



PLANNING COMMISSION MEETING

**117 South Main Street, Monticello, Utah 84535. Commission Chambers
April 10, 2025 at 6:00 PM**

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 Deputy Attorney Jens Nielson
County Administrator Mack McDonald (online)
County Commissioner Lori Maughan
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 March 13, 2025

Time Stamp 0:04:00 (audio)

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

Voting Yea: All in favor. Motion carries.

PUBLIC HEARING for the Consideration and Approval of a Rezone of a portion of the Lisbon Valley Mine from Industrial to Multiple Use, Klint York

Time Stamp 0:06:00 (audio)

Motion made by Commissioner Walker to go into Public Hearing. Seconded by Commissioner Nielson.

Voting Yea: All in favor. Motion carries.

There were no public comments.

Motion made by Commissioner Wilson to go out of Public Hearing. 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 0:07:00 (audio)

There were no public comments.

ADMINISTRATIVE ITEMS

2. Review of the status of Love's Truck Stop, Bart Kunz

Time Stamp 0:08:00 (audio)

UCIP Attorney Bart Kunz gave an overview of the appeals process and the needed information from Judge Lyn Creswell to have substantial findings for making his decision of the Love's Truck Stop application. While Judge Creswell agreed with much of the Planning Commissioners' previous discussions there must be more evidence provided based on the 2011 Ordinance of why the applicant is vested. Kunz also highlighted some of the considerations that this parcel is on SITLA land, which cannot be regulated by county ordinances.

LEGISLATIVE ITEMS

3. Consideration and Recommendation of a Zone Change at Lisbon Valley Mine for the opportunity of On-Site Employee Housing, Klint York, Lisbon Valley Mining Company

Time Stamp 0:57:30 (audio)

Applicant had previously presented at last month's Planning Commission meeting. The current zoning of the proposed area is in Industrial Zone and is being requested to change to MultiUse with the intentions of providing on-site staff housing.

Motion made by Commissioner Austin to Approve the Rezone for Lisbon Valley Mine. Seconded by Commissioner Rigg.

Voting Yea: Commissioner Schafer, Commissioner Wilson, Commissioner Walker, Commissioner Garcia, Commissioner Rigg and Commissioner Austin

Voting Nay: Commissioner Nielson.

Motion carries.

4. Consideration and Approval of Project Plan for Valley Estates Subdivision under the Spanish Valley Overnight Accommodations Overlay Zone, Dana Farmer, Valley Estates

Time Stamp 1:00:00 (audio)

Administrator Bushnell gave an update from the Attorney's Office that this approval is limited to the Project Plan. Dana Farmer reviewed the provided documents outlining the legal standing of the application and project plan.

Motion made by Commissioner Rigg to Approve the Project Plan for Valley Estates Subdivision. Seconded by Commissioner Walker.

Voting Yea: Commissioner Schafer, Commissioner Wilson, Commissioner Walker, Commissioner Rigg and Commissioner Austin

Voting Nay: Commissioner Nielson and Commissioner Garcia.

Motion carries.

BUILDING PERMIT(S) REVIEW

5. April Building Permits

Time Stamp 1:38:00 (audio)

Commissioners reviewed building permits from the month

ADJOURNMENT

Time Stamp 1:42:30 (audio)

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

All in favor. Motion carries.