



**PLANNING COMMISSION MEETING**  
117 South Main Street, Monticello, Utah 84535. Commission Chambers  
June 13, 2024 at 6:00 PM

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**MINUTES**

**GENERAL BUSINESS**

**Welcome / Roll Call**

Planning Commission Vice-Chair Lloyd Wilson called the meeting to order at 6:00 pm.

**PRESENT:**

Vice-Chairman Lloyd Wilson  
Commissioner Cody Nielson  
Commissioner Thomas Garcia  
Commissioner Shea Walker  
Commissioner Melissa Rigg  
Commissioner Ann Austin  
County Administrator Mack McDonald  
Planning & Zoning Administrator Kristen Bushnell

**Pledge of Allegiance**

**Conflict of Interest Declaration**

No conflicts of interest were disclosed at this time.

**Approval of Minutes**

**1. Approval of Planning Commission Work Session Minutes from May 9th, 2024**

**Time Stamp 0:01:00 (audio)**

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

Voting Yea: All in favor.

Motion Carries.

**2. Approval of Planning Commission Meeting Minutes from May 9th, 2024**

**Time Stamp 0:01:30 (audio)**

Typo in the Adjournment to be corrected to “motion to adjourn”.

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

Voting Yea: All in favor.

Motion Carries.

**3. Approval of Planning Work Session Meeting Minutes from May 28th, 2024**

**Time Stamp 0:02:40 (audio)**

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

Voting Yea: All in favor.

Motion Carries.

**4. Approval of Planning Work Session Meeting Minutes from June 10th, 2024**

**Time Stamp 0:03:10 (audio)**

Commissioner Rigg asked about changing the language from “discussion” to “agreed” in the  
second paragraph. Administrator Bushnell suggested that we leave the language as  
“discussions” since there was not an official vote during these work sessions.

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

Voting Yea: All in favor.

Motion Carries.

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

**Time Stamp 0:05:00 (audio)**

Dave Focardi of the Spanish Valley area gave public comment.

Daniel Wright of the Spanish Valley area gave public comment.

Holly Sloan of the Spanish Valley area gave public comment.

Connor Simmons of the Spanish Valley area gave public comment.

Monette Clark (online) of the Spanish Valley area gave public comment.

## **ADMINISTRATIVE ITEMS**

### **5. Announcement of Public Hearings**

**Time Stamp 0:25:30 (audio)**

Administrator Bushnell reminded the Planning Commission of the upcoming dates and times for the Public Hearings on the 2024 Ordinance legal adoption later this month.

### **6. Review of Final Zoning Maps**

**Time Stamp 0:28:30 (audio)**

Administrator Bushnell highlighted the final zoning maps and areas that were changed based on previous discussions. The purpose of the maps goes beyond the current task of Zoning the county and will be a large part of future ambitions to create online interactive GIS data to the public for parcel fabric information. The goal of having more opportunity available to more community locations was reiterated.

There was some discussion on the maps in particular areas to make changes where it would be more fitting with the surrounding zones. The La Sal community was especially of interest based on community comments received. Coordination of the use table was throughout the discussion.

### **7. Review of Final Use Table**

**Time Stamp 2:12:00 (audio)**

Administrator Bushnell reviewed the Use Table for accuracy of previous comments. There were some uses similar enough to one another that were conflicting, such as private and public corrals, and adjustments were made to be more consistent with the intent of uses in each zone.

Commission Austin stressed the importance of having a process to allow for an unlisted use to be able to be considered and placed on the table for future reference as proposal would be discussed and agreed upon by Planning Commission and staff.

### **8. Review of Additional Sections to Zoning Ordinance**

**Time Stamp 2:35:00 (audio)**

Administrator Bushnell pointed out the resources available to the public to review online and stated that comments will continue to be collected and forwarded onto the Planning Commissioners.

The debate of being a “Fence In” or “Fence Out” county was discussed with a general agreement that the amount of land used for livestock grazing makes it very unreasonable to put the responsibility of “Fence In” on local ranchers. Therefore, we agreed to include a section for “Fence Out” in the final document.

Density and Lot Size standards were discussed as to what seemed practical for heights, set backs, coverage area and frontages. The intent was to allow higher densities in hopes of enticing more housing developments.

## **LEGISLATIVE ITEMS**

### **BUILDING PERMIT(S) REVIEW**

**Time Stamp 3:18:00 (audio)**

9. June Building Permits

### **ADJOURNMENT**

**Time Stamp 3:20:00 (audio)**

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

Voting Yea: All in favor.

Motion Carries.