



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
October 10, 2024 at 6:00 PM

AGENDA

Google Meeting Link: <https://meet.google.com/ust-hood-zzu>

Or dial: (US) +1 661-552-0879 PIN: 960 575 714#

Welcome / Roll Call

Pledge of Allegiance

Conflict of Interest Disclosure

Approval of Minutes

1. Approval of Planning Commission Meeting Minutes from September 12, 2024

PUBLIC COMMENT - *Time reserved for public comments. Open comments are not allowed once into Administrative and Legislative agenda items.*

ADMINISTRATIVE ITEMS

2. Update from La Sal Community Workshop & Community Comments, Kristen Bushnell

BUILDING PERMIT(S) REVIEW

3. October Building Permits

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 12, 2024 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Planning Commission Chair Trent Schafer called the meeting to order at 6:00 pm.

PRESENT:

Chairman Trent Schafer
Vice-Chair Lloyd Wilson
Commissioner Cody Nielson
Commissioner Thomas Garcia
Commissioner Shea Walker
Commissioner Melissa Rigg
Commissioner Ann Austin
Planning Administrator Kristen Bushnell
County Attorney Mitch Maughan
County Attorney Jens Nielson
County Administrator Mack McDonald (online)
County Commissioner Silvia Stubbs (online)

Pledge of Allegiance

Conflict of Interest Declaration

No conflicts of interest were disclosed at this time.

Approval of Minutes

1. Approval of Planning Commission Meeting Minutes from July 11, 2024

Time Stamp 0:02:00 (audio)

There was clarification needed from Commissioner Rigg on the Desert Rose Tours LLC Heliport that was previously approved for the storage of fuel. The other commissioners clarified that the fuel was not going to be stored in a permanent container but that a truck would be used for transport and storage.

Motion made by Commissioner Walker to approve the meeting minutes. Seconded by Commissioner Garcia.

Voting Yea: All in favor. Motion Carries.

PUBLIC HEARING for the Consideration and Approval of a Conditional Use Permit Allowing for a Private Airstrip, Old La Sal, Steven Redd

Time Stamp 0:15:00 (audio)

Motion made by Commissioner Garcia to enter into Public Hearing. Seconded by Commissioner Rigg.

Voting Yea: All in favor. Motion Carries.

Public Comment was made by Lynn French in support of the Steven Redd Airstrip in Old La Sal.

Motion made by Commissioner Wilson to exit Public Hearing. Seconded by Commissioner Walker.

Voting Yea: All in favor. Motion Carries.

PUBLIC COMMENT - *Time reserved for public comments. Open comments are not allowed once into Administrative and Legislative agenda items.*

Time Stamp 0:22:00 (audio)

Public Comment was made by Robert Schaver of Old La Sal asking for clarification of the Steven Redd Airstrip and to verify that it is a private airstrip.

Public Comment was made by Kelsey Wilson of Geysers Pass in support of an Agriculture zone and wanting clarification on the County Zoning Process.

ADMINISTRATIVE ITEMS

2. Update for La Sal Community Workshop & Comments from Geysers Pass, Kristen Bushnell

Time Stamp 0:08:00 (audio)

Planning Administrator Bushnell informed the commissioners of the Community Workshop to be held at the La Sal Community Center on Monday, September 26th at 6pm. Please help get the word out to our communities.

3. Importance of Title Report Training, Daniel Anderson

Time Stamp 0:26:00 (audio)

Daniel Anderson of Anderson-Oliver Title Company gave training on the importance of obtaining Title Reports from owners and how to read through the information within.

4. Update of Variance Decision for APC Towers at 4110 South HWY 191 from Lyn Creswell, Kristen Bushnell

Time Stamp 1:23:00 (audio)

Planning Administrator Bushnell summarized the decision from our Administrative Law Judge ruling in favor of the height variance for APC Towers to be located at 4110 South HWY 191 outside of Blanding City limits.

LEGISLATIVE ITEMS

5. Consideration and Approval of a Conditional Use Application for a HipCamp to be Located near Looking Glass Rock for Where the Wild Things Camp, Steven Alba

Time Stamp 1:26:00 (audio)

Planning Administrator gave a brief overview of the project, previously proposed in March. The issues of Greenbelt taxes were sorted out with the County Assessor's office. The Planning Commissioners discussed the need to improve the access road from the "Y" intersection on the SITLA parcel to the camp resort to ensure emergency access.

Motion made by Commissioner Nielson to approve with the following conditions:

- Must protect any existing well water sources from contamination by campers or hikers within the area.
- Must comply with the Utah Division of Drinking Water requirements for any water storage tanks on the site.
- Must comply with all building code and permit requirements including a fire suppression plan for campsites.
- Must maintain a 15' wide roadway to property for emergency services access.
- Must provide campers with safety guidelines for dangers present in surrounding areas to include falling, hiking, climbing, off-roading, location of first-aid, heat stroke, dangers of severe weather conditions and flooding.
- Must comply with San Juan County Health Department requirements.
- Must comply with San Juan County business license requirements.

Seconded by Commissioner Rigg.

Voting Yea: All in favor. Motion Carries.

6. Consideration and Approval of a Temporary Conditional Use Application for a RV Trailer extension during home build to be Located at 170 South Copper Mill Road in La Sal, John Hinde

Time Stamp 1:47:00 (audio)

Planning Administrator Bushnell introduced the application for a temporary RV trailer while building a permanent residence at 170 South Copper Mill Road in La Sal for John Hinde.

Motion made by Commissioner Wilson to approve with the following conditions:

- Must protect any existing well water sources from contamination.
- Must comply with the Utah Division of Drinking Water requirements for any water storage tanks on the site.
- Must comply with all building code and permit requirements.
- Must comply with San Juan County Health Department requirements.
- Must comply with San Juan County business license requirements.

Seconded by Commissioner Garcia.

Voting Yea: All in favor. Motion Carries.

7. Consideration and Approval of a Conditional Use Permit for Telecommunication Equipment to be mounted on Swinging Steak Restaurant in Mexican Hat, Daniel Thurgood, Technology Associates

Time Stamp 1:52:00 (audio)

Planning Administrator gave an overview of the telecommunication dish proposal for placement on or near the Swinging Steak in Mexican Hat. Planning Commissioners verified that the use of this dish serves as a relay to their other equipment in the area.

Motion made by Commissioner Wilson to approve with the following conditions:

- Prior to construction, the applicant shall apply for and receive a San Juan County building permit.
- The applicant shall apply for, receive, and maintain a San Juan County business license if used commercially and be subject to regular inspections associated with the business license – to include a review of compliance with the CUP conditions.
- The construction and operation of the tower shall comply with the International Fire Code and the San Juan County Fire Policy – and be subject to inspection by fire authorities.
- The telecommunication tower shall be operated in compliance with federal regulations.
- The telecommunication tower shall not be used for outdoor advertising, signage, or similar uses without first obtaining permission from San Juan County.
- This permit shall be null and void if the tower is abandoned as a telecommunication facility or the tower is not maintained for 90 days. After abandonment or non-maintenance, the tower shall be removed at owner's expense.
- Any neighbor or adjacent property owner or person reasonably expected to be at or near the facility during construction, maintenance, or other activity which has the potential to harm an individual shall be informed of the activity and provided with safety information, as appropriate.
- The facility shall be kept clean and free from rubbish, flammable waste material or other noxious or nuisance substances.

Seconded by Commissioner Walker.

Voting Yea: All in favor. Motion Carries.

8. Consideration and Approval of a Conditional Use Permit Allowing for a Private Airstrip, Old La Sal, Steven Redd

Time Stamp 1:58:00 (audio)

Planning Administrator Bushnell reviewed the previous Conditional Use Permit for a private dirt airstrip in Old La Sal for Steven Redd. She also gave an update of the requested information of adjacent/nearby land owners, topography of the land, and reported on sending out notice to affected parties. The report from the County's airport engineer was reviewed, and these comments were included in the conditions listed below.

Planning Commissioners discussed other considerations of this particular site. They concluded that there were no major drainages through this area. Commissioner Walker suggested that #2 proposed condition for adjusting flight paths to avoid residential was not practical and should be removed. The other commissioners generally agreed. They discussed safety thresholds with the applicant's representative, Bruce Nebeker.

Motion made by Commissioner Garcia to approve with the following conditions:

- Administrative Staff will coordinate with the County airport engineering firm on safety & hazards mitigation recommendations. This review will be approved by staff prior to issuance of building permit and/or business license. Engineering consultant expenses will be covered by the applicant at actual cost.
- The extent of buffer and safety zones must be within the owner's property boundary.
- Must comply with all building code and permit requirements.
- Must comply with any state or federal fire restrictions.
- Must comply with San Juan County business license requirements.

Seconded by Commissioner Nielson.

Voting Yea: All in favor. Motion Carries.

BUILDING PERMIT(S) REVIEW

9. August & September Building Permits

Time Stamp 2:14:00 (audio)

ADJOURNMENT

Time Stamp 2:15:00 (audio)

Motion made by Commissioner Nielson to adjourn. Seconded by Commissioner Austin.

Voting Yea: All in favor. Motion Carries.



STAFF REPORT

MEETING DATE: October 10, 2024

ITEM TITLE, PRESENTER: Update from La Sal Community Workshop & Community Comments, Kristen Bushnell

RECOMMENDATION: Informational & Discussion Item Only

SUMMARY

We have continuously received community comments and have held a Community Workshop with the La Sal area on Monday, September 23rd, 2024. Below is a summary of the comments we discussed toward possible updates to the proposed documents:

USE TABLE UPDATES

- Inclusion of “Grazing” and “Silviculture (timber production)” in the MultiUse category proposed by Bryan Torgerson of SITLA
- Inclusion of “Boat Storage” in the Recreational Support category proposed by Bryan Torgerson of SITLA
- Inclusion of “Agriculture – Type 1 & 2 Animal Density” in the Community Commercial category proposed generally by the La Sal Community
- Inclusion of “Private Corral” in the MultiUse category proposed generally by the La Sal Community.

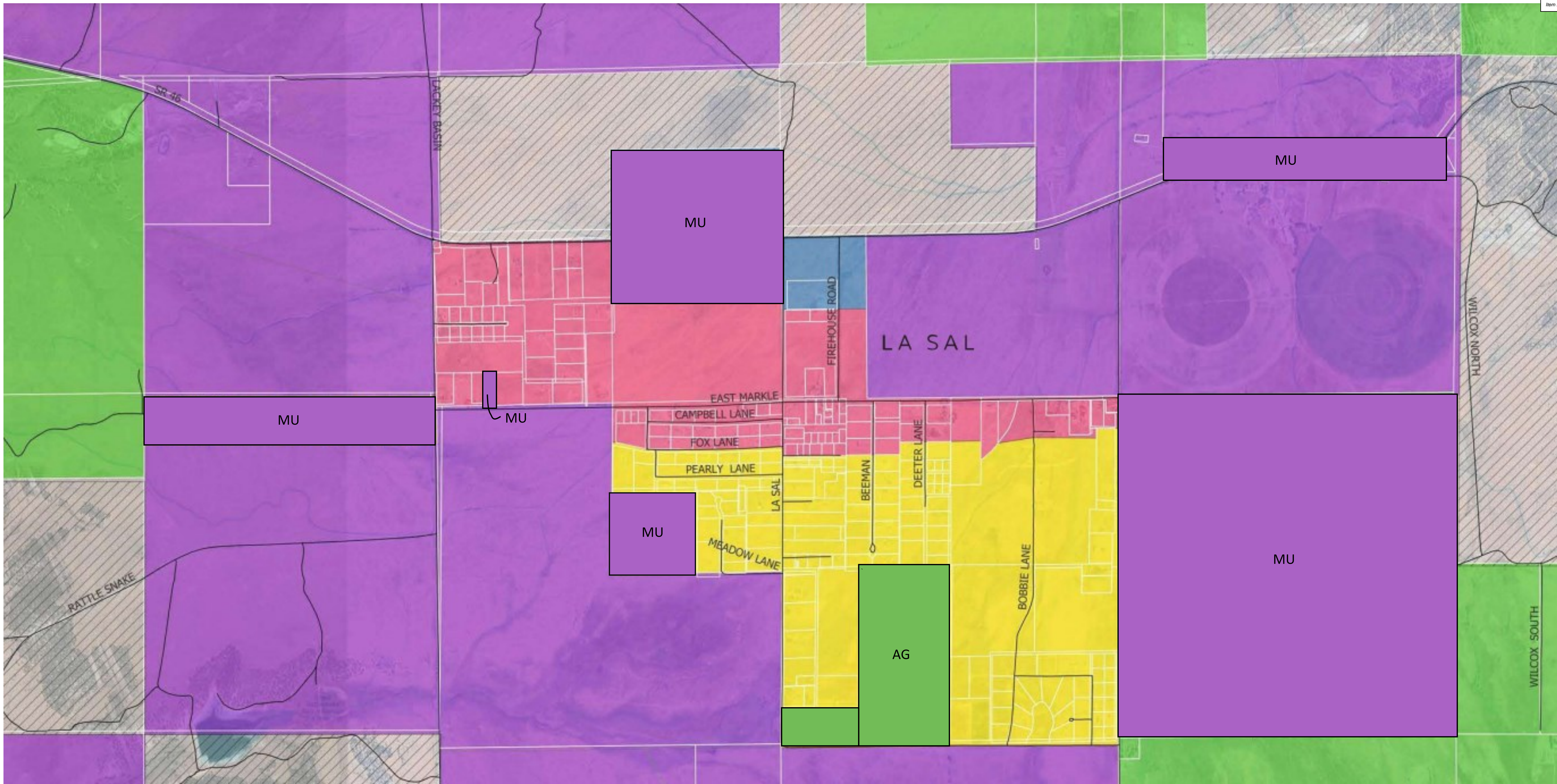
ZONING MAPS

- Parcels for Industrial designation as proposed by Bryan Torgerson of SITLA:
 - T30S, R26E, Sec32 – Lisbon Copper Mine Expansion
 - T28S, R24E, Sec 32 – sand/gravel deposits
 - T36S, R16E Sec 32 – existing U/V mine
 - T41S, R20E, Sec 16 – Holliday Limestone
- Geyser Pass Area for Agricultural designation as proposed by many, many comments received from landowners.
- West Markel for MultiUse designation as proposed generally by the La Sal Community.
- Parcel 29S24E140000 (630.9 acres) for MultiUse designation as proposed by landowner Redd.
- Parcels 29S24E105408 / 29S24E104800 / 29S24E105406 / 29S24E105406 (collectively 133.8 acres) for Agricultural designation as proposed by landowner Ivor Bradshaw (Rollover Ranch).

- Parcels 29S24E041200 / 29S24E047200 (collectively 234.0 acres) for MultiUse designation as proposed by landowner Redd.
- Parcel 29S24E091200 (40 acres) for MultiUse designation as proposed by landowner Stephen Schultz.
- La Sal along Fox Lane designated as MultiUse or Community Commercial with Animal Rights proposed by two residents.

GENERAL COMMENTS

- Problems with MultiUse Zone:
 - No big Agricultural Business allowed (growing hay/grain)
 - No Animal Density 3
 - Leatherwork is Conditional





Permit Report

09/06/2024 - 10/04/2024

Permit #	Permit Date	Residential or Commercial	Building Address	Building CityStateZip	Applicant Name	Description
24107	9/27/2024	Residential	33 Rancho Circle	Moab, UT 84532	Tye Shumway	two family dwelling
24106	9/23/2024	Residential	17 e rancho circle	Moab, utah 84532	La Sal Skyline Holdings LLC	SFH /Duplex
24105	9/23/2024	Residential	932 S. Montezuma Canyon Rd	Monticello UT 84535	George Matocha	detached garage
24104	9/19/2024	Commercial	4326 e. sunny acres lane	Spanish valley, UT 84532	Infra Towers LLC	New communications facility
24103	9/17/2024	Residential	98 S 1620 E	Blanding Ut. 84511	Quinn Palmer	Single Family Home
24102	9/17/2024	Residential	1358 S. 1100 E.	Blanding Ut, 84511	Taylor Francom	Single family home
24101	9/10/2024	Residential	10560 E Loop Rd	La Sal, UT 84530	Kilee Russell	Add on 4.92kW to existing roof-mount solar system
24100	9/9/2024	Residential	115B Rio Grande	Moab, Ut 84532	Nugget & Maria Shupe	Home
24099	9/9/2024	Residential	Parcel # 31s23e271200	Monticello Utah 84535	JCM Construction and Concrete LLC	Single family home
24098	9/6/2024	Residential	94 E Markel Rd.	La Sal	Stephen R Schultz	This building permit application is to add 12 additional solar (PV) panels to the existing PV system installed in 2017. it is roof mounted with a 6.5 foot pipe frame extension.

Total Records: 10

10/8/2024

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