



PLANNING COMMISSION MEETING

117 South Main Street, Monticello, Utah 84535. Commission Chambers

July 10, 2025 at 6:00 PM

MEETING MINUTES

GENERAL BUSINESS

Welcome / Roll Call

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

PRESENT:

Chairman Trent Schafer
Commissioner Cody Nielson
Commissioner TC Garcia
Commissioner Melissa Rigg
Commissioner Ann Austin
Planning Administrator Kristen Bushnell
County Deputy Attorney Jens Nielson
County Commissioner Silvia Stubbs

Pledge of Allegiance

Conflict of Interest Disclosure

No conflicts of interest were disclosed at this time.

Approval of Minutes

1. Approval of Planning Commission Meeting Minutes from May 8, 2025

Time Stamp 0:02:30 (audio)

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

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.*

00:05:58 – Opposition to Love’s Travel Stop

- **Dave Ficardi** expressed concerns about hydrocarbon contamination to Pat Creek and called the proposal a “truck stop.”

00:08:13 – Ordinance Language Critique

- **Shannon Brooks** criticized the proposed ordinance, particularly the vague "household pet" definition and incorrect statutory references.

00:11:34 – Continued Concerns on Ordinance Language

- Brooks continued, highlighting inconsistencies in private road and agricultural industry definitions, and the lack of public zoning maps.
- Community called for a pause and revision of the ordinance with clearer definitions and public engagement.
- Concerns about zoning changes favoring urban models over rural community values.

Alternative Solutions & Community Feedback

- Residents proposed Agricultural Protection Areas, revised zoning maps, and alternative truck stop locations.
- A community survey of 236 residents showed overwhelming support for rural preservation, small family businesses, and stronger property rights.

00:16:58 – Truck Stop Impacts

- **Colby Smith** stated that truck stops are not equivalent to automobile service stations and noted potential harms.

00:20:17 – Health & Safety Concerns

- **Susan Carter** cited studies on diesel pollution, noise, crime, and property devaluation.

00:24:57 – Zoning Criticism

- **Zola Hunt** stated the R zone prioritizing residential uses does not apply to unincorporated San Juan County.

00:27:50 – Alternative Site Suggestions

- **Jennifer Widens** questioned site selection and advocated for exploring less intrusive alternatives.

00:31:17 – Homesteading Advocacy

- **Meline Bills** proposed recognizing homesteading under agricultural zoning.

00:34:06 – Community Frustration

- **Dave Goodman** questioned government responsiveness and criticized ignoring public input.

00:41:01 – Ordinance Opposition

- **Pat Kaden Head** urged the commission to maintain current standards, stating, “If it isn't broke, don't fix it.”

00:42:36 – Zoning and Nightly Rentals

- **Alicia Le Fever** discussed spot zoning concerns, (please don't spot zone our community), requested we put ourselves in their shoes, past issues in Moab, and health impacts. 82% of residents want to be residential and not allow nightly rentals. Doesn't want Love's truck stop in the location they are trying to use.

00:46:31 – Freedom & Regional Differences

- **Wesley Hunt** stressed the importance of regional diversity and personal freedom in zoning.

00:49:43 – Agricultural Protection Area Proposal

- **Lynn Martin** proposed implementing an APA ordinance for stability and rural protection.

00:52:35 – Community Survey Results

- **Carol Martin** presented a survey showing overwhelming support for rural values, small businesses, and reduced government regulation.

00:58:21 – Love's Representative Response

- **Kim Van Dike** (Love's Travel Stops) presented revised plans:
 - Moved trucks from residential areas
 - Relocated underground tanks
 - Added detention pond
 - Installed dark-sky compliant lighting

01:02:21 – Economic & Philanthropic Benefits

- Administrator Bushnell described Love's community involvement and potential tax/job benefits.

01:07:25 – Continued Public Opposition

- **Ned Plasson, Carolyn Dailey**, and others opposed the location due to health, safety, and quality of life concerns

ADMINISTRATIVE ITEMS

2. **Consideration and Discussion of updates to General Plan "Land Use" Chapter. Kristen Bushnell, Planning Administrator.**

Time Stamp 1:28:30 (audio)

As Administrator Bushnell was explaining how the general plan came about and the process it has been through including being tabled with county commission for 6 months. Administrator Bushnell explained how she along with the county had hosted 5 more workshops with communities, responded to emails and met with people individually.

Administrator Bushnell was interrupted by Shannon Brooks from the audience commenting "But you haven't been in your office, at all." Trent Schaffer commented, "This isn't for discussion" and Administrator Bushnell warned them they would be excused if they continued. Trent made a motion to call the meeting to an end. No second was motioned. Chairman Trent left the meeting and a 10 minute break was taken. During the break the Sheriff's Office was

called and their presence was requested. Community member Shannon Brooks and the Attorney Jens Nielson got into an argument during the break and they were warned multiple times to stop or leave the room. Words were still exchanged until Attorney Nielson took a seat. Shannon Brooks still argued he felt his rights were being taken away. Time out was called again before the break was over. A sheriff officer became present. Commissioner Stubs clarified what the chair can recommend and not recommend. (The chair can recommend if they need to hear from an individual longer than the 3 minutes allotted.)

- Administrator Bushnell spoke about the general plan and dates of goals. It was explained how the Council will be moving through the details of the general plan. (Planning Commission will work with the county commissioners and plan review committee. Not in the same meetings.)
- General plan is not a policy – it is a vision.
- Plan Review committee also gave feedback on the plan.
- Plan references are being removed to streamline future unified ordinances.
- Engagement survey was done last summer (2024). No other survey is necessary.
- Administrator Bushnell explained the update process:
 - General Plan update precedes the new Land Use Ordinance.
 - Collaborative chapter-by-chapter review with public input.
 - Public comments are being compiled and integrated.
 - Consultant hired to review language, update survey data, and align documents.

3. Review and Discussion of Community Comments and Chapters 1-6 of the 2025 Land Use Ordinance. Kristen Bushnell, Planning Administrator.

Time Stamp 1:45:00 (audio)

Planning Commissioners went through the requested changes for the Use Table. Added uses for:

- Raceways
- Event centers
- Equipment rental & Storage
- Cottage industries
- Junkyards
- Auto sales
- Educational facilities
- Equine services

Definitions and regulation of the following items were discussed:

- Cottage industries
- Event centers
- Junkyards
- Sexually oriented businesses
- Equipment rentals
- Home-based businesses
- Beekeeping

Other zoning concerns in Spanish Valley and areas near Moab were discussed. (Sky Ranch, Air BNB's Pack Creek, etc. Can't move backwards but can move forward) People are going to be

non-conforming because of what's been approved all ready. People can't expand if they are non-conforming. Need for more residential areas as no one is against housing. There are some places we can salvage and some that will need to zone commercial to promote infrastructure growth. This discussion will be saved for next time.

Manufactured Homes Discussion:

- Issues rose regarding minimum home dimensions and accessory dwelling units.
- Recommended to add a line about Manufactured homes being only so wide. It is suggested that this just be deleted.
- Recommended one Manufactured home per acre not per lot.

Debate about continuing vs. tabling discussion; decision made to move forward with additional agenda items.

LEGISLATIVE ITEMS

- 4. Reconsideration after partial reversal and remand from ALJ Creswell of the Love's Travel Stop proposed along HWY 191 within Spanish Valley on 13.06 acres as a permitted mixed use under the Controlled District Highway Commercial (CDh) Zone. Jens Nielson, San Juan County Deputy Attorney.**

Time Stamp 1:45:00 (audio)

Attorney Nielson outlined the current standing of the Love's Truck Stop appeals:

- Commission voted to affirm that Love's is a proper land use applicant based on contractual property rights in February 2025.
- Ongoing debate over whether a truck stop qualifies as an automobile service station under the 2011 ordinance.
- Motion stating the use is not permitted and not in harmony and Love's needed a conditional use failed due to lack of a second.
- No consensus was reached; some believed it's a separate land use.

ALJ Creswell's Interpretation suggested that "automobile service stations have changed their services and support for the traveling customer" to encompass broader needs, potentially including what a modern travel stop offers. However, planning commission members pushed back, stating the 2011 ordinance cannot be reinterpreted to match 2025 needs.

Motion made by Commissioner Garcia to table the discussion until the next meeting date.
Seconded by Commissioner Nielson.

Voting Yea: All in favor. Motion carries.

Discussion tabled until the next meeting.

BUILDING PERMITS & SUBDIVISION APPLICATIONS REVIEW

- 5. June & July Building Permits & Subdivision Applications**

ADJOURNMENT

Time Stamp 4:54:00 (audio)

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

Voting Yea: All in favor. Motion carries.