



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
April 11, 2024 at 6:00 PM

AGENDA

Google Meet joining info Video call link: <https://meet.google.com/ust-hood-zzu> Or dial: (US) +1 661-552-0879 PIN: 960 575 714#

GENERAL BUSINESS

Welcome / Roll Call

Pledge of Allegiance

Conflict of Interest Disclosures

Approval of Minutes

1. Approval of Meeting Minutes from March 14, 2024 Planning Commission

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

ADMINISTRATIVE ITEMS

2. Approved Appointment of Planning Commissioners, Kristen Bushnell
3. Suggested Changes to Current Planning Commission By Laws, Kristen Bushnell
4. Annual Open Meetings Act Training
5. New Ordinance and Zoning Maps Work Session, Kristen Bushnell

LEGISLATIVE ITEMS

6. Consideration and Approval of a Sign Permit Allowing for an Electronic Message Display at 1478 East Highway 162 for UNHS in Montezuma Creek, Gloriemae Quintana
7. Consideration and Approval of a Conditional Use Permit Allowing for a RV Park at 180 Tera Drive, Moab, Sharell Carlson

BUILDING PERMIT(S) REVIEW

8. April 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
 March 14, 2024 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Planning Commission Chair Trent Schafer called the meeting to order at 6:33 pm. Delay in starting due to technical difficulties.

PRESENT:

Chairman Trent Schafer
 Vice-Chairman Lloyd Wilson
 Commissioner Cody Nielson
 Commissioner William John Johnston
 Commissioner Shea Walker
 Commissioner Melissa Rigg
 Commissioner Ann Austin
 County Administrator Mack McDonald
 Planning & Zoning Administrator Kristen Bushnell
 County Chief Deputy Attorney Mitch Maughan
 Deputy Attorney Jens Nielson
 Board of County Commissioner Silvia Stubbs

Pledge of Allegiance

The Planning Commission conducted the Pledge of Allegiance.

Approval of Minutes

1. Minutes for Meeting on February 8, 2024

Time stamp 0:02:00 (audio)

Chairman Schafer found grammatical errors in the Love's Truck Stop Transcript on page #57, line 3, to change "economics" to "commission" and on page #58, line 3 to be corrected to read "several comments through email".

Commissioner Rigg wanted to ensure that her first motion to approve the application of the Love's Truck Stop being complete was included in the transcript.

Motion made by Commissioner Rigg to approve the meeting minutes with corrections.
Seconded by Commissioner Johnston.

Voting Yea: All in favor.

Motion carries.

PUBLIC COMMENT

Public Comment was offered for anything not on the agenda. Public Comment will be allowed for individual Administrative and Legislative Items.

Commissioner Wilson had a public comment on Chapter 10 - Overnight Accommodations Overlays. He highlighted that we have existing nightly rentals that would like to obtain “conforming” status but there is nothing in our ordinance to transition these existing property uses. Administrator Bushnell responded that this is a large part of the efforts in the new ordinance and zone map considerations. Rouge properties are a huge issue in our county and the clear prohibition of overnight rentals is in effect. Commissioner Wilson stated that there is a large concern from the public of people who have bought investment properties, which are now “non-conforming”, and therefore cannot be extended upon the existing uses. While this issue has existed for several years, Administrator Bushnell assured that the clarity of the new ordinance is only a few months out at this point. After the new adoption we can focus our efforts on those properties that were out of compliance and continue to be out of compliance.

Commissioner Nielson asked about the zoning maps and asked about when the Planning Commissioners would be able to review them. Administrator Bushnell will set up a work session for the Planning Commissioners to review the Draft Ordinances and Zone Maps.

ADMINISTRATIVE ITEMS

2. Review of Current Planning Commission Bylaws, Kristen Bushnell, Planning Administrator

Time stamp 0:24:40 (audio)

Administrator Bushnell returned to the Bylaws from our previous meeting. A letter of interest and interview has been conducted for the La Sal position. An interview will be set up with Planning Commissioner William Johnston and then the Board of County Commissioners will appoint a new member for the new 4-year term.

Administrator McDonald spoke to the process of changing any of the Bylaws. There may be items that we want to open up, such as the preference given to Planning Commissioners having construction, architecture, planning experience, etc. There are other items such as the required 4-hours of annual training that we cannot adjust. Any changes are recommended to the Board of County Commissioners.

Commissioner Austin asked about the Bylaws as “advisory guidelines” and does that take the power of the law out of these policies and procedures. Administrator McDonald stated that the Bylaws set a procedure for both staff and Planning Commissioners to abide by. Planning Commissioner Walker noted that later in the document there is a lot of legal language.

Attorney Jens Nielson summarized that the Bylaws give a clear framework for operations but ultimately, they could be suspended, and we would operate directly from State Code.

Chairman Schafer asked for this item to be placed on the next meeting agenda so that all Planning Commission members may have time to review and redline the document.

Commissioner Austin had a few suggestions ready. She asked about the agenda timeline having 3 days prior to the meeting being adequate time. Administrator McDonald explained that State law requires us to post within 24 hours of the meeting time. We would like to give Planning Commissioners at least 3 days in the future to give time to acknowledge staff reports and content. Commissioner Walker noted that the Bylaws currently state that Planning Commission Packets will go out the Friday prior to the meeting week. This would mean that staff need to hold the deadline to that Friday morning to full and complete applications and payments.

The fee schedule has also been updated to be comparative with our neighboring counties.

Commissioner Austin asked for time at the beginning of each meeting to call for any “Conflicts of Interest” to be disclosed prior to meeting discussions, similar to the Board of County Commissioners. Administrator McDonald suggested that we include this just after the Pledge of Allegiance so that there is more transparency with the public. If conflicts of interests arise that does not mean that you cannot vote. This needs to be updated to match State Law. Chairman Schafer mentioned that it seemed appropriate not to vote if there is a monetary stake. Administrator McDonald clarified that we could have stricter standards than the State Codes if we would like.

Commissioner Austin asked for clarification on travel expenses. Administrator McDonald clarified that travel per diem would only pertain to those going somewhere for training, etc.

Commissioner Riggs asked for clarification on the discussions between commission members in private prior to the Planning Commission openly, and publicly, hearing and discussing items during Planning Commission meetings. Administrator McDonald clarified that this is governed by the Open Meetings Act. We have to be cautious of having a quorum and discussing sway of votes in private conversations while ensuring the ability of commissioners to discuss between one another for historical context and information. Commissioner Nielson asked to relook at the wording of this section to clarify what is permissible. There needs to be clarification on the term “Public Hearing”. County Commissioner Stubbs highlighted that this is also part of the ethics of being in a public position where community members are going to want to discuss topics with us but that we need to maintain impartiality until after a decision has been made at a public meeting. Attorney Nielson further agreed that this is to give respect and due diligence to the process of the Planning Commission. Commissioner Rigg suggested that we make this paragraph into two separate sections to clarify the boundaries permitted in communications between staff and commissioners.

3. Annual Open Meetings Act Training, Jens Nielson, San Juan Deputy Attorney

Time stamp 1:08:40 (audio)

Due to the delay of beginning the meeting tonight and the technical difficulties with our monitors we will move this agenda item to our next meeting in April.

LEGISLATIVE ITEMS

4. 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 1:09:30 (audio)

Administrator Bushnell gave an overview of the Conditional Use Application for a HipCamp consisting of sixteen (16) primitive camping sites, four (4) bathrooms and two (2) parking areas. Existing roads and fire rings would be utilized. The property is currently under the Agriculture (A-1) Zone.

The Planning Commissioners discussed the conditions of this permit to include:

- Must coordinate with the Division of Drinking Water to avoid a public water system or the creation of a Public Water System and pass that off through the County Administrator
- 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. Including having an engineer design the appropriate septic systems for the uses.
- Must comply with San Juan County business license requirements.

Bryan Torgenson, SITLA representative, had public comment on the establishment of this new HipCamp adjacent to the Under Canvas Development. He has concerns for the legitimacy of the operations that are already happening at this site, hosts on the site, emergency, restroom operations, occupancy and parking regulations per site, power supplies, structures permanency, trash logistics, gas line easements, signage, and water supply. He is concerned for the harmonious relationship with Under Canvas and maintaining a level of proper permitting and business licensing.

Commissioner Nielson commented on the policing of having such strict guidelines and the specificity of defining when, how often, who and how to ensure trash removal, toilet pumping, etc. He would like to see another establishment have the ability to also use their property, despite the breadth of the level of development. He also clarified that the county is receiving the appropriate taxes for these types of overnight rentals.

Commissioner Walker asked questions to the applicant regarding some of the logistics of directions getting to the camp and the rules that they ask the public to follow on primitive camping. Alba was able to clarify that this camp was created last year, and they have decided to really develop this idea and try to get things established and conforming this season. He explained that tent sites, fire rings, some tables, port-a-potties, non-potable water supply for fire protection, host availability, and parking areas are provided for guests.

Signage and fencing is a critical element to separating the two establishments in such close proximity. SITLA would be willing to work with the applicant to ensure that visitors are getting to the correct locations with appropriate signage.

Commissioner Wilson informed the applicant that if transitioning this parcel into a commercial use that the greenbelt exemption would be dissolved and that the landowner would then have to pay rollback taxes on the property. The process of Greenbelt designations was discussed and more information will have to be gathered by the applicant of the estimates of taxes that would be due if rollback was applied.

Commission Walker asked for clarification on the conditional uses of maintaining building permits, etc. Administrator Bushnell clarified that those conditions would apply if this establishment wanted to expand in the future. Such conditions as fire suppression do not necessarily need to be specifically clarified at this point in time but that this general statement means that staff will continue to work with the applicant to find solutions to what those specific guidelines would be with fire/emergency services, health department, and others ensuring the safety and welfare of the public.

Commissioner Rigg asked about the possibility of putting this decision on hold and the ramifications of that to the applicant if we wait. Administrator Bushnell clarified that there are many businesses in this position and that they are “not compliant” and therefore may not operate until getting an approved Conditional Use Permit and business license. She further clarified for Commissioner Nielson that even if a business is not compliant and may also not have a business permit, that as a part of the HipCamp umbrella they are still paying taxes.

Attorney Nielson commented for the commission to consider the full spectrum of this type of operation. He suggested not to get hung up on the specific logistics of the operations, as those will be worked through staff as we move forward. The greenbelt consequences may be substantial enough to turn away from this project. Administrator McDonald suggested the applicant table this decision due to the Greenbelt rollback.

Motion made by Commissioner Nielson to table the application until more information was gathered by the applicant. Seconded by Commissioner Rigg.

Voting Yea: All in favor.

Motion carries.

5. Consideration and Approval of a Temporary Conditional Use Application for a RV Trailer extension during home build to be Located at 304 Bobbie Lane in La Sal, Victor Najera

Time stamp 2:01:30 (audio)

Administrator Bushnell gave an overview of the Temporary Conditional Use Application for a RV trailer to be on site during a home build in La Sal. The applicant plans to have water, septic and power within two (2) months. Once construction is completed the temporary set up will be disassembled.

The Planning Commissioners discussed the conditions of this permit to include:

- 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.

Motion made by Commissioner Rigg to approve the Temporary Conditional Use Permit with the conditions listed above. Seconded by Commissioner Nielson.

Voting Yea: All in favor.

Motion carries.

6. Review of Tomco Preliminary Plat Subdivision, Ben Tomco

Time stamp 2:07:00 (audio)

Administrator Bushnell gave an overview of the Preliminary Plat of the Tomco Subdivision.

Tomco explained the existing structures and planned fencing. He explained that the current undertakings were between family members. The plat will continue to be worked through staff to obtain a final plat.

Language will need to be provided addressing the “Overnight Rental” language from the county attorneys.

Motion made by Commissioner Austin to recommend approval of the subdivision to the Board of County Commissioners. Seconded by Commissioner Wilson.

Voting Yea: All in favor.

Motion carries.

BUILDING PERMIT(S) REVIEW

6. March Building Permits

Time stamp 2:15:00 (audio)

ADJOURNMENT

Time stamp 2:20:00 (audio)

Commissioner Johnston explained his position to stay on the Planning Commission to see through a few items that he feels strongly about. Our next step would be to interview Commission Johnston and the Board of County Commissioners will make a final appointment decision.

Motion to adjourn was made by Commissioner Rigg. Seconded by Commissioner Walker.

Voting Yea: All in favor.



STAFF REPORT

MEETING DATE: April 11, 2024

ITEM TITLE, PRESENTER: Approved Appointment of Planning Commissioners, Kristen Bushnell

RECOMMENDATION: Informational Item Only

SUMMARY

On April 2, 2024, the Board of County Commissioners approved the appointment of Cody Nielson, representing Blanding, and Thomas (TC) Garcia, representing La Sal, to the Planning Commission. Each member will serve a 4-year term.

**SAN JUAN COUNTY
ORDINANCE #2020 -03A**

**AN ORDINANCE AMENDING ORDINANCE #2020-03 AMENDING THE RULES,
PROCEDURES, AND BYLAWS FOR THE SAN JUAN COUNTY PLANNING
COMMISSION**

WHEREAS, the San Juan County Planning Commission is authorized by the Utah Code Annotated 17-27a-301 and 17-27a-302 and by San Juan County Zoning Ordinance (2011), Chapter 2.1. The Planning Commission exercises authority and assumes responsibilities delegated to it under these authorities; and

WHEREAS, the San Juan County Planning Commission, hereinafter referred to as “the Commission,” shall be governed by State statutes and County ordinances and policies including the following:

- a. State statues applying generally to public boards, members, and officials;
- b. State statutes governing the activities of County Planning Commissions;
- c. San Juan County Ordinances and Resolutions;
- d. San Juan County Land Use Code; and
- e. The bylaws of San Juan County Planning Commission as set forth herein. They are advisory guidelines only. Consequently, should the Commission waive, suspend, or otherwise deviate from these bylaws during the course of a meeting, such deviation shall not be grounds for invalidating a hearing held during such meeting or any decisions made at such meeting.

NOW, THEREFORE BE IT RESOLVED that San Juan County does hereby establish the following rules, procedures and bylaws for the San Juan County Planning Commission as follows:

**ARTICLE I
General Provisions**

- I.1. Familiarity with State Statutes, County Ordinance and Resolutions, and Rules Affecting the Commission. Upon taking office, all members of the Commission shall familiarize themselves with applicable statutes and rules, ordinances, and resolutions, and while in office, shall maintain such knowledge, including knowledge of amendments and additions, and shall be strictly governed thereby in the conduct of Commission affairs.

**ARTICLE II
Officers and Election**

- II.1. Officers. The Officers of the Commission shall be a Chairperson and Vice-chairperson.
- II.2. Election. The Chairperson and Vice-chairperson shall be elected at the first meeting of the year after the Board of County Commissioners appoints vacant seats. They shall serve for a term of one (1) year or until their successors are elected. Their term shall start the

meeting they are elected. If the office of the Chairperson or Vice-Chairperson becomes vacant, the Commission shall elect a successor from its membership who shall serve the unexpired term of the predecessor. Nominations shall be by oral motion. At the close of nominations, the Commission shall vote by voice vote upon the names nominated for the office. If requested by the Chair, written ballots may be used for voting purposes.

II.3. Chair. The Chairperson has the following duties:

- a. The Chairperson presides at all meetings of the Planning Commission maintaining order and decorum and ensures that the procedures prescribed in the San Juan County Land Use Code, Utah State Code, and policies stated herein are followed.
- b. The Chairperson may call special meetings at any time and in accordance with applicable state and County codes.
- c. The Chairperson may appoint up to three Commission members to serve on a committee as needed.

II.4. Vice-chair. The Vice-chair performs the duties of the Chairperson in the absence of the Chairperson, or duties as delegated by the Chairperson. In the event of temporary absence of the Chairperson and Vice-chairperson, the remaining members present shall elect an acting Chairperson for that meeting.

ARTICLE III

Members, Term of Office, Vacancies, Candidate Interest, Interviews, and Voting

III.1. Members. To guarantee balanced input from across the County in areas where the County has jurisdiction over land use decisions, and the impacts of those decisions on adjacent population areas, the Commission shall consist of seven (7) members who shall be appointed by the Board of County Commissioners from the following areas of the County: One (1) member from Blanding area; one (1) member from Monticello area; one (1) member from Bluff area; one (1) member from La Sal area; one (1) member from Spanish Valley area; one (1) member from a special service district within the County and one (1) member at-large. In addition to the seven (7) members, the Board of County Commissioners may appoint, one (1) non-voting, ex-officio staff member to serve as liaison between the Board of County Commissioners and the Commission and provide administrative support to the Commission. Board of County Commission members may not serve as regular members of the Commission.

III.2. Term of Office. The term of office for Commission members shall be staggered so that the terms of at least one (1) member and no more than three (3) members expire each year. As the term of each regular member expires, the vacancy thus created shall be filled by a majority vote of the Board of County Commissioners for a term of four (4) years, so as to maintain the succession of staggered terms of service.

- a. Terms of all Commissioners begin on January 1st and expire on December 31st of the 4th year following the year of appointment. If the Board of County Commissioners has not appointed a new member(s) to the Commission at the expiration of term, the current Commission member(s) will remain on the Planning Commission until replaced by appointment of the Board of County Commissioners.
 - b. Current Commissioners whose term has expired can submit their name for consideration to renew for an additional four (4) year term by notifying the Commission Chair and County Administrator.
- III.3. Vacancies. County staff shall notify the current Commission of those members whose terms will expire at the end of the calendar year. In cases where a vacancy is created during the middle of a board member's term (mid-term vacancy), County staff shall notify the Commission as soon as practically possible. County staff shall post a notice of Board vacancies, including mid-term vacancies, in a local newspaper of record.
- III.4. Candidate Interest. In early November of each year, the County Administrator shall cause notice of appointment(s) to be published in a newspaper of general circulation in San Juan County. The Planning and Zoning Department shall be responsible for the costs of such advertisement. Such notice shall state the nature and term of the appointment(s), the qualification for such appointment, request written statements of interest and qualifications, and establish a deadline for submittal of such statements, which time shall not be earlier than fifteen (15) days from the date of publication.
- III.5. Candidate Qualifications. Required Conditions: Commission candidates shall be a resident and registered voter of San Juan County. Preferred Qualifications: experience or knowledge in land-use, knowledge of County and local issues, a good listener, ability to communicate, and analytical reasoning. Trainings through the Utah State Property Ombudsman or other State approved trainings are encouraged and will be considered when determining qualifications. Preferred qualifications may be waived dependent upon a lack of preferred qualifications with those candidates applying for vacancies, and the need for balanced input as outlined in III.1 may necessitate.
- III.6. Candidate Interviews. Upon availability, a member of the County Board of Commissioners, a Planning Commission member who is not also a candidate, County Zoning Staff, County Attorney, and County Administrator may interview qualified candidates and provide a recommendation to the Board of County Commissioners. At the start of each interview, candidates will be given three to five minutes to briefly introduce themselves and to provide relevant information as to background and experience. During the interview process the committee are encouraged to ask questions which verify a candidate's land use knowledge, experience, eligibility, and availability to meet the requirements of service. The committee shall ask the same questions of each candidate. After responding to those questions, Interviewers may ask the applicant additional clarifying questions if necessary based on the responses the applicant has given.

III.7. Voting. The committee shall vote upon the names of candidates in alphabetical order. Each committee member shall be entitled to one vote for each vacancy. Committee members shall vote by voice or a raise of hands. If requested by the Chair, written ballots may be used for voting purposes.

- a. Staff will tally the number of votes cast for each candidate and read this information back to the committee. The committee, by motion will forward this recommendation, including any findings, to the Board of County Commissioners for consideration.

III.8. Recommendations to the Board of County Commissioners. Planning staff or the County Administrator as directed by the Chairperson, shall present the committee's recommendation, including any findings, to the Board of County Commissioners.

When presented with a recommendation(s) for election to the Commission, the County Commissioners may:

- a. accept or reject the recommendation(s) as presented in total or part
- b. instruct the County Administrator to continue the process for an additional 30 days to solicit additional candidates before making a decision.

ARTICLE IV Meetings and Organization

IV.1. Open Meetings and Notices. All regular meetings, special meetings, workshops, and field trips of the Commission are open to the public and will be noticed in accordance with the requirements of the Utah Open and Public Meetings Act.

IV.2. Regular Meetings. Regular Commission meetings shall be held the second Thursday of each month unless there are mitigating circumstances, such as a lack of a quorum, lack of items to be discussed, holidays or other circumstances.

IV.3. Annual Training. Commission members are required to attend or view by other means an annual Utah Open Meetings Training, as provided by San Juan County or an online equivalent training. Commissioners are encouraged to attend the Citizen Planner Workshop, as conducted by the Utah League of Cities and Towns or other entity.

IV.4. Special Meetings, Workshops, and Field Trips. Special meetings, workshops, and field trips for any purpose may be held at the call of the Chairperson or the Board of County Commissioners.

IV.5. Agendas. Agendas shall be set by staff under the direction of the Chairperson. Agendas for regular meetings shall be provided by staff to all members at least three (3) days prior to the meeting.

- IV.6. Proposed Agenda Items and Meeting Materials. The Planning and Zoning Department must have proposed agenda items and meeting materials by 12:00 pm the Friday before the Planning Commission meeting date unless extenuating circumstances exist.
- IV.8. Minutes. The recording of minutes of all Commission meetings shall be the responsibility of Planning Department staff. In the event staff is absent from any meeting, the Planning Department may send a designee.
- IV.9. Voting. Commission members shall make a good faith effort to become knowledgeable on matters before the Commission. A quorum of the Commission shall consist of four (4) members and the affirmative vote of at least four (4) members in attendance shall be necessary to pass any motion.
- IV.10. Motion. All decisions of the Commission shall be made in a public meeting by motion, made and seconded, and by voice vote. Any Commissioner may make or second a motion. If there is any ambiguity on any vote or if the nature of the application or petition warrants, the Chairperson may conduct a roll call vote. Motions should be supported by reason and include findings. The person making the motion is encouraged to state the reasons and finding(s) supporting the motion at the time the motion is made. Any conditions for approval must be stated in the motion. The motion may refer to the staff report for details of the conditions for approval if the person making the motion desires to do so.
- IV.11. Conduct During Public Meetings. During all meetings and hearings, persons providing testimony shall proceed without interruption except by members of the Commission at the discretion of the Chairperson. All comments, arguments, and pleadings shall be addressed to the Chairperson and there shall be no debate or argument between individuals in the audience. There shall be no debate or argument between individuals. The Chairperson shall maintain order and decorum, and, to that end may order removal of disorderly or disruptive persons. Any member of the Commission, counsel to the Commission, or the Commission staff, upon recognition by the Chairperson, may direct any questions to the applicant, witness, or any person speaking from the audience for the purpose of eliciting relevant facts. The Chairperson or Commission members may call for relevant facts from staff and make appropriate comments relevant to the matter.
- IV.12. Time Control. The Chairperson may control the time for debate on any issue. Care should be taken to insure fairness in the hearing process. Those speaking in support and opposed should have substantially equal time. The Chairperson may stop debate once he or she believes the issue has been adequately and fairly heard.
- IV.13. Citizen, Applicant, and Other Participation by Real-Time Telecommunication. Participation by Citizens, Applicants, and Others may be allowed by real-time telecommunication at the discretion of the Chairperson.
- IV.14. Quorum: Means the minimum number of persons required to act as a body. A quorum requires four (4) Commission members who must be present in person at the meeting.

However, absent Commissioners may participate fully by phone or other real time means and engage in debate, asking questions, making motions, voting on motions, and all other functions of the Commission.

- IV.15. Commissioner Participation by Real-Time Telecommunication. Commissioner participation by real time telecommunication shall allow them to participate in discussion and may vote on any matter.

ARTICLE V Ethical Considerations

The following ethical principles shall guide the actions of the Commission and its members.

- V.1. Serve the Public Interest. The primary obligation of the Commission and each member is to serve the public interest.
- V.2. Support Citizen Participation in Planning. The Commission shall ensure a forum for meaningful citizen participation and expression in the planning process, and assist in the clarification of community goals, objectives and policies.
- V.3. Conflict of Interest. Planning Commission members shall adhere to state law regarding conflicts of interest. A member with a conflict of interest shall be required to disclose such conflict prior to consideration of the matter by the Planning Commission. A member with a conflict of interest may not attempt to influence other members or appointed staff outside the meeting. A member with a conflict of interest shall be required to recuse herself or himself from participating in, commenting on, or voting on the matter in which such conflict exists.
- V.4. Ex Parte Communication / Ensure Full Disclosure at Public Meetings. Each case shall be decided on the basis of the evidence placed in the record in a public meeting. Ex parte information on any application received by a Commissioner, whether by mail, telephone, or other communication should be avoided. When such communication does occur it must be made part of the public record by the Commission member. The purpose of disclosing ex parte communication is to get all information on the record so it can then be addressed, confirmed or refuted, by evidence presented by the parties during a meeting.
- V.5. Maintain Public Impartiality. Commission members may seek information from other Commission members, the counsel to the Commission, staff serving the Commission, or the staff of other departments or agencies advising the Commission. Each member of the Commission has an ethical duty to avoid making public statements for or against the merits of any application before the Commission hearing is concluded and a decision or recommendation has been rendered.
- V.6. Faithful Attendance and Performance. Should circumstances arise where a Planning Commission member is unable to attend a scheduled meeting, the member shall be responsible for notifying the Chair or Building and Zoning Department staff as soon as

possible. Planning Commission members shall not miss more than three consecutive meetings. A Planning Commission member may not miss more than 25% of the meetings in a year. If circumstances prevent faithful attendance and performance of Planning Commission member duties, the member will be removed from the Planning Commission or the member should knowingly resign from the Planning Commission. Attendance through remote means may only be approved the Planning Commission Chair, and a commission member must attend more than 50% of the meetings in person absent extenuating circumstances.

- V.7. Open Meetings Act. Commission members shall be trained annually and abide by the Open Meetings Act as described in U.C.A Title 52, Chapter 4, Open and Public Meetings Act.

ARTICLE VI Resignations and Removal of Membership

- VI.1. Resignations. Any member of the Commission must submit a signed letter of resignation specifying the effective date on which the member's service will cease. The letter of resignation shall be submitted to the County Administrator.
- VI.2. Acceptance of Resignation. The Board of County Commissioners shall accept resignation upon receipt thereof.
- VI.3. Removal from Commission Planning. The Commission may request the resignation of a member for reasons of attendance and/or ethical considerations. The Board of County Commissioners may remove a Commission member for cause prior to the expiration of the appointed term.

ARTICLE VII Per Diem and Travel Expenses

- VII.1. Per Diem and Travel Expenses. Commission members are to receive a per diem and reimbursement for travel expenses for meetings actually attended at a rate established by the Board of County Commissioners.

ARTICLE VIII Adoption, Review, and Amendment of Bylaws


- VIII.1. Annual Review and Amendment. The bylaws will be reviewed by the Commission at the beginning of each calendar year. Amendments will be recommended to the Board of Commissioners for approval.
- VIII.2. Waiving or Suspending Rules. A rule of procedure may be suspended or waived at any meeting by unanimous vote of the Commission members present unless such a rule is set by state law or county ordinance.

APPROVED, AMMENDED AND PASSED by the Board of San Juan County Commissioners on the 15th day of March, 2022.

Voting Aye: Grayeyes, Adams
Voting Nay: Maryboy

ATTEST:

BOARD OF SAN JUAN COUNTY
COMMISSIONERS



Lyman Duncan



Willie Grayeyes, Chair



STAFF REPORT

MEETING DATE: April 11, 2024

ITEM TITLE, PRESENTER: Suggested Changes to Current Planning Commission By Laws, Kristen Bushnell

RECOMMENDATION: Administrative Discussion

SUMMARY

At a previous Planning Commission meeting it was requested that we review our current Planning Commission By Laws (Ordinance #2020-03A). Planning Commission Members have had time to review the By Laws and suggestions for changes will be heard as needed for the efficiency of the board.



STAFF REPORT

MEETING DATE: April 11, 2024

ITEM TITLE, PRESENTER: New Ordinance and Zoning Maps Work Session, Kristen Bushnell

RECOMMENDATION: Informational Item Only

SUMMARY

We will host a work session for the San Juan Planning Commission to review the new draft of the Planning & Zoning Ordinances and the accompanied updated maps and map alternatives. This will be coupled with our next regular Planning Commission on Thursday, May 9th at 3pm. This will be a critical review prior to our community workshops in mid-May.



LEGISLATIVE STAFF REPORT

MEETING DATE: April 11, 2024

ITEM TITLE, PRESENTER: Consideration and Approval of a Sign Permit Allowing for an Electronic Message Display at 1478 East Highway 162 for UNHS in Montezuma Creek, Gloriemae Quintana

RECOMMENDATION: Make a motion approving the Sign Application using the outline of the county sign ordinance.

Make a motion denying the Sign Application based on findings of fact due to the following reasons: (statements of findings for substantial evidence)

SUMMARY

The County received an application for a sign permit on April 1, 2024 for an electronic message display board for the UNHS Clinic located at 1478 East Highway 162 in Montezuma Creek.

The ordinance reads that “All signs shall be governed by Federal and State Highway rules and regulations, provided that the Planning Commission may require that signs shall not exceed one (1) sq. ft. of sign area for each one (1) linear foot of street frontage abutting the development portion of the property, provided that any one sign for any one business shall not exceed one-hundred (100) sq. ft. in total surface area and the number of signs for each business may not exceed three (3), the total area of which shall not exceed the total sign area allowance.”

within one-hundred (100) feet of a residential district boundary shall not exceed the height limitations of that district.

- (4) The Planning Commission shall review all pertinent information on the proposed sub-zone designation and submit their recommendation to the County Commission. Upon receiving the Planning Commission's recommendation(s), the Board of County Commissioners shall advertise for and hold a public hearing to receive public input in order to make an informed decision whether or not to designate the sub-zone by ordinance.
- (5) The following uses require an approval from the Planning and Zoning Commission prior to any use:

Industrial Cdi

Manufacture of any of the following products from raw materials: acids, asphalt, carbide, caustic soda, carbon or bone black, cellulose, charcoal, chlorine, creosote, fertilizer, hydrogen, industrial alcohol, nitrates of an explosive nature, plastics, portland cement, potash, synthetic and resins, fibers. Any of the following processes: distillation of wood or bone; filtrating of cotton or other materials; reduction, refining, smelting and alloying of metals or metal ores and radioactive materials; refining of petroleum and petroleum products; slaughtering and packing of animals larger than poultry and rabbits; tanning of raw, green, or salted hides of skins. Automobile salvage and wrecking operations, and industrial metal, rag, glass or paper salvage operations provided that all operations are conducted within a solid view obscuring wall or fence not less than eight (8) feet in height.

12-5 Signs

- (1) Business signs shall be allowed after approval of a "Request for Business Sign Permit" and shall be governed by Federal and State Highway rules and regulations, provided, that the Planning Commission may require that signs shall not exceed one (1) sq. ft. of sign area for each one (1) linear foot of street frontage abutting the development portion of the property, provided that any one sign for any one business shall not exceed one-hundred (100) sq. ft. in total surface area and the number of signs for each business may not exceed three (3), the total area of which shall not exceed the total sign area allowance.
- (2) Non-business signs shall be permitted or provided with no more than two (2) signs for each use or occupancy. The total allowable square footage for signage are as follows:
 - (a) Development - maximum 40 square feet
 - (b) Civic - maximum 14 square feet
 - (c) Real Estate - maximum 32 square feet
 - (d) Residential - maximum 2 square feet
- (3) All signs are to be flat wall or free standing and such signs shall not be revolving or have moving parts, flashing or intermittent lighting.

SAN JUAN COUNTY SIGN PERMIT APPLICATION

Applicant Name: Ram Studios Inc, - Gloriemae Quintana

Address: 1111 San Juan Blvd, Farmington NM

Telephone: 505-326-5801

Physical Address of Sign: 1478 E Highway 162, Montezuma Creek, UT 84534

Legal Description: Township 40 South, Range 24 East, SLB & M Section 32: Within SW1/4SE1/4

Type of Sign to be Constructed: _____ Development _____ Civic _____ Real Estate
_____ Residential _____ Commercial Other

Type of Sign Construction: Double Sided Electronic Message Display with Center Pole Mount and Direct Burial footing.

Flat Wall _____ Free Standing Freestanding Pole Sign

If commercial sign, list name of business (if different than applicant): Utah Navajo Health Systems

Do you own the property that the sign will be located? _____

If not, list property owners name and address: Utah Navajo Health Systems - 1478 East, UT-162, Montezuma Creek, UT 84534

Size of Sign: 4' x 10' sign 20' Overall Height

I hereby acknowledge that I have read this application with the attachment, and state that the above information provided is correct and accurate. I agree to comply with all San Juan County Ordinances and State and Federal rules and regulations (if applicable to the sign project) regarding the construction, erection, and placement of the sign(s).

Gloriemae Quintana _____ March 18, 2024
Signature of Applicant _____ Date

Signature of Landowner (if applicable) _____ Date

There is a \$10.00 fee for all commercial signs that are placed on state highway frontage. A copy of the application, when approved, will be sent by the county to the Utah Department of Transportation District Four Headquarters. For all other types of signs, there is no charge for the application. Please mail all copies of the application to the address shown on the information sheet along with the required fees, if necessary. A copy of the application, when approved, will be returned to the applicant and/or landowner.

DO NOT WRITE BELOW THIS LINE - FOR COUNTY USE ONLY

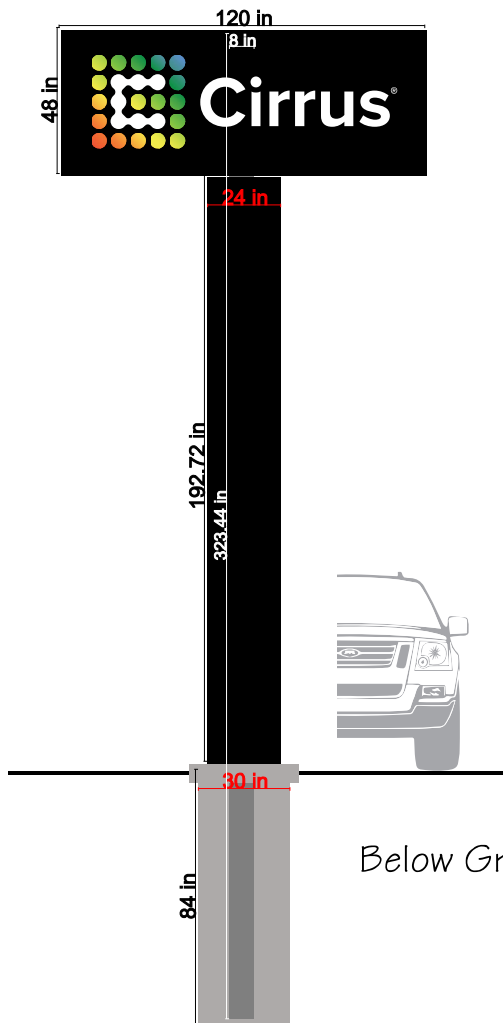
Date Received: _____ Zoning: _____ Ownership Verified: _____

Sign in conformance with zoning ordinance: _____

Recommended for Approval _____ Date

Planning Commission Approval _____ Date

Item 6.



Sign Location



Below Grade

PRODUCT INFORMATION

Color	281 Trillion
Resolution (pitch)	6mm
Brightness (NITS)	Up to 7500
Panel dimensions	24"W / 12"H / 4 1/8"D / 11.2 lbs
Module matrix	6mm 48x96
Min viewing distance	6mm 8ft
Viewing angle	160° Horizontal / 90° Vertical
Refresh rate	Up to 60 FPS
AC Input	Universal AC input (90-264VAC input range)
Temperature rating	-40°-150° Fahrenheit
WiFi connection	TP-Link long-range high power bridge (optional)
Cellular broadband	5-yr cellular broadband included
Display life span	100,000 Hours
Warranty	5-yr limited hardware / 5-yr service (optional)

INCLUDES

- High strength aluminum frames and hardware
- LED modules, controller, power and data cables
- ScreenHub software + training & support

Partner: Ram Studio's Inc.
 Contact: gloriemae@ramsigns.com
 Tel: 505-326-5801
 Email: gloriemae@ramsigns.com
 Web: www.ramsigns.com

ASSEMBLE & INSTALL: (1) Double Faced 6 mm 4' x 10' outdoor digital display, 192 x 480 pixel resolution. 20' overall height, 16' pole cover. provide excavation, pipe and concrete. (Qty 1)



gloriemae@ramsigns.com www.ramsigns.com
 1111 San Juan Blvd. 505-326-5801
 Farmington, NM 87401 Fax: 505-326-7585

ARTWORK APPROVAL :: INITIAL [or] DATE IN BOX BELOW

APPROVED - No Changes

APPROVED with Minor Changes

Changes Needed - Please resubmit

NOTE: COLOR OUTPUT SHOWN NOT EXACT
 Colors in layout may vary on each computer monitor, printer, etc.
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 RAM Studios, Inc. is not responsible for errors once layout has been approved.

FILE NAME: Gloriemae PC

REVISION: DRAWING

1
23

PERMITTING // NM LICENCE# 50241



LEGISLATIVE STAFF REPORT

MEETING DATE: April 11, 2024

ITEM TITLE, PRESENTER: Consideration and Approval of a Conditional Use Permit Allowing for a RV Park at 180 Tera Drive, Moab, Sharell Carlson

RECOMMENDATION: Make a motion approving the Conditional Use using the findings and conditions after validating substantial evidence described in the Conditional Use Permit Report created by staff.

Make a motion denying the Conditional Use based on findings of fact due to the following reasons: (statements of findings for substantial evidence)

SUMMARY

On April 2, 2024, the County received a Conditional Use Permit Application for The Gathering Place, located at 180 Tera Drive in Spanish Valley from Sharell Carlson.

Property:

Parcel: #26S22E357800, 2.57 acres

Current Zoning:

This parcel is in the Spanish Valley Residential (SVR) District as per 2021 Zoning Map

The applicant is planning on utilizing existing structures and uses as part of an on-going RV Park. The park has previously been listed as an overnight rental and also contains four (4) dwellings used as long term rentals.

ORDINANCE SECTIONS

The following Conditional Uses are applicable in association with the Spanish Valley Residential (SVR) zone in Table 1-1:

- Accessory Buildings and Uses
- All other household living uses (5th wheels, trailers, etc.)

By definition a CONDITIONAL USE is a land use that, because of its unique characteristics or potential impact on the county, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

Possible Conditions May Include:

- Must coordinate with the Division of Drinking Water and the Spanish Valley Special Service District for water system and pass that off through the County Administrator.
- 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. Including having an engineer design the appropriate waste water systems for the uses.
- Must comply with San Juan County business license requirements.

HISTORY/PAST ACTION

The property was purchased by Carlson in 2003. This parcel was historically under Agriculture (A-1) Zone as of the 2011 Ordinance. Within this document it was outlined that “Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned by or managed by the recreational facility to which it is accessory” are a Conditional Use within the Agricultural Zone. Under this historical context, there is a 1 acre lot minimum, 25-foot front yard setback, 25-foot rear yard setback, and 15-foot side yard setbacks from the property line to any dwelling or accessory buildings. As it exists, under the historical context the property is not in compliance.

The Spanish Valley Ordinance was legally adopted in September 2019 by the San Juan County Board of Commissioners. This document, with the accompanied maps updated and amended in 2021, holds as our current legal directive. The property is currently designated as Spanish Valley Residential (SVR) which defines that “Accessory Buildings and Uses” and “All other household living uses (5th wheel, trailers, etc.)” as a Conditional Use. Every building and lot must have access to either an approved private street or driveway or alley which provides safe and convenient access for servicing, fire protection and required on-site parking. Each lot must uphold our minimum standards for 75-foot lot width, 25-foot front setback, 20-foot rear yard setback, and 8-foot side yard setbacks. A setback is defined as being unobstructed by any part of a structure from the ground to the sky and measured as the horizontal distance between a property line and the furthestmost projection of the structure. The SVR district also requires a minimum spacing of 16 feet between units.

Please refer to Chapter 1: Spanish Valley Residential (SVR) District of the Spanish Valley Development Ordinances for additional information on the current requirements on the property.

In review of prior building applications, it appears that there was a stop work order on September 25, 2019 stating: “Must have electrical contractor. Attempted to pull as Owner/Builder. Stated purpose was for RV hookups. Further information reveals possible purpose to be establishment of rentable RV camp-park spaces (commercial.) SJC P&Z approval signature required for application; may not be possible at present due to current commercial development moratorium in Spanish Valley. A further note on your building permit on May 26, 2020 stated: “Mr. Carlson called with a new RMP WO#6852560. The original was also the same as Daniel Wright (#6684175).”

An owner/builder exception applies only to single-family residences of which the builder is the main inhabitant and in which case an “Owner Builder Certification Agreement” needs to be filed with the State of Utah at the point of construction commencing, which was submitted in September 2019 and January 2022.

At the October 2019 Planning Commission the property was discussed and it was determined that Carlson would need to apply for a Conditional Use Permit. No application was filed at the time.

In January 2024 a neighboring parcel applied to be divided. The process raised questions to the power and water supplies which run on Carlson's property. After further investigation, it was revealed that The Gathering Place was running as an RV Park and with overnight rental units. Administrator Bushnell met with Carlson and others January 23rd, 2024 to discuss plans for expansions to commercial uses on properties and she clarified that the use as an overnight RV park was prohibited.

In March 2024 neighbors complained about the RV park and expansions for overnight rentals in the area of Tera Drive. Both phone conversations and emails called for an immediate cease and desist. Carlson then applied for a Conditional Use Permit (as is before us now) and has pulled his listing from online overnight rental booking agencies in an effort to become compliant.

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: 180 Tera Drive, Moab UT

Parcel Identification

Number: Lot 4

Parcel Area: _____

Current Use: _____

Floor Area: _____

Zoning Classification: Residential/Commercial

Applicant

Name: Sharell Carlson

Mailing

Address: 180 Tera Drive

City, State,

ZIP: Moab UT 84532

Daytime Phone #: 435-210-1416
435-260-0262

Fax#: _____

Email Address: sharee8851@aol.com

Business Name (if applicable): The Gathering Place

Property Owner's Name (if different): _____

Property Owner's Mailing Address: 180 Tera Dr

City, State, ZIP: Moab UT 84532

Daytime Phone #: 435-210-1416
435-260-0262

Fax#: _____

Describe your request in detail (use additional page(s) if necessary): We would like to request permission to run a family owned RV Park in our backyard.

Authorized Signature: _____

Date: _____

Property Owner's Affidavit

I (we) Sharrell-Carlson, 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.

Sharrell Carlson
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)
 :
County of San Juan)

Subscribed and sworn to before me this 27 day of March, 2024.



JeChelle Mays
Notary Public
Residing in Grand County
My Commission expires: March 3, 2027

Restart

Restart Another Entry

Item 7.

-Print Receipt-

Merchant Simple Receipt Customer Simple Receipt

Merchant Detailed Receipt Customer Detailed Receipt

Event Receipt

-Email Receipt-

Email: carlsoncontracting@yahoo.com

Email another Simple Receipt Email Event Receipt



Building Department

San Juan Building Department

117 South Main, PO Box 9 - Monticello, Utah 84535
(435) 587-3829

Permit Number Sharell Carlson

Building Location/Address 180 Ter Drive

Permit Fee: \$500.00 Item Subtotal: \$500.00

Total: \$500.00

Contact Information

Sharell Carlson
180 Tera Drive
Moab, UT, 84532
435-260-0262
carlsoncontracting@yahoo.com

Payment Information:

Account: V*3803

Submission Receipt:

Subtotal: \$500.00
Processing Fee: \$12.50
Total: \$512.50

Processing Date: 27 Mar 2024 1:43 pm MDT

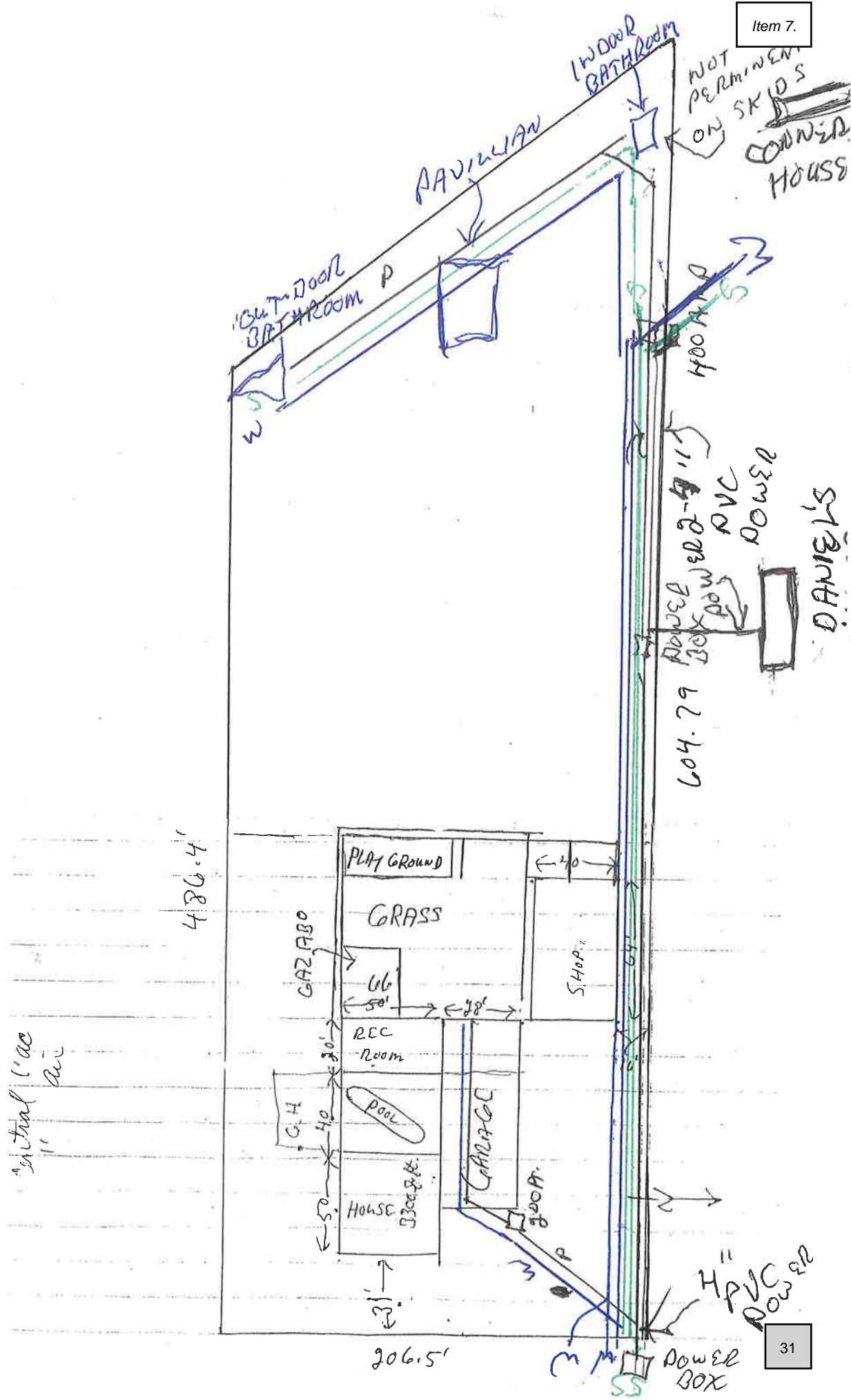
Payment processed successfully.

Confirmation #: 660476cd-SIP-66687



Sharell Carlson Property as of August 2023

Item 7.



DEPARTMENT OF COMMERCE
Division of Occupational and
Professional Licensing
Bureau of Investigation
160 E 300 S
PO Box 146741
Salt Lake City UT 84114-6741
Building Departments: Email to jwoolf@utah.gov
Or Fax to 801-530-6301, Attn: Jody Woolf



OWNER/BUILDER CERTIFICATION
and
AGREEMENT TO COMPLY WITH THE
CONSTRUCTION TRADES LICENSING ACT

New Residential Construction
 Remodel or Addition by Owner
Description of Remodel or Addition _____

PERMIT # _____

Name of Owner/Builder: SHARRELL CARLSON
Current Address: 180 TERADA DR
City, State, Zip: MORRIS UT 84538

LOCATION OF CONSTRUCTION SITE:

Address: 180 TERADA DR
City, State Zip: MORRIS UT 84538
Subdivision: _____ Lot No. _____

CERTIFICATION

I, SHARRELL CARLSON, certify under penalty of perjury that the following statements are true and correct and are based upon my understanding of the Utah Construction Trades Licensing Act:

1. **For New Residential Construction Only.** I am the sole owner of the property and construction project at the above described location; the project described is the only residential structure I have built this year; I have not built more than three residential structures in the past five years.

For New Residential and Remodel Construction:

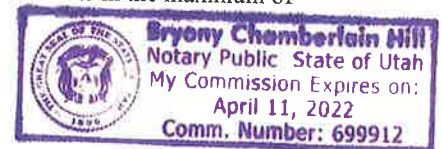
2. The improvements being placed on the property are intended to be used and will be used for my personal, non-commercial, non-public use:

3. I understand that work performed on the project must be performed by the following:
a. myself as the sole owner of the property; or
b. a licensed contractor; or
c. my employee(s) on whom I have Workers Compensation Insurance coverage, on whom I withhold and pay all required payroll taxes, and with respect to whom I comply with all other applicable employee/employer laws; or
d. any other person working under my supervision as Owner/Builder to whom no compensation or only token compensation is paid; and

4. I understand that if I retain the services of an unlicensed contractor or compensate an unlicensed person, other than token compensation, or other than as an employee for wages, to perform construction services for which licensure is required, I may be guilty of a Class A Misdemeanor and may be additionally subject to an administrative fine in the maximum of \$2,000.00 for each day on which I violate the Utah Construction Trades Licensing Act.

Dated this 25 day of SEPTEMBER 2019

Sharrell Carlson
Signature of Owner/Builder



Subscribed and Sworn before me this 25 day of September 2019 in the County of Grand State of Utah.

My Commission Expires: April 11, 2022

BCH
Notary Public

SUBMIT THIS FORM TO THE BUILDING DEPARTMENT FOR PERMITS.

DEPARTMENT OF COMMERCE
Division of Occupational and
Professional Licensing
Bureau of Investigation
160 E 300 S
PO Box 146741
Salt Lake City UT 84114-6741
Email to colleengonzalez@utah.gov



OWNER/BUILDER CERTIFICATION
and
AGREEMENT TO COMPLY WITH THE
CONSTRUCTION TRADES LICENSING ACT

- New Residential Construction
- Remodel or Addition by Owner

Permit # _____

Description of Remodel or Addition _____

Name of Owner/Builder: SHARELL CARLSON
 Current Address: 180 TERA DR
 City, State, Zip: MOAB, UT 84532

LOCATION OF CONSTRUCTION SITE:

Address: SAME
 City, State Zip: _____
 Subdivision: _____ Lot No. _____

CERTIFICATION

I, SHARELL CARLSON, certify under penalty of perjury that the following statements are true and correct and are based upon my understanding of the Utah Construction Trades Licensing Act:

1. **For New Residential Construction Only.** I am the sole owner of the property and construction project at the above described location; the project described is the only residential structure I have built this year; I have not built more than three residential structures in the past five years.

For New Residential and Remodel Construction:

2. The improvements being placed on the property are intended to be used and will be used for my personal, non-commercial, non-public use:

3. I understand that work performed on the project must be performed by the following:

- a. myself as the sole owner of the property; or
- b. a licensed contractor; or
- c. my employee(s) on whom I have Workers Compensation Insurance coverage, on whom I withhold and pay all required payroll taxes, and with respect to whom I comply with all other applicable employee/employer laws; or
- d. any other person working under my supervision as Owner/Builder to whom no compensation or only token compensation is paid; and

4. I understand that if I retain the services of an unlicensed contractor or compensate an unlicensed person, other than token compensation, or other than as an employee for wages, to perform construction services for which licensure is required, I may be guilty of a Class A Misdemeanor and may be additionally subject to an administrative fine in the maximum of \$2,000.00 for each day on which I violate the Utah Construction Trades Licensing Act.

I declare under criminal penalty under the law of Utah that the foregoing is true and correct.

Signed on the 10 day of JANUARY, 2022 at MOAB, UT
Date Month Year City or other location, and state or country

SHARELL CARLSON
 Printed Name

Sharell Carlson
 Signature

SUBMIT THIS FORM TO THE BUILDING DEPARTMENT TO OBTAIN NECESSARY BUILDING PERMITS.

Permit Report

03/14/2024 - 04/11/2024

Permit #	Permit Date	Residential or Commercial	Building Address	Building CityStateZip	Applicant Name	Description
24022	4/3/2024		1341 Harris Lane	Blanding, UT, 84511	Eli Morgan	Permanent home
24021	4/2/2024		2003 South Sunset Meadows Lane	Blanding, UT, 84511	Jacob Mika	Detached Garage
24020	4/2/2024		4775 Sunny Acres Lane	Moab Utah 84532	Christopher Burton	Garage/Shop
24019	4/2/2024		1976 N Reservoir Road	Blanding, Ut 84511	Jeff Johnson	Residence
24018	3/27/2024		2566 North Reservoir Rd	Blanding Ut 84511	Gary Stringham	residence
24017	3/24/2024	Residential	96 E Markle rd, La Sal, Utah 85430	La Sal	Stephen R Schultz	Photovoltaic Solar panel system mounted on pipe frame for irrigation well
24016	3/21/2024	Residential	542 West Sagebrush Avenue	Bluff, Utah 84512	Debra Horton	Modular Home on Foundation
24015	3/16/2024	Mixed Use	South of 71 E Hickman Flat Rd	Monticello, Utah, 84535	Chad Reynolds	Agricultural Building

Total Records: 8

4/3/2024