



PLANNING COMMISSION MEETING

**117 South Main Street, Monticello, Utah 84535. Commission Chambers
November 10, 2022 at 6:00 PM**

AGENDA

Google Meet joining info

Video call link: <https://meet.google.com/wma-afjh-gbg>

Or dial: (US) +1 727-877-8458 PIN: 489 854 957#

More phone numbers: <https://tel.meet/wma-afjh-gbg?pin=5790317904712>

GENERAL BUSINESS

Welcome / Roll Call

Approval of Minutes

1. Approval of October 13, 2022 PC Meeting Minutes

PUBLIC COMMENT

PUBLIC HEARING

2. Community Structure Plan, South Valley Community, State Institutional Trust Lands Administration

ADMINISTRATIVE ITEMS

3. Preliminary Plat Review, Peaceful Valley Ranch Subdivision, Enoch Foster

4. Conditional Use Permit Application, Robert Parrish

BUILDING PERMIT(S) REVIEW

5. Building Permit List Review

ADJOURNMENT

****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****



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
October 13, 2022 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

PC Commission Chair Trent Schafer called the meeting to order at 6:04 pm

PRESENT

Chairman Trent Schafer
Commissioner Lloyd Wilson
Commissioner William Johnston
Commissioner Melvin Nelson
Commissioner Ed Dobson
Commissioner Ann Austin

STAFF

Scott Burton, Planning and Zoning Administrator
Ben Tomco, Building Inspector
Alex Goble, Deputy County Attorney

Approval of Minutes

1. Approval of September 8, 2022 PC Meeting Minutes

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

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

PUBLIC COMMENT

PC Commission Chair Trent Schafer opened the meeting for public comment.

Monette Clark a resident of Spanish Valley commented about keeping the virtual meeting option for county residents that live long distances away.

ADMINISTRATIVE ITEMS

2. Consideration and Approval of Pine View Subdivision Amendment 1, Gary Torres

Time Stamp 6:27 (audio)

The PC Discussed this subdivision amendment.

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

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

DISCUSSION ITEMS

3. Virtual Meeting/Streaming Discussion

Time Stamp 8:19 (audio)

Planning and Zoning Administrator Scott Burton asked for direction from the board about whether they wanted to continue with the Google Meet virtual meeting option for the Planning Commission Meetings, or whether they wanted to go to a livestream option only that would allow for people to view but not participate remotely. Written comments were discussed as well as public and commissioner virtual participation.

After the discussion, the board decided to keep the meeting format the same until the end of the year, and they will revisit it at that time.

BUILDING PERMIT(S) REVIEW

4. Building Permit List Review

Time Stamp 22:35 (audio)

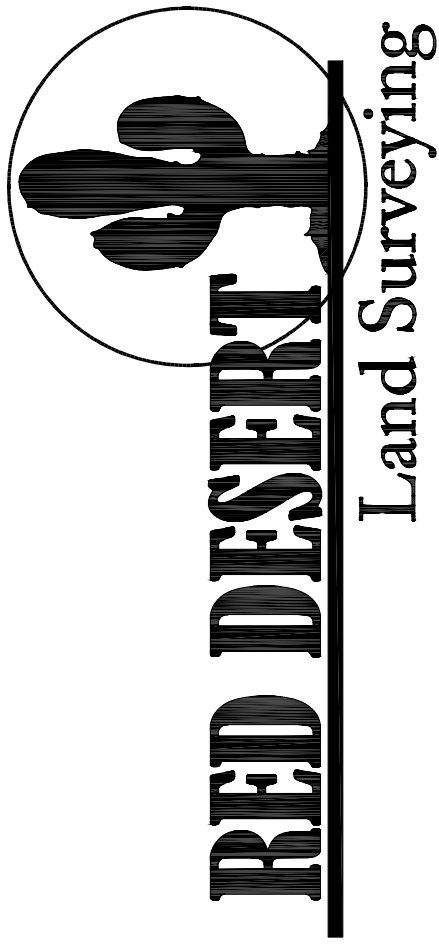
The PC reviewed the building permit list. PC Commissioner Wilson mentioned that San Juan County is now doing the building permits and inspections for Spanish Valley.

ADJOURNMENT

Time Stamp 26:07 (audio)

Motion to adjourn was made by Commissioner Wilson, Seconded by Commissioner Austin.

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

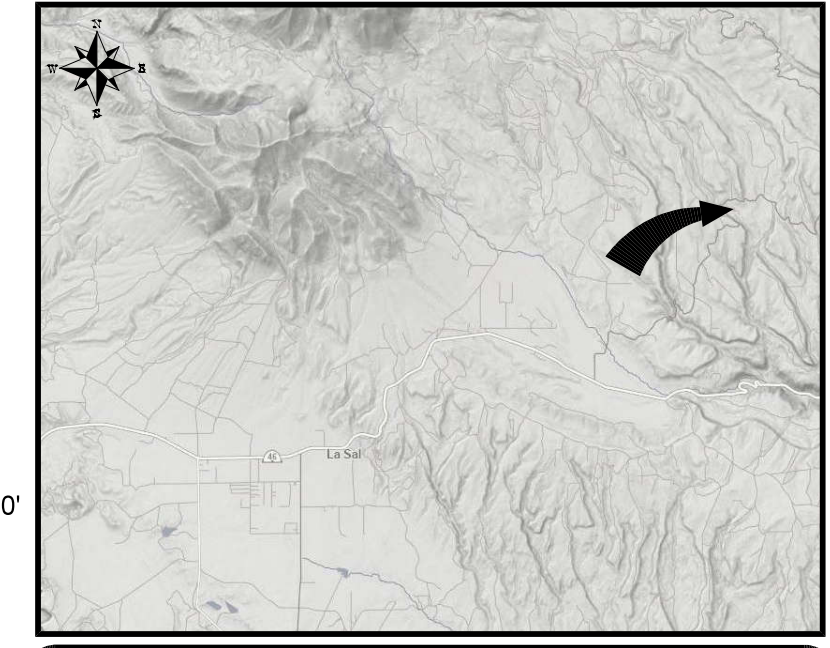
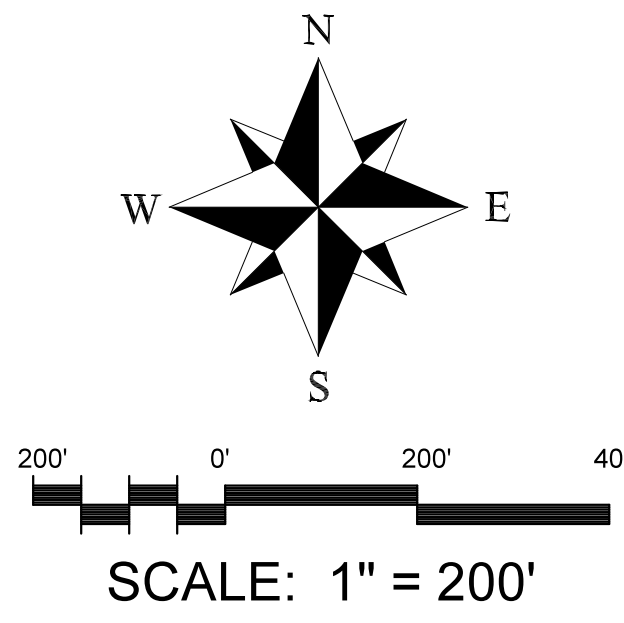


88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- CLEAN OUT
SAN SEWER LINE
SEWER MANHOLE
CABLE BOX
CABLE FEEDS
STOP SIGN
SKIN
FENCE
ASPHALT
CONTOURS
WATER VALVE
WATER METER
HYDRANT
TELEPHONE
PEDESTAL
GAS METER
GAS PEDESTAL
GAS LINE
PROPERTY ADJOINING
EASEMENTS
BUILDING SETBACKS
RECORD DATA
CALCULATED DATA

PROJECT TYPE: SUBDIVISION
PROJECT ADDRESS: Buckeye Road La Sal, Utah
PROJECT LOCATION: SAN JUAN COUNTY, STATE OF UTAH
PREPARED FOR: Enoch Foster



FINAL PLAT OF PEACEFUL VALLEY RANCH

A SUBDIVISION LOCATED WITHIN THE SOUTH HALF OF SECTION 7 & THE SOUTHWEST QUARTER OF SECTION 8, T28S, R26E, SLB&M

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as

PEACEFUL VALLEY RANCH

Do hereby dedicate for Perpetual use of public all parcels of land shown on this plat as intended for public use.

In witness whereof have hereunto set this 20th Day of _____ a.d., 20__

ENOCH FOSTER, MANAGER PEACEFUL VALLEY RANCH, LLC

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ s.s.

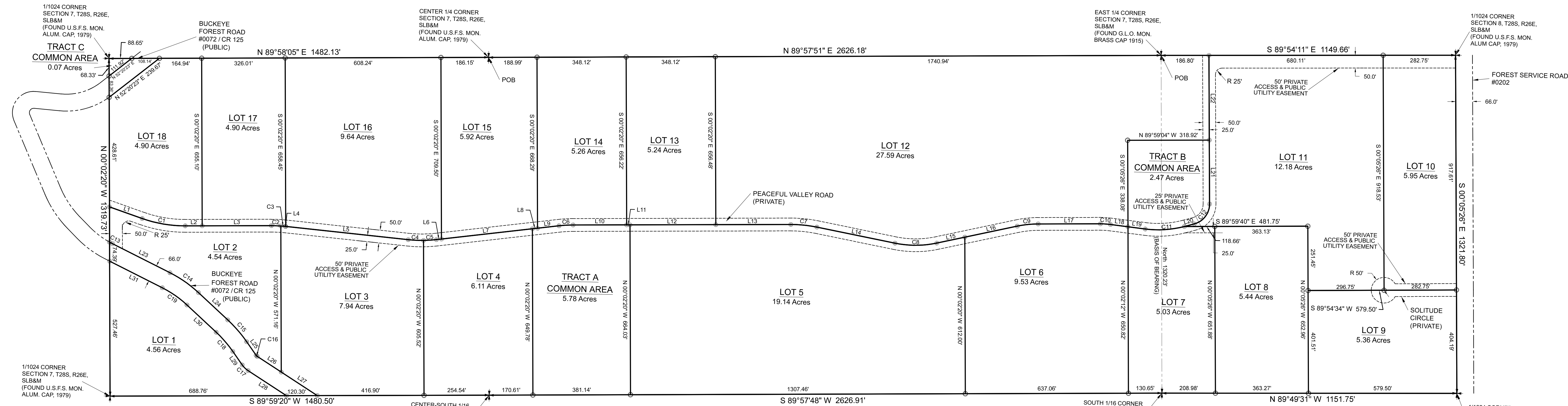
ON THE _____ DAY OF _____ 2022, PERSONALLY APPEARED BEFORE ME, ENOCH FOSTER AS MANAGER OF PEACFUL VALLEY RANCH, LLC WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME:
COMMISSION NUMBER:
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as PEACEFUL VALLEY RANCH and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake DATE
License No. 7540504



CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING

LINE TABLE with columns: LINE, BEARING, DISTANCE

A SUBDIVISION LOCATED WITHIN THE SOUTH HALF OF SECTION 7 & THE SOUTHWEST QUARTER OF SECTION 8, T28S, R26E, SLB&M

SURVEYOR NOTES

THE BASIS OF BEARING IS NORTH BETWEEN THE SOUTH 1/16 CORNER AND THE EAST 1/4 CORNER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 26 EAST, SALT LAKE BASE AND MERIDIAN.
THE INTENT OF THE SURVEY IS SUBDIVIDE LAND INTO LOTS AND COMMON AREA TRACTS. COMMON AREAS & PRIVATE ROADS TO BE OWNED AND MAINTAINED BY HOA.

SUBDIVISION BOUNDARY LEGAL DESCRIPTION

Beginning at a the East Quarter corner of Section 7, Township 28 South, Range 26 East, Salt Lake Base and Meridian, and proceeding thence South 89°54'11" East 1149.66 feet to the Northeast corner of the West 1/2 East 1/2 Northwest 1/4 Southwest 1/4 of Section 8, T28S, R26E, SLB&M; thence South 00°05'26" East 1321.80 feet to the Southeast corner of the West 1/2 East 1/2 East 1/2 Northwest 1/4 Southwest 1/4 of said Section 8; thence North 89°49'31" West 1151.75 feet to the South 1/16 corner of said section 7; thence South 89°57'48" West 2626.92 feet to the Center-South 1/16 corner of said Section 7; thence South 89°59'20" West 1480.50 feet to the Southwest corner of the East 1/2 East 1/2 Northwest 1/4 Southwest 1/4 of said Section 7; thence North 00°02'20" West 1319.73 feet to the Northwest corner of the East 1/2 East 1/2 Northwest 1/4 Southwest 1/4 of said Section 7; thence North 89°58'05" East 1482.13 feet to the Center Quarter corner of said Section 7; thence North 89°57'51" East 2626.18 feet to the point of beginning, having an area of 159.28 acres, more or less.

Approval section with columns for County Surveyor, Approval as to Form, County Board of Health, Planning Commission Certificate, County Commission Approval, and County Recorder. Includes fields for Date, Job Number, and Sheet information.



STAFF REPORT

MEETING DATE: November 10, 2022

ITEM TITLE, PRESENTER: Conditional Use Permit Application, Robert Parrish

RECOMMENDATION: Consideration and Approval

SUMMARY

Robert Parrish is applying for a conditional use permit for temporary structures to live in while building his home on one of his two parcels at 750 Deer Park Dr. The property is in the A-1 zone.

The San Juan County Zoning Ordinance lists the following as a conditional use in the A-1 zone:

“Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman - such buildings must be removed upon completion or abandonment of the construction work”

Robert is planning to live in an RV during construction of the home.

The following are potential conditions:

- *Must obtain building permit within six months of the approval of the conditional use permit*
- *Temporary dwelling must be removed once the home is complete*
- *Septic system must be installed in compliance with the San Juan County Health Department requirements*
- *Must comply with all building permit requirements.*

SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction
- Addition
- Land Use Change
- Appeal

Subject Property Location or Address: 750 Deer Park Dr Monticello Ut

Parcel Identification Number: _____

Parcel Area: _____ Current Use: _____

Floor Area: _____ Zoning Classification: _____

Applicant Name: Robert Parrish

Mailing Address: 578 Po Box Monticello Utah

City, State, ZIP: _____

Daytime Phone #: 307 277 9046 Fax#: _____

Email Address: bobsbigdodge@yahoo.com

Business Name (If applicable): _____

^{col}Property Owner's Name (If different): Shaunda Parrish

Property Owner's Mailing Address: _____

City, State, ZIP: _____

Daytime Phone #: 307-262-4030 Fax#: _____

Describe your request in detail (use additional page(s) if necessary):
See Attached

Authorized Signature: _____ Date: _____

Property Owner's Affidavit

I (we) Robert + Shaunda Parrish, being first duly sworn, depose and that I (we) am (are) the current owner(s) of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge

[Signature]
Owner's Signature

[Signature]
Owner's Signature (co-owner if any)

State of Utah)
:
County of San Juan)

Subscribed and sworn to before me this 1st day of November, 20 22.



[Signature]
Notary Public
Residing in Monticello, Utah
My Commission expires: 04/01/2024

We (Robert + Shaunda Parrish) are applying for a Conditional Use Permit because we are Owner/Builders that are living on site in our camper.

We started our son in the School district at the beginning of the school year so he could have the best start possible.

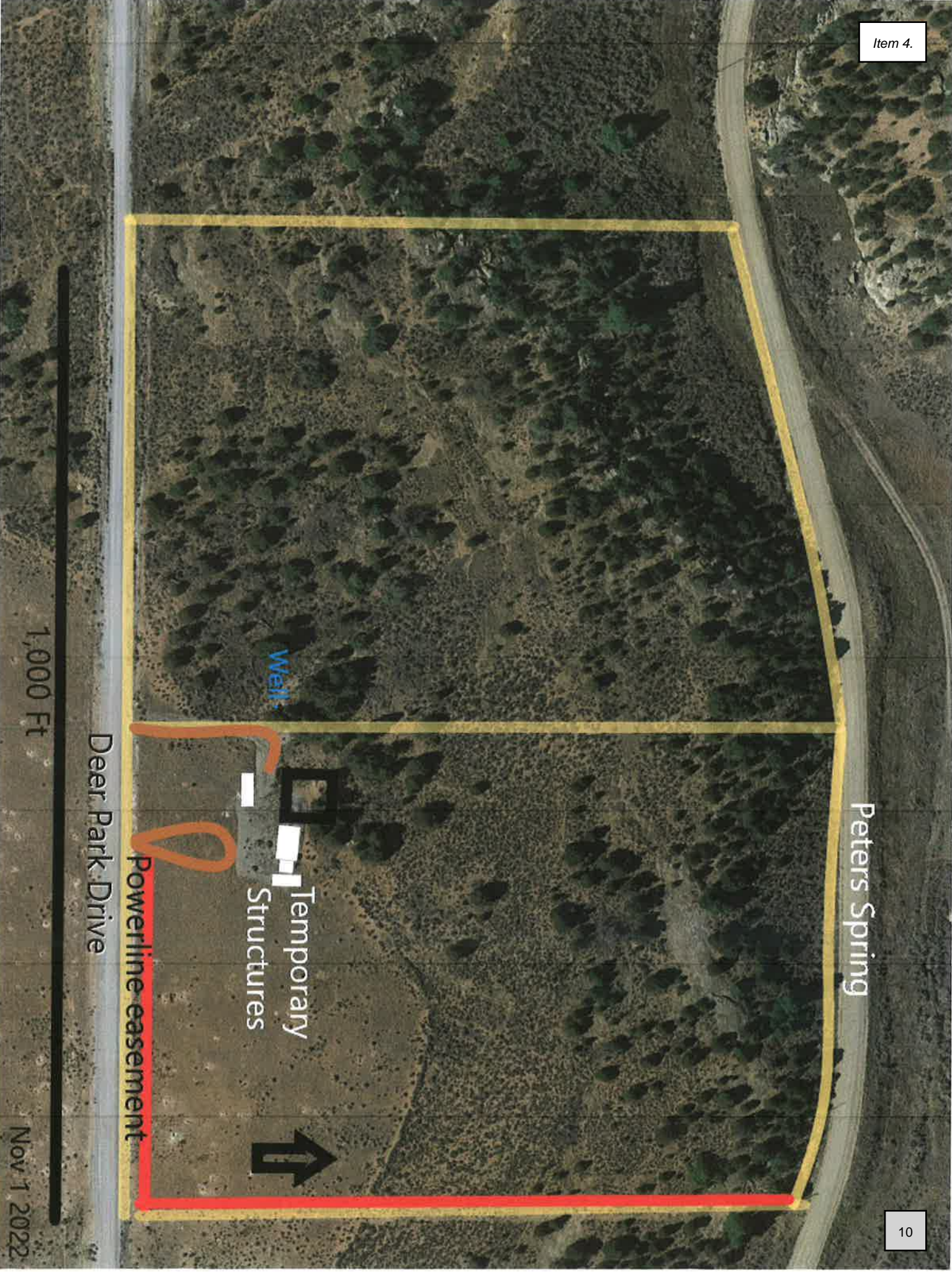
We have installed an electrical service and transformer using Empire Electric.

The property had a water well dug by Ucolo and we will have them install a pump when we have electricity. We have current water rights.

We have applied for a septic permit Nov 1

We are currently getting our building plans finalized with Jones + DeMille Engineering.

We will apply for the Official Build Permit once we receive funds from our pending house sale.



Peters Spring

Well

Temporary Structures

Powerline easement

Dear Park Drive

1,000 Ft

Nov 1 2022



Permit Report

10/07/2022 - 11/04/2022

Permit #	Permit Date	City or County	Residential or Commercial	Type of Permit	Building CityStateZip	Owner Name	Applicant Name	Parcel #	Parcel Address
22,180	11/1/2022			Electrical	Monticello		Robert Parrish	32S23E250601	750 W DEER PARK DRIVE
22,179	10/28/2022	San Juan County		New Construction	La Sal, UT 84530		Karry Deeter	29S24E100600	
22,178	10/28/2022	San Juan County	Residential	Electrical	Blanding		Preston L Grover		
22,177	10/15/2022	San Juan County	Residential	New Construction	Moab UT 84532		andrew kubik	00075000008B	69 N MOUNT PEALE
22,176	10/14/2022	San Juan County	Residential	Electrical	La Sal Utah, 84530	Kyle Carlson	Mongoose Electric	001530000510	337 Bobbie Ln
22,175	10/13/2022	San Juan County	Residential	New Construction	Moab, UT 84532		Nugget & Maria Shupe	26S22E366009	
22,174	10/13/2022	San Juan County	Residential	Miscellaneous	Moab		Dana Van Horn	760000010	4670 SUNNY ACRES LANE
22,173	10/12/2022			Electrical	Moab, Utah, 84532		Tye Shumway/TWS Construction Inc	00062000033C	49 VISTA LANE
22,172	10/12/2022	San Juan County	Residential	Electrical	Moab, Utah, 84532		Tye Shumway/TWS Construction Inc	00062000023A	15 S MCELHANEY LN
22,171	10/11/2022			Roofing	Moab, UT 84532		Kris Rogers	590000140	17 E FOUR WHEEL DR
22,170	10/10/2022	San Juan County	Residential	New Construction	Moab UT 84532		Aaron Thompson	001490000250	105 W RIO GRANDE DR.
22,169	10/10/2022	San Juan County	Residential	New Construction	Moab, UT 84532	JANKOWSKI, DAVID B.	Michael Huitt	000700000450	121 FLAT IRON MES

									RD	Item 5.
22,168	10/7/2022	San Juan County	Residential	Electrical	La Sal, Utah 84530		Terry Barr	000920010010	17 Old School House Rd	
22,167	10/7/2022			Remodel	Bluff, UT 84512		Andrea Martin	C00290160040	680 S HWY 191	

Total Records: 14

11/4/2022

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