



## **PLANNING COMMISSION MEETING**

**117 South Main Street, Monticello, Utah 84535. Commission Chambers  
January 09, 2025 at 6:00 PM**

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### **MINUTES**

#### **GENERAL BUSINESS**

##### **Welcome / Roll Call**

Planning Commission Chair Trent Schafer called the meeting to order at 6:02pm.

##### **PRESENT:**

Chairman Trent Schafer  
Vice-Chair Lloyd Wilson  
Commissioner Cody Nielson  
Commissioner Thomas Garcia  
Commissioner Shea Walker  
Commissioner Melissa Rigg  
Commissioner Ann Austin  
Planning Administrator Kristen Bushnell  
County Attorney Mitch Maughan  
County Administrator Mack McDonald  
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 November 14, 2024**
- 2. Approval of Planning Commission Work Session Minutes from December 16, 2024**
- 3. Approval of Planning Commission Meeting Minutes from December 30, 2024**

##### **Time Stamp 0:07:00 (audio)**

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

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 0:08:00 (audio)**

There were no open comments.

**PUBLIC HEARING for the Consideration and Approval of the 2025 Land Use, Development and Management Ordinance, San Juan County**

**Time Stamp 0:13:30 (audio)**

Motion made by Commissioner Garcia to enter into a public hearing for the 2025 Land Use, Development and Management Ordinance. Seconded by Commissioner Rigg.

All in favor. Motion carries.

Mark Anderson of Monticello would like to add RVs as overnight rentals and have less government oversight.

Kendall Laws of Blanding City would like reconsider the private road requirements and be more consistent with the San Juan County General Plan. He also would like to see the state code requirements for Feed Lot restrictions.

Joy Howell of Mexican Hat wants less government oversight and is concerned about the nuisance laws. She thinks each zone needs broader uses for her commercial endeavors.

Crystal Alvarez of Monticello wants to relook at the Use Table consistency and doesn't want to turn into Moab.

Kurtis Pugh of Blanding is concerned about taxidermy business in MU zone and wants less government.

David Goodman of Monticello wants like minded people to be left alone from the government turning into something we don't want.

Kim Palmer of Blanding thinks there is a lack of respect from the government onto their rights and freedoms and demands an apology letter from Administrator Bushnell, the resignation of the Planning Administrator and the resignation of the Planning Commissioners.

Collen Tibbits of Moab has concerns with animal density standards and wants to put our resources elsewhere in police and health department.

Cassity Rose of Blanding appreciated working with her family and requests to permit gravel pits and enclosed storage in Agriculture.

Kelsey Baccus of Spanish Valley requests to add horse rides and training to Agriculture and Multiuse Zones.

Elene Carter of Spanish Valley has concerns of commercial uses along Sunny Acres Lane and wants to clarify “truck stop” language beyond combined uses under a gas station.

Lane Palmer of Blanding recognized that there is a lot of ignorance of what’s going on but doesn’t want too many restrictions.

Derek Francom of Blanding and moving to Monticello area wants to ensure that we are supporting young families.

Tammy Jalamio wants to see more ponds and spreader dams and requests horse training to be added as a permitted use in Multiuse.

Travis Pearson of Blanding wants to have as many animals as he wants and to have RV’s available for his kids to move back home. Wants to evaluate the nuisance ordinance as it pertains to animal rights.

Hal Palmer of Blanding is confused about home-based vs. commercial uses in the table and doesn’t like having to obtain a business license, feels this should be open to people to do what they want.

Eric Grover (reading for Gail Johnson) thinks the county has failed to represent, is of personal interest in their decision making, has assaulted civil liberties, and has failed to do their job.

Kerry Pugh of Blanding has known so little about all these things and had no idea this was coming and feels that “we are their servants”.

Tyler Crysler of Blanding is against government overreach and asked if our code enforcement officer was “bulletproof”.

Nichele Bayle of Blanding would like to take more time to understand the ordinance.

Shauna Shumway of Blanding wants to give RV’s somewhere to go.

Alicia Palmer of Blanding wants manufacturing and fabrication as a home-based business and to reword the nuisance ordinance.

Daniel Wright of Spanish Valley believes the ordinance is of the right intention, wants RV as long-term options and is committed to making existing businesses right.

Shawn Ivins of Blanding had a good conversation today with the Planning Administrator and realizes that fighting for Agricultural rights is a struggle coming from higher government.

Richard Monson of Blanding is from an agricultural family and wants to work together to find solutions together in housing options and small business.

Cherly Bowers of Blanding City wants to thank the Planning Commission for serving and offered her assistance as a liaison to Blanding City and wants to see more economic growth.

Lexi Dalton of Spanish Valley is concerned about short term rentals in multiuse in her area, is pro-small business, wants more affordable housing options and doesn’t want to drive up property values in the area.

Connor Simmons of Spanish Valley has been waiting for the new ordinance to pass, wants to use RV's as overnight rentals and is hopeful to finally bring changes. He thinks the maps are very well-developed plans.

Brittany Carlson of Blanding doesn't like having codes and rules that turn neighbor against neighbor as there is too much payback on personal interests.

Online comment from Stacy Hannahs that doesn't want regulations on cosmetics.

Online comment from Dave Focardi of Spanish Valley that would like to evaluate Sunny Acres Lane further to prevent issues.

Online comment from Naomi Wilson of La Sal that want to redefine "kennel" definition.

Online comment from Kara Laws of Blanding wants apologies and resignations, more access to the public, for ordinance to be more pro-business and less RV regulations.

Online comment from Kerry Kelly of Pack Creek wants notice to each property owner of specific changes and requests all of Pack Creek to be residential.

## **LEGISLATIVE ITEMS**

### **4. Consideration and Approval of a Conditional Use Permit for a Temporary Meteorological Tower, Scott Schutte, AES Clean Energy**

**Time Stamp 1:42:30 (audio)**

This item is on hold until the next Planning Commission at the representative's request.

### **5. Consideration and Approval of the 2025 Land Use, Development and Management Ordinance, Kristen Bushnell, Planning Administrator**

**Time Stamp 1:44:00 (audio)**

Administrator Bushnell opened with an introduction to the land use resources available on our website and invited the public to please examine the 2011 Zoning Ordinance to the new proposed documents. She reiterated that written comments can still be made at any time via email up to the County Commission meeting on Tuesday, January 21<sup>st</sup> at 11am. She also explained common questions that she has seen from the community.

Attorney Maughan gave a brief history of the zoning ordinances in San Juan County, the process for this new proposal and why the county has been tasked with updating these policies.

Administrator Bushnell went through the written requests that she had received for inclusions on the Use Table and adjustments to the Zoning Maps. Planning Commissioners further discussed some of the comments that were heard with the Public Hearing and addressed concerns.

**Time Stamp 4:55:30 (audio)**

Motion made by Commissioner Austin to table the Land Use Ordinance based on the lack of community input. No second.

Motion failed.

**Time Stamp 4:57:00 (audio)**

Motion made by Commissioner Rigg to approve the 2025 Land Use, Development and Management Ordinance. Seconded by Commissioner Walker.

Voting Yea: Commissioner Schafer, Commissioner Walker, Commissioner Wilson, Commissioner Garcia, Commissioner Rigg, Commissioner Nielson

Voting Nay: Commissioner Austion

Motion carries.

**BUILDING PERMIT(S) REVIEW**

**6. November & December Building Permits**

**Time Stamp 5:00:00 (audio)**

**ADJOURNMENT**

**Time Stamp 5:01:00 (audio)**

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

All in favor. Motion Carries.