



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

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

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

PRESENT:

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

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 September 12, 2024

Time Stamp 0:01:30 (audio)

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

Voting Yea: All in favor. Motion Carries.

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

Time Stamp 0:11:30 (audio)

Debra Swather of La Sal would like that all meetings be held in La Sal and be later in the evenings.

Steven Schultz of La Sal appreciates the map changes and suggested an example from Tooele of animal density language that should be added into our use table and ordinance.

George Schultz of La Sal would like Animal Density 1 & 2 included into the Community Commercial and Residential Zones on the Use Table and “Hay/Grain Storage” to be added to uses.

Naomi Wilson of La Sal would like Animal Density 1 & 2 to have higher allowable densities.

Dean Holly of La Sal would like animal rights in Community Commercial along Fox Lane.

Danny McGee of La Sal would like to reinforce what everyone else has already said.

LaDerme Berkhart of La Sal does not want Community Commercial but would rather Residential.

Bill Workman of La Sal would like more agricultural rights along Copper Mill Road.

Eric Swather of La Sal is concerned about water security and was unhappy about the manner of which Administrator Bushnell handled the La Sal Community Workshop.

Teresa Rutter of La Sal would like to speak for Pat Garcia who was unable to attend that she would like to stay Residential zone.

ADMINISTRATIVE ITEMS

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

Time Stamp 00:49:00 (audio)

Planning Administrator Bushnell summarized the discussions from the La Sal Community Workshop held on September 23, 2024. She clarified the definition of “home base business” as being within the home only, no public space, no parking, no signs on the premises. She also clarified the concerns that home mortgages and insurance rates on residences will not change with a zone change.

Collectively the Planning Commission agreed to the following updates within our draft documents:

USE TABLE UPDATES

- Inclusion of “Grazing” and “Silviculture (timber production)” in the MultiUse category proposed by Bryan Torgerson of SITLA
- Inclusion of “Boat Storage” in the Recreational Support category proposed by Bryan Torgerson of SITLA

- Inclusion of “Agriculture – Type 1 & 2 Animal Density” in the Community Commercial category proposed generally by the La Sal Community
- Inclusion of “Private Corral” in the MultiUse category proposed generally by the La Sal Community.

ZONING MAPS

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

BUILDING PERMIT(S) REVIEW

3. October Building Permits

Time Stamp 2:46:00 (audio)

ADJOURNMENT

Time Stamp 2:47:00 (audio)

Motion made by Commissioner Wilson to adjourn. Seconded by Commissioner Rigg.

Voting Yea: All in favor. Motion Carries.