



PLANNING COMMISSION WORK SESSION
117 South Main Street, Monticello, Utah 84535. Commission Chambers
May 09, 2024 at 3:00 PM

AGENDA

This is a Planning Commission Administration Meeting and will be broadcasted on the San Juan County Youtube Channel. There will not be a virtual component to this meeting.

Welcome / Roll Call

GENERAL BUSINESS

1. Review of Zoning Summary, Use Tables and Maps
2. Overview of Zoning Ordinance Table of Contents

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)	Agricultural (AG)	Highway Commercial (HC)	Community Commercial (CC)	MultiUse (MU)	Industrial (I)	Recreational Support (RS)	Rural Recreational Protection District (RRPD)
Accessory building(s) (Use of an accessory building for human occupancy is prohibited)	P	P		P	P	P		P
Accessory Dwelling unit	P	P	C	-	P	-		C
Agricultural Industry or Business	-	C	-	-	-	C		-
Agriculture	P (see Chapter 9 section 5)	P Type I, Type II Animal Density	-	-	P Type I, Type II Animal Density	C		P Type I, Type II Animal Density
Agriculture of type 3 animal density. At least 26,400 feet from any Residential Zone, any culinary water shed, culinary water source, culinary groundwater aquifer recharge, or any other water source protected under the Utah Safe Drinking Water Act, or 10,500 feet from a highway, whichever is greater.	-	C	-	-	-	-		-
Airport/Airstrip	-	C	-	-	C	-		C
Apiary	-	P	-	-	P	P		P
Apparel Manufacturing	-	-	-	-	-	P		-
Auto accessories, farm machinery and equipment sales	-	-	C	C	P	-		-
Automobile service stations including minor and major auto repair work provided it does not constitute a junk or salvage yard.	-	-	C	C	P	-		-
Aviary	-	P	-	-	P	-		-
Bakery products manufacturing	-	-	-	-	-	P		-
Bakery/Confectionary/Deli	-	-	C	P	P	-		-
Banks and other financial institutions including savings, loan, and finance/mortgage institutions	-	-	C	P	P	-		-
Barber shops, beauty shops and other personal grooming or cosmetic services.	-	-	C	P	P	-		-
Beverage manufacturing	-	-	-	-	-	P		-
Big box retail	-	-	C	-	P	-		-
Bike Shops	-	-	C	P	P	-		-
Bowling Alley	-	-	C	P	P	-		-
Building materials and hardware stores	-	-	C	P	P	-		-
Buildings to support public utilities	C	p	C	P	P	P		C
Bus Terminals	-	-	C	-	P	-		-
Camping	-	P	-	-	P	-		P
Commercial canning and preserving of fruits and vegetables	-	-	-	-	-	P		-
Childcare center (as distinguished from home occupation childcare)	C	-	-	P	P	-		-
Church, Temple, or similar place of worship	P	-	-	P	P	-		-
Clinic, Medical and Dental	C	-	-	P	P	-		-
Concrete, gypsum and plaster productions	-	-	-	-	-	C		-
Confectionary manufacturing and related products	-	-	-	-	-	P		-
Contractor/construction services	-	-	-	-	P	P		-
Critical Infrastructure/Gravel Pits	-	C	-	-	C	C		-
Cut stone and stone products manufacture	-	-	-	-	-	C		-
Dairy products manufacturing	-	C	-	-	-	C		-
Daycare centers, nursing or convalescent homes, and health care facilities	-	-	C	P	P	-		-
Drugs, chemicals and related products manufacture	-	-	-	-	-	C		-
Dwelling, Multiple-family (if exceeds density standards, must comply with Chapter 7A Section 8 exceptions as part of the conditional use permitting process).	C	-	C	C	-	-		-
Dwelling, Single-Family	P	P	C	P	P	-		P
Dwelling, Two-Family	P	C	C	P	P	-		-
Electric Vehicle Charging Stations	-	P	C	C	P	P		-
Electrical goods Manufacturing	-	-	-	-	-	P		-
Enclosed Storage	-	-	C	-	P	-		-
Evaporation Ponds (not associated with a Type 3 Animal Density operation)	-	C	-	-	P	-		-
Fabricated metal products	-	-	-	-	-	P		-
Fabricated textile products manufacturing	-	-	-	-	-	P		-
Farm Equipment and sales	-	-	C	C	-	P		-
Farms devoted to raising and marketing of chickens, turkeys, or other fowl or poultry, fish or frogs, including wholesale and retail sales.	-	P	-	-	P	-		-

Addendum D

Item 1.

	Residential (R)	Agricultural (AG)	Highway Commercial (HC)	Community Commercial (CC)	MultiUse (MU)	Industrial (I)	Recreational Support (RS)	Rural Recreational Protection District (RRPD)
Fast Food Restaurant	-	-	C	P	P	-		-
Flex Office and Warehousing	-	-	C	C	P	P		-
Food preparations and kindred products manufacture	-	-	-	-	-	C		-
Forest industry such as a saw mill, wood products plant, or others.	-	P	-	-	P	-		-
Funeral Home/Mortuary			C	C	P			
Fur goods manufacture	-	-	-	-	-	C		-
General Manufacturing not involving noxious odors or caustic chemicals						P		
General Manufacturing of all other types						C		
General Retail	-	-	C	P	-	-		-
Glass and glassware manufacturing	-	-	-	-	-	P		-
Golf Courses	C	P	C	-	P	-		-
Government Facilities	-	-	C	P	P	-		-
Grain mill products manufacturing	-	-	-	-	-	P		-
Groceries/Supermarkets	-	-	C	P	P	-		-
Gyms	-	-	C	P	P	-		-
Hardware manufacturing	-	-	-	-	-	P		-
Hay, grains and feeds for poultry and livestock, including bulk fertilizers	-	P	C	-	-	P		-
Heating and plumbing equipment manufacture	-	-	-	-	-	P		-
Home Occupations	P	P	C	P	P	-		P
Hospitals	-	-	C	-	P	-		-
Household pets	P	P	C	P	P	-		-
Junk or salvage yard	-	-	-	-	-	C		-
Kennels	-	P	-	-	P	-		-
Laundering, dry cleaning and dyeing	-	-	C	-	-	P		-
Leather and leather products manufacture	-	-	-	-	-	C		-
Lumber and wood products	-	-	C	-	P	P		-
Meat products manufacturing	-	-	-	-	-	C		-
Mining	-	C	-	-	C	P		-
Mining processing	-	-	-	-	-	C		-
Mobile home sales	-	-	C	-	P	-		-
Motor vehicle and automotive equipment sales manufacturing	-	-	-	-	-	C		-
Movie Theater	-	-	C	P	P	-		-
New and used automobile sales and rentals	-	-	C	-	P	-		-
New and Used Boat and other Marine or sport equipment Sales and Service	-	-	C	-	P	-		-
Nursery or greenhouses, wholesale or retail, fruit/vegetable stands, farmer's markets.	-	P	C	C	P	-		-
Office Space	-	-	C	P	P	P		-
Paper and related products manufacture	-	-	-	-	-	P		-
Pet Stores	-	-	C	P	-	-		-
Power Generation	-	C	-	-	C	C		-
Printing and publishing	-	-	C	P	P	P		-
Private Educational Facility	C	-	-	-	P	-		-
Private non-profit institutions	C	-	-	-	P	-		-
Private Parks	C	P	-	C	P	-		P
Private Recreational camp/resort	-	C	-	-	P	-		-
Private Stables or Horse Barns	-	P	-	-	P	-		-
Professional, scientific, and controlling instruments manufacturing	-	-	-	-	-	P		-
Public Educational Facility	P	-	C	P	P	-		-
Public Park/Open Space	P	P	C	P	P	P		P
Public Stables, riding academy, commercial horse stalls, and similar facilities	-	C	-	-	P	-		-
Public Uses or Quasi Public uses such as: Private Schools, churches, dams/reservoirs as permitted by Division of Water Rights, radio/cell phone/television towers or stations, cemetery, public utility storage facilities.	-	C	-	-	C	-		C
Publicly owned transfer station	-	-	-	-	P	P		-

	Residential (R)	Agricultural (AG)	Highway Commercial (HC)	Community Commercial (CC)	MultiUse (MU)	Industrial (I)	Recreational Support (RS)	Rural Recreational Protection District (RRPD)
Renewable energy –Solar, Wind farms, Geothermal	-	C	-	-	C	C		-
Residential units above the first floor of primary uses (owner occupied or long-term rental, or short-term rental)	-	P	C	P	P	-		-
Restaurants	-	-	C	P	P	-		-
Retail fuel sales and associated convenience stores	-	-	C	-	P	-		-
Rubber manufacturing	-	-	-	-	-	C		-
RV Parks	-	-	C	-	C	-		-
Sexually oriented businesses	-	-	-	-	-	P		-
Short Term Rentals	-	P	C	-	P	-		C
Signs	P (compliance with Chapter 17 required)	P (compliance with Chapter 17 required)	P (compliance with Chapter 17 required)	P (compliance with Chapter 17 required)	P (compliance with Chapter 17 required)	P (compliance with Chapter 17 required)		P (compliance with Chapter 17 required)
Stock Pond (the outer perimeter of the berm must be at least 100 yards from any adjoining property line).	-	P	-	-	P	-		-
Storage Yard	-	C	C	-	C	C		
Telecommunication manufacturing	-	-	-	-	-	P		-
Temporary buildings for uses incidental to construction work, including living quarters of guards or night-watch, such buildings must be removed upon completion of the construction work.	-	P	C	C	P	P		-
Temporary use of an RV/Trailer connected to approved water, power, and sewer during construction of a permanent dwelling no longer than 364 days.	C	C	C	-	C	-		-
Textile Mill	-	-	-	-	-	C		-
Use of an RV for human occupation so long as it is less than 28 days in a calendar year. Any human occupation of an RV more than 28 days outside of an RV park is prohibited.	P	P	-	-	P	-		-
Vested critical infrastructure materials operations as defined in Utah Code 17-27a-1001 et seq.	-	-	-	-	P	P		-
Water Storage	P	P	P	P	P	P		P
Wholesale retail products	-	-	C	C	P	P		-

Permitted Use "P"
Conditional Use "C"
Not Permitted "-"
Any use not listed is not allowed

Zone Summaries:

-  2024_SJC_SV-SITLA-Sp
-  2024_SJC_Industrial
-  2024_SJC_Multiple_Use
-  2024_SJC_Highway_Cor
-  2024_SJC_Community_I
-  2024_SJC_RecSuppUse
-  2024_SJC_Residential
-  2024_SJC_Agricultural
-  2024_SJC_Rural_RecreaE

 **Spanish Valley - SITLA Special Planned Area**

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

 **Residential (R)**

An Ordinance creating the Residential Zone (R) of the San Juan County Land Use Ordinance for the purpose of managing growth and development in the non-federal unincorporated areas of San Juan County for residential non-commercial uses.

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.

 **Agricultural (AG)**

An Ordinance creating the Agricultural Zone of the San Juan County Land Use Ordinance for the purpose of managing growth and development in non-federal unincorporated areas of San Juan County for agricultural uses.

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.

 **Highway Commercial (HC)**

An ordinance creating the Highway Commercial (HC) Zone (HC Zone) of the San Juan County Zoning Ordinance for the purpose of controlling development in the non-federal unincorporated areas within San Juan County.

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.

 **Community Commercial (CC)**

An ordinance creating the Community Commercial (CC) Zone (CC Zone) of the San Juan County Zoning Ordinance for the purpose of controlling development in the non-federal unincorporated areas within San Juan County.

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.

 **Multiple Use (MU)**

An Ordinance creating the Multiple Use Zone (MU) of the San Juan County Land Use Ordinance for the purpose of managing growth and development in non-federal unincorporated areas of San Juan County for multiple uses.

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.

Industrial (I)

The boundaries of the Industrial Zone (I) in the non-federal unincorporated areas of San Juan County for industrial purposes are designated by the Current Zoning Map as amended by the San Juan County Commission and is incorporated by reference. The current boundaries of the I zone appear in the Current Zoning Map attached as Addendum A, as revised by subsequent amendments to this Ordinance.

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







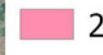
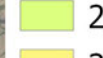
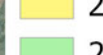
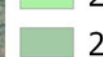



- A. Facilitate the provision of goods, services and manufacturing in areas that are most appropriate, or in previously designated industrial areas, which will be least likely to conflict with residential or commercial core uses;
- B. Keep services that are convenient for industrial business customers 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.

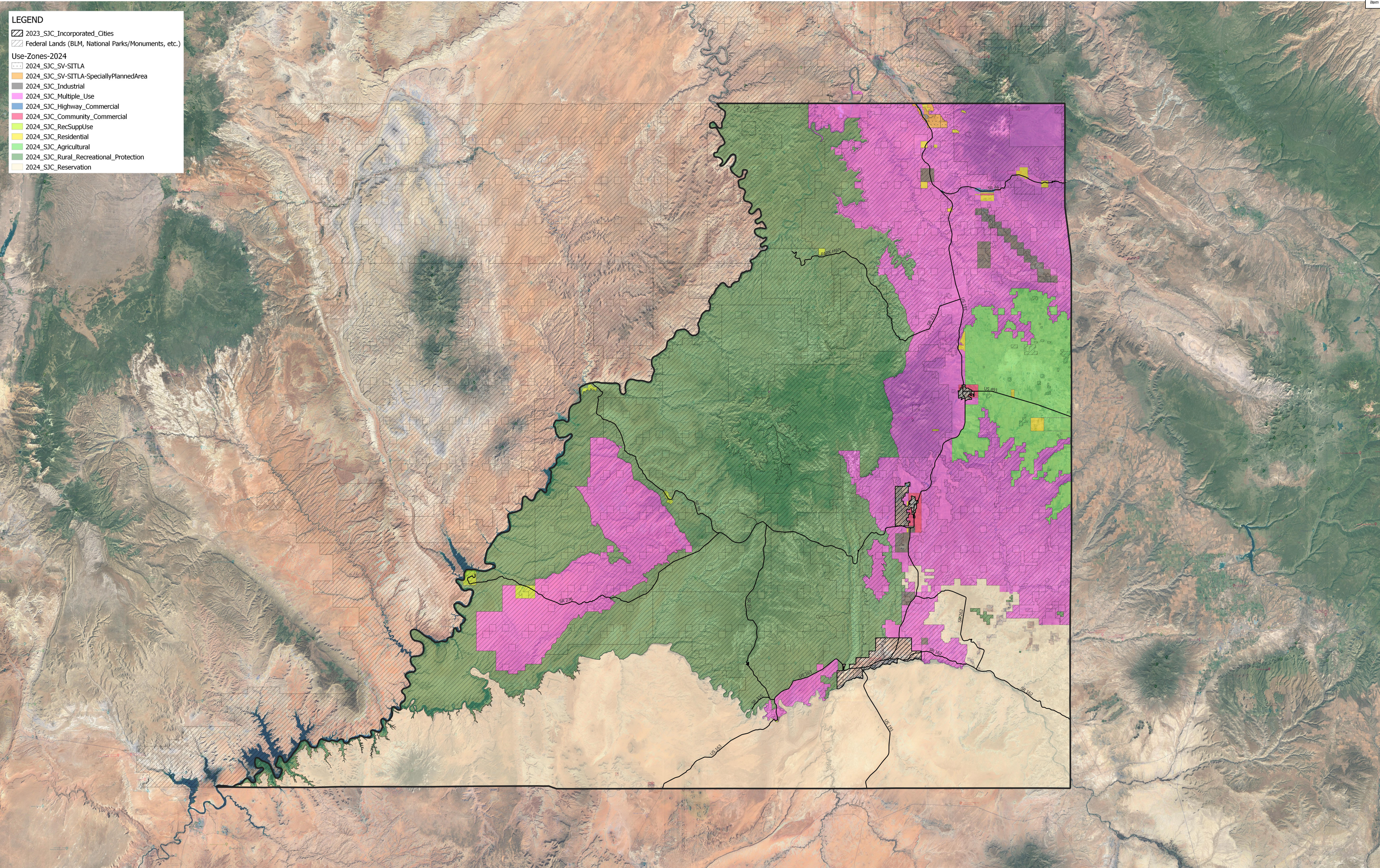
Recreational Support (RS)

An Ordinance creating the Recreational Support Zone (RS) of the San Juan County Land Use Ordinance for the purpose of managing growth and development in the non-federal unincorporated areas of San Juan County for residential non-commercial uses.







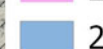
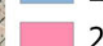

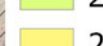
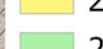
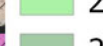
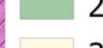
The RS Zone is a zone wherein recreational support uses are allowed in areas near national and state park, national recreation areas, major water ways, boat landings, . Any tangential use or accessory building in the zone is scrutinized against the zone’s primary purpose to support recreational use areas 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.

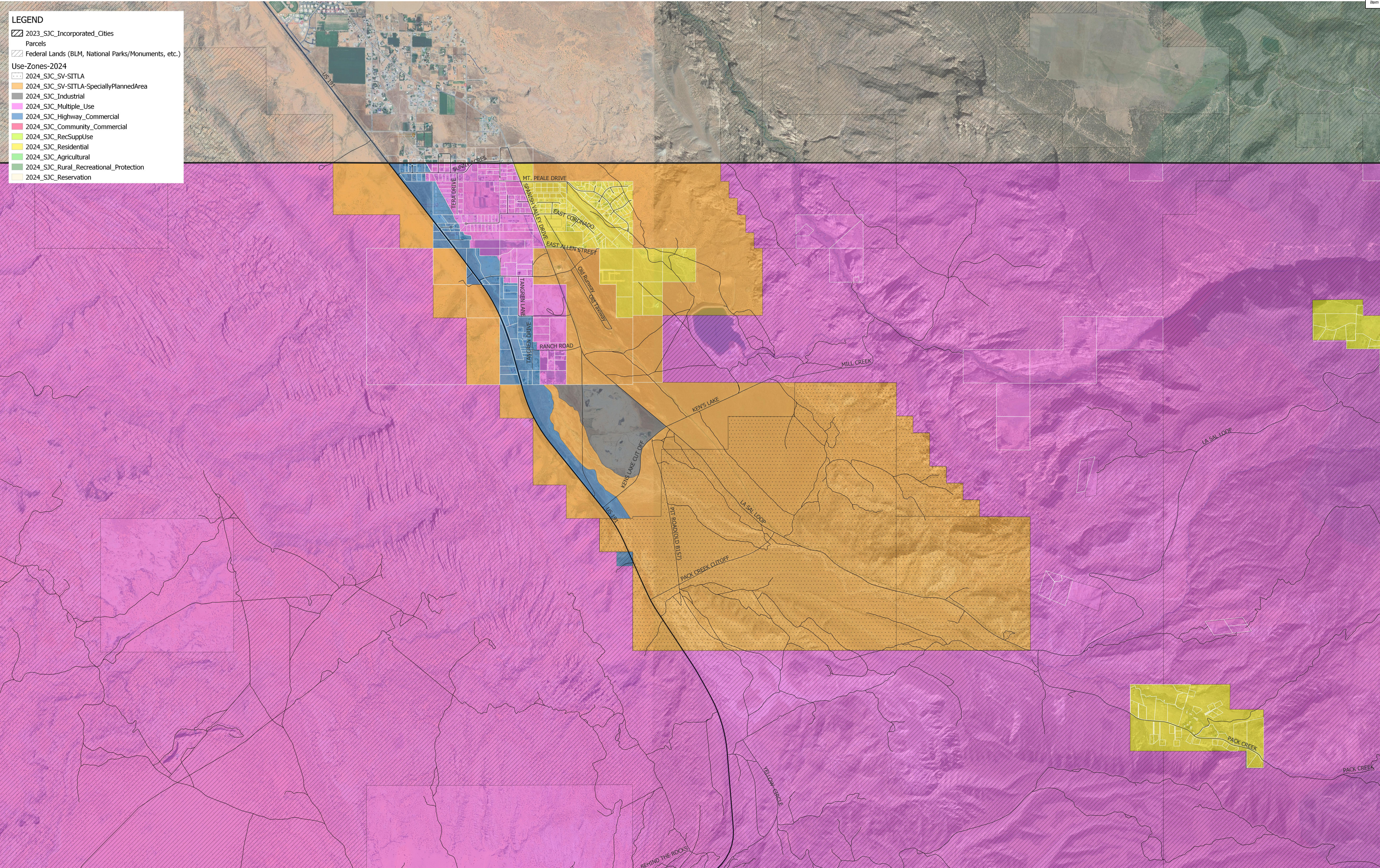
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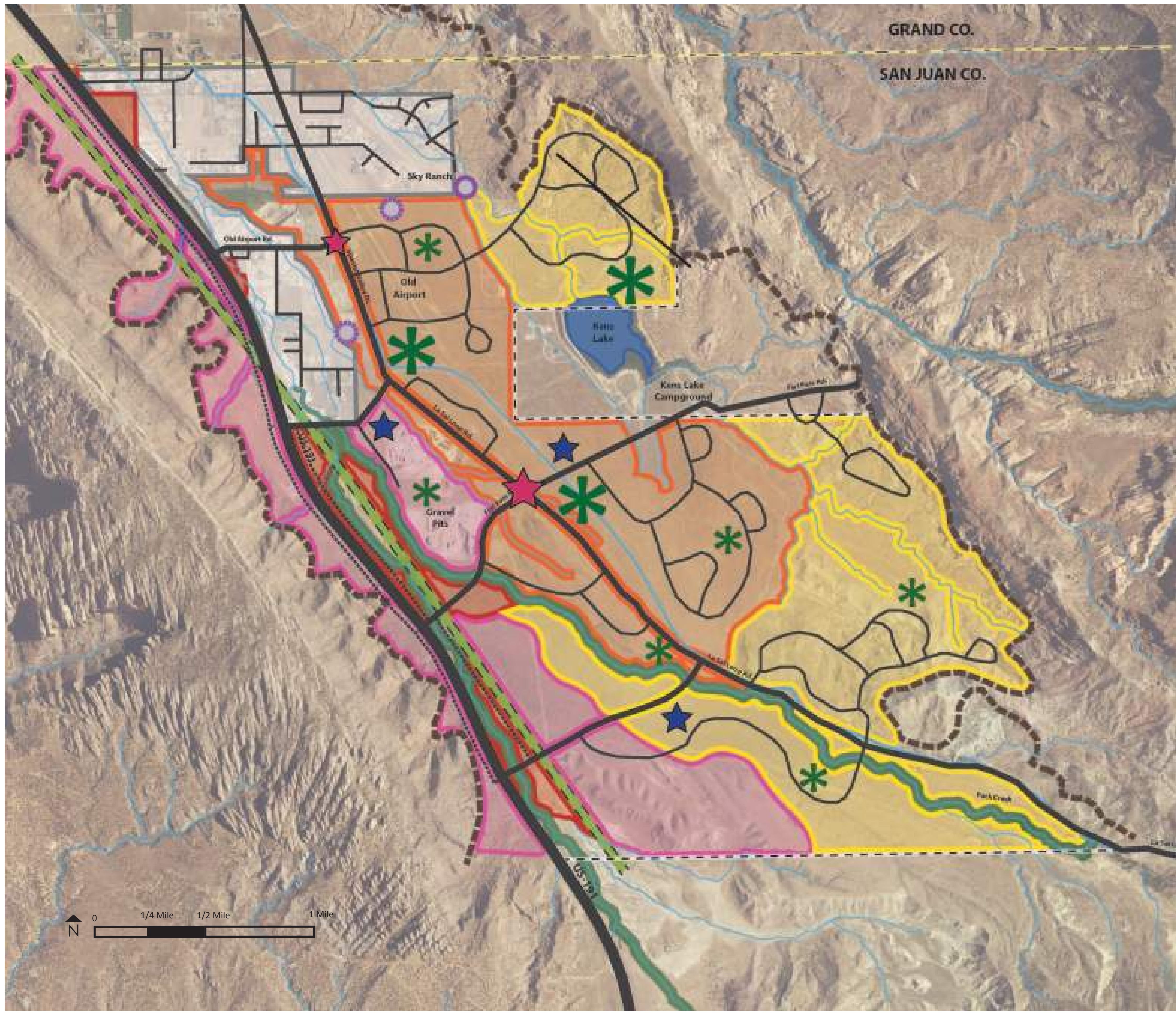
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-  2024_SJC_Multiple_Use
-  2024_SJC_Highway_Commercial
-  2024_SJC_Community_Commercial
-  2024_SJC_RecSuppUse
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-  2024_SJC_Reservation



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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.

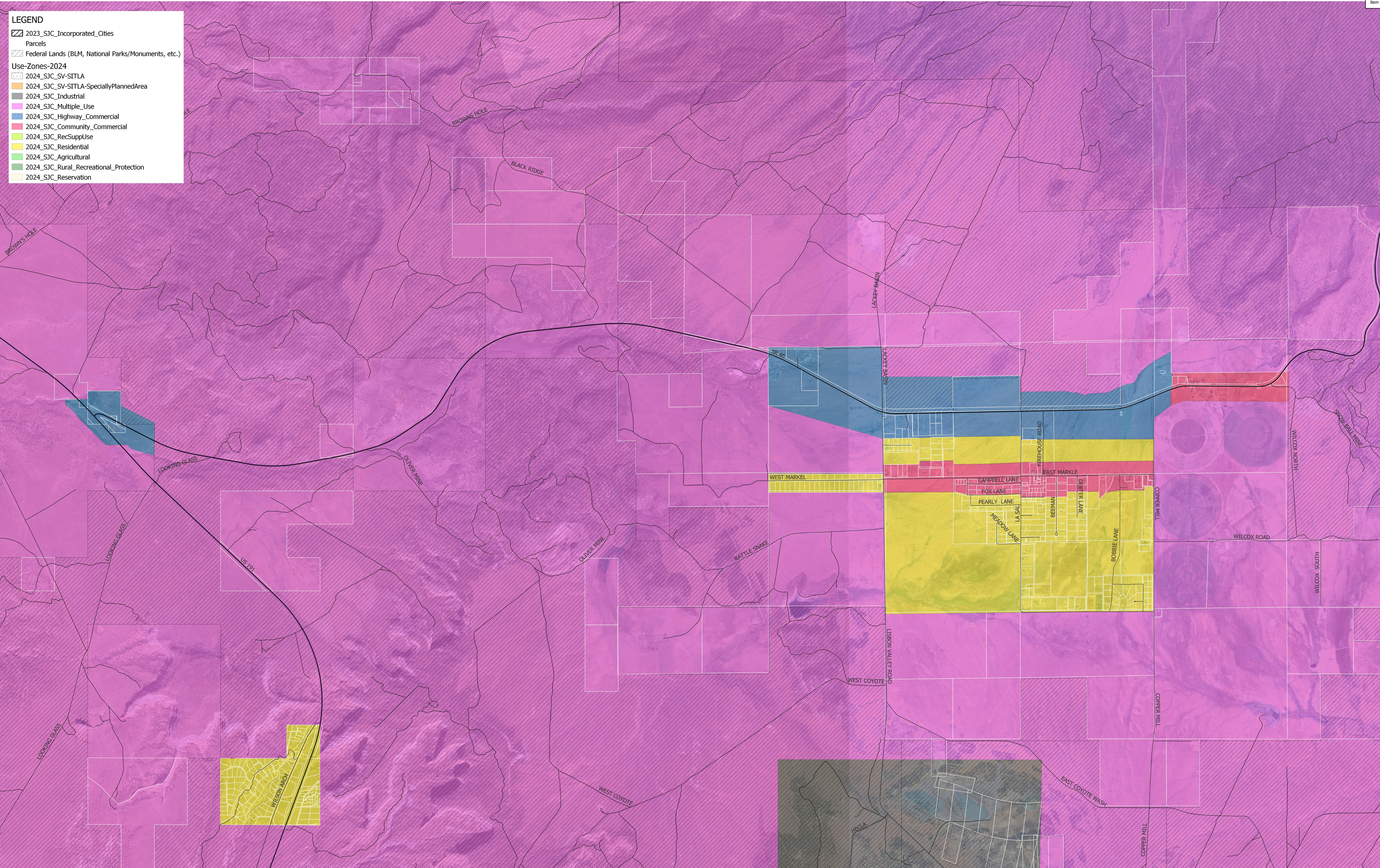
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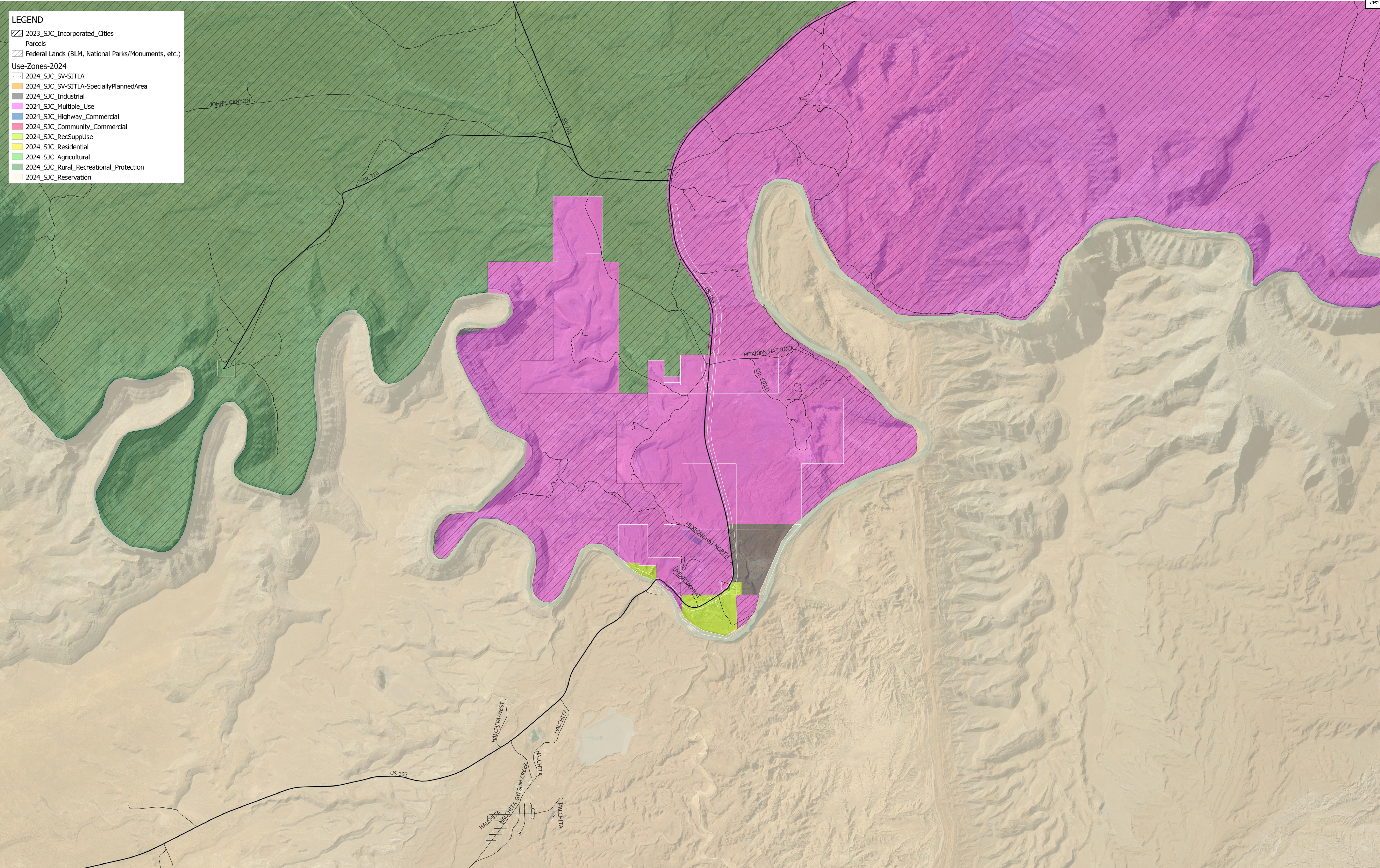
- BLM/SITLA Property Boundary
- Steep Cliffs Delineating Valley
- Lakes/Reservoirs
- Major Drainage
- Minor Drainage
- US-191
- Primary Road
- Secondary Road
- Frontage Road
- Power Corridors
- New Culinary Water Well
- Future Culinary Water Well (known)
- ★ Regional Park
- ★ Community Park
- ★ Schools
- ★ 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)



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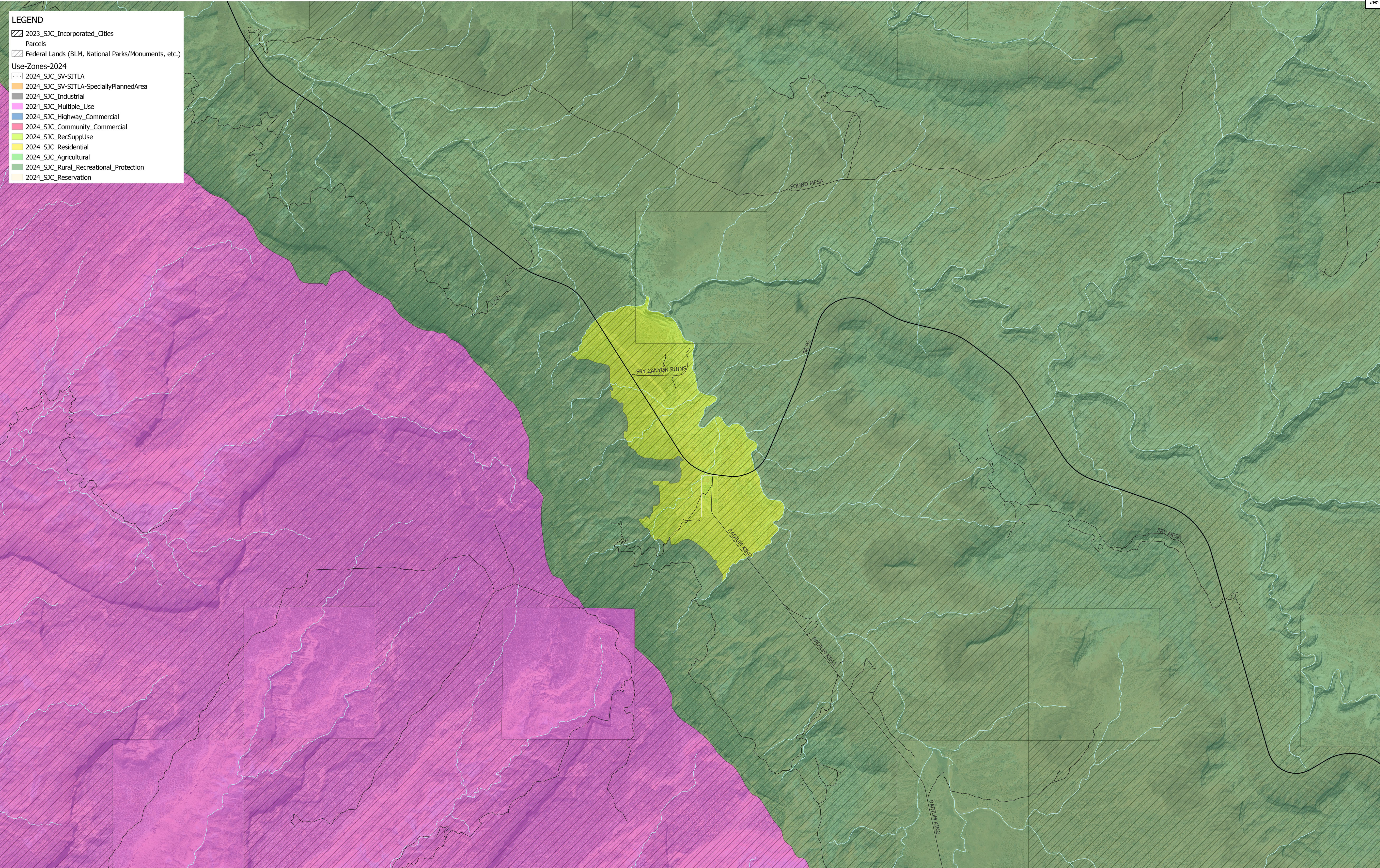




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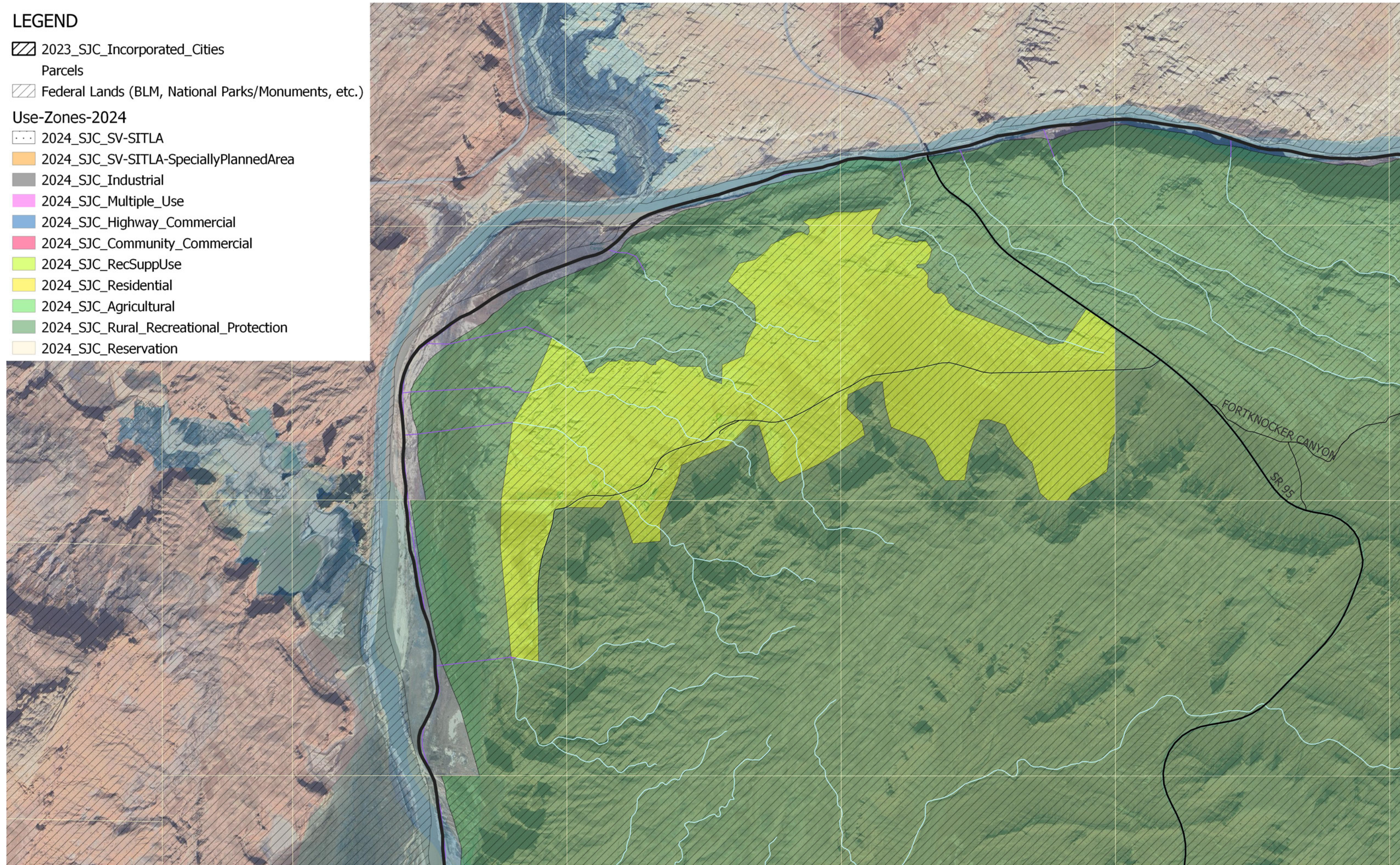


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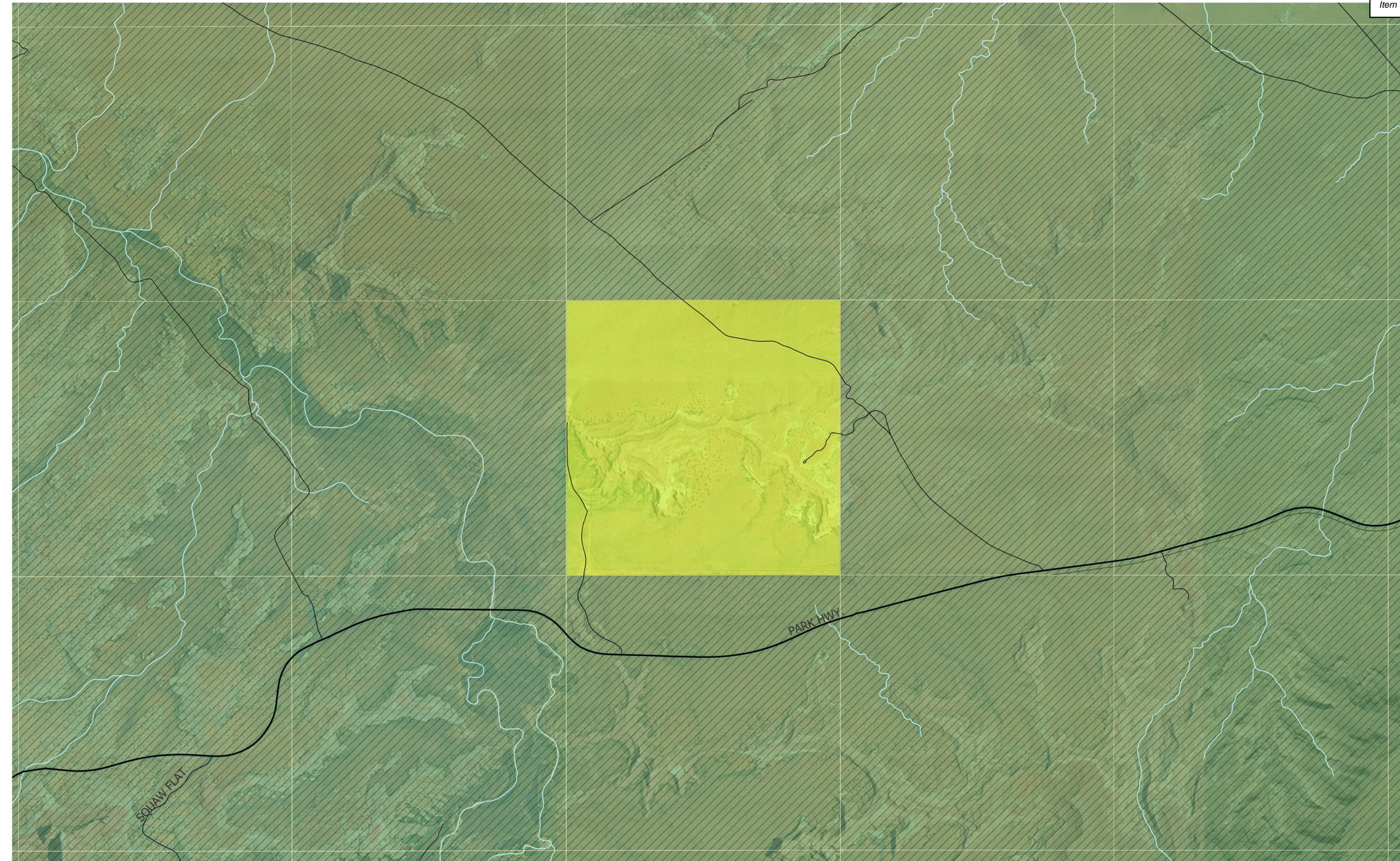
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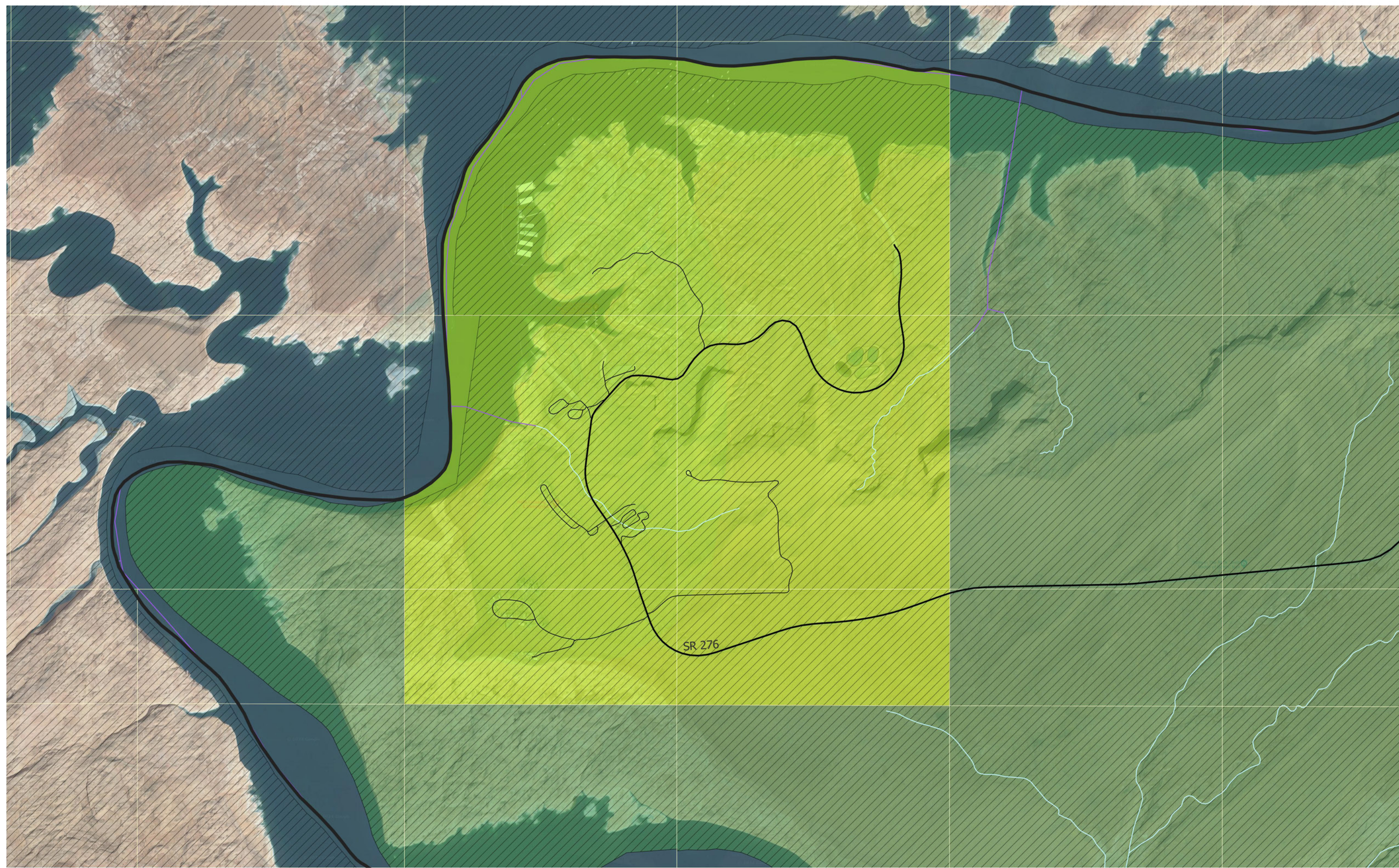
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 - 2024_SJC_Highway_Commercial
 - 2024_SJC_Community_Commercial
 - 2024_SJC_RecSuppUse
 - 2024_SJC_Residential
 - 2024_SJC_Agricultural
 - 2024_SJC_Rural_Recreational_Protection
 - 2024_SJC_Reservation



HITE CROSSING



NEEDLES OUTPOST, ENTRANCE TO CANYONLANDS NATIONAL PARK



HALL'S CROSSING



CAL BLACK MEMORIAL AIRPORT

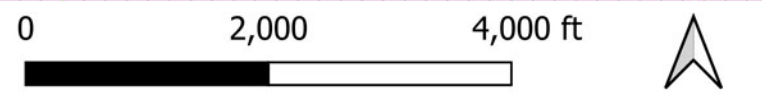


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