



PLANNING COMMISSION WORK SESSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
May 28, 2024 at 3:00 PM

AGENDA

Zoom link:

Welcome / Roll Call

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1. Review of Zoning District Maps
2. Review of New Ordinance Sections

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

Residential (R)

Item 1.

The R Zone is a zone wherein residential uses are prioritized over all other uses. Any tangential use or accessory building in the zone is scrutinized against the zone’s primary purpose for residential dwellings. All other uses not listed in the Use Table are prohibited.

PERMITTED:

- Single Family Dwelling*
- Two-Family Dwelling / Duplex*
- Accessory Dwelling Unit*
- Places of Worship*
- Public Education Facility*
- Home Occupations*

CONDITIONAL:

- Short Term Rentals (see density req.)*
- Multi-Family Dwelling / Apartments*
- Childcare Center*
- Clinics*
- Golf Courses*
- Nurseries / Farm Stands*
- Private Parks*
- Private Barns / Corrals*
- Telecommunication Towers*

Agricultural (AG)

The AG Zone is a zone wherein agricultural and rural uses are prioritized over all other uses. Any tangential use or accessory building in the zone is scrutinized against the zone’s primary purpose. Agricultural Industry or Businesses, as defined, are to be located in areas to avoid the creation of nuisance to neighboring zones. Uses not specifically permitted or allowed as a conditional use are prohibited.

PERMITTED:

- Single Family Dwelling*
- Two-Family Dwelling / Duplex*
- Accessory Dwelling Unit*
- Contractor Services & Construction Yards*
- Feed & Fertilizer Production & Sales*
- Farms including Wholesale & Retail*
- Animal Densities 1 & 2*
- Apiary*
- Aviary*
- Forest Industry / Sawmills*
- Gravel Pits*
- Home Occupations*
- Grain Mill Production*
- Nurseries / Farm Stands*
- Commercial Stables / Arenas*
- Private Barns / Corrals*
- Stock Ponds*

CONDITIONAL:

- Short Term Rentals*
- Agricultural Industry*
- Animal Density 3*
- Airport / Heliport*
- Camp Parks & Resorts*
- Dairy Products Manufacturing*
- Energy Production*
- Evaporation Ponds*
- Mining*
- RV Parks*
- Storage Yards*
- Transfer Stations*

Highway Commercial (HC)

Item 1.

A zone bordering highways and main thoroughfares in San Juan County where commercial uses are permitted consistent with the goals of the area plan. Specific uses should include establishments offering goods and services to the traveling public, non-pedestrian-oriented retail, wholesale, service, and repair activities which do not create unattractive, congested, or unsafe highway conditions with access provided primarily linked to the main thoroughfare with UDOT-approved access. The zone also seeks to protect, once developed, the travel corridor(s), highway safety, reduction of sprawl, and overflow crowding of neighboring zones.

PERMITTED:

Dwellings on Second Floor
Feed & Fertilizer Production & Sales
Automobile Sales & Rentals
Automotive / Farm / Equipment Sales
Automotive Service & Repair Stations
Commercial Bakery Production
Bakery & Deli Counters
Banks & Financial Institutions
Beauty & Cosmetic Services
Big Box Retail
Bicycle Shops
Bowling Alley
Building Materials & Hardware Stores
Bus Terminals
Cabinet Shops
Clinics
Contractor Services & Construction Yards
Enclosed Storage
Apparel Fabrication
Flex Office / Warehouse
Funeral home / Mortuary
Gas Stations & Convenience Stores
Government Facilities
Grocery Stores
Gyms & Fitness Centers
Hospitals
Hotels / Motels
Marine Equipment Sales & Service
Manufactured Home Sales Offices
Movie Theatre
Office Space
Pet Stores
Printing / Publishing
Restaurants
Retail
RV Storage

CONDITIONAL:

Golf Courses
Kennels
Laundering / Dry Cleaning
Nursing & Rehabilitation Homes
RV Parks
Sexually Oriented Businesses
Storage Yards

Community Commercial (CC)

Item 1.

A zone in San Juan County for commercial use consistent with the goals of the area plan. The Zone is intended to have commercial building sizes smaller than the highway commercial zone with walk-ability and design for decreased traffic congestion and impact on roads and neighboring zones.

PERMITTED:

- Single Family Dwelling*
- Two-Family Dwelling / Duplex*
- Dwellings on Second Floor*
- Feed & Fertilizer Production & Sales*
- Automobile Sales & Rentals*
- Automotive / Farm / Equipment Sales*
- Automotive Service & Repair Stations*
- Commercial Bakery Production*
- Bakery & Deli Counters*
- Banks & Financial Institutions*
- Beauty & Cosmetic Services*
- Bicycle Shops*
- Bowling Alley*
- Building Materials & Hardware Stores*
- Cabinet Shops*
- Childcare Center*
- Places of Worship*
- Clinics*
- Contractor Services & Construction Yards*
- Educational Facilities*
- Enclosed Storage*
- Apparel Fabrication*
- Flex Office / Warehouse*
- Funeral Home / Mortuary*
- Government Facilities*
- Grocery Stores*
- Gyms & Fitness Centers*
- Home Occupations*
- Hospitals*
- Hotels / Motels*
- Marine Equipment Sales & Service*
- Movie Theatre*
- Nurseries / Farm Stands*
- Nursing & Rehabilitation Homes*
- Office Space*
- Pet Stores*
- Printing / Publishing*
- Restaurants*
- Retail*
- Commercial Stables / Arenas*

CONDITIONAL:

- Short Term Rentals*
- Accessory Dwelling Unit*
- Multi-Family Dwelling / Apartments*
- Gas Stations & Convenience Stores*
- Golf Courses*
- Kennels*
- Laundering / Dry Cleaning*

Multiple Use (MU)

Item 1.

The MU Zone is a zone wherein the land is suitable for varying and mixed uses. Uses not specifically permitted or allowed as a conditional use are prohibited.

PERMITTED:

- Single Family Dwelling*
- Two-Family Dwelling / Duplex*
- Dwellings on Second Floor*
- Accessory Dwelling Unit*
- Farms including Wholesale & Retail*
- Animal Densities 1 & 2*
- Apiary*
- Automobile Sales & Rentals*
- Automotive / Farm / Equipment Sales*
- Aviary*
- Commercial Bakery Production*
- Bakery & Deli Counters*
- Banks & Financial Institutions*
- Beauty & Cosmetic Services*
- Bicycle Shops*
- Building Materials & Hardware Stores*
- Bus Terminals*
- Cabinet Shops*
- Childcare Center*
- Places of Worship*
- Clinic*
- Contractor Services & Construction Yards*
- Educational Facilities*
- Enclosed Storage*
- Evaporation Ponds*
- Flex Office / Warehouse*
- Funeral Home / Mortuary*
- Government Facilities*
- Grocery Stores*
- Gyms & Fitness Centers*
- Home Occupations*
- Hospitals*
- Hotels / Motels*
- Movie Theatre*
- Nurseries / Farm Stands*
- Nursing & Rehabilitation Homes*
- Office Space*
- Pet Stores*
- Printing / Publishing*
- Restaurants*
- Retail*
- Commercial Stables / Arenas*

CONDITIONAL:

- Short Term Rentals*
- Multi-Family Dwelling / Apartments*
- Airport / Heliport*
- Big Box Retail*
- Bowling Alley*
- Camp Parks & Resorts*
- Energy Production*
- Gas Stations & Convenience Stores*
- Golf Courses*
- Laundering / Dry Cleaning*
- RV Parks*

Industrial (I)

The primary purpose of the industrial zone (I) is to provide an area in San Juan County for the processing, assembling, manufacturing, warehousing and storage of materials, products, and goods. Item 1.

The specific intent in establishing this zone is for the following purposes:

- A. Facilitate the provision of goods, services and manufacturing in areas that are most appropriate, or in previously designated industrial areas, which will be least likely to conflict with residential or commercial core uses;
- B. Keep services that are convenient for industrial business customers without detracting from residential, commercial and mixed-use cores;
- C. Zone such areas in such a manner as to allow separation of other uses which will conflict either due to noise, odors, heavy truck traffic, appearance or other disturbances, and yet allow industrial uses to exist and prosper;
- D. Maximize the location of various types of industrial uses in the most convenient and attractive manner;
- E. Limit the number and placement of industrial uses that are likely to be incompatible within the entry corridors or sensitive lands of the county, and other surrounding uses;
- F. Broaden the tax base and improve the economic base of the county;
- G. Discourage the undesirable mixture of incompatible commercial, industrial, and residential uses; and
- H. Control the uses that emit odor, dust, fumes, or other undesirable impacts both primary and secondary.

PERMITTED:

Feed & Fertilizer Production & Sales
Automobile Sales & Rentals
Automotive / Farm / Equipment Sales
Automotive Service & Repair Stations
Commercial Bakery Production
Bakery & Deli Counters
Banks & Financial Institutions
Beauty & Cosmetic Services
Big Box Retail
Bicycle Shops
Building Materials & Hardware Stores
Bus Terminals
Cabinet Shops
Commercial Canning
Commercial Confectionary
Contractor Services & Construction Yards
Enclosed Storage
Fabrication (apparel, electronics, metal products, etc.)
Flex Office / Warehouse
Commercial Food Prep.
Forest Industry / Sawmills
Gas Stations & Convenience Stores
Gravel Pits
Laundering & Dry Cleaning
Manufacturing, general
Manufactured Home Sales & Fabrication
Office Space
Printing / Publishing
Retail, Wholesale
RV Storage Yards
Sexually Oriented Businesses

CONDITIONAL:

Agricultural Industry
Animal Densities 1 & 2
Bowling Alley
Chemical & Drug Manufacturing
Concrete / Gypsum / Plaster Production
Dairy Products Manufacturing
Energy Production
Evaporation Ponds
Fur Goods & Taxidermy
Junk & Salvage Yards
Leather Works
Manufacturing (odors / chemicals)
Marine Equipment Sales & Service
Mining & Mineral Processing
Stone Products Manufacturing
Storage Yards

Recreational Support (RS)

The RS Zone is a zone wherein recreational support uses are allowed in areas near national and state park, national recreation areas, major water ways, and boat landings. Any tangential use or accessory building in the zone is scrutinized against the zone’s primary purpose to support recreational use areas as stated above. The recreational support use zone is intended to provide opportunities for lodging, resorts, small retail, outfitters, energy, entertainment, etc. that support the needs of the national, state parks, boat ramps to major waterways, such as the San Juan and Colorado Rivers. All other uses not listed in the Use Table are prohibited.

PERMITTED:

- Single Family Dwelling*
- Two-Family Dwelling / Duplex*
- Dwellings on Second Floor*
- Accessory Dwelling Unit*
- Bakery & Deli Counters*
- Bicycle Shops*
- Government Facilities*
- Hotels / Motels*
- Restaurants (Sit Down)*
- Retail*
- Commercial Stables / Arenas*
- Private Barns / Corrals*

CONDITIONAL:

- Short Term Rentals*
- Airport / Heliport*
- Camp Parks & Resorts*
- Gas Stations & Convenience Stores*
- Golf Courses*
- Private Parks*
- Restaurants (fast food or vendors)*
- RV Parks*

Spanish Valley - SITLA Special Planned Area

This portion of parcels is under the SITLA Special Planned Area. Please refer to map attachment for full master plan.

LEGEND

Proposed Zones (2024)

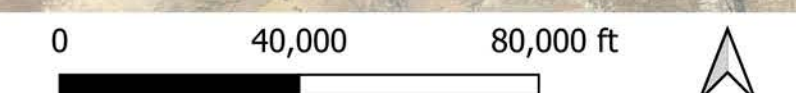
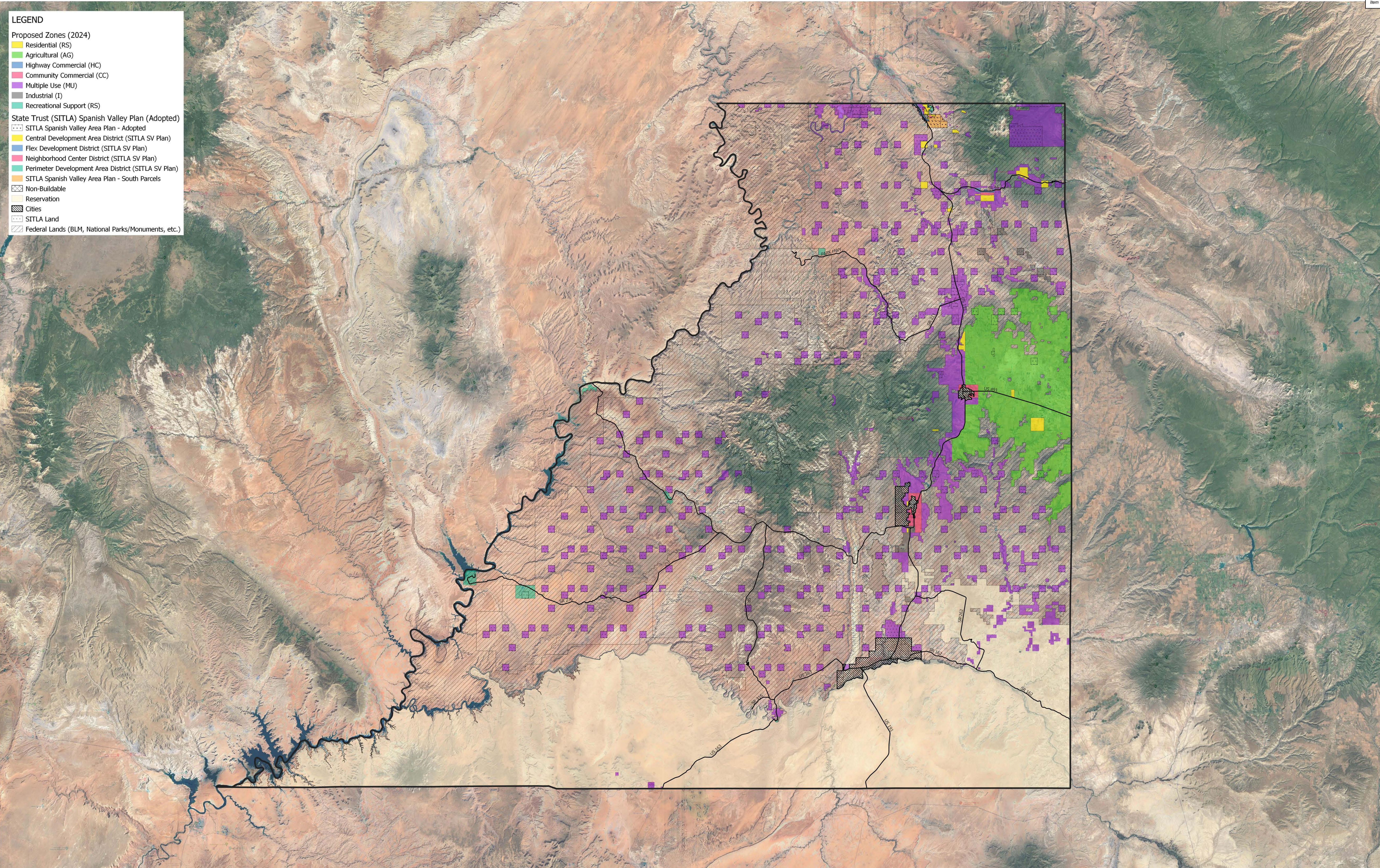
- Residential (RS)
- Agricultural (AG)
- Highway Commercial (HC)
- Community Commercial (CC)
- Multiple Use (MU)
- Industrial (I)
- Recreational Support (RS)

State Trust (SITLA) Spanish Valley Plan (Adopted)

- SITLA Spanish Valley Area Plan - Adopted
- Central Development Area District (SITLA SV Plan)
- Flex Development District (SITLA SV Plan)
- Neighborhood Center District (SITLA SV Plan)
- Perimeter Development Area District (SITLA SV Plan)
- SITLA Spanish Valley Area Plan - South Parcels

Other Land Use Designations

- Non-Buildable
- Reservation
- Cities
- SITLA Land
- Federal Lands (BLM, National Parks/Monuments, etc.)



LEGEND

Proposed Zones (2024)

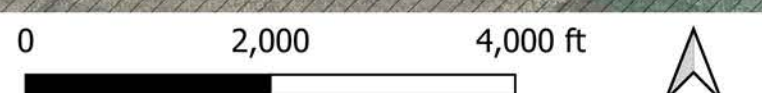
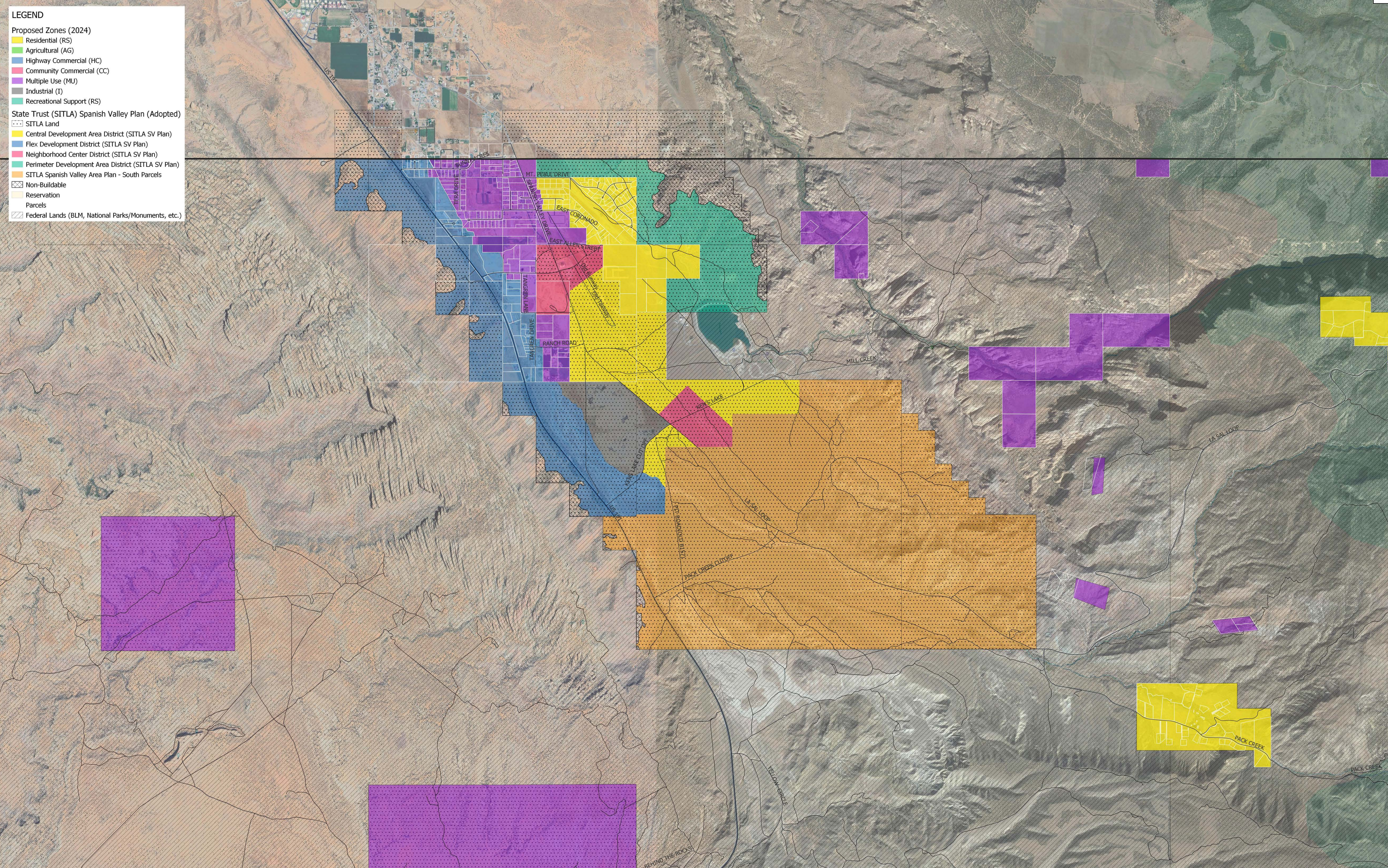
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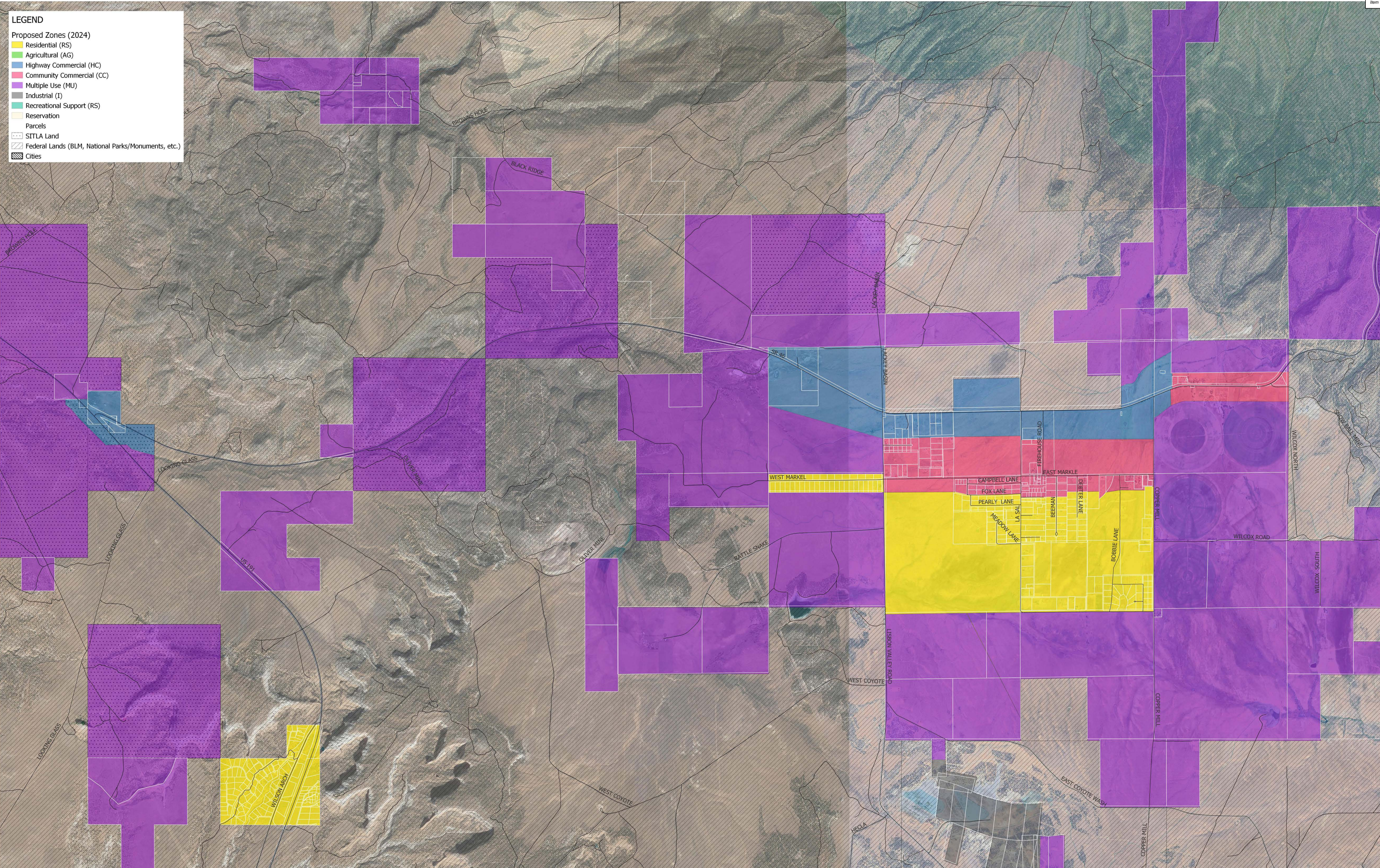
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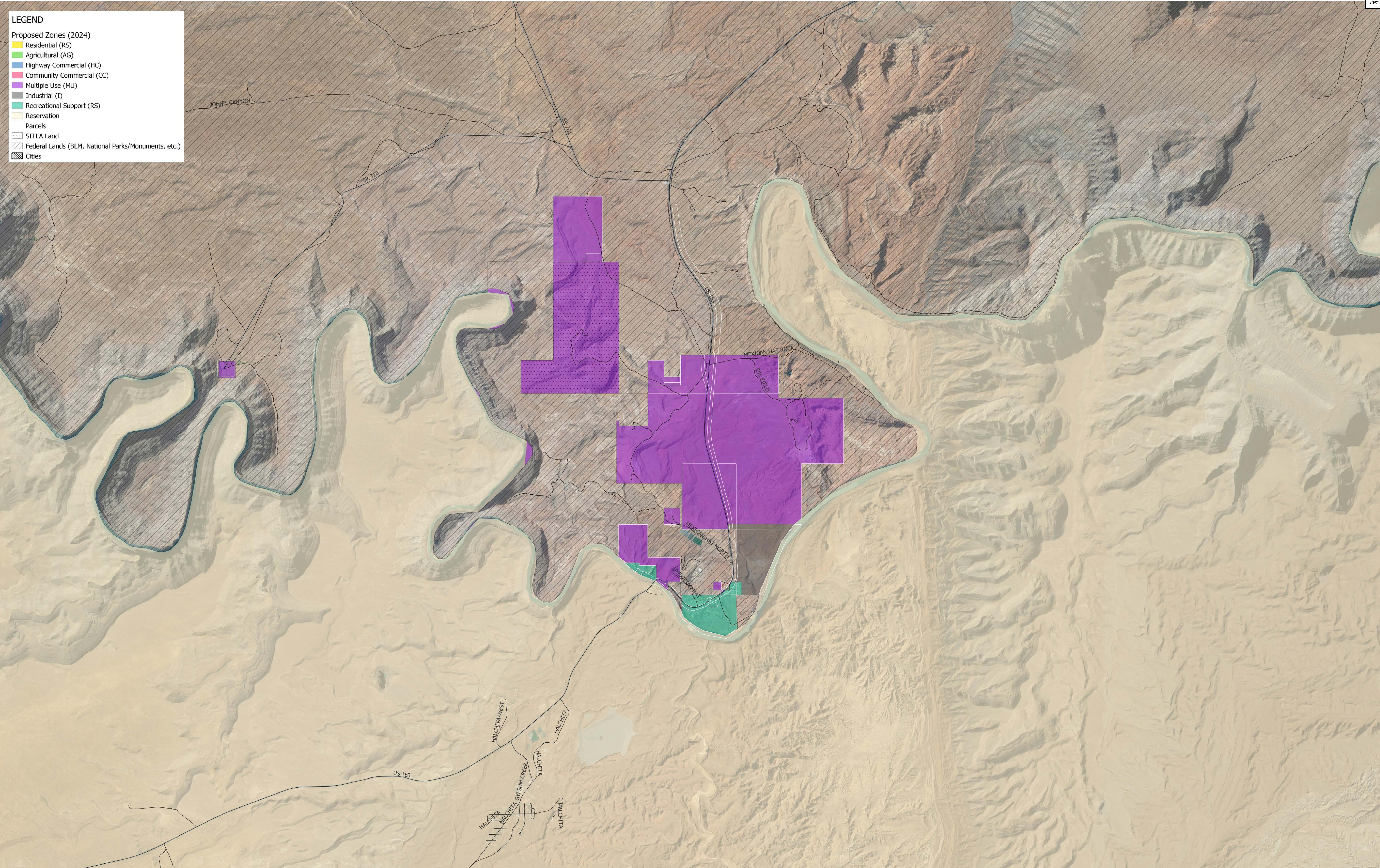
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- Reservation

Parcels

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- Federal Lands (BLM, National Parks/Monuments, etc.)
- Cities





LEGEND

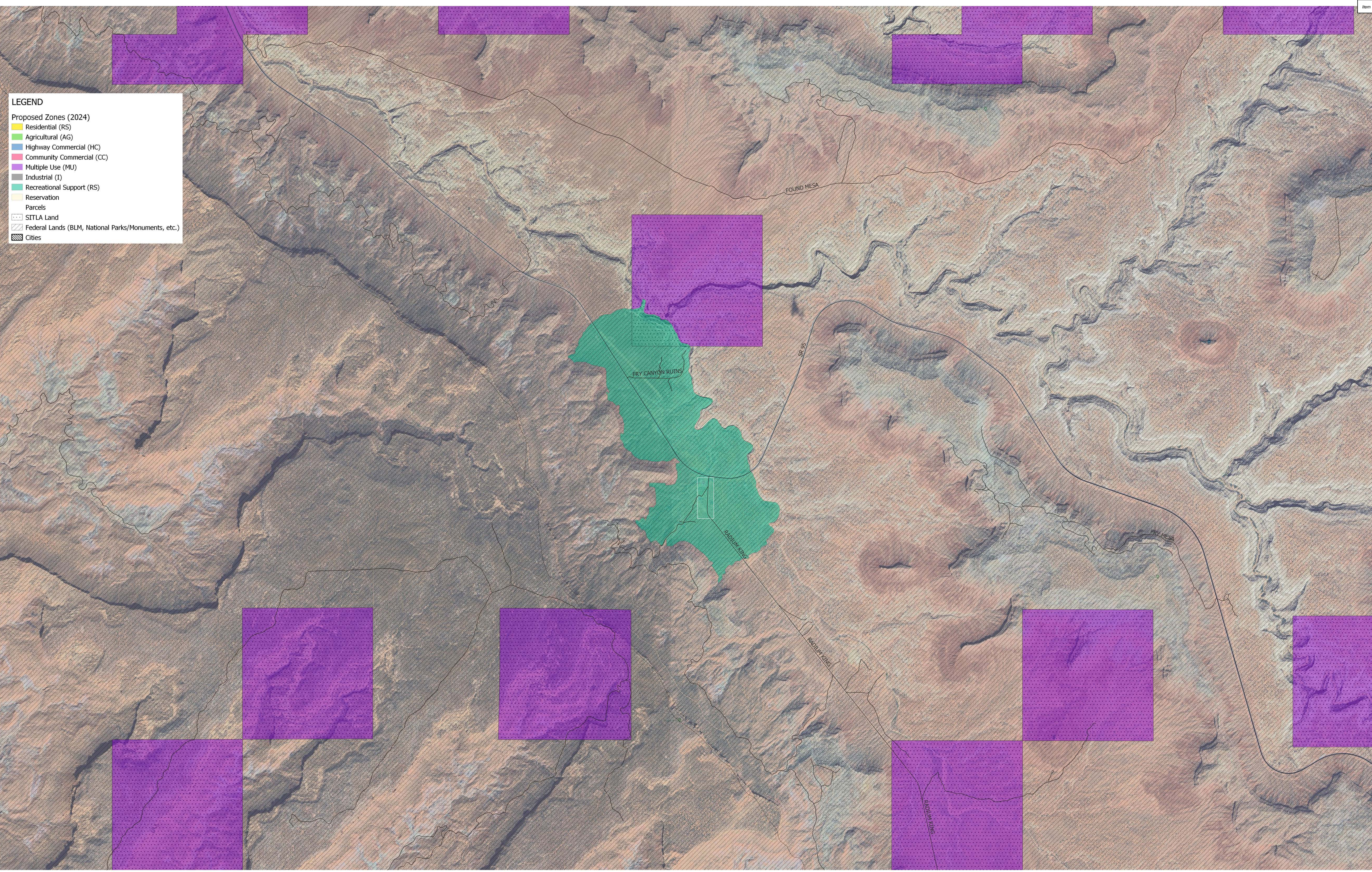
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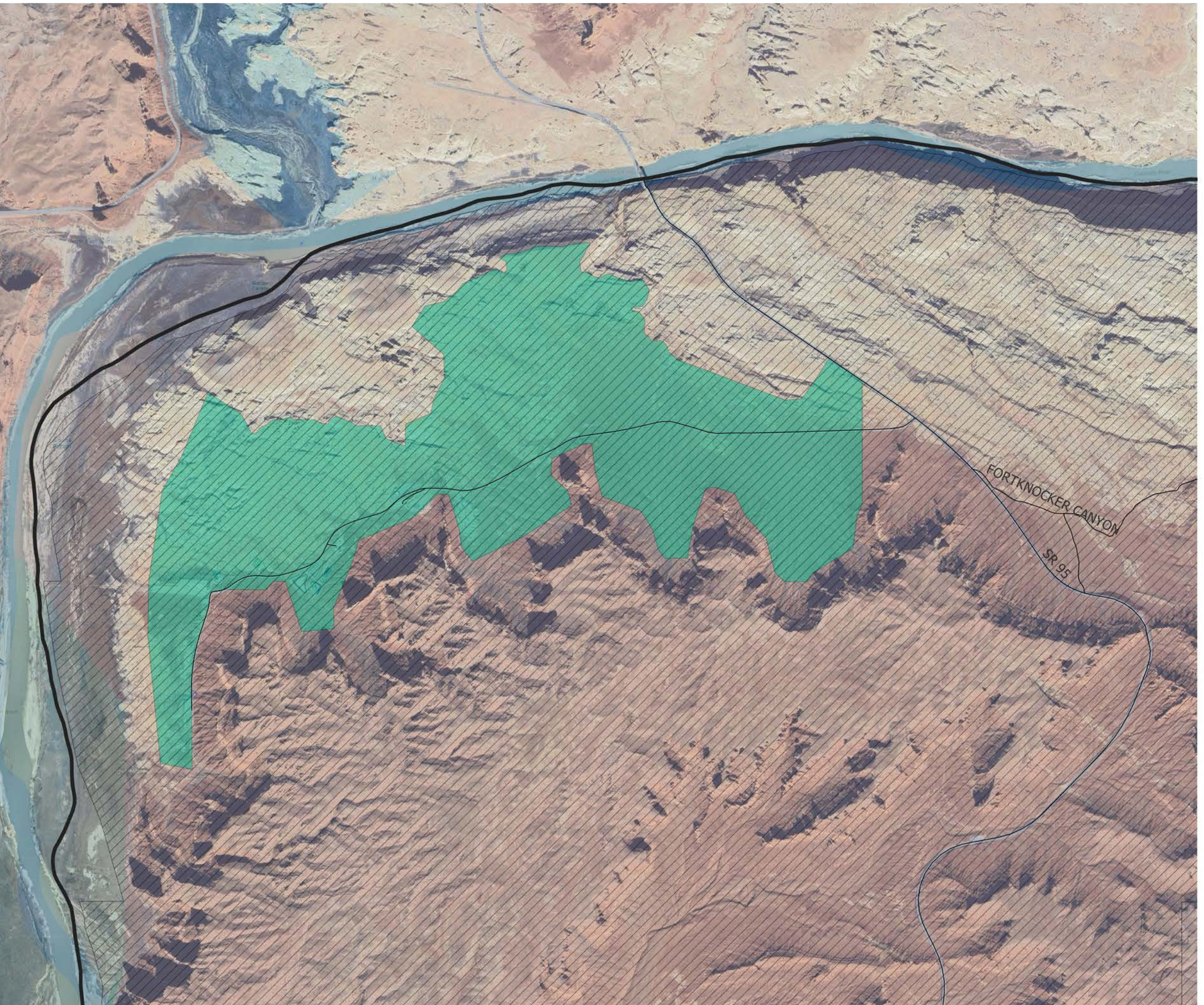
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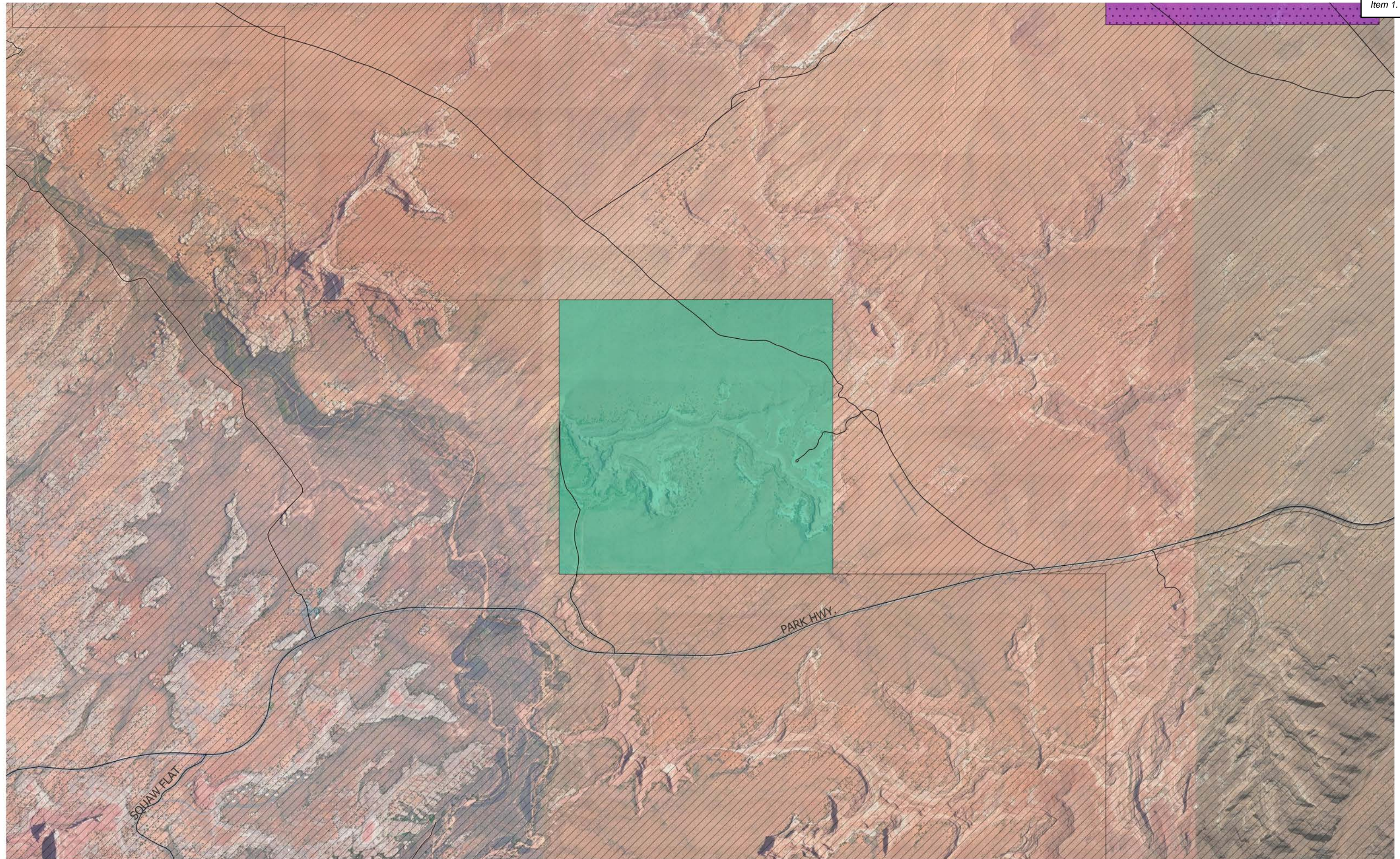
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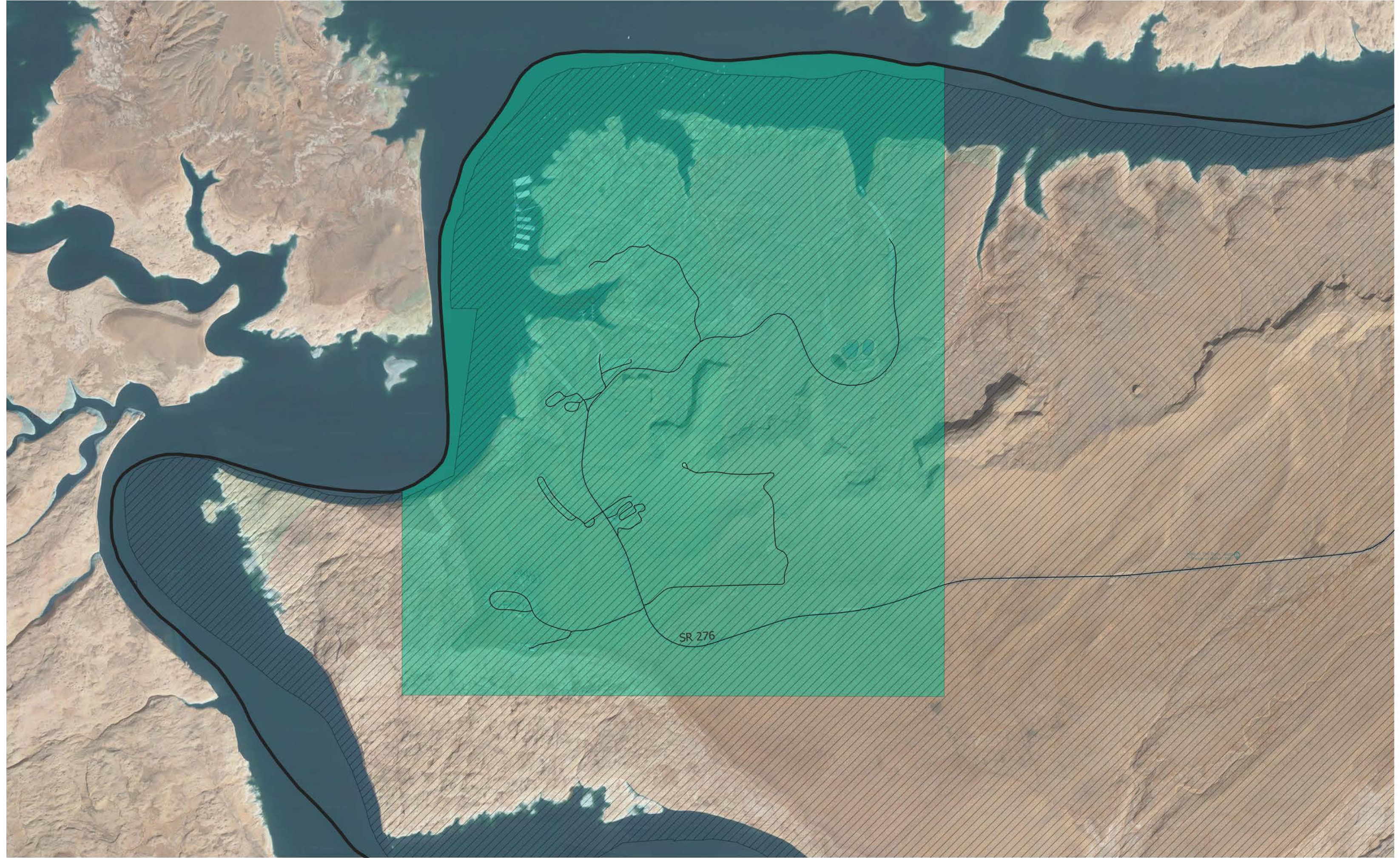
- LEGEND**
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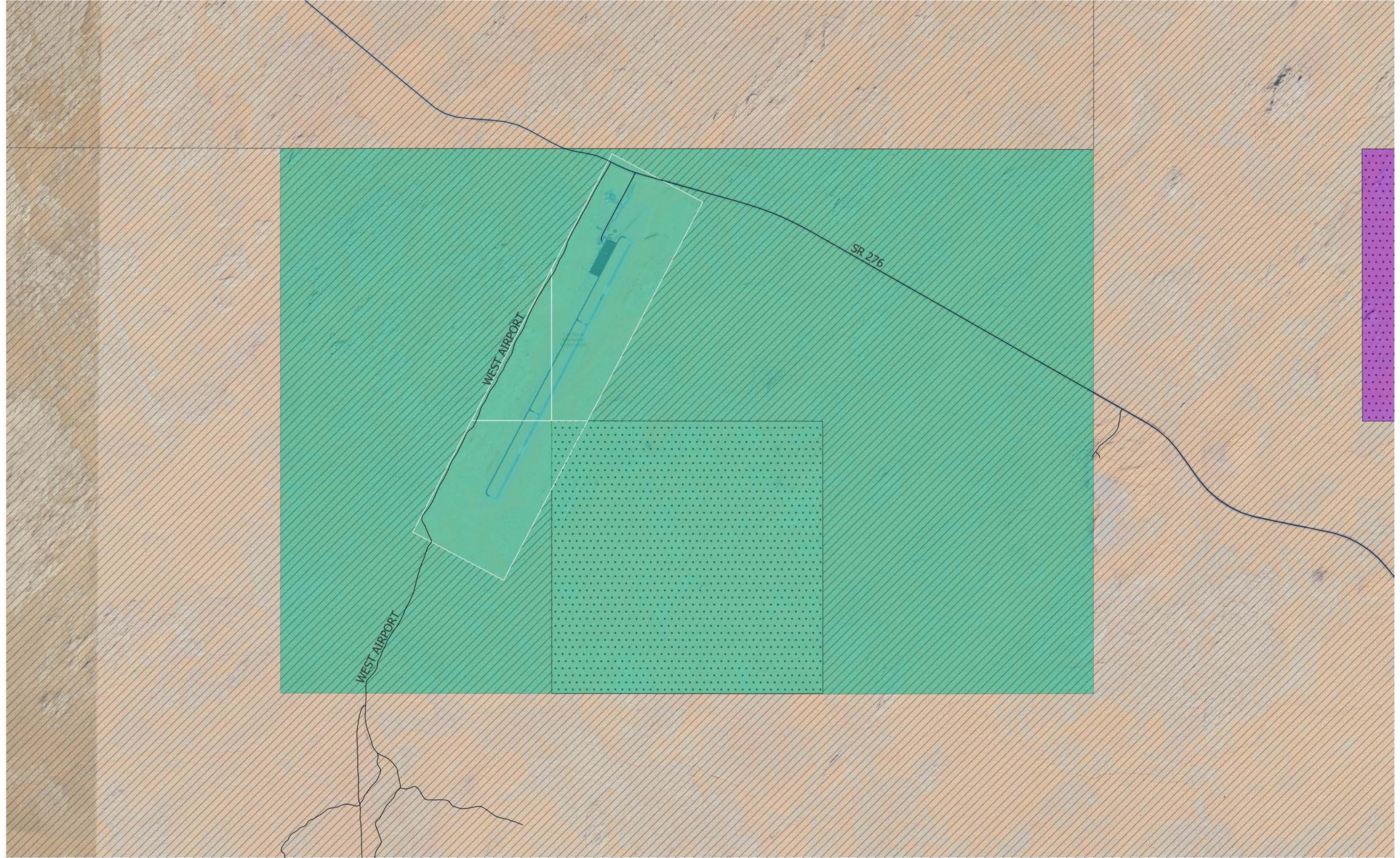
HITE CROSSING



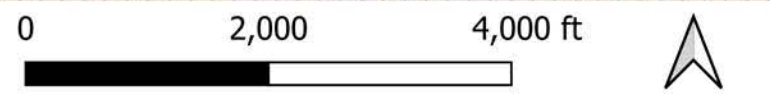
NEEDLES OUTPOST, ENTRANCE TO CANYONLANDS NATIONAL PARK



HALL'S CROSSING



CAL BLACK MEMORIAL AIRPORT



LAND USE

Description

The San Juan County Spanish Valley Area Plan provides a rational land use and growth strategy that builds upon the key principles identified through the public input process and the direction of county officials.

Accordingly, there are five types of potential Growth and Development Areas, each with unique opportunities and considerations, as follow:

Private Land Areas

This area consists of both developed and undeveloped land that is owned by numerous private parties. Since the area has been inconsistently planned, the focus is on meeting the following needs:

- Establishing a rational and coordinated system of road and storm water conveyance systems
- Providing transitions between existing and future incompatible uses
- Facilitating limited subdivision and densification where opportunities exist
- Ensuring that future development follows a new system of guidelines that promote safe, coordinated growth and development

Central Development Areas

Located in the center of the valley, these are the flattest and easiest-to-develop areas. They are suitable for a wide range of development, including residential, civic, institutional and parks/open space uses. They also support limited development of local commerce and community services. The large tracts of contiguous land are primarily under single ownership, which promotes the application of coordinated development strategies.

Perimeter Development Areas

Located on the east and south edges of the valley, these areas are relatively distant from existing growth areas. The application of coordinated strategies and models for lower-density development should be applied.

Highway Commercial Areas

Regional commercial uses and needs are supported along the highway near major intersections. Direct access from the highway should be limited to promote movement.

Flex Development Areas

These areas provide unique opportunities to create an economic base for the valley, due in large part to their location near they highway, yet buffered from nearby neighborhoods. A flexible development approach should be considered to allow market developments and opportunities to be addressed.

Legend

- - - BLM/SITLA Property Boundary
- ▬ Steep Cliffs Delineating Valley
- Lakes/Reservoirs
- Major Drainage
- Minor Drainage
- ▬ US-191
- ▬ Primary Road
- ▬ Secondary Road
- ▬▬▬ Frontage Road
- ▬ Power Corridors
- New Culinary Water Well
- Future Culinary Water Well (known)
- ✱ Regional Park
- ✱ Community Park
- ★ Schools
- ★ Neighborhood Center
- Private Land Area - focus on infill limited subdivision of acre + lots, and logical road/circulation linkages (700 acres)
- Central Neighborhood Development Areas (1450 acres)
- Perimeter Neighborhood Development Areas (1750 acres)
- Flex Development Areas - market-driven business/commercial/residential development (1075 acres)
- Highway Commercial Areas (200 acres)

