



PLANNING COMMISSION MEETING

**117 South Main Street, Monticello, Utah 84535. Commission Chambers
November 13, 2025 at 6:00 PM**

PLANNING MINUTES

Date: November 13, 2025

Location: San Juan County, Utah

CALL TO ORDER AND ADMINISTRATIVE ITEMS

Chair Trent Schafer called the meeting to order at approximately 6:00 PM (1:23). Roll call confirmed a quorum. Commissioners present included Trent Schafer (Chair), Melissa Rigg, Shea Walker, TC Garcia, and Ann Austin (remote), Lloyd Wilson. Planning staff and county legal counsel were present.

At 3:16–3:59, Chair Schafer recognized the passing of Mel Nelson, a former Board member, and acknowledged his service to the community. The Pledge of Allegiance was Cody Neilson at 4:03–4:17. At 4:29–5:00, the Chair requested disclosure of conflicts of interest; none were declared.

MOTION – APPROVAL OF MINUTES (6:35–7:33)

Motion to approve the October 9, 2025 Planning Commission meeting minutes.

Motion: Melissa Rigg

Second: Shea Walker

Vote: Unanimous approval as amended

PUBLIC COMMENT

Connor Simmons (7:45–10:38) addressed the Commission regarding zoning clarity and long-term economic stability in Spanish Valley. He emphasized the need for predictable land use regulations to support responsible development, housing availability, and investment certainty.

Daniel Wright (10:49–11:36) expressed support for zoning updates and encouraged an

efficient process to promote housing affordability and local business development.

An online public comment from Lixie Walker was acknowledged at 11:53–12:44.

LEGISLATIVE ITEM – U-HAUL CONDITIONAL USE PERMIT EXTENSION

Planning staff, represented by Mack McDonald (12:45–14:23), presented a request for a one-year extension of conditional use permits for two U-Haul properties in Spanish Valley. The extension was requested to allow completion of outstanding conditions, including drainage engineering, health department approvals, and business licensing.

Commission discussion at 14:24–15:22 addressed ordinance requirements necessitating Planning Commission approval for permit extensions. Applicant representative Brett Kalosh (15:33–32:04) provided clarification on site access, parcel boundaries, and encroachment issues, noting that matters were being addressed through coordination with adjacent property owners. He confirmed that the two sites are separate parcels with independent access and that project progress was ongoing.

MOTION – CONDITIONAL USE PERMIT EXTENSION (32:48–33:47)

Motion to approve a one-year extension for both U-Haul conditional use permits.

Motion: Lloyd Wilson

Second: TC Garcia

Vote: Unanimous approval

GENERAL PLAN AND LAND USE DISCUSSION

Planning staff presented updates to the General Plan land use element and future land use maps (36:07–42:34), emphasizing their policy-level and visionary purpose. Commissioners discussed land use classifications, map clarity, and public interpretation (42:35–54:11).

Further discussion occurred regarding the proposed Recreational Support land use category (1:02:28–1:07:58). Commissioner Melissa Rigg expressed support for removing the category to reduce confusion (1:03:52–1:03:55). Commissioner TC Garcia and staff discussed agricultural land use language to allow supportive secondary uses while maintaining agricultural intent (1:09:06–1:12:05).

MOTION – ADJOURN THE PLANNING COMMISSION MEETING

(2:32:48–2:33:49)

Motion: Cody Neilson

Second: Lloyd Wilson

Vote: Unanimous approval

Summary of Motions Taken

1. Approval of October 9, 2025 Meeting Minutes – Passed unanimously
2. One-Year Extension of Two U-Haul Conditional Use Permits – Passed unanimously
3. Adjournment of Meeting – Passed unanimously