



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
October 14, 2021 at 6:00 PM

AGENDA

San Juan County Planning Commission Meeting

Thursday, October 14 · 6:00 – 9:00pm

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 Minutes for the September 9, 2021 PC Meeting
2. Approval of Minutes for August 19, 2021 San Juan County Planning Commission Work Meeting ACTION

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

ADMINISTRATIVE ITEMS

3. Turkey Trot Estates Phase 1 lot 4 Amended, Nick Smith
4. The Ranches at Elk Meadows, Amendment no. 2, Brad Bunker, Bunker Engineering
5. Wolf Springs Ranch CUP Application, Brian Ballard ACTION

LEGISLATIVE ITEMS

6. Overnight Accommodations Overlay Application, Tom Balsley
7. SITLA PC Zone Plan Application ACTION

BUILDING PERMIT(S) REVIEW

ADJOURNMENT

WORK MEETING

8. Draft Zoning Ordinances DISCUSSION

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
September 09, 2021 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Commission Chair Schafer called the meeting to order at 6:07 pm.

PRESENT

Chairman Trent Schafer
Commissioner Lloyd Wilson
Commissioner Cole Cloward
Commissioner William Johnston
Commissioner Melvin Nelson
Commissioner Cody Nielson

ABSENT

Commissioner Leah Shrenk

Approval of Minutes

1. Approval of Minutes for August 12, 2021 San Juan County Planning Commission Meeting

Time stamp 1:48 (Audio)

With a minor change to item #4, a motion to approve the minutes made by Commissioner Wilson, Seconded by Commissioner Cloward.

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

2. Approval of Minutes for August 19, 2021 San Juan County Planning Commission Work Meeting

Motion to approve the ovrk meeting minutes was made by Commissioner Cloward, Seconded by Commissioner Wilson.

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

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

David Ure, Director of the State Institutional Trust Land Administration (SITLA):
SITLA has an application before the PC, and has been working on this project for four and half years. Wanted to come down and learn for himself the status of the application.

Lloyd Wilson made comment about commercial zone in Spanish Valley that falls into the overnight accommodation overlay. Existing overnight accommodations are now non-conforming. We will look into this further to be discussed at a later date.

ADMINISTRATIVE ITEMS

3. Lonesome Left Estates Amendment No. 4, Scott Burton, Planning and Zoning Administrator

Time Stamp 14:13 (audio)

Motion to approve the subdivision was made by Commissioner Nielson, Seconded by Commissioner Nelson.

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

Voting Abstaining: Commissioner Wilson

4. White Rock Resort Conditional Use Permit Application, Lex Ence

Time Stamp 19:00 (Audio)

Glamping resort with 88 total units including camping sites, a check-in station and employee housing.

The following conditions were placed on the approval of the condition 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 conditional use permit with these conditions was made by Commissioner Nielson, Seconded by Commissioner Wilson.

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

Johnston, Commissioner Nelson, Commissioner Nielson

5. Monticello College CUP Application, Shannon Brooks

Time Stamp 29:19 (Audio)

Planning to build a 1600 sq. ft. bunk house for student housing to be occupied April - November.

Approval of the conditional use was made with the following conditions:

- Gain certificate of occupancy on the Lyceum building by December 31, 2021

Motion to approve with the conditions was made by Commissioner Nielson, Seconded by Commissioner Wilson.

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

6. Wolf Springs Ranch CUP Application, Brian Ballard

Applicant did not attend. Item was skipped.

LEGISLATIVE ITEMS

7. SITLA PC Zone Application and Preliminary Community Structure Plan

Time stamp 46:33 (audio)

PC Chair Schafer explained the need to get public input on this application before we recommend this to the County Commissioners for approval.

Elise Erler explained that the main change is the size of the development. The current application is smaller than the previous application that was recommended to the Board of County Commissioners, and subsequently denied.

There was much discussion about SITLA's application, and the need to preserve space for transportation infrastructure, the need to agree on conditions and limitations with SITLA, flood plain mapping, floor area ratio, affordable housing, open space, etc.

After a lengthy discussion, no action was taken.

Commissioner Johnston left the meeting

BUILDING PERMIT(S) REVIEW

8. Building Permit List

Time Stamp 1:51:36 (audio)

PC members reviewed the building permit list.

ADJOURNMENT

Time Stamp 1:53.24

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

WORK MEETING

Commissioner Nielson left the meeting

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

9. Draft Zoning Ordinance **DISCUSSION**

Motion to postpone the work meeting was made by Commissioner Wilson, Seconded by Commissioner Cloward.

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

ADJOURNMENT

Motion to adjourn the work meeting was made by Commissioner Wilson, Seconded by Commissioner Nielson.

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

APPROVED: _____
San Juan County Planning Commission

DATE: _____



PLANNING COMMISSION WORK MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
September 16, 2021 at 6:00 PM

MINUTES

Welcome / Roll Call

AGENDA ITEMS

1. SITLA PC Zone Plan Application

PC Discussed SITLA's PC Zone Plan Application, no action was taken.

2. Draft Zoning Ordinances

PC Discussed the draft RV Park Chapter, and Residential Chapter no action was taken.

ADJOURNMENT

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

APPROVED: _____
San Juan County Planning Commission

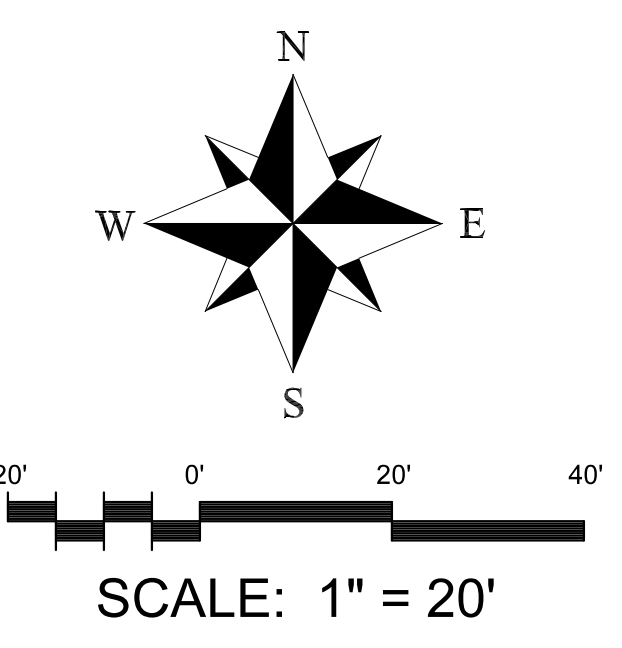
DATE: _____



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- POWERPOLE
- PROPERTY LINES
- EASEMENTS
- PROPERTY ADJOINING
- PROP. CORNER FOUND
- PROP. CORNER SET
- MAG NAIL FOUND
- MAG NAIL SET
- BLOCK CORNER
- SECTION MONUMENT



FINAL PLAT OF
TURKEY TROT ESTATES, PHASE I, LOT 4 AMENDED
AMENDING TO SUBDIVIDE LOT 4, TURKEY TROT ESTATES, PHASE I
A SUBDIVISION LOCATED WITHIN
SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

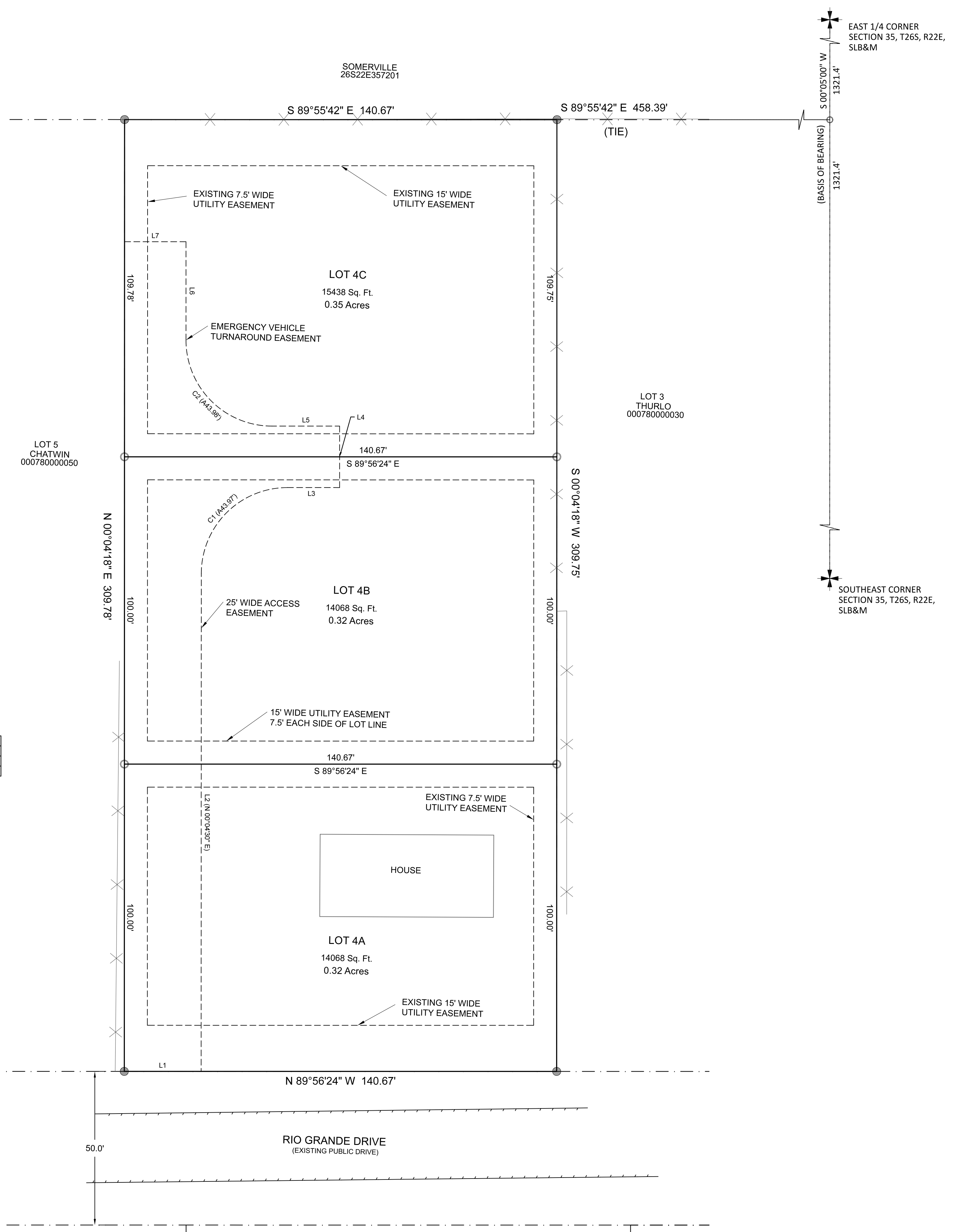
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°56'24" E	25.00'
L2	N 00°04'30" E	162.01'
L3	S 89°56'24" E	17.00'
L4	N 00°03'36" E	20.00'
L5	N 89°56'24" W	21.99'
L6	N 00°03'43" E	32.00'
L7	N 89°56'17" W	20.00'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	28.00'	43.97'	39.59'	N 45°04'03" E 89°59'06"
C2	28.00'	43.98'	39.60'	N 44°56'21" W 90°00'07"

ORIGINAL TURKEY TROT ESTATES, PHASE II PLAT NOTE:
ALL ROADS WITHIN THESE COUNTY ROAD DEDICATIONS SHALL BE BROUGHT UP TO A STANDARD ACCEPTABLE TO SAN JUAN COUNTY PREVIOUS TO SAN JUAN COUNTY PROVIDING PERPETUAL MAINTENANCE FOR THOSE ROADS. IT SHALL BE THE BUYER, OWNER OR DEVELOPER RESPONSIBLE FOR BUILDING SAID ROAD, NOT SAN JUAN COUNTY.

SURVEYOR NOTES

The property has been accurately surveyed with the intent to subdivide land. We are amending Lot 4 of Turkey Trot Estates, Phases I, to subdivide into three lots along with a private lane for access to Lots 4B & 4C. The basis of bearing is N 00°05'00" E between the East Quarter corner and the Southeast corner of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian. Various lot corners were located within subdivision. 5/8" x 24" rebar with survey cap to be placed at all lot corners or rights of way. Off-set pins to be placed in the back of the curb where applicable, in lieu of rebar and cap at front corners.



SURVEYOR'S CERTIFICATE
SURVEYOR'S CERTIFICATION

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 **TURKEY TROT ESTATES, PHASE I, LOT 4 AMENDED** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake _____ DATE
License No. 7540504

LEGAL DESCRIPTION

Commencing with the East Quarter corner of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian, thence South 00°05'00" West 1321.40 feet; thence North 89°55'42" West 458.39 feet to the point of beginning, and proceeding with the east line of Lot 4, Turkey Trot Estates, Phase I, thence South 00°04'18" East 309.75 feet; thence South 89°56'24" West 140.67 feet; thence North 00°04'18" West 309.78 feet; thence South 89°55'42" East 140.67 feet to the point of beginning, having an area of 1.00 acres.

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

TURKEY TROT ESTATES, PHASE I, LOT 4 AMENDED
and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

REX TANNER, MANAGER, VENTURE MANAGEMENT, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

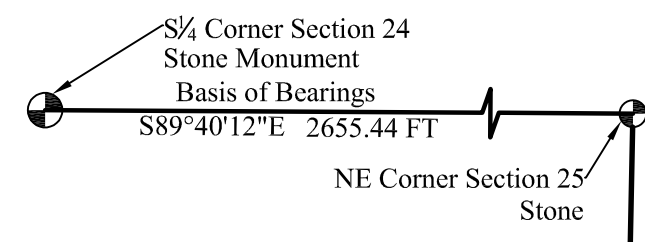
ON THE ____ DAY OF _____, 20____, REX TANNER PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF GRAND IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGING MEMBER OF VENTURE MANAGEMENT, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ SIGNATURE _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH, COMMISSION EXPIRES _____

COUNTY SURVEYOR APPROVAL IN ACCORDANCE WITH INFORMATION AND RECORDS ON FILE IN THIS OFFICE DATE: 9/10/21 JOB NUMBER: 164-21	APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF _____, 2021. _____ ATTORNEY	COUNTY BOARD OF HEALTH APPROVED THIS ____ DAY OF _____, 2021. _____	PLANNING COMMISSION CERTIFICATE APPROVED THIS ____ DAY OF _____, 2021. BY SAN JUAN COUNTY PLANNING COMMISSION. _____ CHAIRMAN	COUNTY COMMISSION APPROVAL PRESENTED TO THE _____ THIS ____ DAY OF _____, 2021. SUBDIVISION WAS ACCEPTED AND APPROVED. _____ ATTEST	COUNTY RECORDER STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF _____ DATE _____ BOOK _____ PAGE _____ FEE _____
	COUNTY SURVEYOR _____ DATE _____				



Final Plat The Ranches at Elk Meadows Amendment No. 2 Within Section 25, T32S, R23E, SLB&M San Juan County, Utah



Narrative

The purpose of this survey was to amend "The Ranches at Elk Meadows" Subdivision. Lot 66 and Lot 67 are the affected areas of this amendment.

The basis of bearings for this survey is S89°40'12"E between the S¼ corner and southeast corner of Section 24, Township 32 South, Range 23 East, SLB&M. This is in accordance with the bearing for the same line per the original subdivision.

Legend

- Found government monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- Found Rebar/Cap (LS 164659)
- ◆ Set 3/8" rebar and plastic cap (LS4769309) previous survey
- ★ Bearing break (not set)
- X— Fence
- - - Lot perimeter utility easement
- . - Protracted adjoining tracts
- - - Road centerline
- SJC San Juan County
- ROS Record of Survey
- AC Aluminum cap
- BC Brass cap
- ▭ New roads per this amendment

Notes

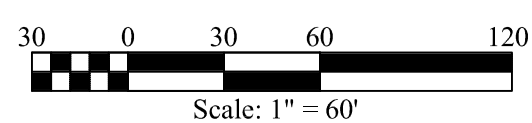
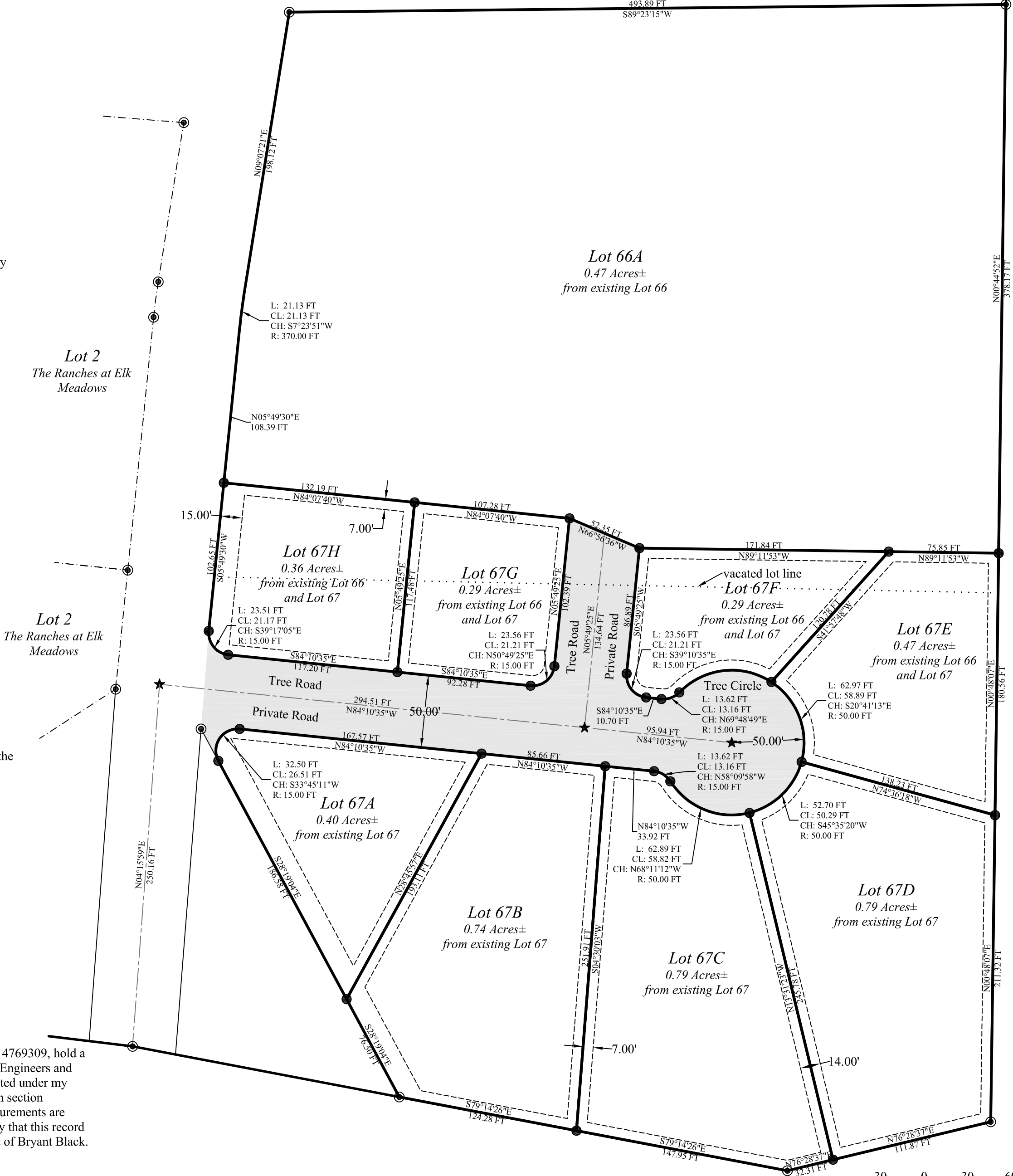
- This property is zoned A-1 "Agricultural Use"
- All new roads per this amendment are intended to be private roads until constructed to county standards, at which time they may be made public without approval by adjoining lot owners. Road right-of-way width is specified hereon. New roads per this amendment are intended for ingress, egress, and utilities.
- There is no official flood zone designation for any area within this proposed subdivision.
- The 15 foot wide easement which is specified as part of the original "The Ranches at Elk Meadows" Subdivision shall remain along Lots 66 and 67 which adjoin original roads. All other easements within original Lots 66 and 67 are amended as shown hereon. This amendment also includes a 7.00 foot utility easement inside the perimeter for Lots 67A, 67B, 67C, 67D, 67E, 67F, 67G, 67H as shown hereon.
- All lots shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems. Plans for individual septic systems or one large septic system (under 5,000 gpd) shall be designed according to the rules and regulations of the Department of Environmental Quality, Division of Water Quality (DWQ) R317-4 for Onsite Wastewater Systems. Plans will be approved by the San Juan Public Health Department. Construction of the system(s) will follow approved plans with any deviation being approved by San Juan Public Health and include a final inspection by San Juan Public Health prior to operation.
- Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
- If there are restrictive covenants which pertain to this subdivision San Juan County has no responsibility for enforcing said covenants.

Surveyor's Certificate

I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Bryant Black.



Brad D. Bunker Utah P.L.S. #4769309
Date: 9/16/2021



Health Department Approved this _____ Day of _____, 20____ Health Official _____	County Recorder State of Utah, County of San Juan, Recorded at the request of _____ Filed: Date: _____ Time: _____ Book: _____ Page: _____ Fee: _____	County Surveyor Approval in accordance with information and records on file in this office. Surveyor _____ Date _____ Cole Cannon	San Juan County Commission The subdivision hereon was presented to the San Juan County Commission this _____ day of _____, 20____, and was accepted and approved. Commissioner _____
San Juan County Planning Commission Approved by the San Juan County Planning Commission this _____ Day of _____, 20____ Chairman _____	County Recorder State of Utah, County of San Juan, Recorded at the request of _____ Filed: Date: _____ Time: _____ Book: _____ Page: _____ Fee: _____	County Surveyor Approval in accordance with information and records on file in this office. Surveyor _____ Date _____ Cole Cannon	San Juan County Commission The subdivision hereon was presented to the San Juan County Commission this _____ day of _____, 20____, and was accepted and approved. Commissioner _____
Owners Dedication Know all men by these presents that (I) we, the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets hereafter to be known as the "The Ranches at Elk Meadows, Amendment No. 2 Subdivision", and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof I have hereunto set my hand this _____ Day of _____, 20____.			
Acknowledgement State of Utah, County of San Juan, on the _____ Day of _____, 20____, personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein. My commission expires _____ 20____ Notary Public _____ Residing in _____ County _____			
County Recorder State of Utah, County of San Juan, Recorded at the request of _____ Filed: Date: _____ Time: _____ Book: _____ Page: _____ Fee: _____			
San Juan County Planning Commission Approved by the San Juan County Planning Commission this _____ Day of _____, 20____ Chairman _____			
Bunker Engineering 965 South Creek Road, Monticello, UT 84535 P.O. Box 432, Monticello, UT 84535 (435) 459-9152 Date: 9/16/2021 Drawn By: B.D. Bunker Scale: 1" = 60' Drawing Name: Survey Reference Number: BE1122			

Received 8/2/2021
SB

Item 5.

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: 1000 East Wolf Springs Ranch Rd

Parcel Identification Number: (88.77) 28S25E11S400 (1600) 28S25E14S400 Total.

Parcel Area: 104.77 Acre. Current Use: _____

Floor Area: _____ Zoning Classification: MU-1

Applicant Name: BRIAN BALLARD

Mailing Address: P.O. Box 151

City, State, ZIP: MOAB Utah 84532

Daytime Phone #: 435-260-8332 Fax#: WolfSpringCabins@gmail.com

Email Address: WolfSpringCabins@gmail.com

Business Name (If applicable): Wolf Springs Ranch Retreat

Property Owner's Name (If different): /

Property Owner's Mailing Address: Same

City, State, ZIP: N/A

Daytime Phone #: N/A Fax#: _____

Describe your request in detail (use additional page(s) if necessary): Discuss Future Plans and Current, Small R.V. Park for new

Authorized Signature: Brian Ballard Date: 8-2-21

Property Owner's Affidavit

I (we) BRIAN BALLARD, 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.

Brian Ballard
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)
:
County of San Juan)

Subscribed and sworn to before me this 2nd day of August, 2021.

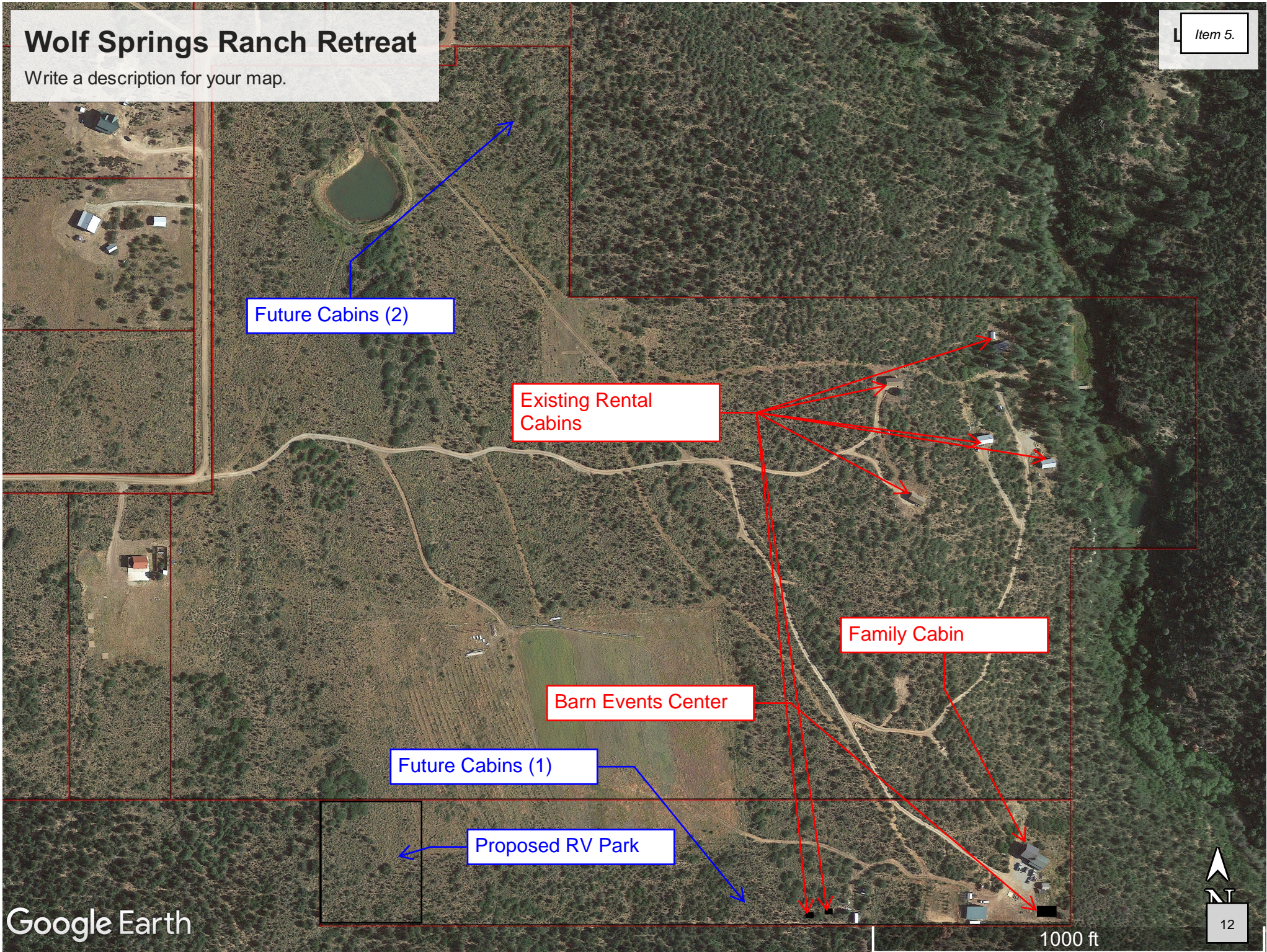


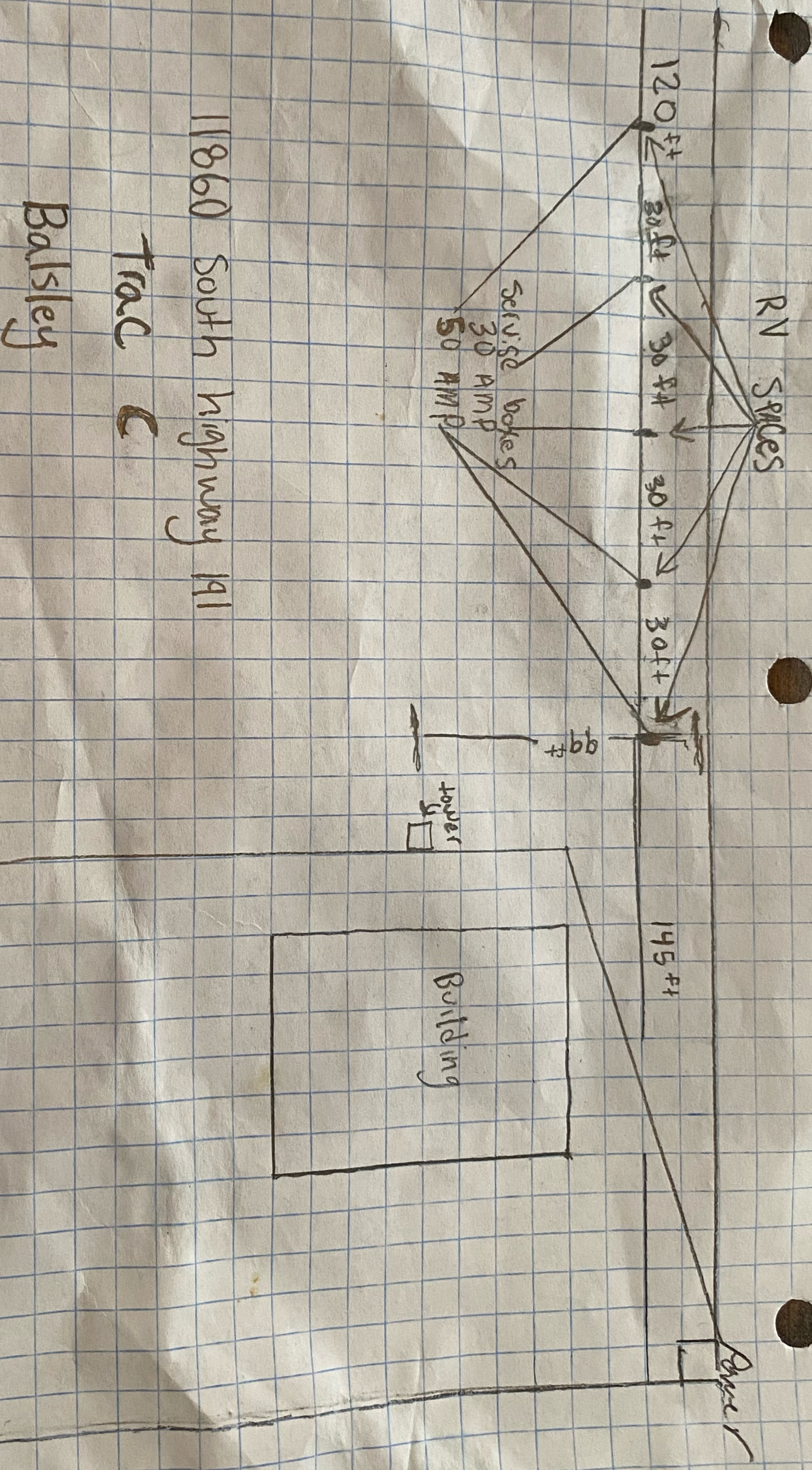
Megan Hailey Gallegos
Notary Public
Residing in Monticello Utah
My Commission expires: 12/23/2021

Wolf Springs Ranch Retreat

Write a description for your map.

Item 5.





11860 South Highway 191

Trac C

Balsley



STAFF REPORT

MEETING DATE: October 14, 2021

ITEM TITLE, PRESENTER: SITLA PC Zone Plan Application ACTION

RECOMMENDATION: Recommend to Board of Commissioners for approval

SUMMARY

The State Institutional Trust Lands Administration (SITLA) has submitted a PC Zone Plan and Preliminary Community Structure Plan for 1864 acres in Spanish Valley located in northern San Juan County. The development is named South Valley Community.

HISTORY/PAST ACTION

The application was received via email on August 20, 2021, and placed on the agenda for the September 9, 2021 Planning Commission agenda as a discussion item. The Planning Commission also discussed the application in their work meeting on September 16, 2021. One comment was received by email, and has been attached. Public comment made in the meeting on September 16 was discussed with the Planning Commission during the meeting.

Based on the discussion during the above referenced meetings and the public comment received, here are the recommended conditions from staff for the Planning Commission to consider when making their recommendation to the Board of County Commissioners.

Recommended Conditions:

1. The assumed percentages of open public space in table 2 on page 9 of the PC Zone Plan will have a permanent open space easement on and over open spaces to ensure the open space remain perpetually. 30% of 1864 acres is 559 acres of easements.
2. Any storm water drainage and or retention infrastructure may count as open space only on agreement with the county.
3. On any designated four way intersection that includes US Hwy 191, no permanent structure may be located closer than 66 ft. from the center of the intersecting county road. This applies to an area 100 ft. measured perpendicularly along the county road from the edge of UDOT's right of way easement on US Hwy 191. This is the county's determination as to what constitutes adequate space for future intersection infrastructure. This is based on the preliminary transportation analysis on map 4 on page 14 of the Preliminary CSP.
4. Land protected for future traffic impact is not considered as open space.
5. Development in the HC zone along Hwy 191 must develop the frontage road congruent/concurrent/in occurrence with the development.

6. Preserve the 90 ft. right of way along Spanish Valley Drive as designated on figure 1 on page 16 of the Preliminary Community Structure Plan.
7. Storm water drainage system shall be developed in concert with road development to ensure proper design. The storm water drainage system should account for future upstream development.
8. Any vested right under the existing zoning ordinance pertaining to the PC Zone process shall extend for three years or in accordance with any development agreement entered into with the county. Any development not initiated within the three years shall be subject to any change in zoning law initiated by the state, the county, or a municipality that has come into existence. If a development agreement has been entered into within the three years, the terms of that agreement shall govern. If a municipality has come into existence, any development agreement must be made with the new municipality. If a new municipality has created new zoning, or the county has created new zoning, any development not initiated within three years, cannot be claimed as a prior permitted or prior non-conforming use. The three year vested right grace period begins with approval of the PC Zone Application by the Board of County Commissioners.
9. All developed roads and developments around existing roads, the developer is required to surface the road in either asphalt, concrete or engineered stone equivalent.
10. If there is a significant design change from the Community Structure Plan because of economic, environmental or other factors, any Development Agreement will not be approved until step two has been reapproved.
11. Density in developments where there is not a public water and sewer system may not exceed Type II density as outlined in the existing Spanish Valley Residential District (SVR) sub-ordinance Table 1-2. In areas currently serviced by a public water and sewer system, the densities proposed in the current PC Zone Application are allowed only as permitted by the water and sewer service provider.
12. In response to comments made to members of the community, any development application that would trigger a conditional use process for a zone where that use is typically located shall comply with and follow the conditional use process in effect at the time the application for the use is received.
13. The primary goal of the development in the Spanish Valley area is for long term permanent primary residents. This should be the primary goal of any development, uses and development agreements will be scrutinized under that primary goal.

SAN JUAN COUNTY PLANNING & ZONING COMMISSION

PC Zone Plan Application: South Valley Community

Conceptual conditions for PZC recommendation

Suggestion: These conceptual conditions allow PZC to preserve its concerns for future steps in the multi-step approval process of Community Structure Plan ("CSP"), development agreement, project/site plans, and subdivision plat

Transportation (on applicant property)

- **Right of Way ("ROW")**
 - Preserve adequate ROW widths to accommodate future growth (as conceptually illustrated in the Preliminary CSP)
 - Include road cross sections and ROWs in CSP
- **Access to US-191** (controlled by UDOT)
 - Frontage roads:
 - Preserve adequate ROW
 - Construction timing – as needed to serve adjacent development
 - Cross-street intersections (Old Airport Rd, new road, Kens Lake Cutoff Rd):
 - Preserve adequate ROW for frontage road intersections and possible grade-separated intersections
 - Spanish Valley Drive (Main Street):
 - Preserve adequate ROW
 - Construction timing – as needed to accommodate development and traffic

Land uses (on applicant property)

Suggestion: Retain flexibility for developer and PZC to respond to changing market conditions

- Phases
 - Address residential phasing in Development Agreement
 - Generally develop from north to south
 - Generally complete one residential phase, including parks and open space, before moving to the next residential phase
- Residential
 - Mixed use in Neighborhood Centers
 - Vertical mixed use (residential above ground-floor commercial)
 - Horizontal mixed use (residential and commercial in separate buildings)
 - Central Development Areas
 - Higher Density: Multifamily (townhomes, apartments and other attached-unit buildings)
 - Lower Density: Primarily single family; lot sizes increase with distance from Neighborhood Centers
 - Affordable housing – a variety of financially attainable types of housing including state-mandate requirements
 - Market-rate housing is otherwise assumed
 - Parking – ensure adequate parking for a variety of users
 - Include shared parking (overlap users with different times of use)

- Commercial
 - Neighborhood commercial in two Neighborhood Centers
 - Cluster smaller retail shops, restaurants, office, and other community services (including a grocery store) along or close to Spanish Valley Drive (Main Street)
 - Higher-intensity commercial uses limited to US-191 corridor
- Flex areas
 - Commercial and/or specialty residential uses
 - Market-driven timing for the development of each building
- Schools (controlled by local school district)
 - Identify general locations (placeholders) for each level of school
- Open Space
 - Install improved (landscaped) parks in conjunction with surrounding residential development
 - Convey improved and native open spaces to appropriate entities
 - Entity will be determined by type and size of each open space
 - Examples include local jurisdiction, recreation district, HOA, non-profit, etc.

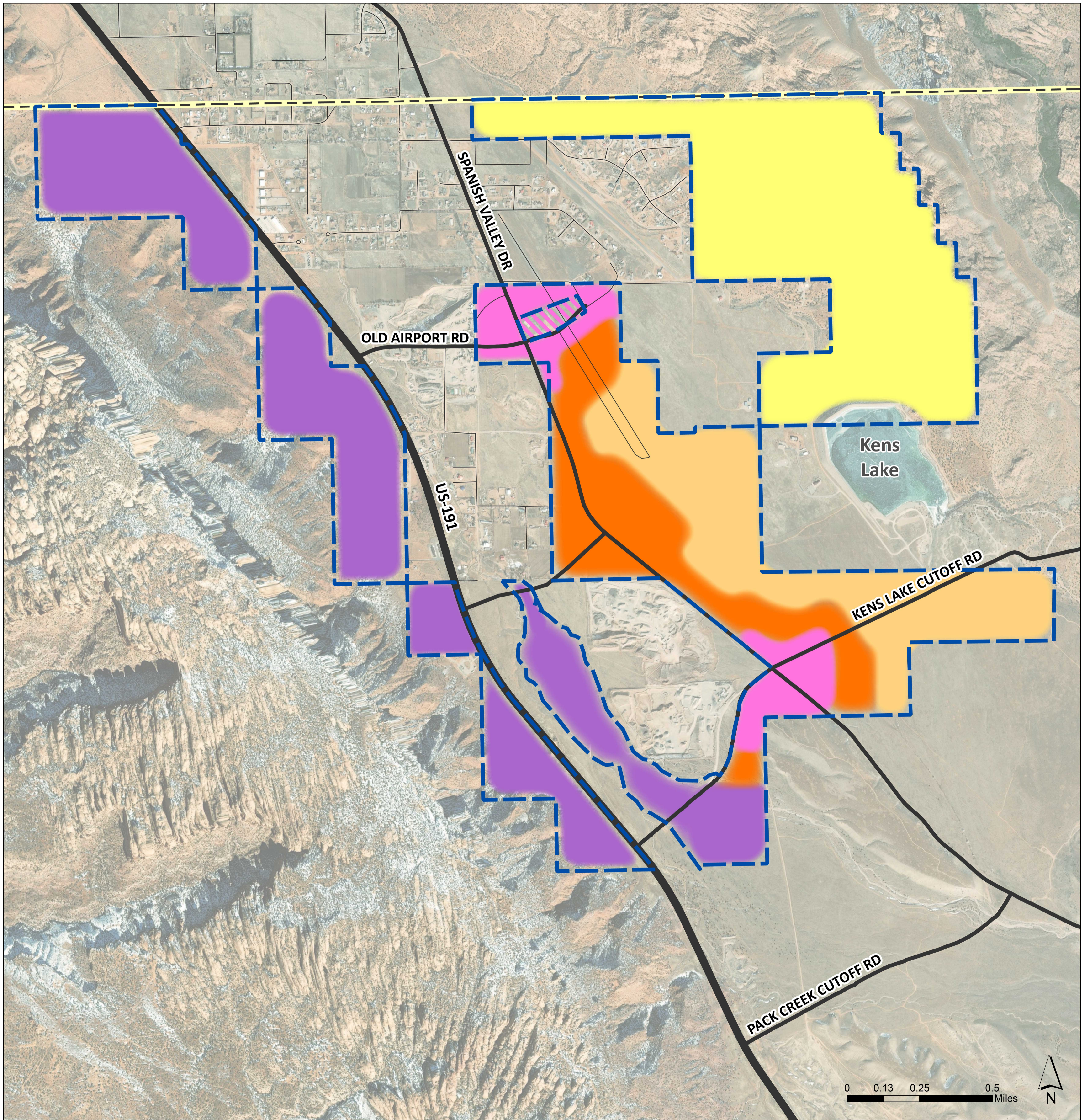
Infrastructure (on applicant's property)

Suggestion: Generally constructed by developer and transferred to applicable jurisdiction

- Culinary water lines, sanitary sewer lines, storm drainage system
 - Other utilities (natural gas, power, fiber, telecom, etc) owned by private companies
- Sized to accommodate all SITLA development
- Upsize as needed to accommodate other future development
 - Cost-sharing agreements (as needed to fund and/or reimburse upsizing costs)
- Preserve adequate utility easement widths

Conceptual Visualization of Spanish Valley Land Use

in PC Zone Application in Response to PZC Request



- Neighborhood Centers
- Central Development Areas - Higher Density
- Central Development Areas - Lower Density
- Flex Development Areas
- Perimeter Development Areas
- PC Zone Application Area
- Neighborhood Centers (Outside PC Zone Application Area)



Burton, Scott <sburton@sanjuancounty.org>

PC Zone Plan Application

1 message

Andrew Austin [REDACTED]
To: "Burton, Scott" <sburton@sanjuancounty.org>

Thu, Sep 16, 2021 at 2:26 PM

Hi Scott,

I just had a few comments that I wanted to get to you before tonight's P&Z work meeting.

First of all, Am I correct in assuming that within the proposed PC Zone application there are three distinct districts: PC District, Highway Flex District, and Business Flex District?

If that's right, are the BF and HF Zones bound by the map that outlines the exact boundary of these districts?

Also, in reviewing the PC District Ordinance from the adopted ordinances, I came up with a question about Conditional Uses. The ordinance states that "the approved PC Zone Plan or Community Structure Plan may include provisions for specific land uses identified as either a permitted or a conditional use" (p.18 PC District Ordinance) Up until this point, I haven't seen any conditional uses listed in the Zone Application or CSP. When will we see any additional conditional uses?

Another item of concern is the verbiage on p.40 of the Community Structure Plan. It states one of the uses in the Perimeter Neighborhood Development Area is to be "resort". To me "resort" sounds like overnight accommodations which shouldn't be allowed, even conditionally, outside of the districts governed by the Overnight Accommodations Overlay. My suggestion would be to have the "resort" stated use for the Perimeter Neighborhood Development Area removed from the PC Zone Application.

Thanks,

Andrew Austin
Austin Solar, LLC
[REDACTED]