



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
March 13, 2025 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Planning Commission Chair Trent Schafer called the meeting to order at 6:01pm.

PRESENT:

Chairman Trent Schafer
Vice-Chair Lloyd Wilson (online)
Commissioner Cody Nielson
Commissioner Thomas Garcia
Commissioner Shea Walker
Commissioner Melissa Rigg
Commissioner Ann Austin (online)
Planning Administrator Kristen Bushnell
County Deputy Attorney Jens Nielson
County Administrator Mack McDonald
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 0:3:30 (audio)

Need to look in to the “counter motion” made by Commissioner Austin.

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

Time Stamp 0:06:00 (audio)

Annette Myers of La Sal would like her parcels to remain in Agriculture.

Cassy Rose of Blanding believes that solar panels should not be in Agriculture and is concerned about the greenbelt designations in the new proposed solar farm.

Evan Rose of Blanding would like to be able to expand in agricultural productions in the area but says everyone has locked up their land for energy production. He expressed his continued concerns for agricultural buildings to be exempt.

Marjorie Haun of La Sal reported that she has been working with the community liaison group to ease tensions toward the Land Use Ordinance.

Mark Whiggant of La Sal believes that every property owner should have full rights to do what they want with their property, in this case the right to use it as a solar farm.

Connie & Guy Thomas of Valley Subdivision in Spanish Valley want to ensure their easement remains with the new Valley Estates Development.

ADMINISTRATIVE ITEMS

2. Review and Discussion of Planning Commission Terms, Bylaws and appointment of Chair for 2025, Kristen Bushnell, Planning Administrator

Time Stamp 0:26:00 (audio)

Commissioner Rigg would like to revisit the by law comments that were submitted last year in regards to the ethics section, conflicts of interest and preference for commissioners to be from unincorporated areas of the county.

The nomination of Trent Schafer to serve as the Planning Commission Chair was given by Cody Nielson.

Voting Yea: All in favor.

The nomination of Lloyd Wilson to serve as the Planning Commission Vice Chair was given by Thomas Garcia.

Voting Yea: All in favor.

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 0:34:00 (audio)

The proposal for a small section of the Lisbon Valley Mine to be rezoned from Industrial to Multiple Use to allow for an on-site employee housing project was discussed. The zone change was voted to recommend to the County Commission, however, upon further legal review, it was discussed and agreed that this request would have to have a public hearing for both legislative bodies, the Planning Commission and the County Commission. This item has been postponed to the April Planning Commission Meeting for the public hearing to be properly noticed.

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

Time Stamp 1:06:00 (audio)

The Planning Commissioners would like to add the following conditions including those already listed:

- The tower shall be operated in compliance with state and federal regulations, including lighting requirements.
- The tower shall have a maximum project span of six (6) years.

Motion made by Commissioner Rigg to approve the Conditional Use Permit with the conditions discussed. Seconded by Commissioner Nielson.

All in favor. Motion carries.

5. Consideration and Approval of a Conditional Use Permit for EG Orion Solar Project, Dale Harris, Enfinity Global

Time Stamp 1:21:00 (audio)

The Planning Commissioners would like to add the following conditions including those already listed:

- The facility shall be operated in compliance with state and federal regulations.
- Surface water issues need to be addressed and appropriate drainage permits are obtained.
- The assurance of a decommission bond is in place prior to the construction and renewed every five (5) years.

Motion made by Commissioner Garcia to approve the Conditional Use Permit with the conditions discussed. Seconded by Commissioner Walker.

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

Abstain: Commissioner Schafer.

Motion carries.

6. Consideration and Approval of a Conditional Use Permit for Questar Gas Regulator Station Project, Kevin Mulvey, Questar Gas Company

Time Stamp 1:52:00 (audio)

The Planning Commissioners would like to add the language that “The facility shall be operated in compliance with state and federal regulations.”

Motion made by Commissioner Rigg to approve the Conditional Use Permit with the conditions discussed. Seconded by Commissioner Walker.

All in favor. Motion carries.

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

Time Stamp 02:00:00 (audio)

The Planning Commissioners would like to ensure that the existing easements are recorded and upheld. Commissioner Wilson believes that that “will serve” has timed out on this many units within the development. There is a lot of confusion on Chapter 10 of the Spanish Valley Ordinance. Commissioner Nielson pointed out that this was one of the reasons why we needed to push forward with the new Land Use Ordinance to give clear paths forward to both commissioners and applicants.

Motion made by Commissioner Nielson to approve the Valley Estates Project Plan and Development Agreement. No second. Motion fails.

Motion made by Commissioner Wilson to move the decision to the County Commissioners. No second. Motion fails.

Motion made by Commissioner Wilson to table the discussion until further clarity could be found for the Chapter 10 Overnight Accommodations Overlay. Seconded by Commissioner Rigg.

All in favor. Motion carries.

BUILDING PERMIT(S) REVIEW

8. February Building Permits

9. March Building Permits

Time Stamp 2:59:00 (audio)

ADJOURNMENT

Time Stamp 3:03:00 (audio)

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

All in favor. Motion carries.