include a clause within the new ordinance that essentially states if two zones are within the same parcel that the owner may ask for one or the other to apply to the entire lot through the approval of the Planning Commission.

Administrator Bushnell gave a very brief look at the new sections to be included in the ordinance that will be discussed further at our next meeting. The ordinance is still being worked on for formatting and legal review.

ADJOURNMENT

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