



PLANNING COMMISSION SPECIAL MEETING

117 South Main Street, Monticello, Utah 84535. Commission Chambers
December 23, 2025 at 6:00 PM

PLANNING MINUTES

CALL TO ORDER AND ADMINISTRATIVE ITEMS

Chair Trent Schafer called the special Planning Commission meeting to order at approximately 6:00 PM (0:18). Roll call confirmed a quorum. Commissioners present included Trent Schafer (Chair), Melissa Rigg, TC Garcia, Ann Austin, and Shea Walker.

Planning staff and county legal counsel present included Mack McDonald (County Administrator), Corey Coleman (Building Official), and Jens Neilson (Deputy County Attorney).

The Pledge of Allegiance was led by Shea Walker (1:41–1:58).

At 2:07–2:24, Chair Schafer requested disclosure of conflicts of interest. Staff advised that no conflicts were applicable to the agenda item, and none were declared.

MOTION – OPEN PUBLIC HEARING (2:25–3:52)

Motion to open a public hearing to receive public comment on updates to the General Plan – Land Use Section.

Motion: Ann Austin

Second: Shea Walker

Vote: Unanimous approval

PUBLIC COMMENT

Cassie (Online) (3:54–8:52) requested clarification regarding the Future Land Use Map. Staff clarified the map reflects future planning intent only and is not a zoning map. No additional public comments were received.

MOTION – CLOSE PUBLIC HEARING

(9:34–9:56)

Motion: Melissa Rigg

Second: Shea Walker

Vote: Unanimous approval

GENERAL PLAN – LAND USE SECTION DISCUSSION

Commission discussion addressed revisions to land use language, public lands references, residential density clarification, agricultural protections, survey language, Utah Code citation updates, trails master planning, and water use planning.

MOTION – RECOMMEND GENERAL PLAN LAND USE SECTION UPDATES

(47:25–56:05)

Motion: Ann Austin

Second: TC Garcia

Vote: Unanimous approval

MOTION – ADJOURN THE PLANNING COMMISSION MEETING

(56:25–56:48)

Motion: Ann Austin

Second: Shea Walker

Vote: Unanimous approval

SUMMARY OF MOTIONS TAKEN

1. Open Public Hearing – Approved unanimously
2. Close Public Hearing – Approved unanimously
3. Recommend Approval of General Plan Land Use Section Updates – Approved unanimously
4. Adjournment – Approved unanimously