



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
July 14, 2022 at 6:00 PM

AGENDA

Google Meet joining info

Video call link: <https://meet.google.com/wma-afjh-gbg>

Or dial: (US) +1 727-877-8458 PIN: 489 854 957#

More phone numbers: <https://tel.meet/wma-afjh-gbg?pin=5790317904712>

GENERAL BUSINESS

Welcome / Roll Call

Approval of Minutes

1. Approval of June 9, 2022 PC Meeting Minutes

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

PUBLIC HEARING San Juan County Resource Management Plan Update

2. Consideration for Recommendation: County Resource Management Plan Amendment

PUBLIC HEARING San Juan County Land Use Development and Management Ordinance

ADMINISTRATIVE ITEMS

3. Consideration and Approval of Conditional Use Permit Application, Terry Barr and Jean Cheever, Rockhound LLC.
4. Preliminary Plat Review, San Juan Estates, Phase 3, Second Amendment, Lot 25, Kenny North
5. Preliminary Plat Review, San Juan Estates, Lot 5 Amended, Kenny North
6. Preliminary Plat Review, San Juan Estates, Phase 2, Lot 19 Amendment 2, Kenny North
7. Preliminary Plat Review, Spanish Trail Estates, Phase 1, Tract A, Amended, Ann Austin
8. Consideration and Approval of Flat Iron Mesa Ranch Phase 28, Mike Dervage

LEGISLATIVE ITEMS

9. Consideration for Recommendation: Overnight Accommodations Overlay Application, Alicia Davis

BUILDING PERMIT(S) REVIEW

10. Building Permit List

ADJOURNMENT

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk's Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
June 09, 2022 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

PC Commission Chair Trent Schafer called the meeting to order at 6:04 pm

PRESENT

Chairman Trent Schafer
Commissioner Lloyd Wilson
Commissioner William Johnston
Commissioner Melvin Nelson
Commissioner Cody Nielson
Commissioner Ed Dobson (joined electronically)

Staff:

Scott Burton
Ben Tomco
Alex Goble
Mack McDonald

Approval of Minutes

1. Approval of Minutes for May 12, 2022 PC Meeting

Motion to approve the minutes was made by Commissioner Nelson, Seconded by Commissioner Nielson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson

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

Time Stamp 2:19 (audio)

Verde Byrnes a resident of Old La Sal commented seeking for clarification on the deadline for making comments on the draft Land Use Development and Management Ordinance

Scott Burton, Planning and Zoning Directory encouraged people to review and comment on the draft ordinance

Beth Parker commented about the need for clarification on the zoning maps, and the short term rental definition in the draft ordinance. She asked for the PC to protect property rights and to consider the rights of the existing subdivisions.

Joe Mellen praised the planning commission for the work they are doing, and expressed a desire to work together.

ADMINISTRATIVE ITEMS

2. Consideration and Approval of Conditional Use Permit Application, Terry Barr and Jean Cheever, Rockhound LLC.

Time Stamp 14:00 (audio)

Terry Barr and Jean Cheever presented their project to build a small RV park in Old La Sal. They also stated their desire to have greenhouses and hydroponics to grow food on the property.

Commission Chair Trent Schafer explained that the County does not enforce CC&R's and he asked for public comment.

Verde Byrnes a resident of Old La Sal expressed concern about the zoning maps, and the lack of current maps.

Marjorie Haun-Storland, a resident of Old La Sal, commented about the purpose of the RR zone, and the lack of access to the highway. She also expressed concern that commercialization of the area will adversely effect the property values in the area.

James Hertado, owns lot 3 next to the development. He expressed his concern about water. His undeveloped well is half a gallon per minute currently, and the development will be drawing a lot of water. He expressed opposition to the development.

Andy Boone a resident of Old La Sal, expressed concerns over water, tourist behavior, traffic, and fire danger.

Brian Ballard, wants to build a home on an adjoining lot that he owns. He is concerned that the development will reduce values, and needs to be in a location away from homes.

Joel Storland, who lives right across the road, stated that the developer owns three lots in the subdivision, and his opinion that they plan to expand to a larger development on those lots and he expressed his opposition to the development.

Dianne Liner a resident of Old La Sal expressed her concern about fire, and visitor's lack of concern about fire.

After the public comment, there was some response by Jean Cheever and Terry Barr, and some additional comments by the residents.

PC Vice Chair Lloyd Wilson asked for clarification on the zone. Planning and Zoning Director Scott Burton explained that the property is in A-1 zone with a small portion in the Control District Highway zone. Scott also expressed concerns about flood hazard from an upstream pond. The PC then discussed the proposed use and whether it is listed as a conditional use in the ordinance.

Deputy Attorney Alex Goble explained the process for conditional use approval.

Commission Johnston commented that the home owners could get together and fight the development based on the CC&R's.

Commissioner Nielson asked about when the subdivision was created and the intent of the subdivision.

Commissioner Wilson asked about how we would handle the concern about the upstream pond, and expressed concern about the cost being too high to get information on the flood hazard. He explained that in other counties, the CUP process has just become a way to stop development because they just keep requiring engineering information where it may not be required.

Commissioner Nielson expressed opposition to requiring information from the applicant, he also said he doesn't believe this application does not meet the intent of the subdivision, and whether he can legally judge the intent. Commission Chair Trent Schafer agreed, and then commented that he would like to see more information about the pond, and the increased traffic on the county road, and the potential of requiring dust suppression.

Commission Johnston expressed opposition, and asked whether they are able to turn it down based on not allowing a commercial venture in the residential area.

This led to a discussion about the state code requirements for approving a conditional use.

After the discussion, Commission Chair Trent Schafer asked the applicant to find out who owns the pond, and discuss with them the project, and what would happen if the dam would fail. He also asked the applicant to provide how much traffic is going to be added to the road, so we can determine if dust suppression is required.

Commissioner Nielson asked if he could judge the intent of the subdivision, which was then discussed. Commissioner Wilson stated that we can't consider that.

Motion to request more information from the developer was made by Commissioner Dobson, Seconded by Commissioner Johnston.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson

Voting Nay: Commissioner Nielson

3. Ranches at Elk Meadows Amendment No 2, Bryant Black, Monticello Development Company LLC

Time Stamp 1:13:08 (audio)

Bryant Black attended the meeting remotely to present this subdivision amendment and his plan is to keep the roads private.

PC Chair Trent Schafer asked for public comment, the following individuals made comment:

Stuart Smith pointed out that there is no need to rush this and asked for the county to stall the application.

Alex Goble provided information that County Commissioner Bruce Adams is interested in requiring a bond for the road to protect the county from having to pay for the road improvements in the future. PC Commissioner Lloyd Wilson asked about the details of how to require a bond on a private road, which was then discussed.

Mr. Black stated that the Road Department would not adopt the road for maintenance and that is why he opted to keep the road private because it was going to be up to the property owners to maintain it anyway.

Motion to recommend approval of the subdivision amendment was made by Commissioner Nielson, Seconded by Commissioner Nelson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Nelson, Commissioner Dobson

4. Blankenagel Subdivision Lot 16B, Amendment 2, GaylAnn Behunin

Time Stamp 1:31:25 (audio)

Gayle Ann Behunin presented this subdivision amendment.

PC Chair Trent Schafer asked for public comment, not comment was made.

Motion made by Commissioner Dobson, Seconded by Commissioner Wilson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Nelson, Commissioner Dobson

5. Coronado Park Subdivision Tract C Amended, Kelly Dearth

Time Stamp 1:33:51 (audio)

Kelley Dearth presented this subdivision. The road was discussed, and Kelly stated that the road department does not want to adopt the road for maintenance, but they are building the road to the county standard. The PC discussed the road, and adoption for maintenance

Commissioner Nelson asked about the design of the water detention basin. The engineering on the basin has been submitted.

Motion to recommend approval was made by Commissioner Nielson, Seconded by Commissioner Wilson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Dobson

6. Flat Iron Mesa Ranch Subdivision Phase XXVIII, Mike Dervage

Time Stamp 1:39:03 (audio)

The preliminary plat was discussed by the PC.

Motion to approve the preliminary plat was made by Commissioner Wilson, Seconded by Commissioner Nielson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Dobson

7. Management Plan Amendment, Nick Sandberg, County Public Lands Coordinator

Time Stamp 1:41:34 (audio)

Nick Sandberg explained the amendments to the County Resource Management Plan. The amendments to the sections on land access, renewable energy, rare earth elements, pipelines and infrastructure are required by the State Legislature. The PC reviewed the proposed amendments and associated maps. The PC was asked to provide any possible changes or feedback on the amendments before the public hearing that is planned for July 14.

LEGISLATIVE ITEMS

8. Overnight Accommodations Overlay Application, Stephen Howard, Red Rock Earth Movers

Time Stamp 2:03:22 (audio)

Terence Thompson with T.N.T. Real Estate Investments presented this plan for step one of the overnight accommodations overlay approval process.

Motion to recommend approval the first step was made by Commissioner Wilson, Seconded by Commissioner Nelson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Dobson

9. Overnight Accommodations Overlay Application, Alicia Davis

Time Stamp 2:09:39 (audio)

Alicia Davis presented the application for the first step of the overnight accommodations overlay.

Motion to recommend approval of step one was made by Commissioner Wilson, Seconded by Commissioner Nielson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Dobson

LEGISLATIVE ITEMS**10. US-191 ROW & Traffic Evaluation South of Project Area (MP 114 to 120.8), Chris Hall, UDOT Region Four Planning Manager****Time Stamp 2:11:53 (audio)**

Chris Hall with UDOT presented this study and discussed right of way preservation in the Spanish Valley area.

BUILDING PERMIT(S) REVIEW**11. Building Permit List****Time Stamp 2:32:46 (audio)**

The PC reviewed the building permit list.

ADJOURNMENT**Time Stamp 2:33:23 (audio)**

Motion to adjourn was made by Commissioner Wilson, Seconded by Commissioner Nielson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Dobson

Meeting was adjourned at 8:37 pm

*In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk's Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice**

Land Access

(Modifications to the existing document are stated below with changes shown in italics.)

Objectives

a. An extensive and viable transportation network *provides* access for commercial and non-commercial uses of public *and state* lands. Access is critical to the management, development, protection, use *and enjoyment* of lands and resources and to maintain the culture and lifestyle of the County *and meet national security needs*.

Policies

1. Promote and support public land management which provides a transportation network for the use, management, protection, development and enjoyment of lands and resources consistent with the *economic needs*, culture and lifestyle of the County *and national security needs*.

2. Promote recognition of the importance of the infrastructure known as the Public Land Survey System (PLSS) to the health, safety and welfare of the citizens of the county. The surveys implemented to establish this PLSS are the foundation upon which rests title to all land that is now, or was once part of the Public Domain of the United States. The PLSS is the foundation for all land transactions and any acquisition, conveyance or exchange of property whether public or private depends on this PLSS infrastructure. Protect the Public Land Survey System as a vital resource for the protection of the property rights of the citizens of the county.

3. Assert RS2477 claims to all roads and trails constructed over public lands prior to the passage of FLPMA.

4. *Support efforts to have federal agencies recognize the State's rights to and across federal lands.*

5. *Support and encourage* the timely and efficient processing of *transportation* right-of-way applications by federal agencies.

6 *Support the protection of traditional and cultural access to public and state lands.*

7. *Support the retention of existing access to SITLA lands and the creation of new access roads where necessary to increase the value and enjoyment of these lands.*

8. *Maintain road systems to appropriate standards for safe and convenient access to all users of public lands (commercial and non-commercial).*

9. *Maintain road systems for safe, convenient and equitable access for citizens of all ages and physical abilities.*

10. Assist County landowners to obtain rights-of-way or easements across federal lands when in the best interest of the County and/or landowner.

11. Support public lands management which provides opportunities for a range of motorized and non_motorized recreation experiences while protecting or minimizing impacts to resources and minimizing conflicts among various users.
12. Provide exemption from OHV decisions for fire, military, emergency, and law enforcement vehicles used for emergency or administrative purposes .
13. Support access rights to facilities or properties covered by valid existing rights.
14. *Support and encourage additional road infrastructure where needed to accommodate the increasing need for safe and enjoyable outdoor recreation practices on public lands.*
15. Support efforts to provide county-wide public transportation including daily ground and air service.

Minerals Findings

(New section to add to Minerals section.)

Critical Minerals

The Critical Mineral List was first released by the U.S. Geological Survey in 2018. This list designated 35 non-fuel minerals or mineral groups as critical minerals. Critical minerals are defined as those necessary for economic or national security and have a supply chain vulnerable to disruption. Seven of those minerals are found in San Juan County. These were helium, potash, lithium, uranium, vanadium, manganese and cobalt. In 2022, USGS issued a revised list which removed helium, uranium, potash, rhenium and strontium and added nickel and zinc. The updated list includes 4 minerals found in San Juan County: lithium, vanadium, manganese and cobalt.

Vanadium and manganese narratives are covered in separate sections of this document. Lithium deposits are found in the Paradox Basin in the county but are not currently produced. Lithium is primarily used in batteries and increased dependence upon battery-powered vehicles and equipment could lead to some lithium production in the county. Cobalt occurrences are found in sediment-hosted copper and/or uranium deposits in the county. Primary production in Utah is unlikely but cobalt could potentially be a byproduct of sediment-hosted copper mining (UGS, 2020).

Rare Earth Elements

Utah's geology is not conducive to the formation of significant rare earth element (REE) deposits, as confirmed by historical exploration. With the exception of scandium, rare earths have never been produced in Utah and there are no known primary rare earth deposits. So, it is unlikely that such elements occur in the county to the extent that production would be feasible. (UGS, 2020).

Revisions:

Objectives

- a. *Support* responsible exploration and development of mineral resources *including critical minerals* consistent with law, policy and reasonable consideration for protection of natural and cultural resources.
- b. Efficient and responsible exploration and development of mineral resources *including critical minerals* is maximized in the San Juan Energy Zones (see Energy Zones Map).
- c. Exploration and development of mineral resources *including critical minerals* in areas outside the Energy Zones will be managed under the multiple use concept, a balanced

and reasonable approach that allows use of mineral resources while giving reasonable attention to the management of other resources.

Policies

2. *Encourage and support* federal agency use of a streamlined and efficient procedure to process applications for mineral exploration and development.

References

Utah Geological Survey. Utah Department of Natural Resources. Critical Minerals of Utah, Circular 129. 2020

Mining

New section to add:

Abandoned Mine Lands Reclamation

Under Utah’s Mined Land Reclamation Act and the Abandoned Mine Lands Program of the federal government various reclamation efforts have taken place to restore watersheds and enhance public safety of several mining areas in the county. Restoration work has been completed in the La Sal area, Brown’s Hole area, Red and Fry Canyon areas, White Canyon-Deer Flat areas and the South Cottonwood Wash area on old uranium/vanadium mining sites.

Policies

3. Support federal and state efforts in the Abandoned Mine Lands Program and Utah’s Mined Land Reclamation Act to protect human health and safety and to protect and restore the environment.

Add to Findings after para on Daneros Mine:

In 2022 the White Mesa Mill began processing certain critical and rare earth (REE) minerals and producing compounds used in the production of nuclear energy, steel and specialty alloys and advanced REE products in the US and abroad. This commercial-scale REE separation process may have been the first to occur in the US since the early 2000’s (Energy Fuels, 2022).

References: “Energy Fuels Hits Critical Minerals ‘Trifecta’ in Rare Earths, Uranium and Vanadium; Now Performing Commercial-Scale partial Rare Earth Separations”. April 13, 2022 Energy Fuels News Release.

Energy

Existing section on Renewable Energy (wind and solar) is adequate and no changes/additions needed except in New Policy below.

Policies

New:

6. Encourage the retention of prime rangelands (grazing and wildlife habitat) on public lands in lieu of converting them into solar farms.

UTILITY CORRIDORS

Definition

Linear tracts of land set aside for the placement of above and below-ground infrastructure that transports and conveys raw materials, processed materials, and energy.

Related Resources

Energy, Mining, Cultural, Historical, Geological and Paleontological, Land Access, Water Rights, Land Use, Air Quality, Water Quality and Hydrology, Economic Considerations

Findings

Utility corridors on federal lands are usually identified in agency land use plans. These land use plans may also identify areas where utility ROWs are to be avoided or excluded. On BLM administered lands, avoidance and exclusion areas are based on resource needs and policy. Such areas include lands with sensitive natural resources such as wilderness values, cultural resources, riparian and relict vegetation and high quality scenery. Similar policy is used in land use plans on USFS and NPS lands. Since 62% of San Juan county is federally administered land (BLM, USFS and NPS), these land use plan designations for utility corridors are a significant factor in any utility corridor planning.

Establishing a new utility corridor on or through federal land for electrical transmission, pipelines, and other utility infrastructure is a major undertaking that may require years to complete. The design, analysis, public involvement, and documentation required by federal regulations are very complicated.

Recognizing the complex nature of placing utility corridors on public lands, and in light of the growing need for energy grid improvements, Congress passed the Energy Policy Act of 2005. Section 368 of the act directs federal agencies to: (1) designate energy corridors on federal lands in 11 western states; (2) establish procedures to ensure that additional corridors are identified and designated as necessary; and (3) expedite applications to construct or modify oil, gas, and hydrogen pipelines and electricity transmission and distribution facilities. These corridors are referred to as “Section 368” energy corridors.

San Juan County’s segment of the Section 368 corridor follows along US 191 in the northern part of the county until it veers off to the SE and follows East Canyon before entering Colorado (see Map ____). While this corridor is useful for the north and northeastern portions of the county, it is too far away from other areas in the county to be of much use.

Economic Considerations

Power generation in the western United States is transitioning from carbon-based fossil fuels to renewable energy. Additionally, policies to increase the component of renewable energy coming from the federal, state, and local governments as well as consumer demands, are likely to increase the demand of renewable energy over the coming decade.

San Juan County has abundant potential for renewable energy generation (solar and wind), as identified in the Utah Renewable Energy Zone study. However, these resources are not always near existing transmission infrastructure. As power generators move to develop these resources, there is a need to simultaneously develop the transmission infrastructure needed to convey power to the electric grid.

Primary economic consideration for utility corridors is the lengthy time periods and high costs required to navigate the federal permitting and compliance processes to place utilities on federal lands. Such long time periods reduce the ability of utility companies to respond to rapidly changing energy policies, such as carbon reduction goals and development of Utah's renewable energy.

Objectives

Existing and future utility corridors are adequate to meet current and future demand.

Policies

Protect access for utility companies to maintain and improve infrastructure and utility corridors.

Support and promote expeditious federal approval processes and policies for the maintenance of utility corridors and new construction projects.

Work with federal and state agencies and tribes to identify utility corridors needed to access and deliver all forms of traditional mineral resources, critical minerals, and renewable energy resources.

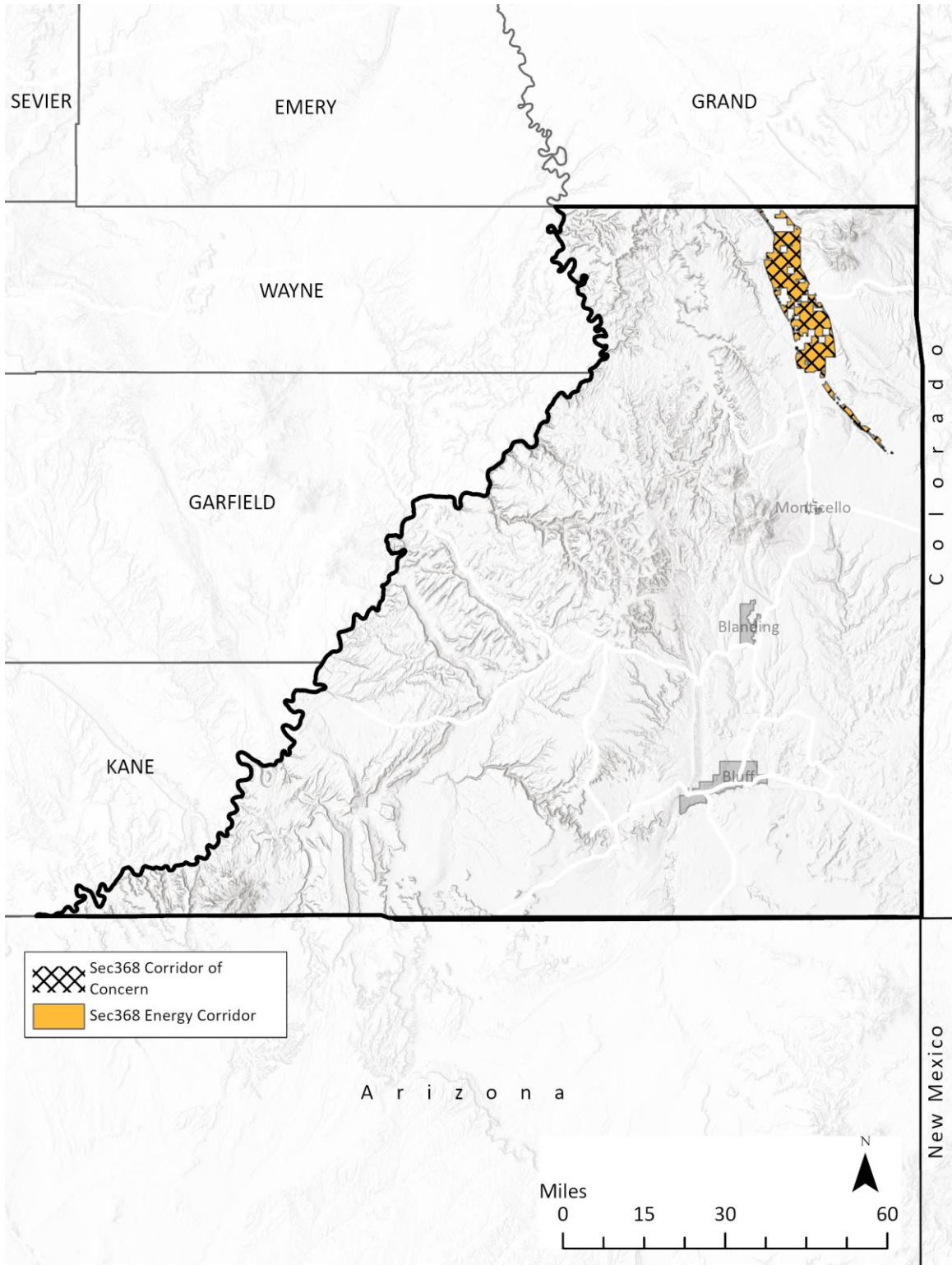
Support federal agencies to ensure that sufficient utility corridors are available to provide essential utilities to rural areas including areas with current or future federal designations (e.g. national monuments and roadless areas).

Support federal agencies to provide access to fiber optic resources to rural Utah and Tribal communities.

References

Utah Renewable Energy Zone (UREZ) Task Force, Phase II Zone Identification and Scenario Analysis, Final Report. Black & Veatch Corporation. September, 2010

Utah's Resource Potential. Energy Strategies for the Utah Office of Energy Development. Salt Lake City, Utah. Technical Report, 84pg.



Pipelines and Infrastructure

Definition

Pipelines, electrical power and communication lines and associated structures that carry petroleum products, water and electricity.

Related Resources

Energy, Mining, Cultural, Historical, Geological and Paleontological, Land Access, Water Rights, Land Use, Air Quality, Irrigation, Water Quality and Hydrology, Economic Considerations

Findings

Electrical Transmission

Electrical transmission infrastructure is used to convey high-voltage electricity from a generation source to load-center substations, where it's transformed into lower-voltage electricity for distribution to end-users. Major components of electrical transmission infrastructure include transformers, towers, foundation materials, and conductors (transmission lines). High-voltage transmission can be either alternating current (AC) or direct current (DC). Alternating current, the most commonly used form of transmission, has the ability to convert to different voltages using a transformer, whereas DC is not easily converted. Typical voltage for transmission in the county ranges from 69 Kilovolt (kV) up to 345 kV. Existing electrical transmission lines and substations are shown on Map ____.

When planning for new utility-scale solar developments, considerations should be made for the inversion of DC power generated from solar array prior to connection to the AC bulk power grid.

Another consideration for the planning of electrical transmission in Utah includes future chokepoints or bottlenecks in transmission-line capacity. This issue has been studied with respect to electrical transmission in the 2021 Utah Transmission Study, which determined that (under scenarios of high renewable energy buildout in southern Utah) electrical transmission needs might exceed capacity (Energy Strategies 2021).

Resilience and redundancy of electrical transmission are issues that have been identified by stakeholders. Many rural locations in Utah are served by single transmission lines, referred to as "radial transmission lines." Radial transmission lines are the least costly option for providing some remote locations with electrical power, but they also leave those areas vulnerable to utility disruptions because of their lack of redundancy. Additional transmission connections are costly not only because of their construction costs, but also due to the expense and time required to place utility corridors on federal lands. Refer to the Utility Corridor section for more information.

Natural Gas Pipelines

Natural gas pipelines are constructed by private utility companies to move natural gas from production areas to end users. Gathering pipelines move extracted raw materials from wellheads to processing plants, where natural gas is separated from other gases, hydrocarbon gas liquids, and water. The refined natural gas is then pressurized and added to the mainline transmission system, which consists of large-diameter, high-pressure pipelines. Compressor stations along the network maintain pressure and move product down the line to storage areas, major industrial consumers, power plants, shipping ports, and distribution companies. From there, distribution transmission systems operate with smaller-diameter lines and lower pressure. Finally, service lines transport natural gas to the end users.

The Lisbon Valley Gas Plant located approximately 20 miles north of Monticello processes natural gas collected from sources in Utah, Colorado and New Mexico. The La Sal Junction Compressor Station is part of the Northwest Pipeline transporting natural gas through the intermountain region and the Pacific Northwest. Major natural gas pipelines are shown on Map ____.

Oil Pipelines

According to the Utah Geologic Survey (UGS), Utah is consistently one of the top 15 oil-producing states in the United States (Chidsey 2021). In their recent circular, Utah's Energy Landscape, the UGS reported the majority of oil production in Utah is occurring in Duchesne, Uintah, and San Juan Counties. Crude oil produced in San Juan County is transported in pipelines south to refineries in New Mexico. The two major pipelines are the CCI and Questar Pipelines (see Map __). The CCI Pipeline transports crude oil from the Lisbon Field area approximately 20 miles north of Monticello to the Greater Aneth Field in the southern part of the county and thence SE into Colorado and New Mexico. The Questar Pipeline transports oil from the Greater Aneth area south into Arizona. ???

Water Pipelines

The main water pipelines in the county transport water for communities and irrigation. The main water pipelines for community use include collection and transport pipelines for Monticello, Blanding and Spanish Valley. The largest irrigation pipeline transports water from Recapture Reservoir to agricultural lands in the Blanding area.

Telecommunications

Telecommunications refer to the infrastructure used to transmit and distribute electronic information. This discussion of telecommunications will focus on broadband infrastructure, typically transmitted through fiber optic cable, used by service providers to connect consumers to the Internet, which allows large quantities of digital information to be transmitted at high speeds.

The State of Utah is committed to deploying and expanding broadband and making it accessible across the entire state. To this end, the [2020 Utah Broadband Plan](#) identifies a series of goals to meet that goal. As of June 2021, 94 percent of Utah has access to broadband Internet service with speeds of 100 mbps or faster. Approximately 68 percent of Utahns have access to fiber-optic services with a State Broadband Access Ranking of 29th in the United States (BroadbandNow 2021).

Most communities in the county are now served with a fiber optic network from Spanish Valley to Bluff. These include the main communities along US 191 and US 491 as well as La Sal, Eastland, Montezuma Creek and Aneth. A project is currently underway to connect Mexican Hat from Bluff with plans to continue on to Monument Valley and Oljeto.

Other Infrastructure

Most communities in the county have water treatment plants to supply culinary water to community residents. Most are located on municipal property but the water may be supplied from sources on public lands. Examples are the culinary water pipelines from springs on the Monticello Ranger District supplying Monticello and the Blanding Tunnel on the Monticello Ranger District supplying Blanding. Many communities also have wastewater treatment plants which are also on municipal lands.

Culinary water treatment and wastewater treatment facilities on public lands include those of Mexican Hat, the National Park Service at Natural Bridges National Monument, Hovenweep National Monument (septic system for waste), Halls Crossing, Hite, Needles District of Canyonlands National Park (septic system for waste) and those of the State Parks and Recreation at Dead Horse Point State Park (septic system for waste).

Transportation Infrastructure

The planning, construction, and maintenance of US interstate highways, state highways, and some local roads in Utah are completed through collaboration with UDOT. Roadway planning occurs during the compilation of the [Unified Transportation Plan](#). Construction of new federal and state roadways and bridges as well as upgrades to existing infrastructure is prioritized in this plan.

The [Utah Freight Plan](#) addresses issues and needs specific to the statewide highway and multimodal freight networks. In San Juan County, US 191 from the northern county line to Monticello and US 491 from Monticello to the state line are classified as ‘Critical Rural’ highways in this plan. A ‘Critical Rural’ highway provides access and connection to the Primary Highway Freight System and the Interstates with other important ports, public transportation facilities, or other intermodal freight facilities. Both of these highways are also rated as ‘High Volume’ highways in UDOT’s ‘Pavement Management’ system. This designation means that Average Annual Daily Traffic

(AADT) is greater than 1,000 vehicles and Average Annual Daily Truck Traffic (AADTT) is greater than 200

Economic Considerations

Water Pipelines

According to the 2020 Statewide Water Infrastructure Plan, over the next 50 years, the State of Utah and municipal water providers in San Juan and Grand Counties (Southeast Colorado River Basin Water Plan) will need to spend \$97.8 million to repair and replace existing infrastructure and another \$4 - 18 million for new infrastructure and to develop new water supplies for future growth (BRWCD et al. 2020).

Objectives

Pipelines, powerlines, communication lines and other infrastructure are present to provide for transport and delivery of petroleum products, water, electric power and telecommunications services to meet current and future needs of the county.

Policies

Support a network for the transport and distribution of natural gas, crude oil and refined petroleum products.

Support a network for the collection and delivery of electrical power and communications to County residents.

Support the investigation and research for additional water collection, storage and delivery opportunities to supply current and future community needs.

Support local community and water conservation districts in applying for grants for additional water collection, storage and delivery systems.

Support active management of forests to increase watershed yields.

Support programs such as Shared Stewardship and the Watershed Restoration Initiative to enhance water yields.

Support innovation to make existing and future water collection, storage and delivery systems more efficient, reliable, safe, climate-friendly and sustainable.

References

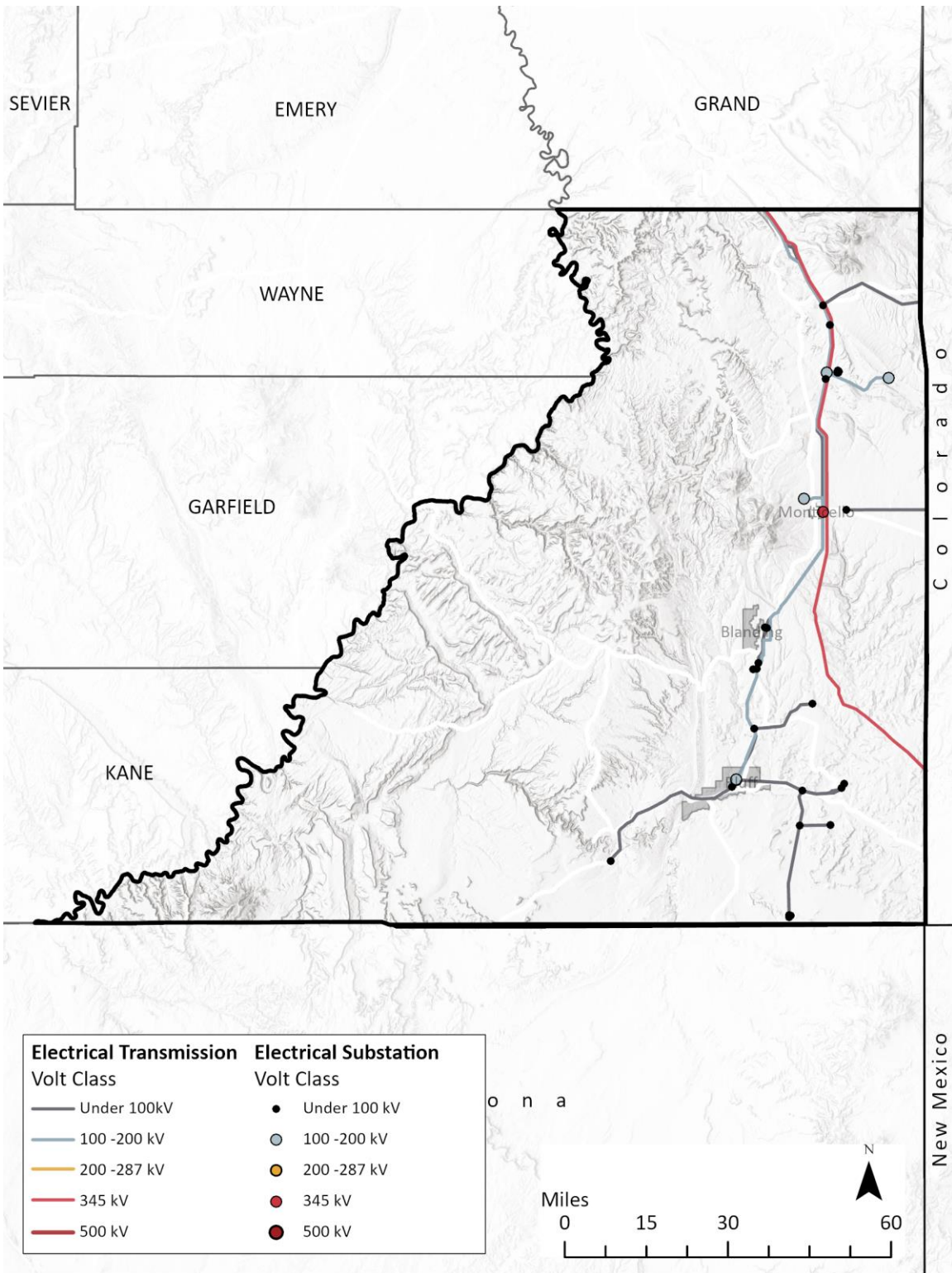
Energy Strategies. 2021. Utah Transmission Study: A Study of the Options and Benefits to Unlocking Utah's Resource Potential. Energy Strategies for the Utah Office of Energy Development. Salt Lake City, Utah. Technical Report, 84pg

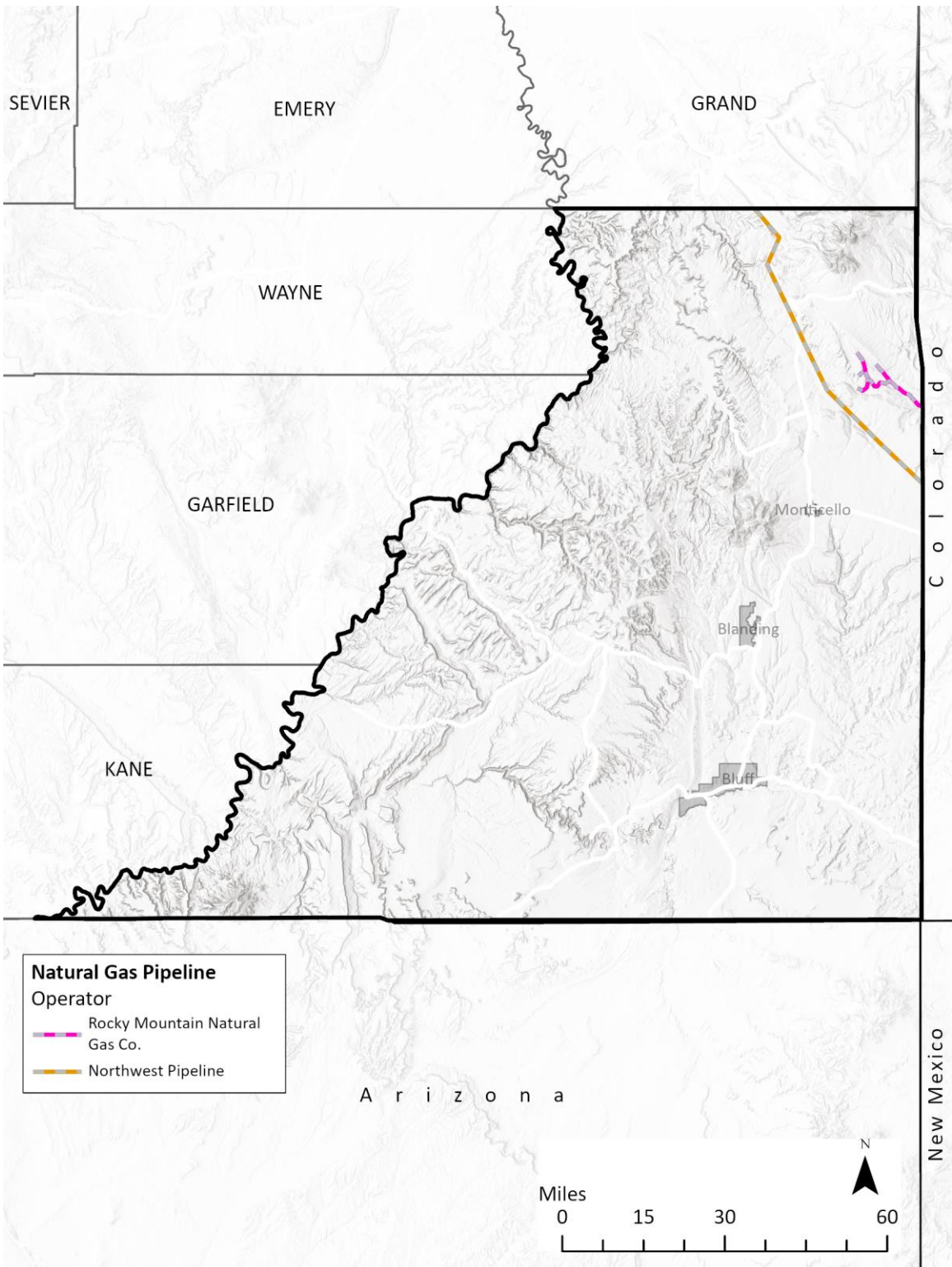
[UBAC] Utah Broadband Advisory Council. 2020. Utah Broadband Plan. Salt Lake City, UT. Technical Report, 12pg.

[BRWCD] Bear River Water Conservancy District, Cache Water District, Central Iron County Water Conservancy District, Central Utah Water Conservancy District, Jordan Valley Water Conservancy District, Utah Division of Water Resources, Washington County Water Conservancy District, & Weber Basin Water Conservancy District. 2020. Statewide Water Infrastructure Plan. Prepare 60. Technical Report, 16pg.

[UDOT] Utah Department of Transportation, Cache Metropolitan Planning Organization, Dixie Metropolitan Planning Organization, Mountainland Association of Governments, Utah Transit Authority, & Wasatch Front Regional Council. 11/4/21. Funding our Transportation Future. Utah's Unified Transportation Plan.
<https://unifiedplan.org/funding-our-transportation-future/>

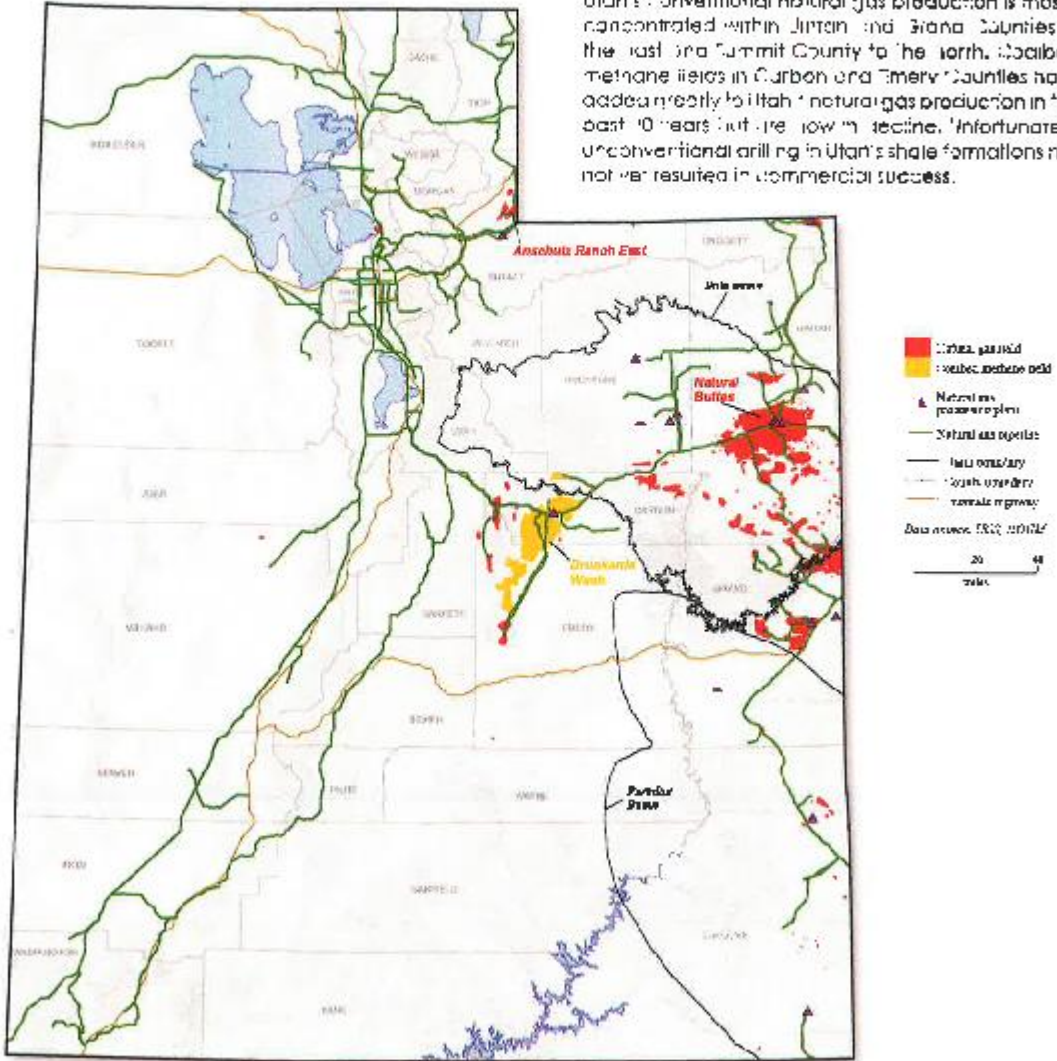
[UDOT] Utah Department of Transportation. Utah Freight Plan 2017



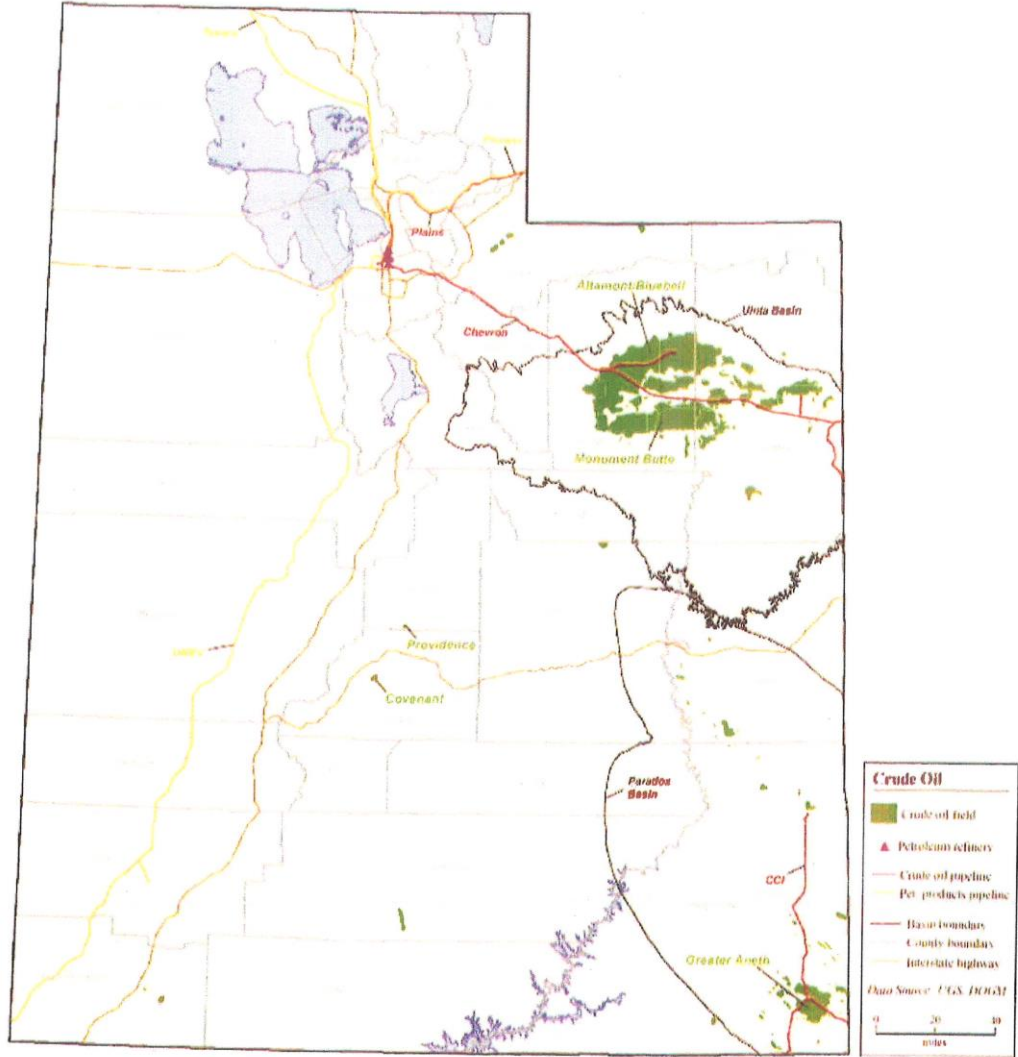




Utah's conventional natural gas production is mostly concentrated within Uinta and Grand Counties to the east and Summit County to the north. Discovered methane fields in Carbon and Emery Counties have added greatly to Utah's natural gas production in the past 10 years but are now in decline. Unfortunately, unconventional drilling in Utah's shale formations has not yet resulted in commercial success.



From Utah's Energy Landscape 2020





STAFF REPORT

MEETING DATE: July 14, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Conditional Use Permit Application, Terry Barr and Jean Cheever, Rockhound LLC.

RECOMMENDATION: Consideration and Approval

SUMMARY

Terry Barr and Jeannie Cheever with Rockhound LLC have revised their application for a conditional use permit for an RV Park on parcel 000920020050, which is lot 5 of the Old School House Subdivision in Old La Sal. The property is 7.3 acres, and is mostly in the A-1 zone. The zoning ordinance lists a “private park or recreational grounds or private camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses with are owned or managed by the recreation facility to which it is accessory” as a conditional use. The ordinance also lists a “motor park” as a conditional use.

As RV park is a private camp or resort and a motor park, and is considered a conditional use in the A-1 zone.

The following conditions are consistent with conditions placed on similar conditional use permit applications recently:

- *Must comply with the public water system requirements for water storage and pressure for fire suppression standards*
- *Must comply with any state or federal fire restrictions*
- *Must comply with San Juan County Fire Policy*
- *Must comply with all building permit requirements*
- *Must comply with San Juan County Health Department requirements and Utah State water system requirements.*
- *Must comply with San Juan County business license requirements*
- *Max number of RV Spaces*

Staff recommendation is to apply these or similar conditions as well as any others the Planning Commissions feel are necessary to mitigate the impact of this development.

HISTORY/PAST ACTION

A similar application was considered at the June 9 Planning Commission Meeting. The applicant has revised the application in response to the questions and concerns raised at the June meeting.

SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):



New Construction
Addition



Land Use Change
Appeal

Subject Property Location or Address: 16 Old School House Dr

Parcel Identification
Number: 000920020050

Parcel Area: 7.3 Acres Current Use: Empty Lot

Floor Area: _____ Zoning Classification: A-1

Applicant
Name: Jeannie M. Cheever

Mailing
Address: P.O.Box 293

City, State, ZIP: La Sal, Utah 84530

Daytime Phone #: 815-260-8779 Fax#: _____

Email Address: rockhoundllc.tlb@gmail.com

Business Name (If applicable): RockhoundLLC

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, ZIP: _____

Daytime Phone #: _____ Fax#: _____

Describe your request in detail (use additional page(s) if necessary): See Attached Sheet

Authorized Signature: Jean M. Cheever Date: 4/21/2022

We are a small family proposing a small RV and glamping resort nestled in with many small oak trees for "natures" privacy. Guests are allowed by reservation only with quiet times enforced between 10p to 6a. This will be an outdoor nature experience for those seeking such.

We will not be allowing fire pits or fires due to extreme fire risk and drought per State of Utah regulations.

We have revised the previous drawing to allow for the natural water overflow area on property to be undisturbed as well for safety. There will be no buildings or campers near the current dry creek bed.

We will have:

- Ten (10) pull thru RV sites 30ft wide X 60 ft long (natural dirt and rock/gravel) with a 30 amp electrical service.
- Ten (10) Mini Cabins with low voltage (Solar & Battery Power Only)
- Ten (10) Glamping Canvas tent Campsites with low voltage (Solar and Battery Power Only)

All Mini Cabins and Glamping sites will be on a floating deck block foundation

This location will be seasonal use of the Mini Cabins, Glamping, and RV Sites. April-October

The property has a natural grade above the creek area to keep this area dry.

We will have an accessory building for storage 48x50 (2280 sq ft). This building is also above grade.

Half of the property is within 1000 feet of Hwy 46 and within commercial zoning per state and county regulations, located just 5.9 miles (9min) from La Sal, Utah



Under San Juan County UT zoning ordinance (amended 9/11), under chapter 11, 11-2, (18), it states:

#1) For A-1 zoned properties, a recognized conditional use is as a private park or recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses (aka bathrooms, showers, convenience items/goods/foods, LP gas, recreational rentals, etc) which are owned by or managed by the recreational facility to which it is accessory.

#2) For CDh zoned properties, which includes all properties within 1000 feet of Highway (46) per state law (and included in the CCRs), nurseries and greenhouses, mobile home parks, motels, accessory buildings and uses, (plus many more), and other uses approved by the Planning Commission as being in harmony with the intent of the neighborhood commercial zone similar in nature to the above listed uses restaurants, motels, new and used automobile sales, farm machinery and equipment sales, nurseries and greenhouses, mobile home sales, mobile home parks, drive in theaters, bowling alley, other commercial recreational facilities, auto service station, accessory buildings and uses.

#3) For CCRs, There shall be commercial use allowed within 1000 feet of Hwy 46, as per state law regulation . Such commercial use does not include salvage yards, hog farms, landfills, or other types of industrial or (3a) high volume commercial businesses that would not maintain property values in Old La Sal and (3b) preserve the natural and scenic environment.

Definition of High Traffic Volume Business means a business for which the volume and frequency of visitors, deliveries, truck, and other vehicle traffic exceeds the number of designated parking spaces under normal conditions or creates a nuisance for neighboring properties or the municipality.

3a We will have 10 designated parking spots for RVs and their vehicles 30 wide x 60 long sites per camper, exceeding the size of Federal Government RV park suggestions. There will also be additional parking at the accessory building for cars.

3a Only registered campers will have access to the property or its facilities.

3b We are taking great measures through greenhouses and sustainability measures to reestablish natural foliage to the Old La Sal area and preserve the natural scenic environment that the drought has taken from our area.

#4) For A1 zoned property, Renewable energy- solar, wind farms, Solar panels for self sustainability (resource saving) are allowable CUP resources for A1 zoning (we are, with the help of the SBDA, beginning a self sustainable hydroponic grant farm for bringing value added goods/produce to a rural area. We will be working with local WIC programs and state government programs for targeting local low income, women and children, and minority needs programs.

#5) For A1 zoned property, agriculture and forestry are Permitted uses and do not require a CUP. This includes Nursery and greenhouses, wholesale or retail, fruit/vegetable stand; tilling of soil; raising of crops; forestry; grazing and pasturing of animals, business or industry



STAFF REPORT

MEETING DATE: July 14, 2022

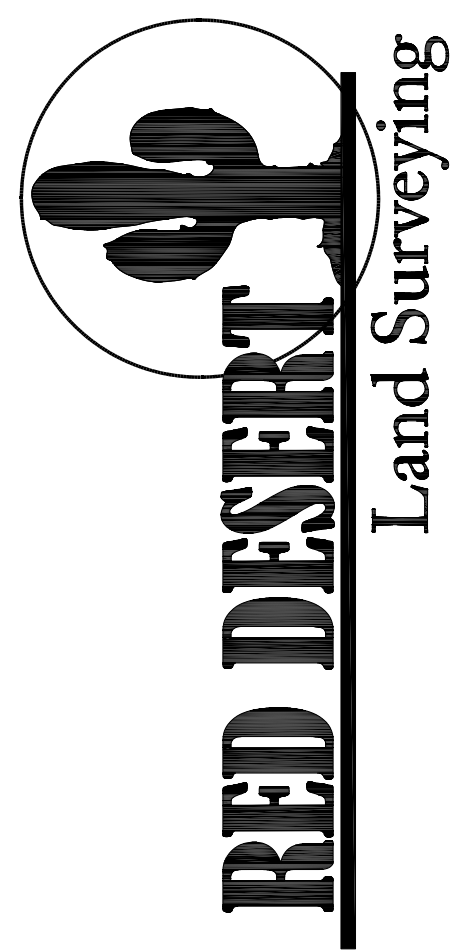
ITEM TITLE, PRESENTER: Preliminary Plat Review, San Juan Estates, Phase 3, Second Amendment, Lot 25, Kenny North

RECOMMENDATION: Consideration and Approval

SUMMARY

San Juan Estates Phase 3 was approved in 2002. This proposed amendment to lot 25 would create 4 lots each a quarter of an acre in size. The lots have access to water and sewer utilities from the San Juan Spanish Valley Special Service District, and will be required to be connected for the smaller lot sizes.

This plat is being considered for a preliminary plat review.



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- PROPERTY LINE
- EASEMENTS
- SET BACKS: 25' FRONT, 20' REAR, 8' SIDE
- PROPERTY ADJOINING
- FENCE
- PROP. CORNER FOUND
- PROP. CORNER SET
- SECTION CORNER MONUMENT

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
16 S McElhaneey
Moab, Utah 84532

PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
Kenny North

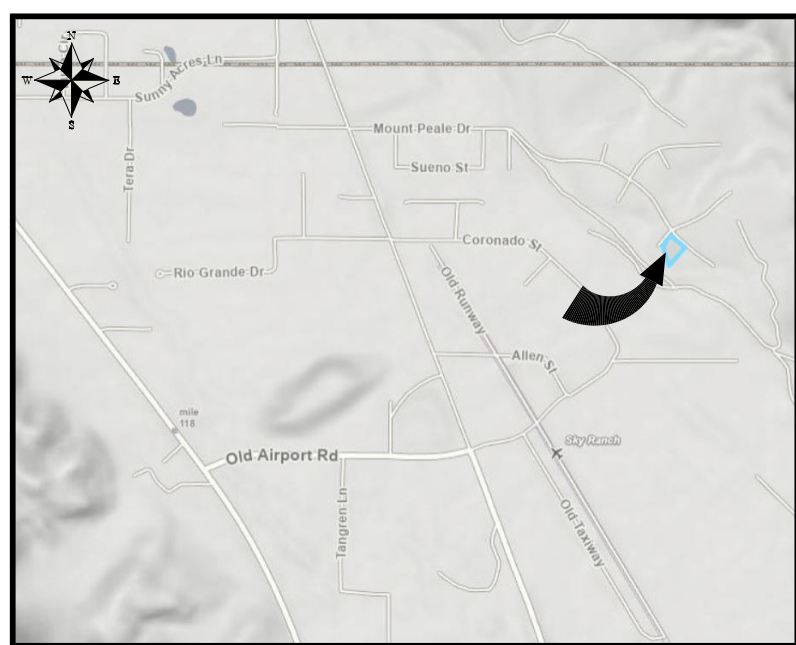
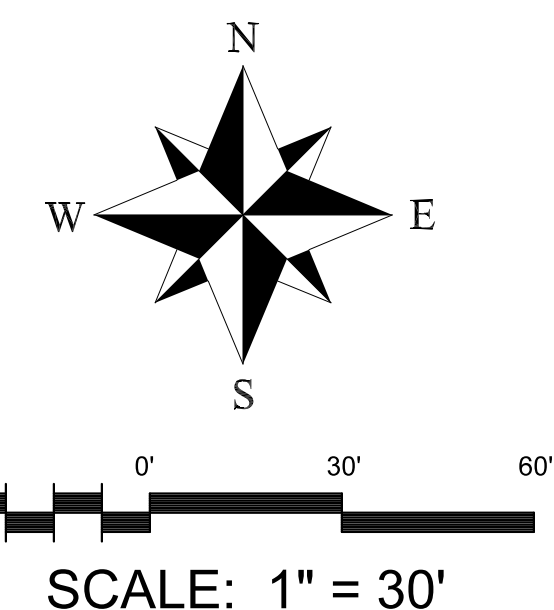
DATE:
4/1/22

JOB NUMBER:
037-22B

SHEET 1 OF 1

COUNTY SURVEYOR
APPROVAL IN ACCORDANCE WITH
INFORMATION AND RECORDS ON
FILE IN THIS OFFICE

COUNTY SURVEYOR DATE

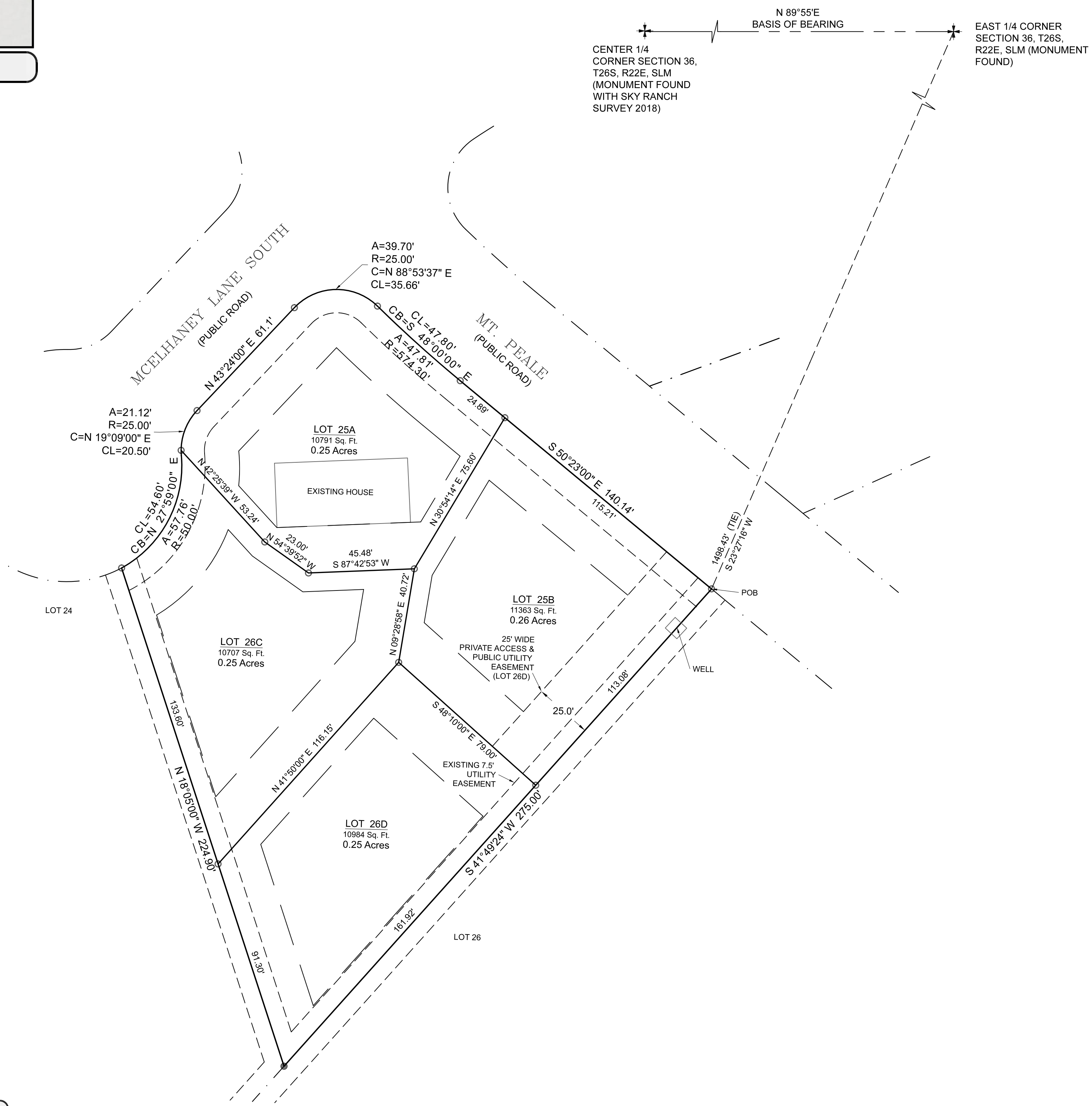


VICINITY MAP

NOT TO SCALE

FINAL PLAT OF SAN JUAN ESTATES, PHASE III, SECOND AMENDMENT, LOT 25

A SUBDIVISION BY AMENDMENT OF LOT 25, SAN JUAN ESTATES, PHASE III AMENDED
LOCATED WITHIN
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN



PLAT NOTES:

- SUBDIVIDING LOT 25, SAN JUAN ESTATES, PHASE III AMENDED INTO 4 QUARTER ACRE LOTS. THE EXISTING EASEMENT ALONG THE SOUTH AND WEST BOUNDARY OF LOT 25 WILL REMAIN. MT. PEALE AND MCELHANEY LANE SOUTH WERE DEDICATED WITH ORIGINAL PLAT.
- ORIGINAL PLAT NOTE - "IT WILL BE THE RESPONSIBILITY OF THE OWNER, BUYER, OR DEVELOPER TO BRING ROADS WITHIN THESE DEDICATIONS UP TO SAN JUAN COUNTY STANDARDS. UNTIL SUCH TIME THOSE ROADS SHALL NOT BE ACCEPTED FOR PERPETUAL MAINTENANCE BY SAN JUAN COUNTY" MCELHANEY LANE NORTH & MT. MEALE ARE CURRENTLY MAINTAINED COUNTY ROADS.
- SETBACK AS SHOWN: 25' FRONT, 20' REAR, 8' SIDE

A SUBDIVISION BY AMENDMENT OF LOT 25, SAN JUAN ESTATES, PHASE III AMENDED
LOCATED WITHIN
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

SURVEYOR NOTES

The property has been accurately surveyed with the intent to subdivide land. We are amending San Juan Estates, Phase III, Lot 25. The intent of this amendment is to subdivide Lot 25 into 4 lots.
The basis of bearing is N 89°55' E between the Center corner and the East 1/4 corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian.

5/8" x 24" rebar with survey cap to be placed at all lot corners or rights of way.

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATION

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **SAN JUAN ESTATES, PHASE III, 2ND AMENDMENT, LOT 25** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake _____ DATE
License No. 7540504

LEGAL DESCRIPTION

Beginning at the most easterly corner of Lot 25, San Juan Estates, Phase III amended, said point being South 23°27'16" West 1498.43 feet from the East Quarter corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with said lot 25 thence South 41°50'00" West 275.00 feet; thence North 18°05'00" West 224.90 feet; thence with a curve having a radius of 50.00 feet, to the left with an arc length of 57.73 feet, (a chord bearing of North 28°00'06" East 54.57 feet); thence with a reverse curve having a radius of 25.00 feet, to the right with an arc length of 21.15 feet, (a chord bearing of North 19°06'49" East 20.53 feet); thence North 43°24'00" East 60.79 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 39.70 feet, (a chord bearing of North 88°53'38" East 35.66 feet (RECORD= N88°54'W 35.7')); thence with a reverse curve having a radius of 574.30 feet, to the left with an arc length of 47.80 feet, (a chord bearing of South 47°59'50" East 47.78 feet); thence South 50°23'00" East 140.14 feet to the point of beginning, having an area of 1.01 acres

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as

SAN JUAN ESTATES, PHASE III, 2ND AMENDMENT, LOT 25

Do hereby dedicate for Perpetual use of public all parcels of land shown on this plat as intended for public use.

In witness whereof _____ have hereunto set _____ this _____ Day of _____ a.d.,
20____

CRISTIE NORTH AS THE DIRECTOR OF
NORTH MOAB HOLDINGS 136 MOUNT PEALE, LLC

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } s.s.

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, CRISTIE NORTH AS THE DIRECTOR OF NORTH MOAB HOLDINGS 136 MOUNT PEALE, LLC WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

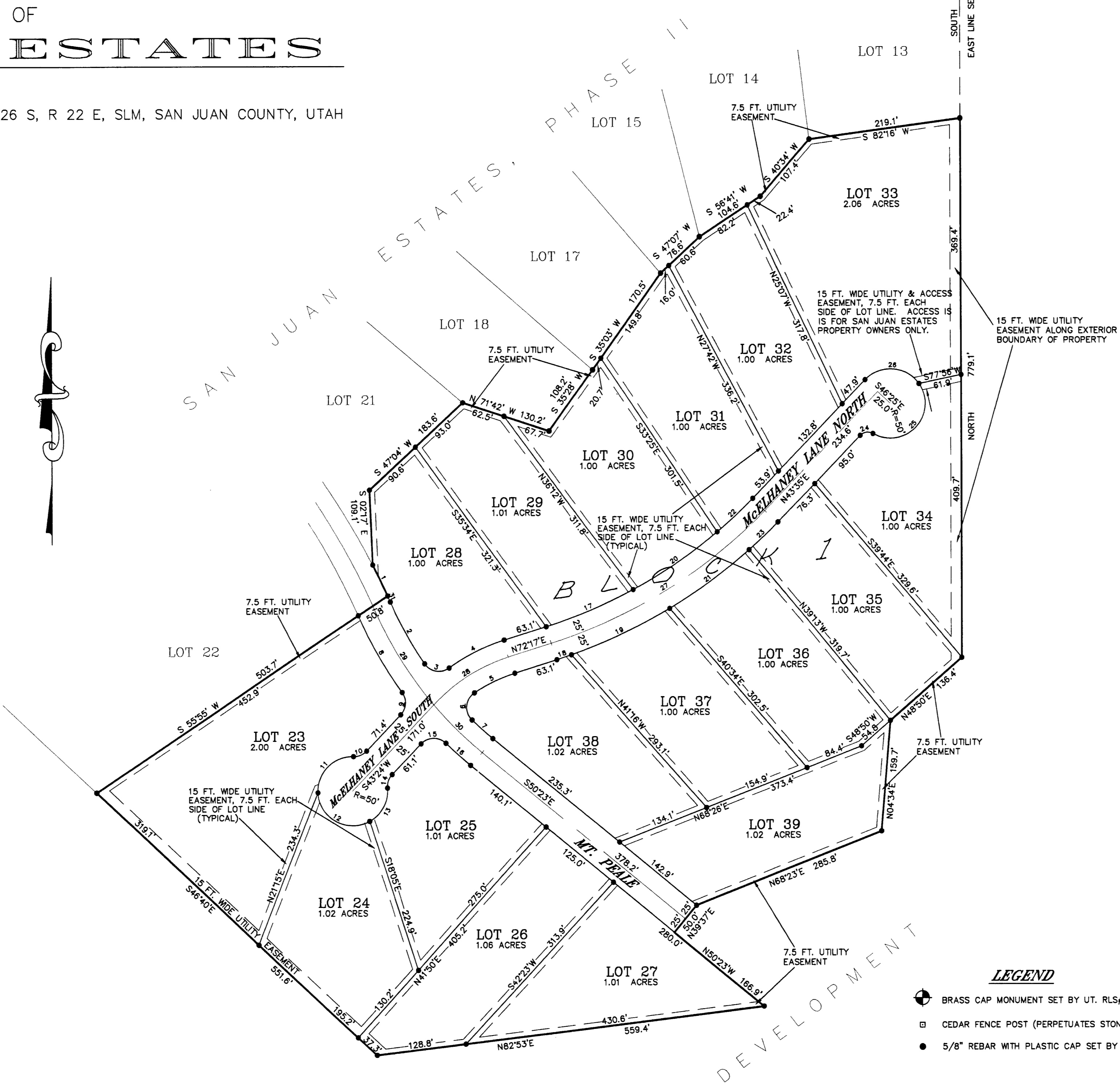
COUNTY SURVEYOR APPROVAL IN ACCORDANCE WITH INFORMATION AND RECORDS ON FILE IN THIS OFFICE	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2022.	SAN JUAN COUNTY ROAD DEPARTMENT APPROVED THIS _____ DAY OF _____, 2022.	COUNTY BOARD OF HEALTH APPROVED THIS _____ DAY OF _____, 2022.	PLANNING COMMISSION CERTIFICATE APPROVED THIS _____ DAY OF _____, 2022. BY SAN JUAN COUNTY PLANNING COMMISSION.	COUNTY COMMISSION APPROVAL PRESENTED TO THE _____ THIS _____ DAY OF _____, 2022. SUBDIVISION WAS ACCEPTED AND APPROVED.	COUNTY RECORDER STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF _____ DATE _____ BOOK _____ PAGE _____ FEE _____
	COUNTY SURVEYOR DATE	ATTORNEY	CHAIRMAN	ATTEST	COUNTY RECORDER	COUNTY RECORDER

CENTER 1/4 CORNER SECTION 36, T 26 S, R 22 E, SLM
N 89°55' E CENTER 1/4 LINE SECTION 36
EAST 1/4 CORNER SECTION 36, T 26 S, R 22 E, SLM

A FINAL PLAT OF SAN JUAN ESTATES PHASE III

A RESIDENTIAL SUBDIVISION WITHIN THE SE1/4 SECTION 36, T 26 S, R 22 E, SLM, SAN JUAN COUNTY, UTAH

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT	DELTA
1	50.0'	1050.9'	50.0'	N25°10'W	25.0'	02°44'
2	102.5'	524.3'	102.3'	S28°52'E	51.4'	11°12'
3	39.9'	25.0'	35.8'	S80°09'E	25.5'	91°52'
4	88.9'	281.1'	88.5'	S83°13'W	44.8'	18°07'
5	64.4'	231.1'	64.2'	S84°18'W	32.4'	15°59'
6	44.6'	25.0'	38.5'	S05°09'W	31.0'	102°19'
7	40.0'	524.3'	40.0'	S45°12'E	20.0'	04°22'
8	122.5'	574.3'	122.0'	S22°38'E	64.0'	12°43'
9	34.8'	25.0'	31.9'	N03°42'E	20.8'	79°24'
10	20.9'	25.0'	20.3'	N67°21'E	11.1'	47°53'
11	81.8'	50.0'	73.0'	S44°24'W	53.4'	93°46'
12	101.6'	50.0'	85.0'	S50°43'E	80.7'	116°21'
13	57.7'	50.0'	54.6'	N27°59'E	32.6'	86°10'
14	21.2'	25.0'	20.5'	S19°09'W	11.3'	48°30'
15	39.7'	25.0'	35.2'	S86°54'W	25.4'	90°59'
16	47.8'	574.3'	47.8'	S49°00'E	23.9'	04°46'
17	135.9'	705.8'	135.7'	N66°46'E	68.1'	11°02'
18	22.2'	755.8'	22.2'	N71°27'E	11.1'	01°41'
19	155.8'	755.8'	155.5'	N64°42'E	78.2'	11°49'
20	147.4'	705.8'	147.1'	N55°16'E	74.0'	11°58'
21	142.7'	755.8'	142.6'	N52°23'E	71.6'	10°49'
22	70.3'	705.8'	70.3'	N46°26'E	35.2'	05°42'
23	57.9'	755.8'	57.9'	N45°47'E	29.0'	04°23'
24	20.1'	15.0'	18.6'	S81°55'W	11.9'	76°39'
25	135.3'	50.0'	97.6'	N42°42'E	228.2'	155°04'
26	88.6'	50.0'	77.5'	N85°37'W	61.3'	101°35'
27	358.0'	730.8'	358.0'	N52°56'E	188.9'	28°42'
28	129.1'	256.1'	122.7'	S57°51'W	85.9'	28°53'
29	163.2'	549.3'	162.6'	S31°47'E	82.2'	17°01'
30	96.7'	549.3'	96.6'	S42°21'E	48.5'	10°05'
31	9.5'	1050.9'	9.5'	N23°32'W	4.8'	00°31'



SURVEYOR'S CERTIFICATE

I, TIMOTHY M. KEOGH, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 171004. AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND I FURTHER CERTIFY THAT UNDER AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HERE-AFTER TO BE KNOWN AS SAN JUAN ESTATES, PHASE III, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

DESCRIPTION OF LANDS WITHIN THE SE1/4 SECTION 36, T 26 S, R 22 E, SLM, SAN JUAN COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF LOT 13 OF SAN JUAN ESTATES, PHASE III, SAID CORNER BEARS SOUTH 354.7 FT. FROM THE EAST 1/4 CORNER SECTION 36, T 26 S, R 22 E, SLM, AND PROCEEDING THENCE S 82°16'W 219.1 FT. TO A CORNER, THENCE S 40°34' W 107.4 FT. TO A CORNER, THENCE S 56°41'W 104.6 FT. TO A CORNER, THENCE S 47°07'W 76.6 FT. TO A CORNER, THENCE S 35°03'W 170.5 FT. TO A CORNER, THENCE S 35°28'W 108.2 FT. TO A CORNER, THENCE N 71°42'W 130.2 FT. TO A CORNER, THENCE S 47°04'W 183.6 FT. TO A CORNER, THENCE S 2°17'E 109.1 FT. TO A CORNER, THENCE ALONG THE ARC OF A 1050.9 FT. RADIUS CURVE TO THE RIGHT 50.0 FT. (SAID CURVE HAS A CHORD WHICH S 25°10'E 50.0 FT.), THENCE S 55°55'W 503.7 FT. TO A CORNER, THENCE S 46°40'E 550.6 FT. TO A CORNER, THENCE N 82°53'E 558.4 FT. TO A CORNER, THENCE N 50°23'W 166.9 FT., THENCE N 39°37'E 50.0 FT. TO A CORNER, THENCE N 68°23'E 285.8 FT. TO A CORNER ON THE EAST LINE SE1/4 SECTION 36, THENCE WITH SAID LINE NORTH 779.1 FT. TO THE POINT OF BEGINNING. CORNERS ARE MONUMENTED AS SPECIFIED ON THE ATTACHED PLAT. BEARINGS ARE BASED ON THE CENTER 1/4 LINE AS DETERMINED BY UTAH RLS#1963 (BEARING FROM ORIGINAL SUBDIVISION OF SECTION 36=N 89°55'E).

DATE: April 16, 2002
 TIMOTHY M. KEOGH
 REGISTERED LAND SURVEYOR
 No. 171004
 STATE OF UTAH

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER() OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE
SAN JUAN ESTATES
 PHASE III
 DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF We HAVE HEREUNTO SET _____ THIS
17th DAY OF April A.D., 2002

Richard A. McElhaney
 Richard A. McElhaney
 M & M Manufactured Homes LLC

Charles E. McElhaney
 Charles E. McElhaney
 M & M Manufactured Homes LLC

Jared Shumway
 Jared Shumway
 Sandy Land Company

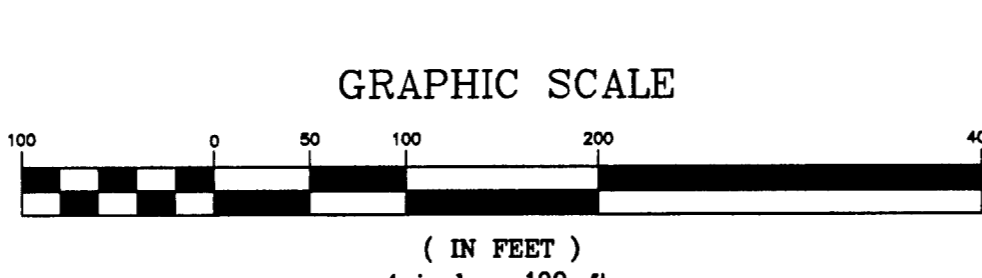
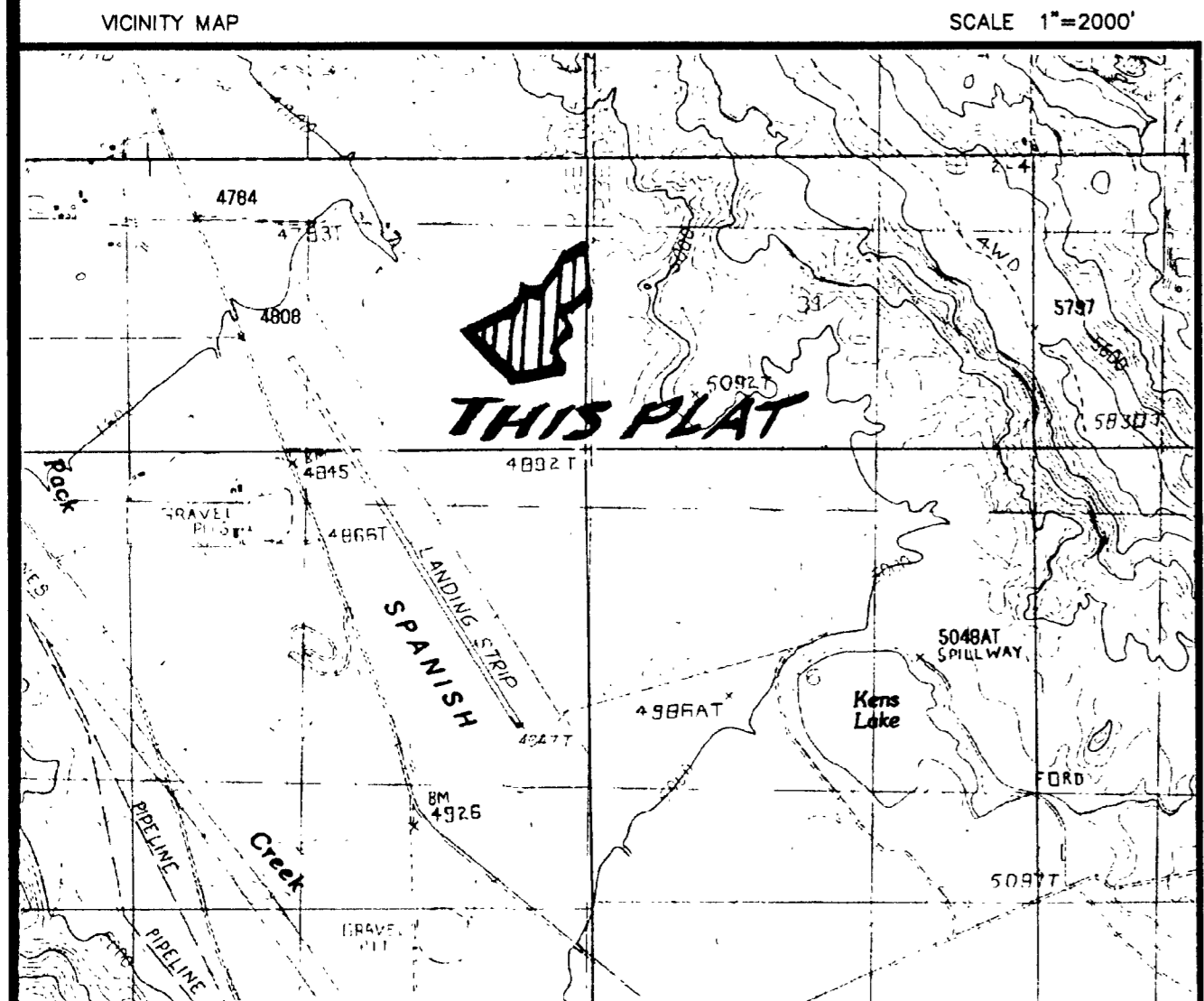
ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF Grand S.S.
 ON THE 17 DAY OF April A.D., 2002 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Grand IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, 3 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT 1111111111 SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 5/30/05
Jana Richardson
 NOTARY PUBLIC
 RESIDING IN Grand COUNTY

PREPARED BY
KEOGH LAND SURVEYING
 45 EAST CENTER STREET
 MOAB, UTAH 84532

DATE: 3-11-02 SANJUANS.DWG
 DRAWN BY: TMK CHECKED BY: TMK



COUNTY BOARD OF HEALTH
 APPROVED THIS 17th DAY OF April A.D. 2002, BY
Sick

PLANNING COMMISSION CERTIFICATE
 APPROVED THIS 22nd DAY OF April A.D. 2002, BY
Muller
 CHAIRMAN PLANNING COMMISSION

COUNTY SURVEYORS APPROVAL
 I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT AND SAID TRACT AS STAKED EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
4-22-02
Douglas E. Peterson
 DATE

COUNTY COMMISSION APPROVAL
 PRESENTED TO THE San Juan County Commission THIS 22nd DAY OF April A.D. 2002. SUBDIVISION WAS ACCEPTED AND APPROVED.
Linda D. Shumway
 ATTEST *Patricia Chavon*

COUNTY RECORDER NO. 066087
 STATE OF UTAH, CO. OF San Juan, RECORDED AT THE REQUEST OF
 M & M Manufactured Homes FILED
 DATE 04-22-02 TIME 14:58 PM BOOK 804 PAGE 476 FEE 48.00
 0062 *Laura C. Jones*
 COUNTY RECORDER

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 22nd DAY OF April A.D. 2002
Milton J. Reed
 ATTORNEY

E 066087 B 804 P 0476
 Date 22-APR-2002 14:58pm
 Fee 48.00 Check
 LOUISE C JONES, Recorder
 Filed By LCJ
 For M & M MANUFACTURED HOMES
 SAN JUAN COUNTY CORPORATION



STAFF REPORT

MEETING DATE: July 14, 2022

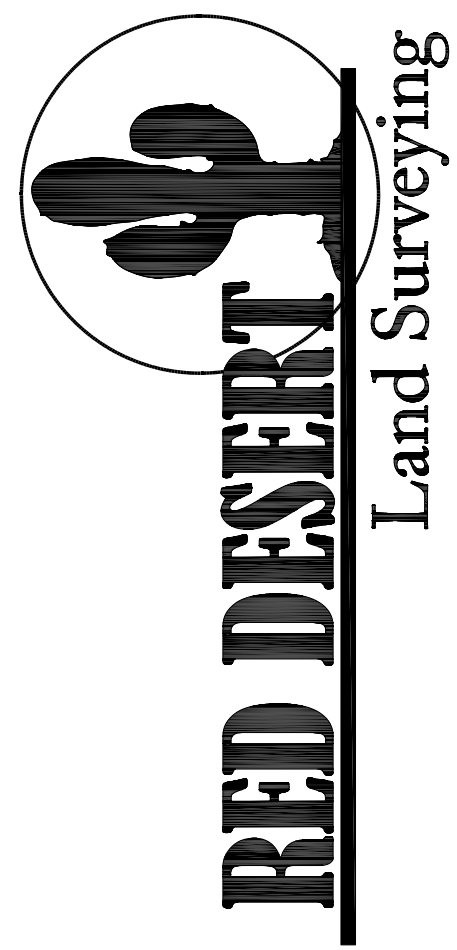
ITEM TITLE, PRESENTER: Preliminary Plat Review, San Juan Estates, Lot 5 Amended, Kenny North

RECOMMENDATION: Consideration and Approval

SUMMARY

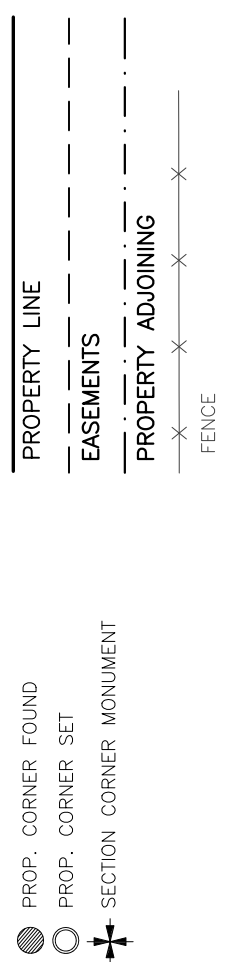
San Juan Estates Subdivision was approved in 2000. This proposed amendment to lot 5 would create 3 lots, each a quarter of an acre in size. The lots have access to water and sewer utilities from the San Juan Spanish Valley Special Service District, and will be required to be connected for the smaller lot sizes.

This plat is being considered for a preliminary plat review.



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND



PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
QUAIL COURT
Moab, Utah 84532

PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
Kenny North

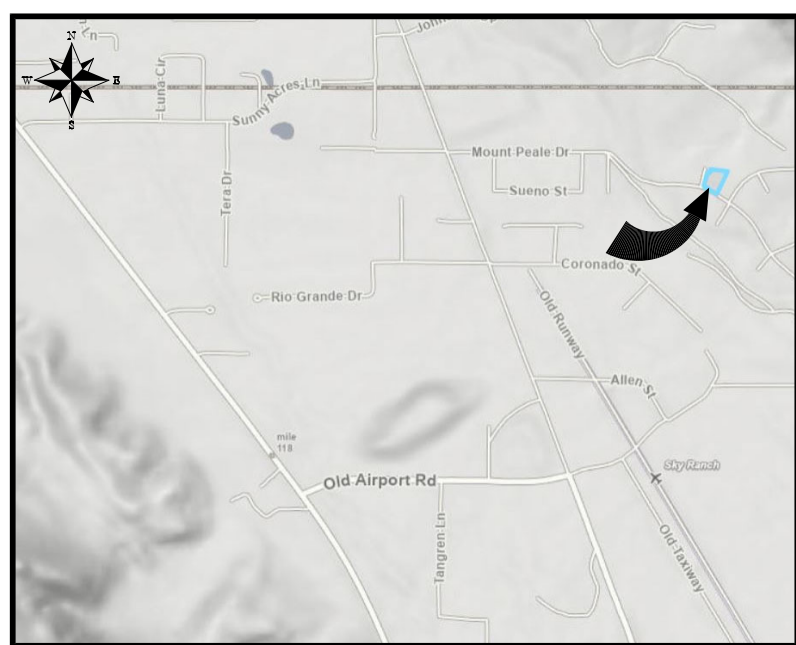
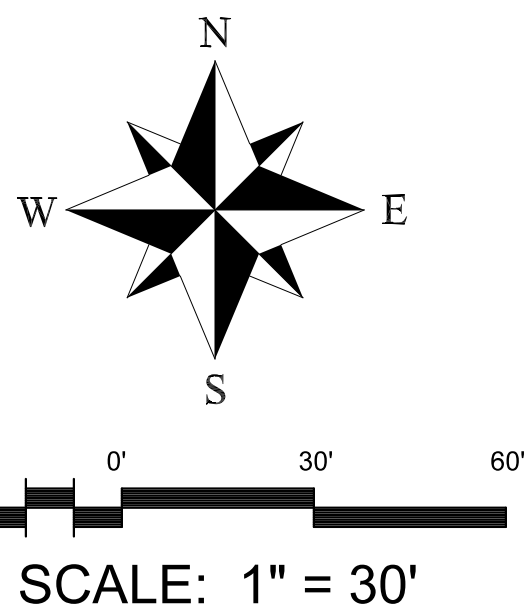
DATE:
4/1/2022

JOB NUMBER:
037-22A

SHEET 1 OF 1

COUNTY SURVEYOR
APPROVAL IN ACCORDANCE WITH
INFORMATION AND RECORDS ON
FILE IN THIS OFFICE

COUNTY SURVEYOR DATE

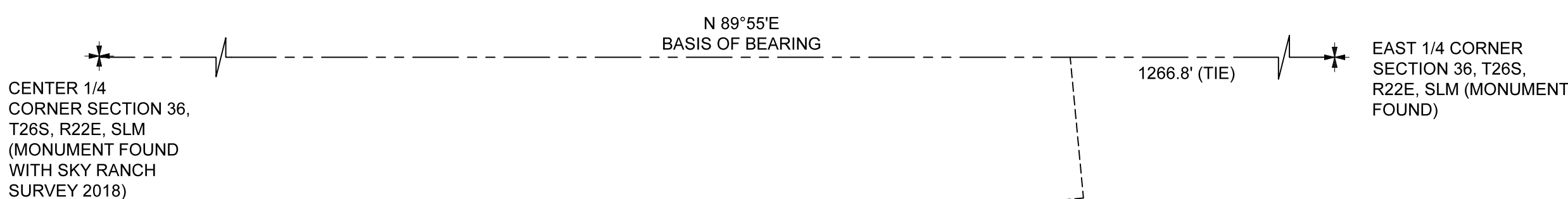


VICINITY MAP

NOT TO SCALE

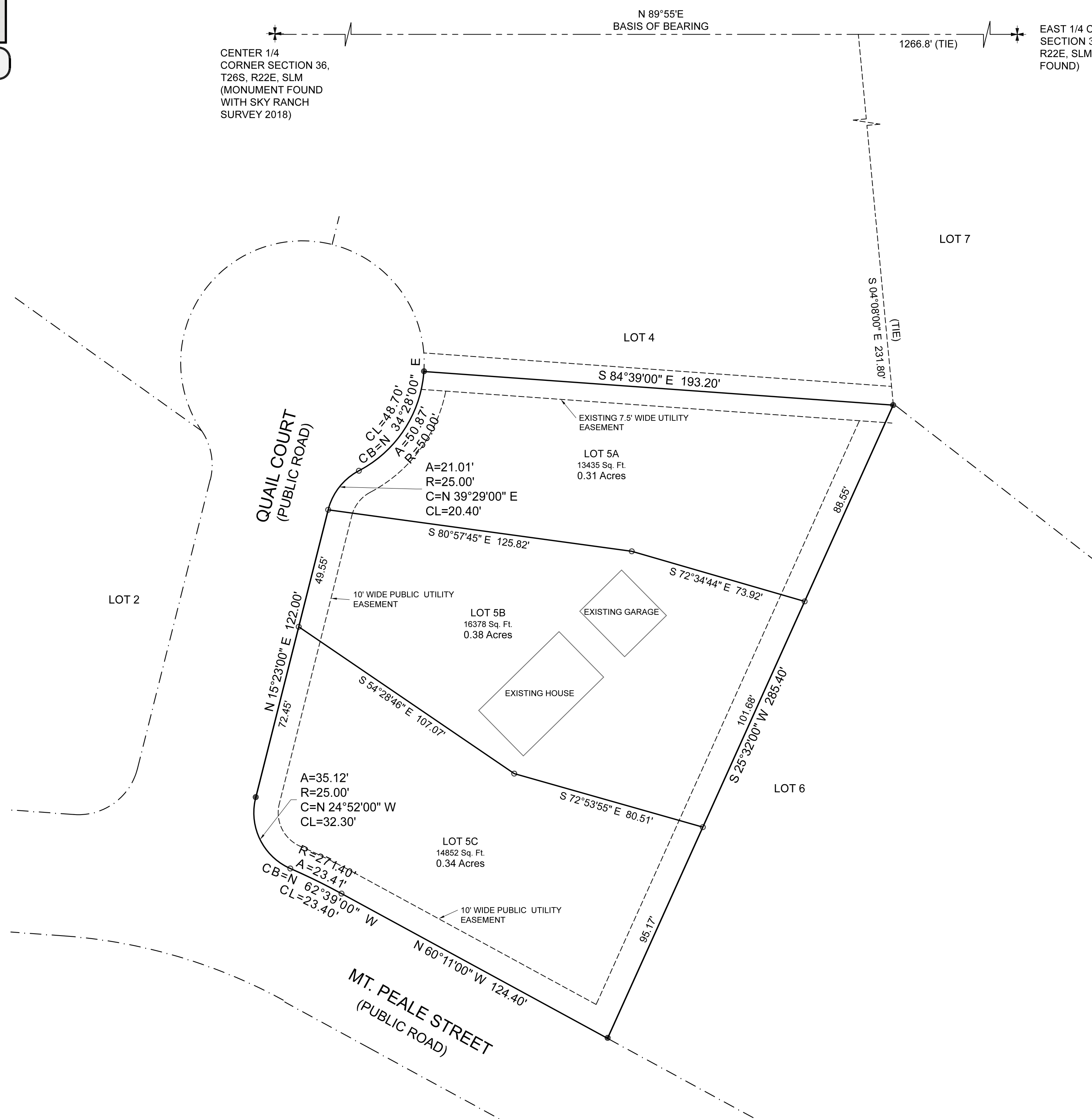
FINAL PLAT OF SAN JUAN ESTATES, LOT 5 AMENDED

A SUBDIVISION BY AMENDMENT OF LOT 5, SAN JUAN ESTATES
LOCATED WITHIN
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN



PLAT NOTES:

- SUBDIVIDING LOT 5, SAN JUAN ESTATES, INTO 3 LOTS. THE EXISTING EASEMENT ALONG THE NORTH BOUNDARY OF LOT 5 WILL REMAIN. MT. PEALE AND QUAIL COURT WERE DEDICATED WITH ORIGINAL PLAT.
- ORIGINAL PLAT NOTE - "IT WILL BE THE RESPONSIBILITY OF THE OWNER, BUYER, OR DEVELOPER TO BRING ROADS WITHIN THESE DEDICATIONS UP TO SAN JUAN COUNTY STANDARDS. UNTIL SUCH TIME THOSE ROADS SHALL NOT BE ACCEPTED FOR PERPETUAL MAINTENANCE BY SAN JUAN COUNTY" MCELHANEY LANE NORTH & MT. MEALE ARE CURRENTLY MAINTAINED COUNTY ROADS.



A SUBDIVISION BY AMENDMENT OF LOT 5, SAN JUAN ESTATES,
LOCATED WITHIN
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

SURVEYOR NOTES

The property has been accurately surveyed with the intent to subdivide land. We are amending San Juan Estates, Lot 5. The intent of this amendment is to subdivide Lot 5 into 3 lots.
The basis of bearing is N 89°55' E between the Center corner and the East 1/4 corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian.

5/8" x 24" rebar with survey cap to be placed at all lot corners or rights of way.

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATION

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **SAN JUAN ESTATES, LOT 5 AMENDED** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake DATE
License No. 7540504

LEGAL DESCRIPTION

Beginning at the Northeast corner of Lot 5, San Juan Estates, said point being South 89°55' West 1266.8 feet and South 04°08'00" East 231.80 feet from the East Quarter corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with said Lot 5 thence South 25°32'00" West 285.40 feet; thence North 60°11'00" West 124.40 feet; thence with a curve having a radius of 271.40 feet, to the left with an arc length of 23.41 feet, (a chord bearing of North 62°39'00" West 23.40 feet); thence with a reverse curve having a radius of 25.00 feet, to the right with an arc length of 35.12 feet, (a chord bearing of North 24°52'00" West 32.30 feet); thence North 15°23'00" East 122.00 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 21.01 feet, (a chord bearing of North 39°29'00" East 20.40 feet); thence with a reverse curve having a radius of 50.00 feet, to the left with an arc length of 50.87 feet, (a chord bearing of North 34°28'00" East 48.70 feet); thence South 84°39'00" East 193.20 feet to the point of beginning, having an area of 1.02 acres.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as

SAN JUAN ESTATES, LOT 5 AMENDED

Do hereby dedicate for Perpetual use of public all parcels of land shown on this plat as intended for public use.

In witness whereof _____ have hereunto set _____ this _____ Day of _____ a.d., 20____

CRISTIE NORTH AS THE DIRECTOR OF
NORTH MOAB HOLDINGS 24 QUAIL COURT, LLC

ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, CRISTIE NORTH AS THE DIRECTOR OF NORTH MOAB HOLDINGS 24 QUAIL COURT, LLC WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2022.

ATTORNEY

SAN JUAN COUNTY ROAD DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2022.

COUNTY BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____, 2022.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 2022.

BY SAN JUAN COUNTY PLANNING COMMISSION.

CHAIRMAN

COUNTY COMMISSION APPROVAL

PRESENTED TO THE _____

THIS _____ DAY OF _____, 2022.

SUBDIVISION WAS ACCEPTED AND APPROVED.

ATTEST

COUNTY RECORDER

STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF _____

DATE _____ BOOK _____ PAGE _____ FEE _____

SURVEYOR'S CERTIFICATE

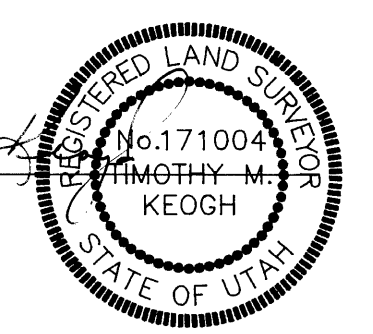
I, TIMOTHY M. KEOGH, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 171004 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND I FURTHER CERTIFY THAT UNDER AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HERE-AFTER TO BE KNOWN AS 'SAN JUAN ESTATES' AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

DESCRIPTION OF LANDS WITHIN THE SE1/4 SECTION 36, T 26 S, R 22 E, SLM, SAN JUAN COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE ZUFELT PARCEL, SAID CORNER BEARS WITH THE CENTER 1/4 LINE S 89°55'W 1938.0 FT. FROM THE EAST 1/4 CORNER SECTION 36, T 26 S, R 22 E, SLM, AND PROCEEDING THENCE WITH SAID CENTER 1/4 LINE N 89°55'E 671.2 FT. TO A CORNER, THENCE S 4°08'E 231.8 FT. TO A CORNER, THENCE S 25°32'W 335.4 FT., THENCE N 60°11'W 128.2 FT., THENCE ALONG THE ARC OF A 221.4 FT. RAD-IUS CURVE TO THE LEFT 84.2 FT. (SAID CURVE HAS A CHORD WHICH BEARS N 72°22'W 93.4 FT.), THENCE N 84°33'W 159.1 FT., THENCE ALONG THE ARC OF A 1275.3 FT. RAD-IUS CURVE TO THE LEFT 121.3 FT. (SAID CURVE HAS A CHORD WHICH BEARS N 87°16'W 121.3 FT.), THENCE WEST 133.8 FT. THENCE ALONG THE ARC OF A 135.4 FT. RAD-IUS CURVE TO THE RIGHT 36.3 FT. (SAID CURVE HAS A CHORD WHICH BEARS N 82°19'W 36.2 FT.), THENCE N 74°38'W 229.9 FT., THENCE N 46°39'W 515.0 FT. TO THE CENTER 1/4 CORNER SAID SECTION 36, THENCE WITH THE CENTER 1/4 LINE N 89°55'E 637.9 FT., THENCE S 46°39'E 444.5 FT., THENCE S 74°38'E 241.4 FT., THENCE EAST 81.9 FT. TO THE SE CORNER OF THE RISENHOOVER PARCEL, THENCE WITH THE EAST LINE OF RISENHOOVER AND ZUFELT NORTH 370.0 FT. TO THE POINT OF BEGINNING. CORNERS ARE MONUMENTED AS SPECIFIED ON THE ATTACHED PLAT. BEARINGS ARE BASED ON THE CENTER 1/4 LINE AS DETERMINED BY UTAH RLS#1963 (BEARING FROM ORIGINAL SUBDIVISION OF SECTION 36=N 89°55'E).

Feb. 14, 00 DATE

Timothy M. Keogh TIMOTHY M. KEOGH



LEGEND

- BRASS CAP MONUMENT SET BY UT. RLS#1963
CEDAR FENCE POST (PERPETUATES STONE MONUMENT)
FOUND 5/8" REBAR WITH ALUMINUM CAP SET BY UT. RLS#1963
SET 5/8" REBAR WITH PLASTIC CAP

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE

SAN JUAN ESTATES

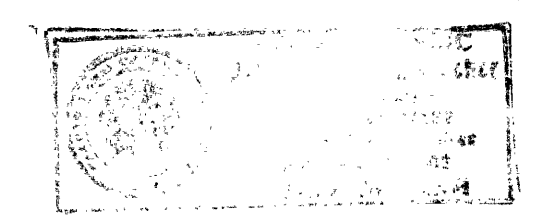
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF OWNERS HAVE HEREUNTO SET THEIR HAND THIS 14th DAY OF February A.D., 19 2000

Richard A. McElhaney RICHARD A. McELHANEY

Charles E. McElhaney CHARLES E. McELHANEY

SANDY LAND CO. D. SHUMWAY, LAND MANAGER



ACKNOWLEDGMENT

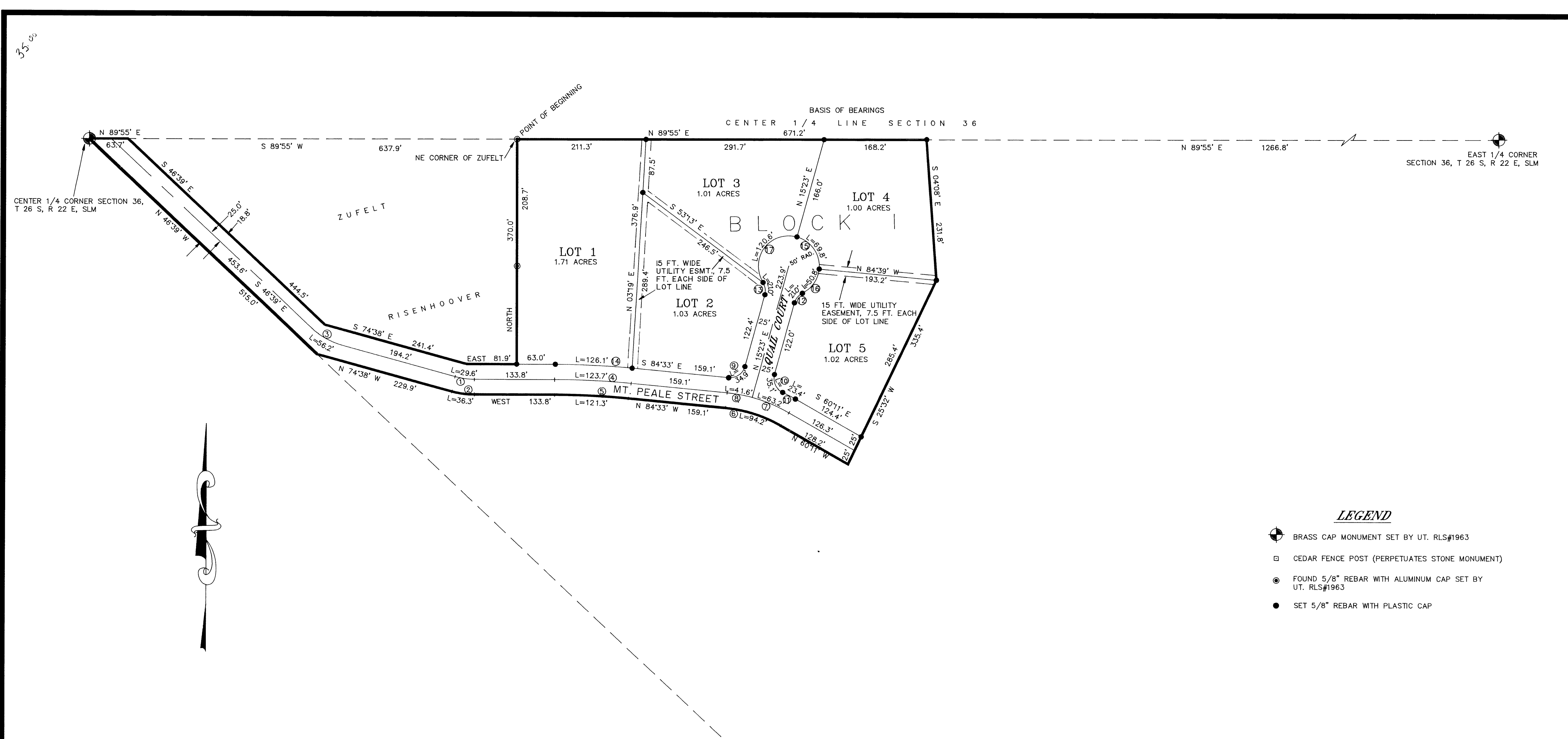
STATE OF UTAH COUNTY OF GRAND S.S. ON THE 5 DAY OF April A.D., 2000 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF GRAND IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED. MY COMMISSION EXPIRES 15 Feb 2003 NOTARY PUBLIC RESIDING IN GRAND COUNTY

KEOGH LAND SURVEYING 45 EAST CENTER STREET MOAB, UTAH 84532

DATE: 2-24-00 SAN JUAN.DWG DRAWN BY: TMK CHECKED BY: TMK

APPROVAL AS TO FORM APPROVED AS TO FORM THIS 1 DAY OF May A.D., 2000

Recorder's Note: 1/23/2006 This Plat was amended 1/23/2006 Lot 1 is now part of Zufelt Subdivision. See book 850 pages 280-285 and the plat of Zufelt Subdivision. Louise C. Jones San Juan County Recorder



A FINAL PLAT OF SAN JUAN ESTATES

A RESIDENTIAL SUBDIVISION WITHIN THE SE1/4 SECTION 36, T 26 S, R 22 E, SLM, SAN JUAN COUNTY, UTAH

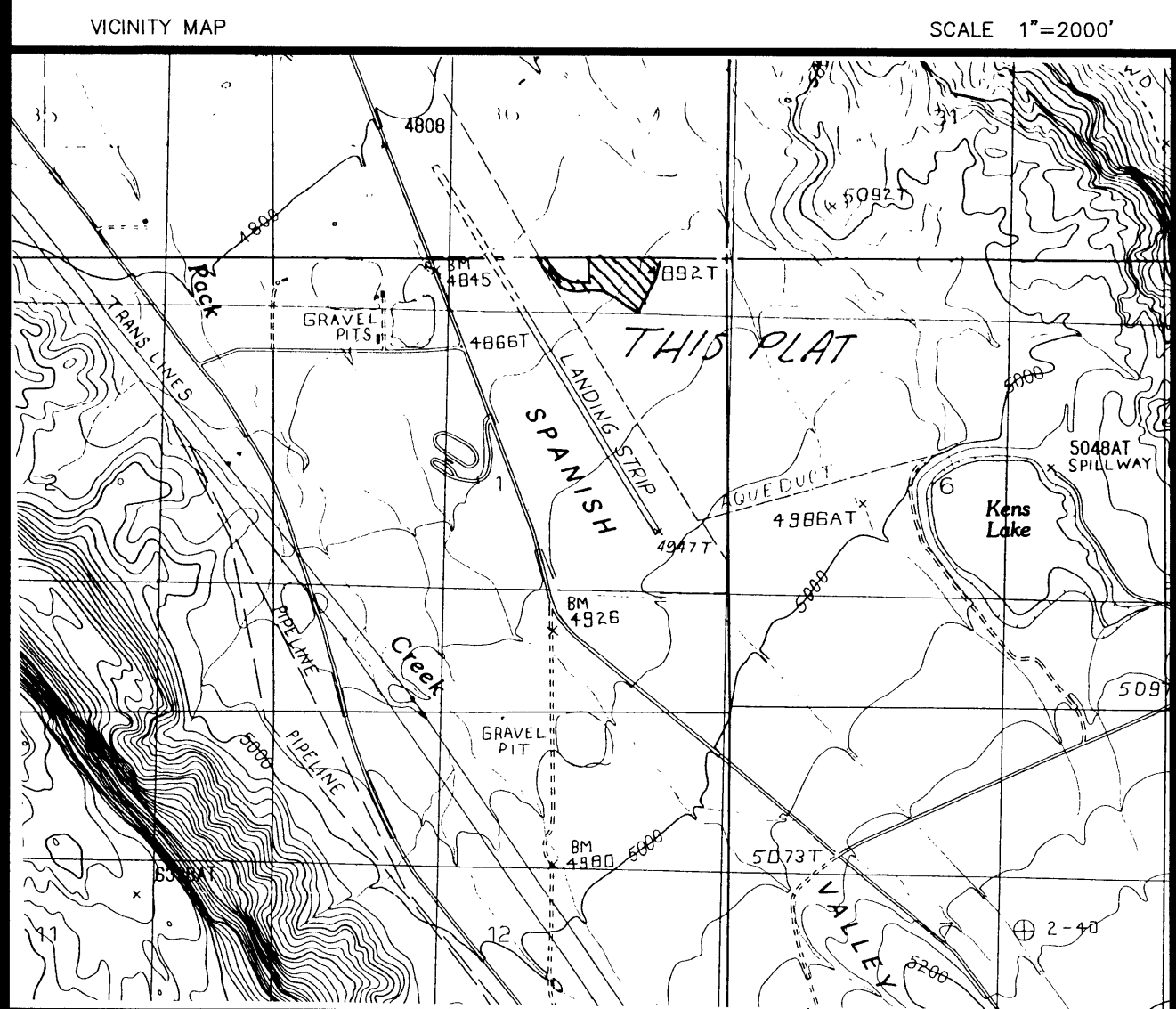
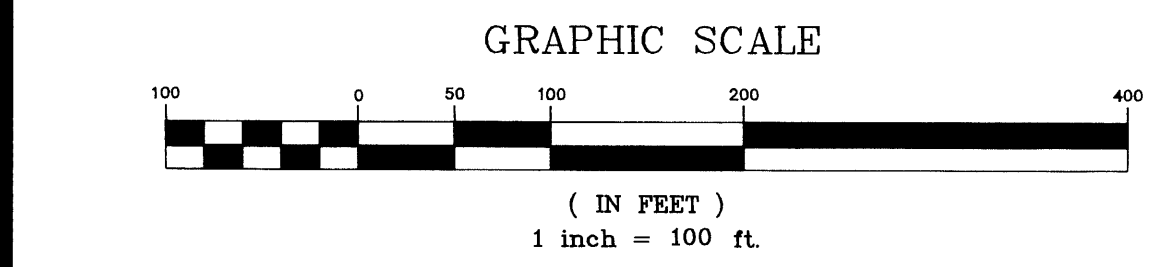
NOTES

THE ROADS AS DEDICATED HEREON ARE DEDICATED TO SAN JUAN COUNTY. IT IS THE RESPONSIBILITY OF THE OWNER, DEVELOPER, OR BUYER TO BRING ROADS WITHIN THESE DEDICATIONS UP TO A STANDARD ACCEPTABLE TO SAN JUAN COUNTY. SAID ROADS WILL NOT BE ACCEPTED FOR MAINTENANCE BY SAN JUAN COUNTY UNTIL THEY ARE BROUGHT UP TO SAID STANDARD. IF SAN JUAN COUNTY THEN DETERMINES IT TO BE IN THEIR BEST INTEREST, THEY MAY ACCEPT SAID ROADS FOR MAINTENANCE.

SURVEYORS NARRATIVE

THE PURPOSE OF THIS SURVEY AND SUBSEQUENT PLAT WAS TO CREATE THE FIRST PHASE OF SAN JUAN ESTATES AND MAKE LOTS WITHIN AVAILABLE FOR SALE UPON RECORDING OF THIS PLAT. SAME WAS DONE AT THE REQUEST OF THE DEVELOPER OF SAME, McELHANEY CONSTRUCTION. BEARINGS ARE BASED ON THE MONUMENTED CENTER 1/4 LINE OF SECTION 36 (BEARING FROM THAT SUBDIVISION OF SECTION 36 COMPLETED BY UTAH RLS#1963, DATED 3-76, =N 89°55'E).

CURVE SCHEDULE table with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Contains 17 rows of curve data.



COUNTY BOARD OF HEALTH APPROVED THIS 23rd DAY OF March A.D. 2000 BY Rick D. Mayork

PLANNING COMMISSION CERTIFICATE APPROVED THIS 5th DAY OF June A.D. 19 2000 BY Planning Commission Chairman

COUNTY SURVEYORS APPROVAL I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT AND SAID TRACT AS STAKED EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE 5-2-00

COUNTY COMMISSION APPROVAL PRESENTED TO THE COUNTY COMMISSION AND THIS PLAT WAS ACCEPTED AND APPROVED. ATTEST Melissa Barkley

COUNTY RECORDER NO. 061378 STATE OF UTAH, CO. OF SAN JUAN, RECORDED AT THE REQUEST OF RICHARD A. McELHANEY (FILED) DATE 5-5-00 TIME 9:44am BOOK 786 PAGE 839 FEE 35.00

APPROVAL AS TO FORM APPROVED AS TO FORM THIS 1 DAY OF May A.D., 2000

AFFIDAVIT File #06-454 Date May 12, 2000 BK 787 Pg 163



STAFF REPORT

MEETING DATE: July 14, 2022

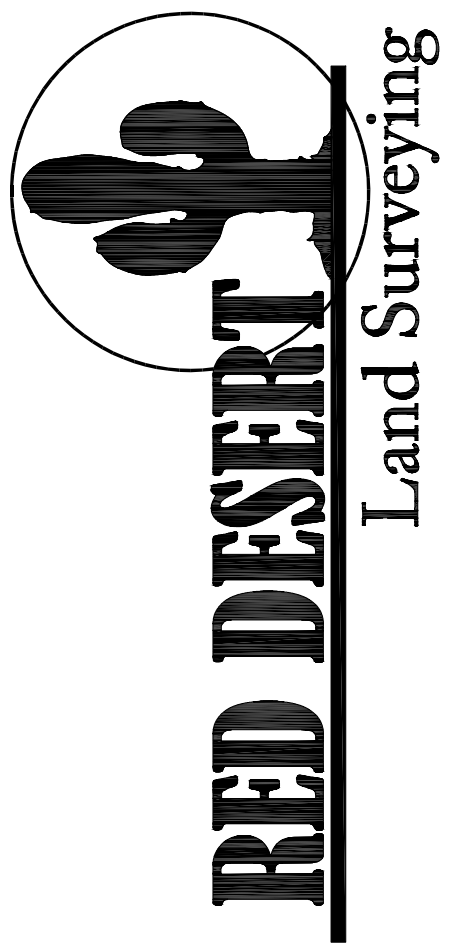
ITEM TITLE, PRESENTER: Preliminary Plat Review, San Juan Estates, Lot 5 Amended, Kenny North

RECOMMENDATION: Consideration and Approval

SUMMARY

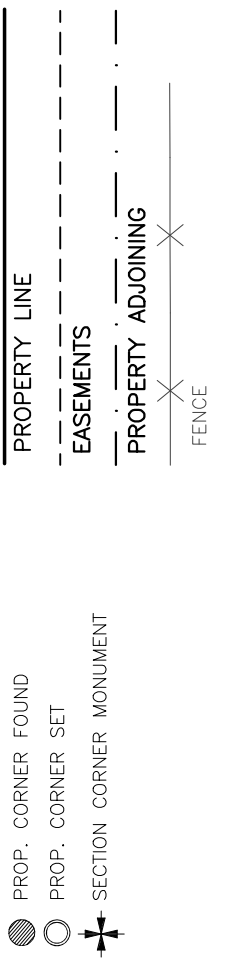
San Juan Estates Subdivision was approved in 2000. This proposed amendment to lot 5 would create 3 lots, each a quarter of an acre in size. The lots have access to water and sewer utilities from the San Juan Spanish Valley Special Service District, and will be required to be connected for the smaller lot sizes.

This plat is being considered for a preliminary plat review.



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND



PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
42 E. BOBCAT LANE
Moab, Utah 84532

PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
Kenny North

DATE:
5/10/22

JOB NUMBER:
106-22

SHEET 1 OF 1

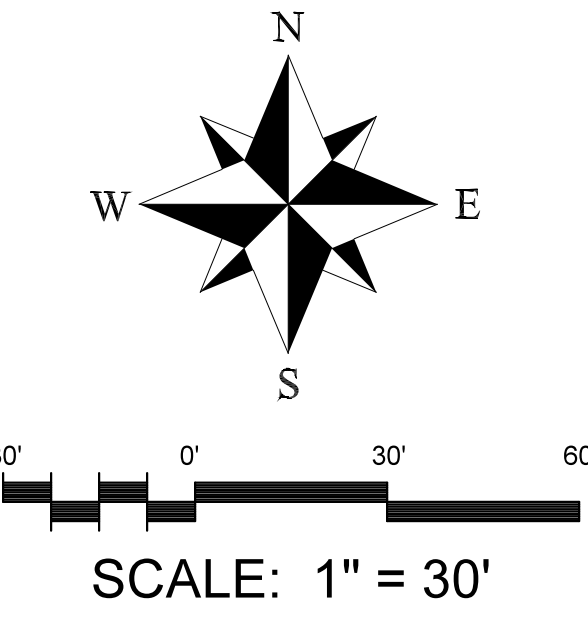
COUNTY SURVEYOR
APPROVAL IN ACCORDANCE WITH
INFORMATION AND RECORDS ON
FILE IN THIS OFFICE

COUNTY SURVEYOR DATE



VICINITY MAP

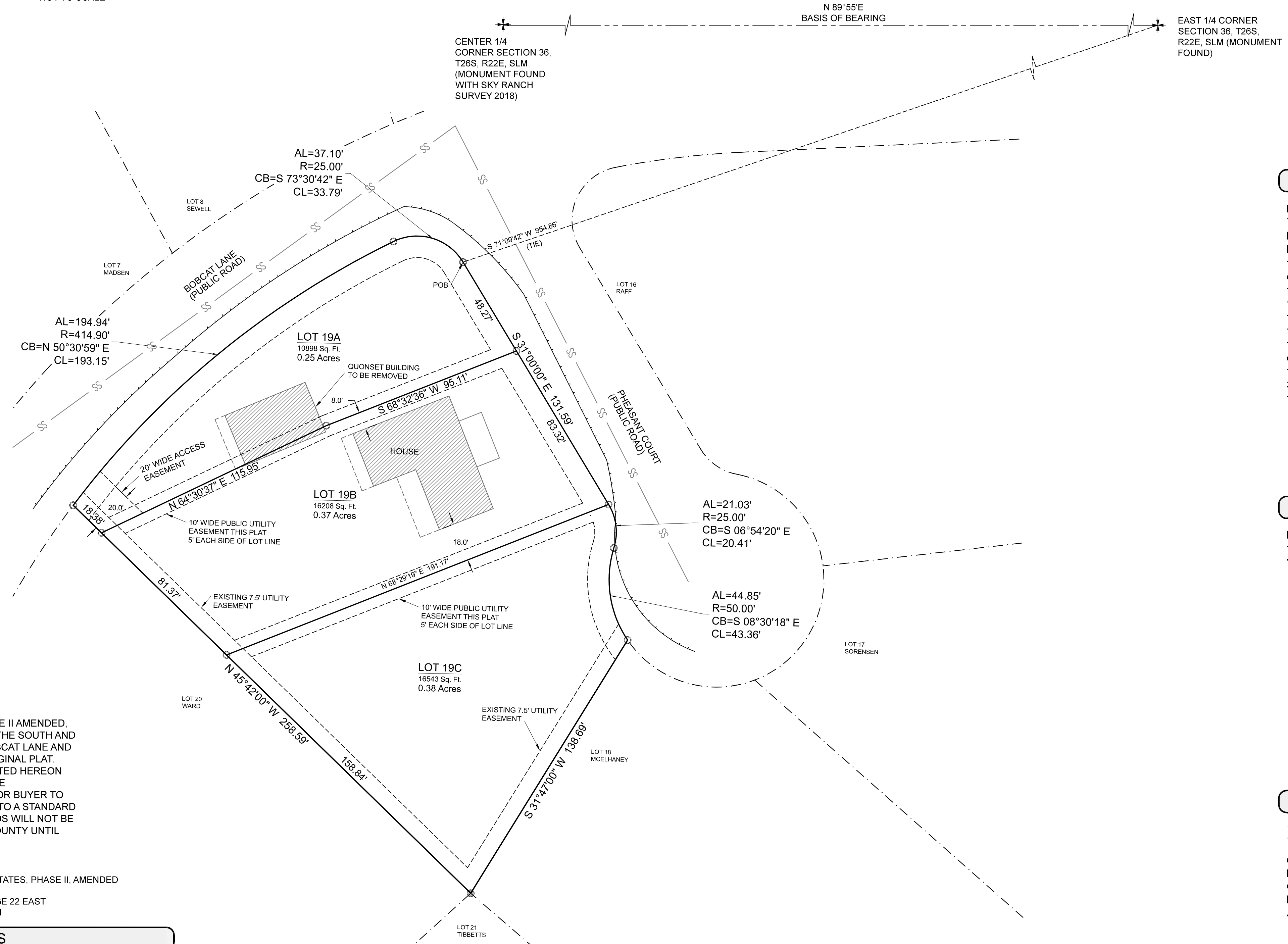
NOT TO SCALE



SCALE: 1" = 30'

SAN JUAN ESTATES, PHASE II, LOT 19 AMENDMENT II

FINAL PLAT OF
A SUBDIVISION BY AMENDMENT OF LOT 19, SAN JUAN ESTATES, PHASE II, AMENDED
LOCATED WITHIN
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN



- PLAT NOTES:
- SUBDIVIDING LOT 19, SAN JUAN ESTATES, PHASE II AMENDED, INTO 3 LOTS. THE EXISTING EASEMENT ALONG THE SOUTH AND WEST BOUNDARY OF LOT 19 WILL REMAIN. BOBCAT LANE AND PHEASANT COURT WERE DEDICATED WITH ORIGINAL PLAT.
 - ORIGINAL PLAT NOTE - " THE ROADS AS DEDICATED HEREON ARE DEDICATED TO SAN JUAN COUNTY. IT IS THE RESPONSIBILITY OF THE OWNER, DEVELOPER, OR BUYER TO BRING ROADS WITHIN THESE DEDICATIONS UP TO A STANDARD ACCEPTABLE TO SAN JUAN COUNTY. SAID ROADS WILL NOT BE ACCEPTED FOR MAINTENANCE BY SAN JUAN COUNTY UNTIL THEY ARE BROUGHT UP TO SAID STANDARDS.

A SUBDIVISION BY AMENDMENT OF LOT 19, SAN JUAN ESTATES, PHASE II, AMENDED
LOCATED WITHIN
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

SURVEYOR NOTES

The property has been accurately surveyed with the intent to subdivide land. We are amending San Juan Estates, Lot 5. The intent of this amendment is to subdivide Lot 5 into 3 lots. The basis of bearing is N 89°55' E between the Center corner and the East 1/4 corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian.

5/8" x 24" rebar with survey cap to be placed at all lot corners or rights of way.

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATION

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **SAN JUAN ESTATES, PHASE II, LOT 19 AMENDMENT II** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake
License No. 7540504

DATE

LEGAL DESCRIPTION

Beginning at a point on Lot 19, San Juan Estates Phase II, Amended, said point being South 71°09'42" West 954.86 feet East Quarter corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with said Lot 19 thence South 31°00'00" East 131.59 feet;
thence with a curve having a radius of 25.0 feet, to the right with an arc length of 21.0 feet, (a chord bearing of South 06°54'00" East 20.4 feet);
thence with a reverse curve having a radius of 50.0 feet, to the left with an arc length of 44.9 feet, (a chord bearing of South 08°32'00" East 43.4 feet);
thence South 31°47'00" West 138.7 feet;
thence North 45°42'00" West 258.6 feet;
thence with a curve having a radius of 414.9 feet, to the right with an arc length of 195.0 feet, (a chord bearing of North 50°31'00" East 193.2 feet);
thence with a compound curve having a radius of 25.0 feet, to the right with an arc length of 37.1 feet, (a chord bearing of South 73°31'00" East 33.8 feet);
to the point of beginning, having an area of 1.00 acres.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as
SAN JUAN ESTATES, PHASE II, LOT 19 AMENDMENT II
Do hereby dedicate for Perpetual use of public all parcels of land shown on this plat as intended for public use.

In witness whereof _____ have hereunto set _____ this _____ Day of _____ a.d.,
20____

CRISTIE NORTH AS THE DIRECTOR OF
NORTH MOAB HOLDINGS 42 BOBCAT LANE, LLC

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } s.s.

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, CRISTIE NORTH AS THE DIRECTOR OF NORTH MOAB HOLDINGS 24 QUAIL COURT, LLC WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2022.</p> <p>ATTORNEY</p>	<p>SAN JUAN COUNTY ROAD DEPARTMENT APPROVED THIS _____ DAY OF _____, 2022.</p>	<p>COUNTY BOARD OF HEALTH APPROVED THIS _____ DAY OF _____, 2022.</p>	<p>PLANNING COMMISSION CERTIFICATE APPROVED THIS _____ DAY OF _____, 2022. BY SAN JUAN COUNTY PLANNING COMMISSION.</p> <p>CHAIRMAN</p>	<p>COUNTY COMMISSION APPROVAL PRESENTED TO THE _____ THIS _____ DAY OF _____, 2022. SUBDIVISION WAS ACCEPTED AND APPROVED.</p> <p>ATTEST</p>	<p>COUNTY RECORDER STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF _____ DATE _____ BOOK _____ PAGE _____ FEE _____</p>
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A FINAL PLAT OF SAN JUAN ESTATES PHASE II, AMENDED

A RESIDENTIAL SUBDIVISION WITHIN THE SE1/4 SECTION 36, T 26 S, R 22 E, SLM, SAN JUAN COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, TIMOTHY M. KEOGH, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 171004 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND I FURTHER CERTIFY THAT, UNDER AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17, HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT WHICH IS HEREAFTER TO BE KNOWN AS "SAN JUAN ESTATES PHASE II AMENDED."

BOUNDARY DESCRIPTION

DESCRIPTION OF LANDS WITHIN THE SE1/4 SECTION 36, T 26 S, R 22 E, SLM, SAN JUAN COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST 1/4 CORNER OF SECTION 36, T 26 S, R 22 E, SLM, AND PROCEEDING SOUTH 354.7 FT. TO A CORNER, THENCE S82°16'W 219.1 FT. TO A CORNER, THENCE S40°34'W 107.4 FT. TO A CORNER, THENCE S56°41'W 104.6 FT. TO A CORNER, THENCE S47°07'W 76.6 FT. TO A CORNER, THENCE S35°03'W 170.5 FT. TO A CORNER, THENCE S35°28'W 108.2 FT. TO A CORNER, THENCE N71°42'W 130.2 FT. TO A CORNER, THENCE S47°04'W 183.6 FT. TO A CORNER, THENCE S02°17'E 109.1 FT. TO A CORNER, THENCE ALONG THE ARC OF A 1050.9 FT. RADIUS CURVE TO THE RIGHT 50.0 FT. (SAID CURVE HAS A CHORD WHICH S25°10'E 50.0 FT.) TO A CORNER, THENCE S55°55'W 50.8 FT. TO A CORNER, THENCE ALONG THE ARC OF A 1000.9 FT. RADIUS CURVE TO THE LEFT 644.8 FT. (SAID CURVE HAS A CHORD WHICH N41°44'W 633.7 FT.) TO A CORNER, THENCE N60°11'W 123.5 FT. TO A CORNER, THENCE N25°32'E 335.4 FT. TO A CORNER, THENCE N4°08'W 231.8 FT. TO A CORNER, THENCE N89°55'E 1266.5 FT. TO THE POINT OF BEGINNING AND CONTAINING 19.67 ACRES, MORE OR LESS. CORNERS ARE MONUMENTED AS SPECIFIED ON THE ATTACHED PLAT.
BEARINGS ARE BASED ON THE CENTER 1/4 LINE AS DETERMINED BY UTAH RLS#1963 (BEARING FROM ORIGINAL SUBDIVISION OF SECTION 36-N 89°55'E).

Aug. 23/06
DATE

Timothy M. Keogh
TIMOTHY M. KEOGH
REGISTERED LAND SURVEYOR
No. 171004
STATE OF UTAH

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER() OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE

SAN JUAN ESTATES PHASE II, AMENDED

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF _____ HAVE HERUNTO SET _____ THIS _____ DAY OF _____ A.D., 20 _____

Charles E. McElhenny
Charles E. McElhenny

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF San Juan

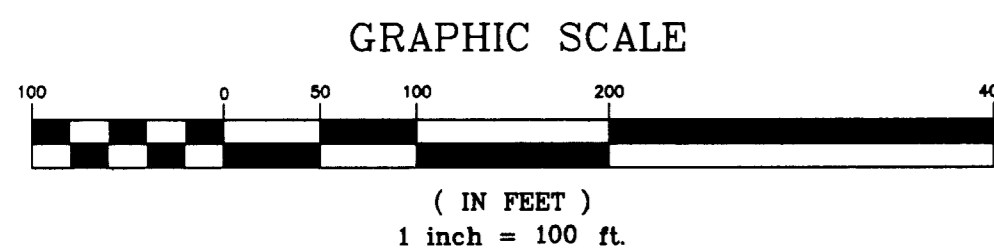
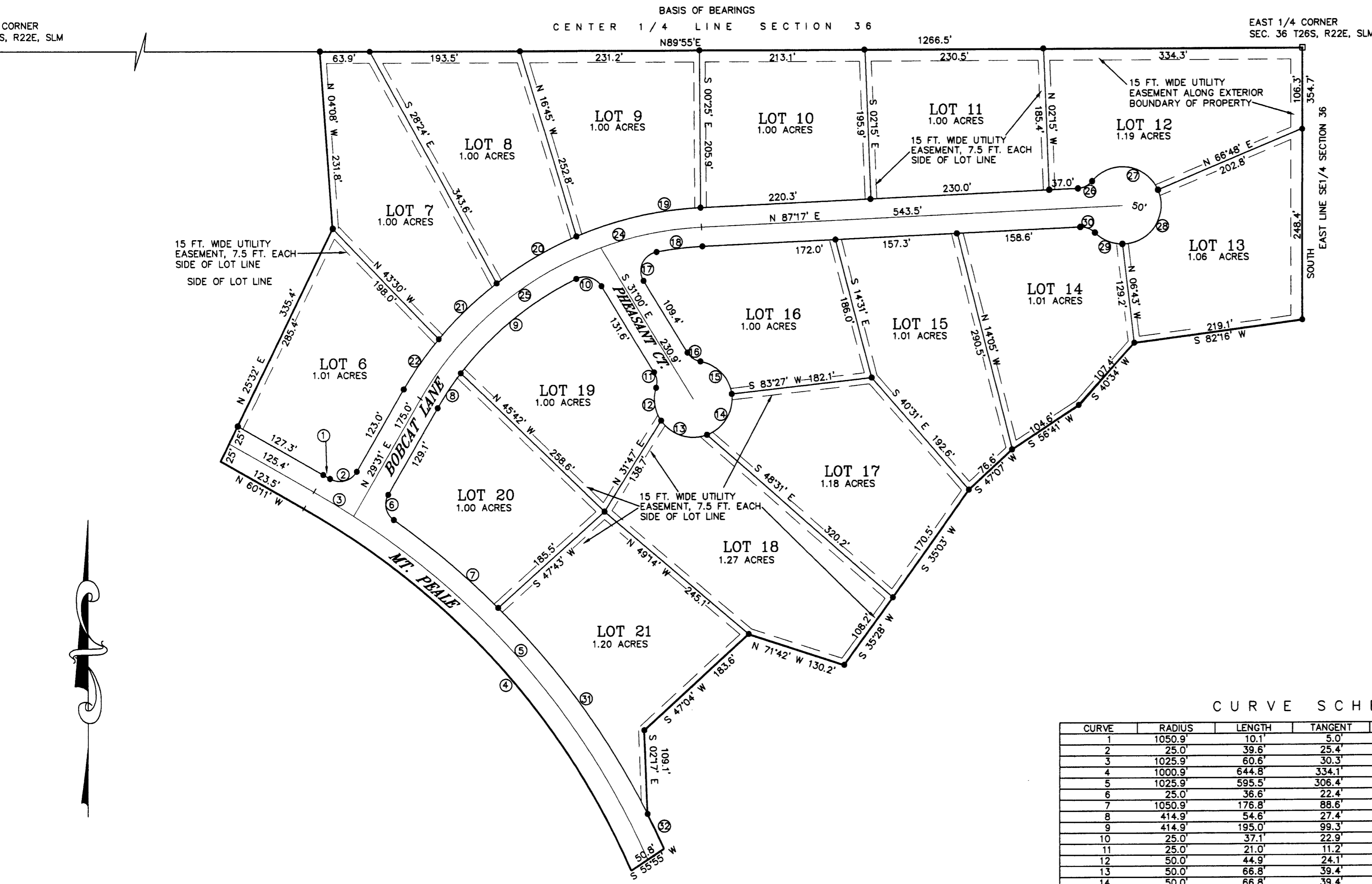
ON THE 23 DAY OF August, A.D., 2006 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF San Juan IN SAID STATE OF UTAH, THE SIGNER() OF THE ABOVE OWNERS DEDICATION, 1 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT he SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 12-31-2007
NOTARY PUBLIC
RESIDING IN _____ COUNTY

PREPARED BY

KEOGH LAND SURVEYING
45 EAST CENTER STREET
MOAB, UTAH 84532

DATE: 6-27-06 SANJUAN3.DWG
DRAWN BY: TMK CHECKED BY: TMK



NOTES

THE ROADS AS DEDICATED HEREON ARE DEDICATED TO SAN JUAN COUNTY. IT IS THE RESPONSIBILITY OF THE OWNER, DEVELOPER, OR BUYER TO BRING ROADS WITHIN THESE DEDICATIONS UP TO A STANDARD ACCEPTABLE TO SAN JUAN COUNTY. SAID ROADS WILL NOT BE ACCEPTED FOR MAINTENANCE BY SAN JUAN COUNTY UNTIL THEY ARE BROUGHT UP TO SAID STANDARD.

COUNTY BOARD OF HEALTH
APPROVED THIS 30th DAY OF August, A.D. 2006, BY
Rick Meyer

PLANNING COMMISSION CERTIFICATE
APPROVED THIS 28 DAY OF August, A.D. 2006, BY
Lynn Hildebrand
CHAIRMAN PLANNING COMMISSION

COUNTY SURVEYORS APPROVAL
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT AND SAID TRACT AS STAKED EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
8/28/06
DATE

COUNTY COMMISSION APPROVAL
PRESENTED TO THE San Juan County Commission
THIS 28 DAY OF August, A.D. 2006. SUBDIVISION WAS ACCEPTED AND APPROVED.
ATTEST *Lynn Hildebrand*

COUNTY RECORDER NO. 087510
STATE OF UTAH, CO. OF SAN JUAN, RECORDED AT THE REQUEST OF G. CHRIS SHUMWAY FILED
DATE 09-25-06 TIME 4:19pm BOOK 860 PAGE 006 FEE 46.00
0062 COUNTY RECORDER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 24th DAY OF August, A.D., 2006
Matthew Bair
ATTORNEY

087510 Bl. 8.00
 Date: 09-25-06 4:19pm
 Fee: \$46.00 Check
 RECORDED
 LOUISL HONES, Recorder
 SAN JUAN COUNTY CORPORATION
 PORT SHUMWAY G. CHRIS



STAFF REPORT

MEETING DATE: July 14, 2022

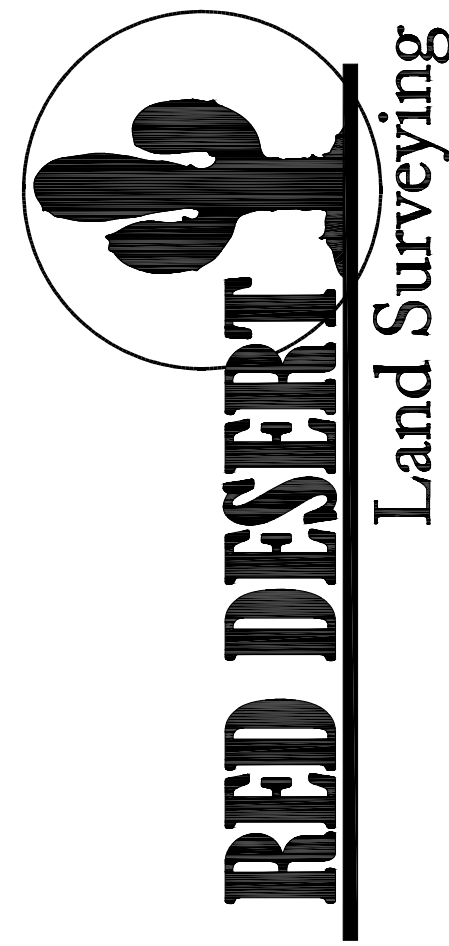
ITEM TITLE, PRESENTER: Preliminary Plat Review, Spanish Trail Estates, Phase 1, Tract A, Amended, Ann Austin

RECOMMENDATION: Consideration and Approval

SUMMARY

Spanish Trail Estates Subdivision was approved in 1994. This amendment would split Tract A into two lots. Lot A-1 is .41 acres and lot A-2 is .44 acres. These lots have access to water and sewer utilities through the San Juan Spanish Valley Special Service District, and will be required to connect for the smaller lot sizes.

This plat is being considered for a preliminary plat review.



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- PROPERTY LINE
- SETBACK: 25' FRONT, 20' REAR, 5' SIDE
- EASEMENTS
- PROPERTY ADJOINING
- FENCE
- PROP. CORNER FOUND
- PROP. CORNER SET
- SECTION CORNER MONUMENT

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
4949 Spanish Valley Drive
Moab, Utah 84532

PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
Ann Austin

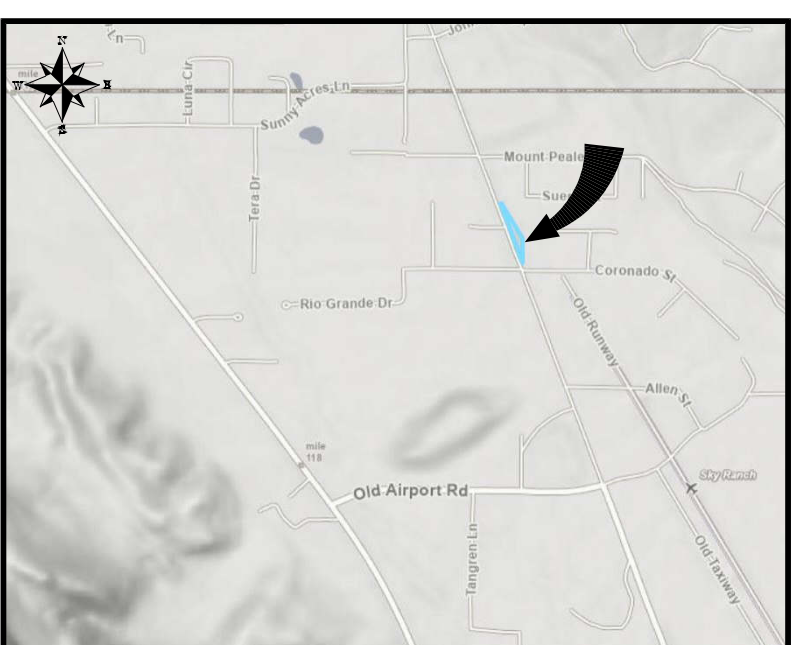
DATE:
05/09/2022

JOB NUMBER:
069-22

SHEET 1 OF 1

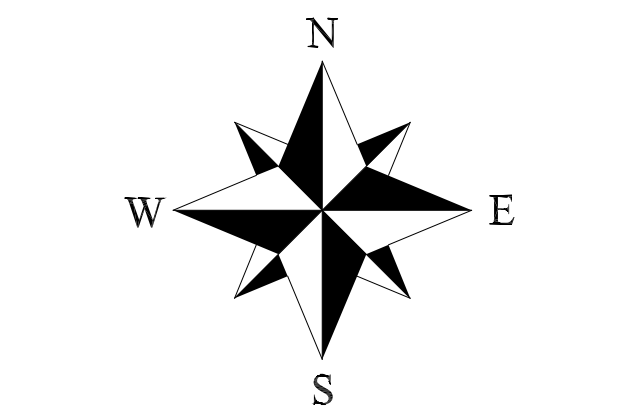
COUNTY SURVEYOR
APPROVAL IN ACCORDANCE WITH
INFORMATION AND RECORDS ON
FILE IN THIS OFFICE

COUNTY SURVEYOR DATE



VICINITY MAP

NOT TO SCALE



SCALE: 1" = 40'

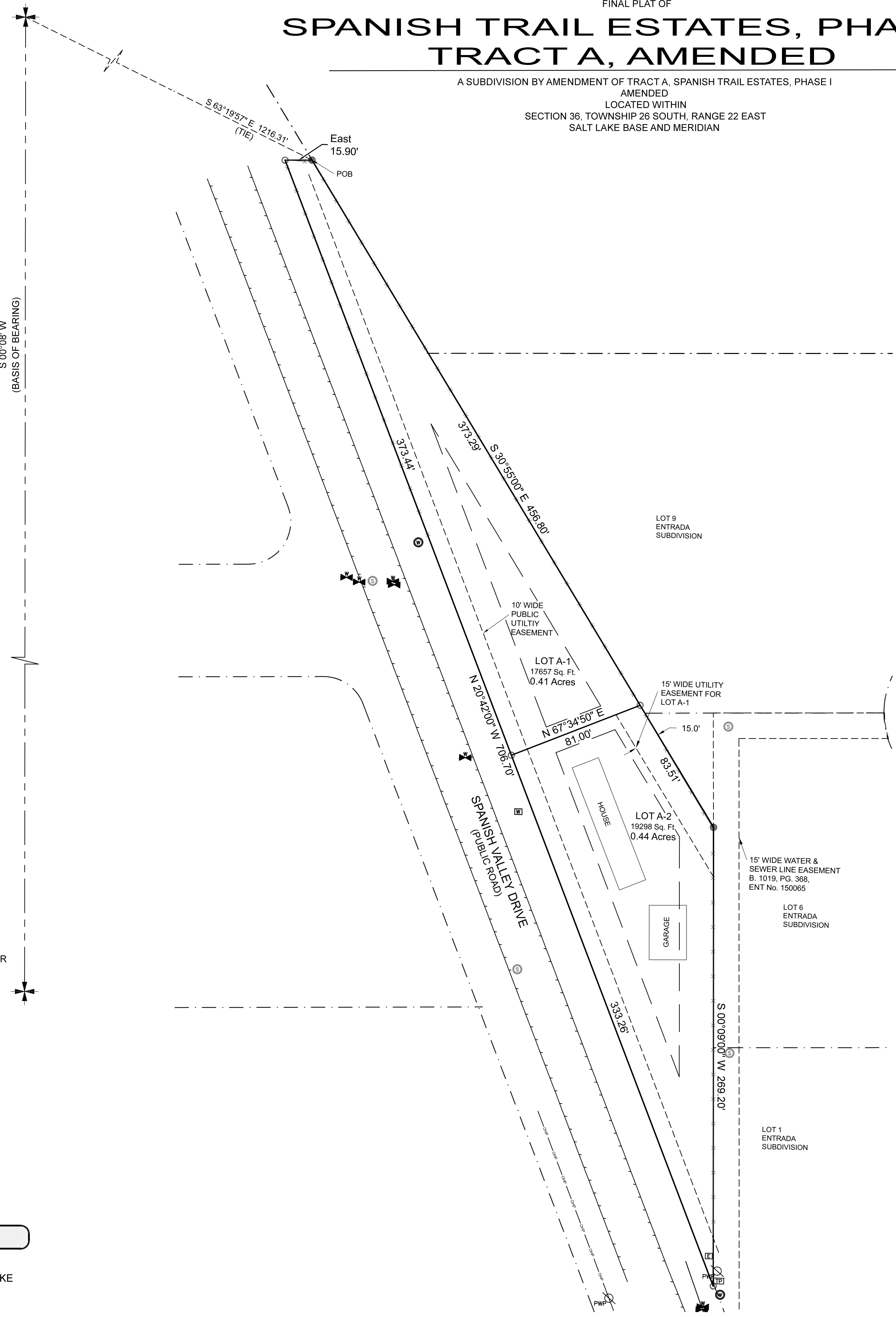
WEST 1/4 CORNER
SECTION 36,
T26S, R22E, SLB&M

S 00°08' W
(BASIS OF BEARING)

SOUTHWEST CORNER
SECTION 36,
T26S, R22E, SLB&M

FINAL PLAT OF SPANISH TRAIL ESTATES, PHASE I TRACT A, AMENDED

A SUBDIVISION BY AMENDMENT OF TRACT A, SPANISH TRAIL ESTATES, PHASE I
AMENDED
LOCATED WITHIN
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN



A SUBDIVISION OF TRACT A, SPANISH TRAIL ESTATES, PHASE I AMENDED
LOCATED WITHIN
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

SURVEYOR NOTES

THE BASIS OF BEARING IS S 00°08' W BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.

THE INTENT OF THE SURVEY IS SUBDIVIDE PARCEL INTO TWO LOTS.

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATION

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herein, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **SPANISH TRAIL ESTATES, PHASE I, TRACT A AMENDED** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake
License No. 7540504

DATE

LEGAL DESCRIPTION

Beginning at the Northeast corner of Tract A, Spanish Trail Estates, Phase I, said point being South 63°19'57" East 1216.31 feet from the West Quarter corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with said Tract A thence South 30°55'00" East 456.80 feet; thence South 00°09'00" West 269.20 feet; thence North 20°42'00" West 706.70 feet; thence East 15.90 feet to the point of beginning, having an area of 0.85 Acres.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as **SPANISH TRAIL ESTATES, PHASE I, TRACT A AMENDED**
Do hereby dedicate for Perpetual use of public all parcels of land shown on this plat as intended for public use.

In witness whereof _____ have hereunto set _____ this _____ Day of _____ a.d., 20____

Andrew A. Austin

Ann M. Austin

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } s.s.

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, ANDREW A. AUSTIN AND ANN M. AUSTIN, WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 2022.

ATTORNEY

SAN JUAN COUNTY ROAD DEPARTMENT
APPROVED THIS _____ DAY OF _____, 2022.

COUNTY BOARD OF HEALTH
APPROVED THIS _____ DAY OF _____, 2022.

PLANNING COMMISSION CERTIFICATE
APPROVED THIS _____ DAY OF _____, 2022.
BY SAN JUAN COUNTY PLANNING COMMISSION.

CHAIRMAN

COUNTY COMMISSION APPROVAL
PRESENTED TO THE _____
THIS _____ DAY OF _____, 2022.
SUBDIVISION WAS ACCEPTED AND APPROVED.

ATTEST

COUNTY RECORDER
STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF _____
DATE _____ BOOK _____ PAGE _____ FEE _____

SURVEYOR'S CERTIFICATE

I, TIMOTHY M. KEOGH, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 171004 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND I FURTHER CERTIFY THAT UNDER AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HERE-AFTER TO BE KNOWN AS SPANISH TRAIL ESTATES, Phase 1 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

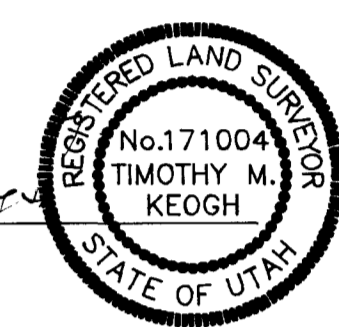
BOUNDARY DESCRIPTION

DESCRIPTION OF SPANISH TRAIL ESTATES PHASE I IN THE NW1/4 SW1/4 SECTION 36, T 26 S, R 22 E, SLB & M, SAN JUAN COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH 1/16 CORNER SECTIONS 35 & 36, T 26 S, R 22 E, SLB & M, AND PROCEEDING THENCE WITH THE WEST LINE SW1/4 SAID SECTION 36 N 0°08'E 775.2 FT. TO A CORNER, THENCE EAST 1088.2 FT. TO A CORNER, THENCE S 30°55'E 456.8 FT. TO A CORNER, THENCE WITH THE EAST LINE NW1/4 SW1/4 SECTION 36 S 0°09'W 384.8 FT. TO A CORNER, THENCE WITH THE SOUTH LINE NW1/4 SW1/4 SECTION 36 N 89°56'W 1323.5 FT. TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE NORTH LINE OF THE HURST SURVEY OF 4-5-93 (BEARING=EAST).

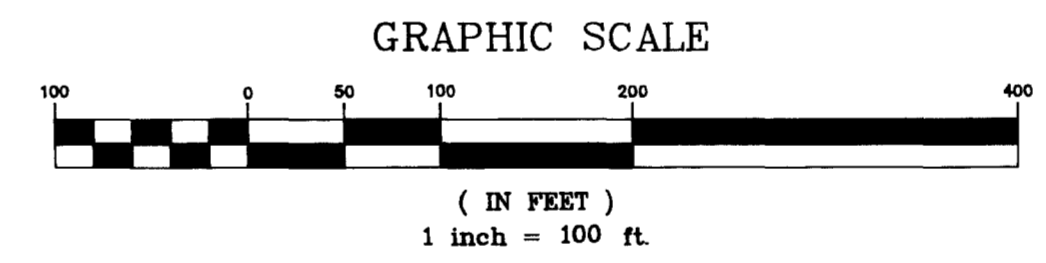
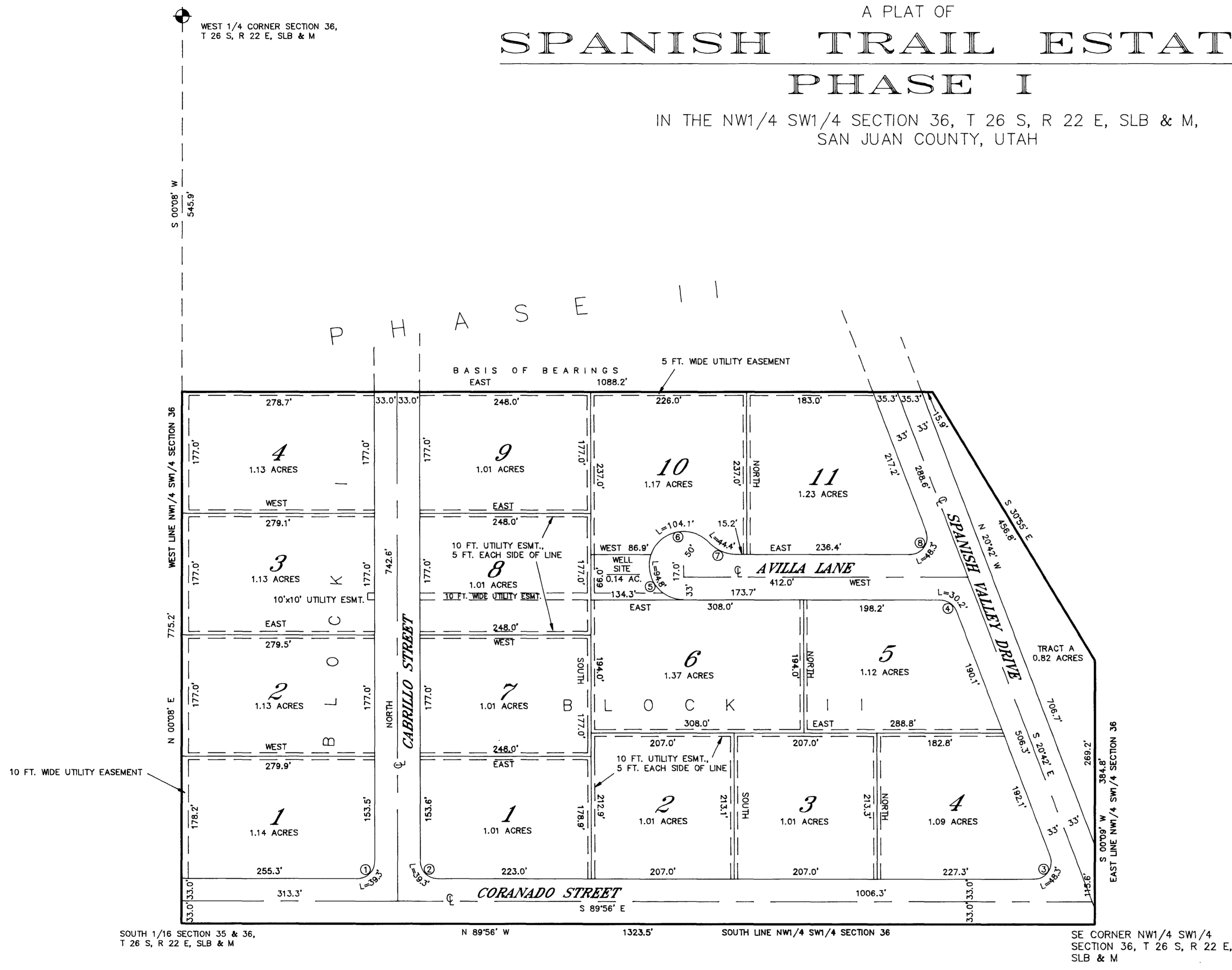
Dec. 7, 1994
DATE

Timothy M. Keogh
TIMOTHY M. KEOGH



A PLAT OF SPANISH TRAIL ESTATES PHASE I

IN THE NW1/4 SW1/4 SECTION 36, T 26 S, R 22 E, SLB & M,
SAN JUAN COUNTY, UTAH



LEGEND

FOUND BRASS CAP MONUMENT

- NOTES 1. SET 5/8" REBAR WITH PLASTIC CAP AT EACH CORNER AND OR CURVE POINT.
- 2. UNLESS OTHERWISE SHOWN, ALL SIDE AND REAR LOT LINES ARE SUBJECT TO A 10 FT. WIDE UTILITY EASEMENT, 5.0 FT. EACH SIDE OF THE PROPERTY LINE.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	25.0'	39.3'	25.0'	35.3'	N 45°02' E	90°04'
2	25.0'	39.3'	25.0'	35.4'	S 44°58' E	89°56'
3	25.0'	48.3'	36.2'	41.1'	N 34°41' E	110°46'
4	25.0'	30.2'	17.3'	28.4'	N 53°21' W	69°18'
5	50.0'	94.6'	69.7'	81.2'	S 35°40' E	108°40'
6	50.0'	104.1'	85.3'	86.3'	S 78°18' W	119°16'
7	53.0'	44.4'	23.6'	43.1'	S 66°02' E	47°56'
8	25.0'	48.3'	36.2'	41.1'	N 34°39' E	110°42'

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT we, the undersigned OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS

SPANISH TRAIL ESTATES PHASE I

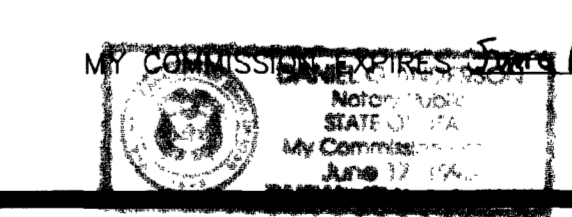
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF we HAVE HEREUNTO SET THIS 7th DAY OF December A.D., 1994

SPANISH TRAIL DEVELOPMENT, L.L.C.
James W. Hurst, Helen E. Hurst
James W. Hurst, Managing Member Helen E. Hurst, Managing Member
Sammy Robinson, Pauline Samuella

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Grand S.S.
ON THE 7th DAY OF December A.D., 1994 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Grand IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT they SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.



D. W. Cole
NOTARY PUBLIC
RESIDING IN SAN JUAN COUNTY

PREPARED BY
KEOGH LAND SURVEYING
45 EAST CENTER STREET
MOAB, UTAH 84532

DATE: 12-6-94 HURSTSUB.DWG
DRAWN BY: TMK CHECKED BY: KR, HF, TMK

COUNTY BOARD OF HEALTH
APPROVED THIS 12th DAY OF December A.D. 1994 BY
Rick Meyer

PLANNING COMMISSION CERTIFICATE
APPROVED THIS 12th DAY OF Dec 1994 BY
San Juan County Planning Commission
Chairman

COUNTY SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT AND SAID TRACT AS STAKED EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
12-13-94 Douglas Peterson

COUNTY COMMISSION APPROVAL
PRESENTED TO THE San Juan County Commission
THIS 12 DAY OF December, A.D. 1994. SUBDIVISION WAS ACCEPTED AND APPROVED.
Attest

COUNTY RECORDER NO. 008976
STATE OF UTAH, CO. OF San Juan, RECORDED AT THE REQUEST OF
Anderson & Anderson
DATE 12-22-94 TIME 1:30 P.M. Filed FEE \$44.00
Laurie L. Spivey
COUNTY RECORDER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 12th DAY OF December A.D., 1994
Craig C. Hill
ATTORNEY



STAFF REPORT

MEETING DATE: July 14, 2022

ITEM TITLE, PRESENTER: Flat Iron Mesa Ranch Subdivision Phase 28, Mike Dervage

RECOMMENDATION: Consideration and Approval

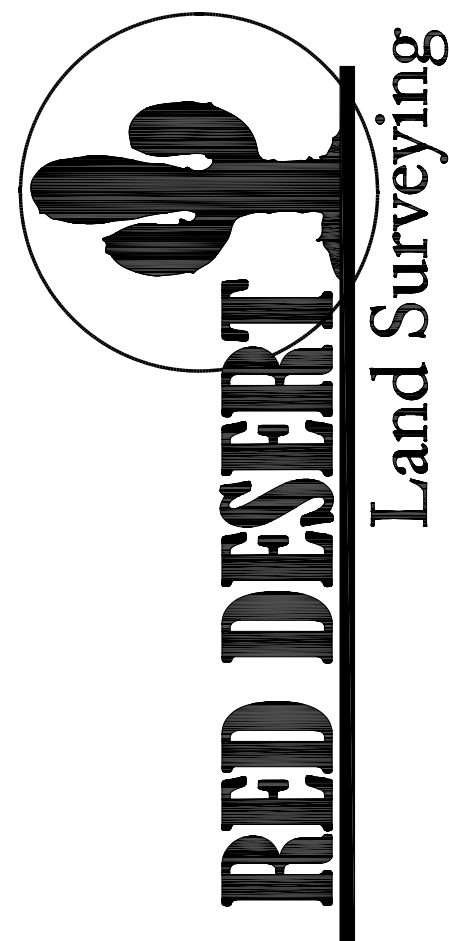
SUMMARY

Flat Iron Mesa Ranch Subdivision is located about one mile west of US Hwy 191 along County Road 164 (Flat Iron Mesa) which is about 1.5 miles north of La Sal Junction. The subdivision began developing in 2002 with phase 1. Since then, the developer has developed the subdivision with small phases, usually one or two lots. The most recent phase was phase 27 which was approved in March 2021. Phase 28 proposes a single lot, lot 44 (11.07 acres).

This plat is being considered for final plat approval and recommendation to the County Commission for their approval.

HISTORY/PAST ACTION

The Planning Commission approved the preliminary plat at their June 9, PC Meeting.



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- EASEMENTS
- PROPERTY ADJOINING
- PROP. CORNER SET
- SECTION MONUMENT

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
Flat Iron Mesa Lot 44
Moab, Utah 84532

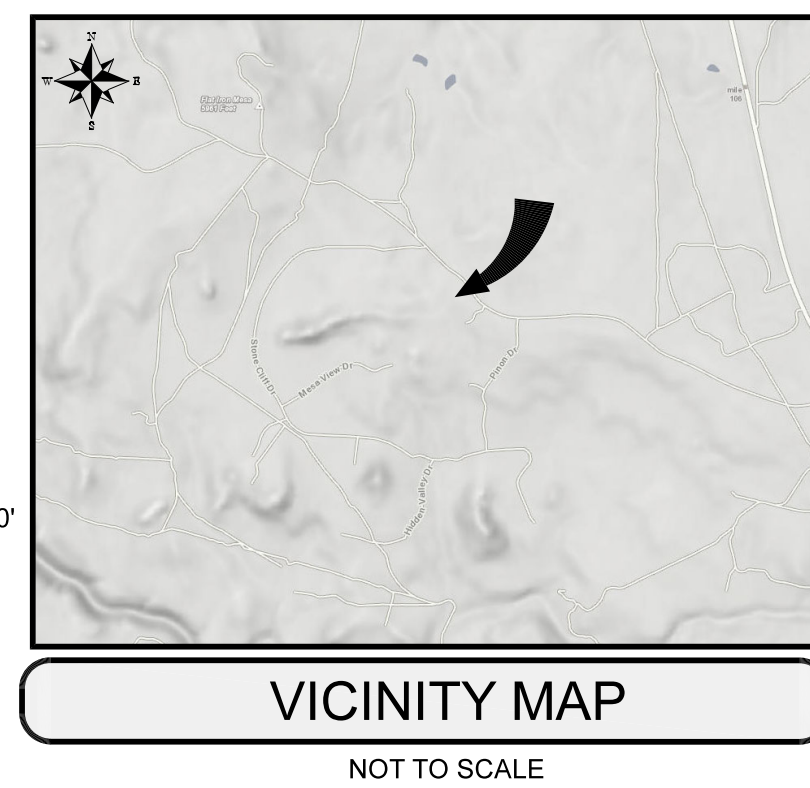
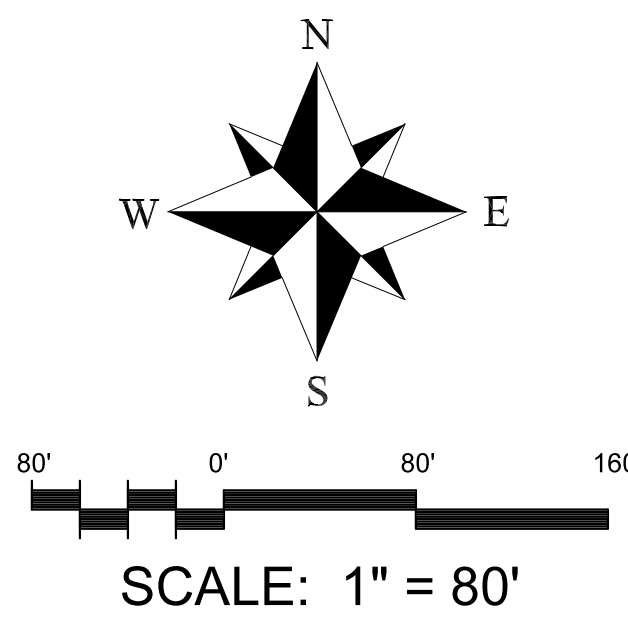
PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
MIKE DERVAGE

DATE:
03/30/2022

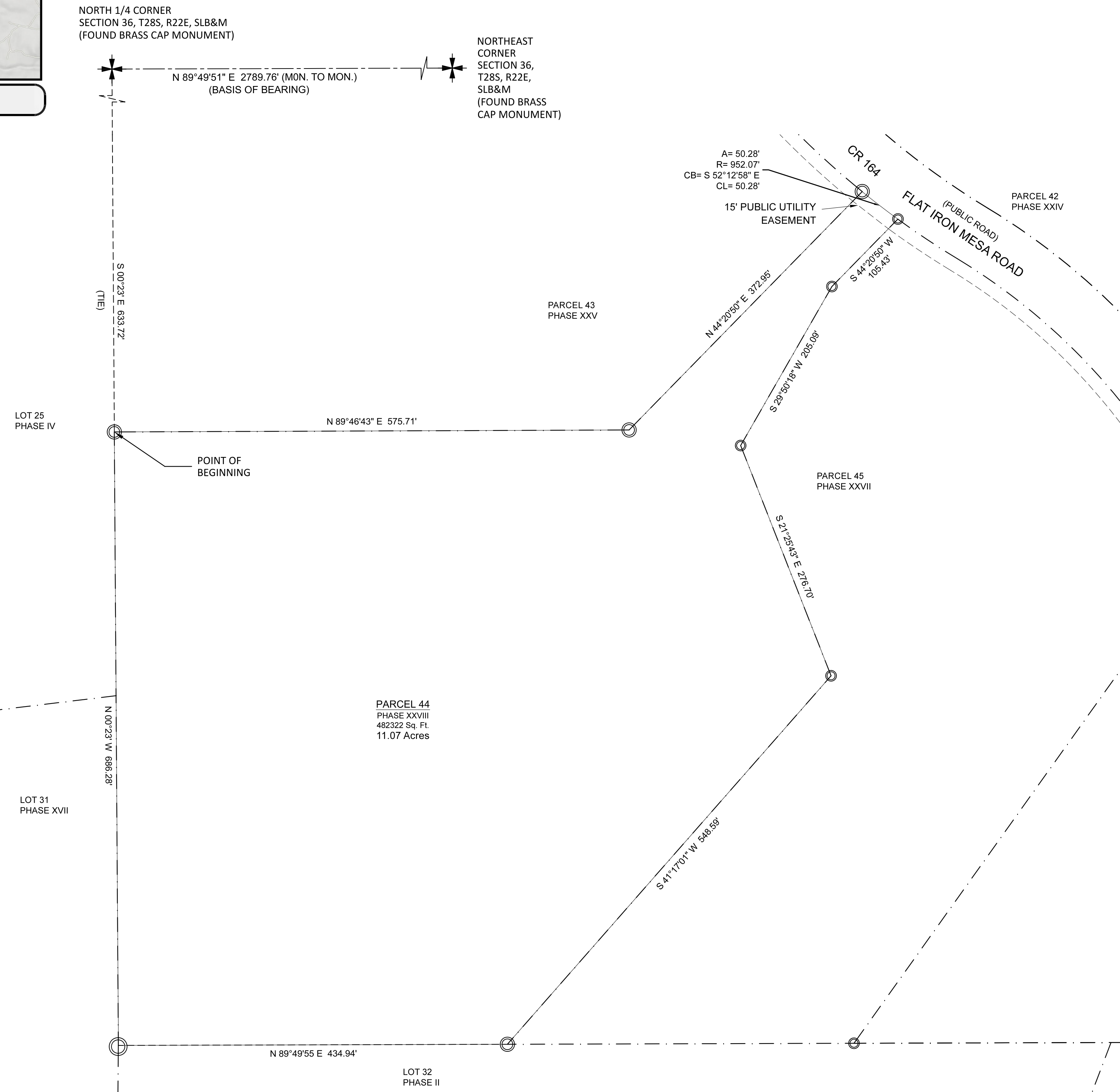
JOB NUMBER:
052-22

SHEET 1 OF 1



FINAL PLAT OF
FLAT IRON MESA RANCH, PHASE XXVIII

A SUBDIVISION LOCATED WITHIN THE NE QUARTER
OF SECTION 36, T28S, R22E, SLB&M



A SUBDIVISION LOCATED WITHIN THE NE QUARTER
OF SECTION 36, T28S, R22E, SLB&M

SURVEYOR NOTES

The property has been accurately surveyed with the intent to subdivide land. The basis of bearing is N 89°41'59" E between the North Quarter corner and the Northeast corner of Section 36, Township 28 South, Range 22 East, Salt Lake Base and Meridian. 5/8" x 24" rebar with survey cap to be placed at all lot corners or rights of way. Off-set pins to be placed in the back of the curb where applicable, in lieu of rebar and cap at front corners.

PLAT NOTES

- ALL FRONTAGES, ALL LINES COMMON WITH A ROAD RIGHT-OF-WAY, SHALL BE SUBJECT TO A 15' WIDE UTILITY EASEMENT
- ALL DEVELOPMENT WITHIN THE SUBDIVISION WILL BE UNDER THE CC & R'S FOR THE ADJACENT FLAT IRON MESA RANCH AND LOTS CREATED HEREIN WILL BE MEMBERS OF THE FLAT IRON MESA RANCH HOME OWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herein, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as Flat Iron Mesa Ranch, Phase XXVIII and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake
License No. 7540504

DATE

LEGAL DESCRIPTION

Commencing at the North Quarter corner of Section 36, Township 28 South, Range 22 East, Salt Lake Base & Meridian; thence South 00°23' East 633.72 feet to the point of beginning, and proceeding thence North 89°46'43" East 575.71 feet; thence North 44°20'50" East 372.95 feet; thence with a curve having a radius of 952.07 feet, to the left with an arc length of 50.28 feet, (a chord bearing of South 52°12'58" East 50.28 feet); thence South 44°20'50" West 105.43 feet; thence South 29°50'18" West 205.09 feet; thence South 21°25'43" East 276.70 feet; thence South 41°17'01" West 548.59 feet; thence South 89°49'55" West 434.94 feet; thence North 00°23'00" West 686.28 feet to the point of beginning, having an area of 11.07 acres.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as Flat Iron Mesa Ranch, Phase XXVIII

Do hereby dedicate for Perpetual use of public all parcels of land shown on this plat as intended for public use.

In witness whereof _____ have hereunto set _____ this _____ Day of _____ a. d., 20____

MICHAEL M DERVAGE

KATHRYN COLLARD

ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, MICHAEL M DERVAGE AND KATHRYN COLLARD, WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

COUNTY SURVEYOR

APPROVAL IN ACCORDANCE WITH
INFORMATION AND RECORDS ON
FILE IN THIS OFFICE

COUNTY SURVEYOR DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2022.

ATTORNEY

COUNTY BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____, 2022.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 2022.
BY SAN JUAN COUNTY PLANNING COMMISSION.

CHAIRMAN

COUNTY COMMISSION APPROVAL

PRESENTED TO THE _____
THIS _____ DAY OF _____, 2022.
SUBDIVISION WAS ACCEPTED AND APPROVED.

ATTEST

COUNTY RECORDER

STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF

DATE _____ BOOK _____ PAGE _____ FEE _____



STAFF REPORT

MEETING DATE: July 14, 2022

ITEM TITLE, PRESENTER: Consideration for Recommendation: Overnight Accommodations Overlay Application, Alicia Davis

RECOMMENDATION: Recommendation to Board of County Commissioners

SUMMARY

Alicia Davis is proposing 72 residential units for overnight accommodations, 4 apartments for workforce housing, and 11,600 square ft of mixed use commercial development on parcel 27S22E016001, a 7 acre parcel of private land in the Spanish Valley Highway Commercial District, in Spanish Valley, San Juan County, that was approved for the Spanish Valley Overnight Accommodations Overlay

The development plans include the following details:

Gross acreage: **7 Acres**

Total project density per acre, per proposed use:

Residential – **10.86 Units per Acre**

Commercial – **1657 sf. per Acre**

Total overnight accommodation units: **72 Units**

Overnight accommodations unit density expressed as a per-acre ratio: **10.29 Units per Acre**

Total number of on-site employee housing units: **4 Units**

Common area and private open space acreage: **2.11 Acres**

Total number of parking spaces required and provided, including bicycle parking:

125 Total Parking Spaces

41 Commercial Spaces Required, 53 Commercial Spaces provided

Parking, service, and loading area acreage/spaces: **12 Spaces**

Project Floor Area Ratio (FAR): **.76**

Public open-space and similar publically-accessible feature acreage: **.17 acres publically accessible commercial space.**

The consideration for this application is to apply the Overlay to the specific development. The PC makes a recommendation for the Board of County Commissioners

Design and Development Conditions

There is a pipeline easement on the property that has been identified in the provided site plan showing road and parking spaces to accommodate the pipeline. Staff has requested a letter from the pipeline operator to ensure that the proposed development complies with any of their requirements.

A possible condition may include road access locations. The development plan shows two additional access points next to an existing one for the adjoining property to the north.

HISTORY/PAST ACTION

At the June 9 PC Meeting the Planning Commission recommended that the Spanish Valley Overnight Accommodations Overlay apply to parcel 27S22E016001, a 7 acre parcel of private land in the Spanish Valley Highway Commercial District, in Spanish Valley, San Juan County.

At the June 21 Board of County Commissioner's Meeting the County Commissioners approved the overlay for the property.

Spanish Valley OAO Mixed Use Community

San Juan County, Utah

Alicia Davis - Applicant

Rock View Development

This document shall address the Spanish Valley Overnight Accommodations Overlay District Requirements as requested by the SJC Staff, “Section 5 Site Master Plan Required”. In addition to the Site Plan, the following commentary shall provide rationale for OAO approval and vesting the project with overnight accommodations being a permitted use. This project was approved for Overnight Accommodations consideration in the June 9th, 2022 San Juan County Planning Commission Meeting.

Overnight Accommodations Overlay Step 2 Checklist

- Proposed Primary Uses (Page 2-3)
- Number of rooms/units (Page 3)
- Design and development conditions (Page 2-4)
- Special conditions and requirements (None)
- Other uses and development requirements (Page 2-5)
- Statement of how the proposed development provides benefit to Spanish Valley (Page 3-4)
- Map and description of sensitive lands (None)
- Site planning features and how they will be addressed (Page 6)
- Description of beneficial public services and goods the project provides (Page 3)
- Documentation of utilities and how infrastructure designs will conserve resources (Page 5)
- Narrative and graphic presentation of the development (Page 2-6 + Attached Site Plan)
- Traffic Study (Page 5)
- Site Plan (Attachment)
- Statement of how the proposed development is consistent with the area plan (Page 2-6)
- Other relevant information as requested by the County.

Development Commentary, Design, and Usage

Location and Intended Design

The proposed project is located in Jan Juan County, Utah approximately 8.5 miles south of Center Street in Moab, UT. The parcel ID is 27S22E016001 and is approximately 7 acres in size. The parcel is currently zoned Highway Commercial, and has frontage directly on HWY 191.



The San Juan County Spanish Valley Area Plan (SJCSVAP) provides guidelines and principles to be considered for all development activities in the area.

In addition to industry best practices, the SJCVAP provides some key criteria including the need for “centers, nodes, and destinations” that “transcend preconceived notions of what new development should look like and how it can fit with the surroundings” (SJCSVAP, 2018, pg. 39). The proposed development uses this guidance to create a design that adds intentionality and resource preservation to the community.

This includes:

1. The unit mix, type, and design incorporated in the attached site plan is an approved product as outlined in the SJCSVAP plan. This includes a “Wide range of residential uses and types to meet the full range of socio-economic and life-cycle needs” (SJCSVAP, 2018, pg. 30-33).
2. The proposed location of the development is in harmony with the surrounding land uses. In this location, overnight accommodations will not disrupt or negatively harm adjacent properties but will rather create a community center with nearby commercial resources such as restaurants and vendor space. The mixed use component of this project will add local options for those staying at the adjacent Rim View Development to the north, and the St. Dunes Cabins and Campground to the east. The design also includes designated workforce housing to support growth of the area as referenced in the Area Plan (SJCSVAP, 2018, pg. 12).
3. The townhomes and mixed use product set forth in the site plan conform to the examples set forth in the Area Plan (SJCSVAP, 2018, pg. 31).
4. The economic benefits of overnight accommodations will provide valuable revenue for the county to aid their limited resources and manpower. This growth will provide resources for infrastructure and a larger variety of services to attract visitors and permanent residents to further the responsible growth of the county. (SJC General Plan, 2018, pg. 140)

Proposed Usages and Densities

The project proposes 72 residential units with overnight accommodations, at least 4 apartments for workforce housing, and 11,600 Sq. Ft. of mixed-use commercial space. This mirrors the Spanish Valley Plan for Flex Development Areas by “incorporating a flexible development approach that allows a range of business, distribution, highway commercial, and specialty residential uses” (SJCSVAP, 2018, pg. 30).

Sample Commercial Space Allocation	
Common Area	4500 Sq Ft
Food/Restaurants	1400 Sq Ft
Outdoor Space (Not Included Below)	800 Sq Ft
Farm Stand/Local Produce	100 Sq Ft
General Store	200 Sq Ft
Liquor Store	400 Sq Ft
Event and Conference Space	5000 Sq Ft
Total	11600 Sq Ft



Sample of Housing Types and Gathering Centers show in the Spanish Valley Area Plan (SJCSVAP, 2018, pg. 30-31) The project will mirror this style and spirit.

Using public feedback provided on the Spanish Valley Area Plan, the project would be able to provide the following desired public services and goods:

1. Meeting space for corporate events, weddings, local club meeting, family retreats, and public events.
2. Groceries, restaurants, and general stores.
3. On-site workforce housing.
4. Mixed-use space for local vendors, artists, and farmers.

These programs, activities, and shops would provide a solution to community needs and create a community center where events can be held, local vendors can interface with each other, and the community can share its creativity with the world.

Economics

As part of their 10 year vision, the county is prioritizing Diversification and Business Expansion (SJC General Plan, 2018, pg. 29). In an effort to generate more, higher paying jobs in the area, and in order to support tourism expansion, the area will need its own service providers such as restaurants, shops, and accommodations for visitors. In addition to the sales and income taxes generated by these businesses, local transient room tax will also be created. It is estimated that gross revenue from this tax alone could be \$297,481 a year as of 2018. (SJC General Plan, 2018, pg. 63).

The San Juan County General Plan states that “Tourism can become one of the county’s primary industries because it imports dollars.” And “The County’s natural amenities can be tourism assets if managed properly” (SJC General Plan, 2018, pg. 64). As discussed in the State’s Travel and Tourism Industry Report, “Domestic and international travelers and tourists visit Utah year-round to participate in a wide range of activities. Since 2015, visitor spending in Utah’s economy has increased by an average 5.1% annually. In 2019, travelers directly spent a record \$10.06 billion in Utah, generating an estimated 141,500 total Utah jobs, and \$1.34 billion in state and local tax revenue. Utah’s national parks and state parks experienced record visitation in 2019 as well.” (The State of Utah’s Travel and Tourism Industry, 2019, Cover Page).

The proposed site plan avoids the “Corporate Hotel or Motel” style and instead presents a thoughtful and respectful design that not only incorporates the area’s rich heritage and culture, but also provides economic drivers and revenue sources for the county. By providing alternatives independent of downtown Moab, visitors and locals will have nearby options of places to grab groceries or other supplies.

By using intentional colors and designs, the project will mirror the environment around it and provide a safe and comfortable place for residents and guests to mingle and enjoy the Spanish Valley area. A number of apartments located on the property will provide affordable and low-commute housing for those living and working in the area. This will in turn foster the “establishment of centers, nodes, and destinations” within Spanish Valley (SJCSVAP, 2018, pg. 39).

Ecological Guidelines and Concerns

Traffic and Road Design

Safe and Efficient Traffic flow will be a priority to the project. Please refer to the April 12, 2022 UDOT Moab US-191 Concept Study for traffic studies, counts, and design criteria applicable to the project's Highway Frontage. The project will work closely with UDOT to interface the project with Hwy 191.

Sensitive Lands

The project does not contain any sensitive lands.

Energy

The project will utilize as much on-site renewable energy sources as is feasible. Designs will reduce Heating, Cooling, and Lighting loads through Climate-Responsive Design and Conservation Practices such as daylighting, the use of photovoltaic panels, and smart controls. Buildings will utilize energy efficient insulation and exteriors to meet or exceed federally approved energy modeling standards. Electric vehicle charge stations will be provided in a thoughtful and intentional manner.

Dark Skies

Exterior Lighting shall follow the San Juan County Dark Skies requirements. Interior lighting fixtures visible from the property boundaries shall have fixtures directed to the interior of rooms to minimize light pollution.

Water Conservation

The project will use a number of water conservation strategies. These include:

1. System Optimization (efficient water system design, leak detection, and repair)
2. Water-efficient plumbing fixtures (low-flow urinals, toilets, sinks and showerheads as well as water-efficient dishwashers and washing machines).
3. Irrigation and Landscape Methods beyond the requirements of the Spanish Valley Water Efficient Landscape Requirements. (water efficient,-low evaporation irrigation systems, smart irrigation control systems, limited turf in landscape design, water-efficient scheduling practices, and Xeriscape)
4. Water recycling or reuse measures (Water Catchment, low impact HVAC systems, and gray water reuse where approved by the Health Department)
5. Bio-Retention and Bio-Infiltration systems to manage storm runoff.

Site Planning Features

Using industry recognized best-practices, the site plan will implement modern techniques and designs to promote a seamless transition between the site and its surroundings. One of the biggest features being implemented in the project's plans is foresight. By thinking ahead, the project can be ready to meet the needs of the future area. This includes intentional road layouts and setbacks from Hwy 191 which future-proof the Spanish Valley corridor. Being thoughtful of future weather events, the project can utilize water retention and detention methods to limit the storm water runoff to historic levels. Lastly, by incorporating the surrounding colors, lines, and layouts of the red rock, the project will limit its visual impact and make for a comfortable addition to the area.

The following project statistics are provided per the San Juan County Spanish Valley Development Ordinances of the San Juan County Zoning Ordinance dated September 13, 2019 Page 79:

Gross acreage: **7 Acres**

Total project density per acre, per proposed use:

Residential – 10.86 Units per Acre

Commercial – 1657 sf. per Acre

Total overnight accommodation units: **72 Units**

Overnight accommodations unit density expressed as a per-acre ratio: **10.29 Units per Acre**

Total number of on-site employee housing units: **4 Units**

Common area and private open space acreage: **2.11 Acres**

Total number of parking spaces required and provided, including bicycle parking:

125 Total Parking Spaces

41 Commercial Spaces Required, 53 Commercial Spaces provided

Parking, service, and loading area acreage/spaces: **12 Spaces**

Project Floor Area Ratio (FAR): **.76**

Public open-space and similar publically-accessible feature acreage: **.17 acres publically accessible commercial space.**

Architectural Summary

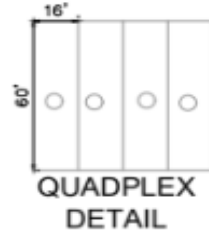
Residential Units 72

2880SF per individual unit

3 Story Build

6 Bedrooms

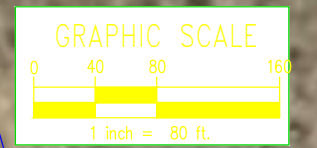
3 Bathroom



Community Building SF	5000
Commercial SF	6,600
Patio SF	800
Pool SF	1817
Splash Pad SF	300
Total Parking	125 spaces
Commercial Parking Available	53 spaces
Commercial Parking Required (Parking Requirements)	41 Spaces
	1 per 180 SF of Building

Base Information Summary

Lot Size	7 acres
Open Space	2.11 acres
Open Space Required	Determined case by case
	7-4-4-0
Parcel No.	27S22E016001
Project Address	Highway 191 Moab, Utah 84532
Project Location	San Juan County, State of Utah



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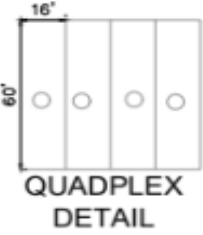
DRAFTED BY:
DESIGNED BY:
CHECKED BY:

DATE	REVISION DESCRIPTION

NO. **ROCK VIEW**
SAN JUAN COUNTY, UTAH

PROJECT NO.
SHEET NUMBER
1 OF 1

Architectural Summary

Residential Units	72
2880SF per individual unit	
3 Story Build	
6 Bedrooms	
3 Bathroom	
	
Community Building SF	5000
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Patio SF	800
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Parcel No.	27S22E016001
Project Address	Highway 191 Moab, Utah 84532
Project Location	San Juan County, State of Utah



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DATE	
REVISION DESCRIPTION	
NO.	

ROCK VIEW

SAN JUAN COUNTY, UTAH

PROJECT NO.	
SHEET NUMBER	2 OF 3

Architectural Summary

Residential Units	72
2880SF per individual unit	
3 Story Build	
6 Bedrooms	
3 Bathroom	
<p>QUADPLEX DETAIL</p>	
Community Building SF	5000
Commercial SF	6,600
Patio SF	800
Pool SF	1817
Splash Pad SF	300
Total Parking	125 spaces
Commercial Parking Available	53 spaces
Commercial Parking Required	41 Spaces
(Parking Requirements)	1 per 180 SF of Building

Base Information Summary

Lot Size	7 acres
Open Space	2.11 acres
Open Space Required	Determined case by case
	7-4-4-0
Parcel No.	27S22E016001
Project Address	Highway 191 Moab, Utah 84532
Project Location	San Juan County, State of Utah



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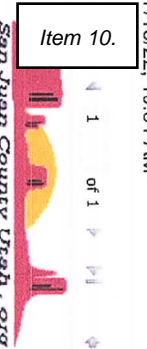
DATE	REVISION DESCRIPTION

NO. 1

PROJECT NO. **ROCK VIEW**

SHEET NUMBER **SAN JUAN COUNTY, UTAH**

1 OF 1



Permit Report

06/04/2022 - 07/13/2022

Permit #	Permit Date	Permit Type	SJC Permit Number	City or County	Residential or Commercial	Type of Permit	Building Address	Building City/State/Zip	Owner Name	Applicant Name	Description	Description Note
22119	7/13/2022		22119	San Juan County	Commercial	Addition/Remodel	1254 N Grayson Parkway	Blanding UT 84511	Jaxon Lee	Jaxon Lee	Auto Repair addition	Office and Storage room added to shop
22118	7/12/2022		22118	San Juan County	Mixed Use	New Construction	Geyser Camp/Corral	La Sal Mountains La Sal UT 84530		Redd Summit Ranches LLC	Cowboy Camp	
22117	7/11/2022		22117	San Juan County	Residential	New Construction	1231 W Deer Park Drive	Monticello, UT 84535	Daniel Perry	Daniel Perry	Single Family Home	
22116	7/7/2022		22116	San Juan County	Residential	New Construction	2547 canyon rim trail	Monticello		Mark Anderson	ICF Home	
22115	7/6/2022		22115	San Juan County	Residential	Manufactured Home-Private Property	48D Tangren Cr	Moab Ut 84532		Levi Sjoblom	Residential	
22114	7/6/2022		22114	San Juan County	Residential	New Construction	68 Tangren Ln	Moab UT 84532		Lloyd Wilson	Residential	
22113	7/5/2022		22113	San Juan County	Residential	New Construction	4101 Avikan Hills Dr	84511		JCM Construction	Home	
22112	7/5/2022		22112	San Juan County	Commercial	New Construction	N/A	Monticello Utah 84535		Copa Consulting LLC	Glamping Campground Resort	
22111	7/1/2022		22111	San Juan County	Residential	New Construction	1300 west summit CR 373	Monticello UT 84535		Cody Goodsell	home	
22110	6/27/2022		22110	San Juan County	Residential	New Construction/ADU	15 S McElhaneey Lane	Moab, Utah 84532		Tye Shuwnay	Employee Housing	
22109	6/16/2022		22109	San Juan County	Residential	Modular Home	1801 s Coppermill Road	Lasal Utah 84530		Affordable Builders	residential	
22108	6/16/2022		22108	San Juan County		Modular Home	2003 S Sunset Meadows Lane	Blanding Utah , 84511		Affordable Builders	residential	
22107	6/15/2022		22107	San Juan County	Residential	Addition/Remodel	24 Quail Ct	Moab, UT 84532	Kenny North	Tye Shuwnay / Kenny North	Addition	
22106	6/15/2022		22106	San Juan County	Residential	Manufactured Home-Private Property	320 Bobbie Ln	La Sal UT 84530	William and Ivy Partridge	Ivy Partridge	Mobile home	HUD
22105	6/15/2022		22105	San Juan County	Residential	Solar	1290 E Browns	Blanding UT 84511		Your Solar Shop	Solar PV	

Item 10.												
22104	6/14/2022		22104	San Juan County	Mixed Use	New Construction	Canyon Rd Old La Sal mile marker 17 highway 46	Old La Sal UT 84530		Reed Summit Ranch	Shop	
22103	7/6/2022		22103	San Juan County	Residential	New Construction	5 Lenore Ct	Moab, UT 84532	Tazz Robinson	Ronald Robinson	Detached shop	
22102	6/9/2022		22102	San Juan County	Residential	New Construction	64 N. Anna Day Drive	LaSal Utah 84530	Jimmelee Barbieri	Dustin and Jimmelee Barbieri	Pole Barrn	
22101	6/9/2022		22101	San Juan County	Residential	New Construction	522 S. 1620 E.	Blanding		Loyd Black	Single Family Home	
22100	6/8/2022		22100	San Juan County	Residential	New Construction	deer creek lane 10 road lot 8	old lasal utah 84530		Lee or Terra Memmot	new construction	
22099	6/8/2022		22099	San Juan County	Commercial	New Construction	16 Old School House Dr	La Sal, Utah		Terry Barr	Barn - Storage	
22098	6/7/2022		22098	San Juan County	Residential	New Construction	6158 N Blue Mt Rd.	Blanding Ut 84511	Henry and Glenda Garcia	Henry Garcia	quonset Hut Home	
22097	6/7/2022		22097	San Juan County	Residential	New Construction	220 A South Avikan Hills Dr	Blanding Ut 84511	Mitchell Bailey	Mitchell Bailey	Home	

Total Records: 23

Page: 1 of 1

7/13/2022