



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
December 09, 2021 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 Minutes for November 18, 2021 Planning Commission Meeting**

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

ADMINISTRATIVE ITEMS

2. Pacheco Meadow Subdivision Phase 2, James and Shurrell Meyer ACTION
3. The Ranches at Elk Meadows, Amendment no. 2, Brad Bunker, Bunker Engineering ACTION
4. Hassen Estates Subdivision Amendment 2, Renee Troutt ACTION
5. Request for Extension, Shannon Brooks, Monticello College
6. San Juan County Planning Commission Priorities for 2022 DISCUSSION

LEGISLATIVE ITEMS

BUILDING PERMIT(S) REVIEW

7. Building Permit List DISCUSSION

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
November 18, 2021 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Planning Commission Chair Trent Schafer called the meeting to order at a little after 6:00 pm

PRESENT

Chairman Trent Schafer
Commissioner Lloyd Wilson
Commissioner Cole Cloward
Commissioner William Johnston
Commissioner Melvin Nelson
Commissioner Cody Nielson

ABSENT

Commissioner Leah Shrenk

Approval of Minutes

1. Approval of Minutes for October 14 2021 PC Meeting ACTION

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

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

2. Approval of Minutes for October 21 2021 PC Work Meeting ACTION

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

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

PUBLIC COMMENT - *Time reserved for public comment on items or issues not listed on the agenda. Written comments on any agenda item can be email prior to the start of meeting to sburton@sanjuancounty.org*

Katherine Lemus: Katherine Lemus expressed frustration about the Spanish Valley Residential ordinance which restricts nightly rentals, and said she wants to be able to use her home as a nightly rental so she can sell it to a nightly rental operator and move. Staff will work through what options she can pursue.

INFORMATIONAL ITEMS

3. Sky Ranch Estates Presentation INFORMATIONAL

Time stamp 9:40 (audio)

Justin Matkin with Parr Brown Gee and Loveless made the informational presentation about the safety protocols for Sky Ranch Subdivision Phase 2. Justin Williams and Associates performed the analysis of the Sky Ranch Airport, and Justin presented his report and discussed the findings. Justin also discussed and presented the CC&R's that will govern the property owners in the subdivision.

John Ramsay, a home owner in the subdivision also made comment about the arrival and departure flight patterns and flight restrictions in and out of the airport that are established in the CC&R's.

Time stamp 33:52 (audio)

The following public comment was made on this item:

Tim O'Neil an adjoining property owner provided information that an aviation easement originally granted in 2003, was refiled and revoked in 2017.

Ann Austin a resident of Spanish Valley expressed concerns about the inability to enforce the Sky Ranch regulations, and know who is actually flying in an out. She also asked for a restriction on the number of flights each day.

Karl Spielman, an adjoining property owner requested that he be able to bring his own aviation expert to present to the Planning Commission. Karl also expressed support for the safety improvements that are proposed with the subdivision, and mentioned some additional safety features that he would like to see.

Monette Clark, a resident of Spanish Valley and niece of Bud Tangren, the original owner of the airport, expressed concern about the operations of the airport.

ADMINISTRATIVE ITEMS

4. RV Resort Condition Use Permit Application, Jared Barrett, Blanding Utah

Time stamp 46:31 (audio)

Jared Barrett presented his plan for his RV resort north of Blanding. The Planning Commission discussed the resort plan and determined that the conditions described in his proposal were sufficient and referenced them in the motion to approve the CUP.

Motion to approve the conditional use permit referencing the conditions in the RV resort document was made by Commissioner Nielson, Seconded by Commissioner Wilson.

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

LEGISLATIVE ITEMS

5. **Overnight Accommodations Overlay Application, Tom Balsley**

Time stamp 1:09:49 (audio)

Tom Balsley presented his application for the Overnight Accommodations Overlay for his plan for RV spots in the Spanish Valley Highway Commercial District. The Planning Commission discussed the utility requirements that he will need to look into before final approval. Tom will come back with a more detailed plan after his application has been before the Board of County Commissioners.

Motion to recommend the application of the Spanish Valley Overnight Accommodations Overlay to this property to the Board of County Commissioners was made by Commissioner Wilson, Seconded by Commissioner Nielson.

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

6. **Spanish Valley Overnight Accommodations Overlay Application, Jeff Burgess ACTION**

Time stamp 1:21:15 (audio)

Dallas Buckner and Jim Burgess presented this application for the Spanish Valley Overnight Accommodations Overlay. The PC discussed water and sewer requirements that will need to be met, and expressed support for the location.

Motion to recommend the application of the Spanish Valley Overnight Accommodations Overlay to this property to the Board of County Commissioners was made by Commissioner Cloward, Seconded by Commissioner Wilson.

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

7. **Request for rezone, Monticello Development Company LLC ACTION**

Time stamp 1:25:38 (audio)

Bryant Black joined over the phone and discussed the rezone application. Deputy County Attorney Alex Goble explained that the land area is large enough to not be considered spot zoning.

Motion to recommend the rezone application to the Board of County Commissioners was made by Commissioner Wilson, Seconded by Commissioner Cloward.

Voting Yea: Commissioner Wilson, Commissioner Cloward, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson

Voting Nay: Chairman Schafer

8. SITLA PC Zone Plan Application ACTION

Time stamp 1:29:48 (audio)

Planning and Zoning Administrator Scott Burton read the proposed conditions for the SITLA PC Zone Application. The Planning Commission proposed a few minor changes to the conditions as follows:

Remove condition #12

The new condition #12 will state: The primary goal of the residential development in the Spanish Valley area is for long term permanent primary residents. This should be the primary goal of any residential development; residential uses and development agreements will be reviewed under that primary goal.

The new #13 will state: In accordance with the PC Zone ordinance, County Commission approval of zoning the Plan area as “PC Zone 1” confers on the applicant the right to proceed with the PC Zone development process based on the information presented in the Plan until the earlier of i) approval of a development agreement, or ii) ten years following approval of the PC Zone application.

The new #14 condition will state: The applicant and the county will each work in good faith to prepare and approve the CSP and development agreement and, if applicable, with a new municipality to plan the proposed development.

Motion to recommend the PC Zone Plan Application to the Board of County Commissioners was made by Commissioner Nielson, Seconded by Commissioner Cloward.

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

Voting Nay: Commissioner Nielson

Planning Commissioner Mel Nelson read a statement about the lack of a flood plain study for the area of the PC Zone plan.

Elise Erler with the State Institutional Trust Land Administration (SITLA) stated that they are moving forward in a joint effort with San Juan County to fund a FEMA flood plain study.

BUILDING PERMIT(S) REVIEW**9. Building Permit List****Time stamp 1:51:38 (audio)**

Planning Commissioners reviewed the building permit list.

ADJOURNMENT**Time stamp 1:54:05 (audio)**

Motion to adjourn was made by Commissioner Wilson, Seconded by Commissioner Nelson.
Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Cloward, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson

ADJOURNMENT**Time stamp 1:55:27 (audio)**

Motion to enter the work meeting was made by Commissioner Wilson, Seconded by Commissioner Cloward.

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

10. Draft Zoning Ordinances DISCUSSION

The Planning Commission discussed the draft zoning ordinances, no action was taken.

ADJOURNMENT

Motion to adjourn was made by Commissioner Nielson, Seconded by Commissioner Johnston.
Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Cloward, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson

Subdivision Boundary Description

A tract of land within the S1/2 NE1/4 and the N1/2 SE1/4 of Section 26, Township 36 South, Range 22 East, SLB&M, County of San Juan, State of Utah more particularly described as follows: Beginning at a point located on the south line of the Blanding Cemetery Maintenance District Tract as recorded in Book 886 Page 145, situated S01°21'01"E 1892.45 feet along the C1/4 section line and N88°48'19"E 25.95 feet along the south line of said Cemetery Tract from the N1/4 corner of said Section 26. Said point of beginning is also on the east line of the Blanding City Tract as recorded in Book 957 Page 879; then along said Cemetery Tract as follows: N88°48'19"E 824.91 feet to the beginning of a curve to the left having a radius of 17.00 feet, then northeasterly 26.75 feet along said curve through a central angle of 90°09'19", the chord of said curve is 24.07 feet and bears N43°43'40"E, then N01°21'01"W 55.61 feet to the east-west 1/16 section line in the NE1/4 of said Section 26, then N88°51'10"E 1751.59 feet to the N1/16 section corner, then S01°09'26"E 664.16 feet along the east line of said Section 26 to the northeast corner of the Meyer Tract as recorded in Book 842 Page 294, then along said Meyer Tract as follows: S88°50'34"W 791.79 feet, then S88°50'34"W 32.89 feet, then S32°17'39"E 735.73 feet, then N88°50'34"E 444.25 feet to a point on the east line of said Section 26, then S01°09'26"E 21.95 feet to the E1/4 corner of said Section 26, then along the line common to the Hosking Tract as recorded in Book 799 Page 720 and the Pacheco Development, L.C. Tract as recorded in Book 879 Page 971 as follows: S88°34'57"W 420.49 feet, then S07°50'48"E 108.97 feet, then S33°50'16"E 70.68 feet, then S23°19'42"E 110.76 feet, then S05°31'42"W 44.04 feet, then S20°44'52"W 74.19 feet, then S63°12'29"W 169.39 feet, then S78°47'26"W 16.12 feet, then N81°59'40"W 75.58 feet, then N61°32'26"W 51.69 feet, then N47°51'34"W 107.15 feet, then N73°26'08"W 52.40 feet, then S84°42'04"W 48.14 feet, then S60°41'57"W 30.40 feet, then S42°24'11"W 42.18 feet, then S33°40'10"W 168.19 feet, then N71°37'03"W 233.31 feet, then S46°21'24"W 38.81 feet, then S18°40'51"W 69.37 feet, then S03°54'14"W 28.82 feet, then S08°52'16"E 90.02 feet, then S20°38'54"W 112.93 feet, then S32°47'26"W 52.84 feet, then S56°47'51"W 132.98 feet, then S35°40'47"W 64.79 feet, then S14°31'30"W 94.72 feet, then S11°31'27"W 37.70 feet to the north line of the Slade Tract as recorded in Book 789 Page 692, then S89°05'07"W 192.71 feet along the north line of said Slade Tract, then N01°21'01"W 156.31 feet to the beginning of a curve to the left having a radius of 10.00 feet, then northwesterly 23.01 feet along said curve through a central angle of 131°49'08", the chord of said curve is 18.26 feet and bears N67°15'35"W to the beginning of a curve to the right having a radius of 50.00 feet, then northwesterly 169.29 feet along said curve through a central angle of 193°59'19", the chord of said curve is 99.26 feet and bears N36°09'48"W to the beginning of a curve to the left having a radius of 25.00 feet, then northeasterly 27.13 feet along said curve through a central angle of 62°11'05", the chord of said curve is 25.82 feet and bears N29°44'32"E, then N01°21'01"W 716.33 feet to the beginning of a curve to the left having a radius of 25.00 feet, then northwesterly 39.21 feet along said curve through a central angle of 89°51'19", the chord of said curve is 35.31 feet and bears N46°16'40"W, then S88°47'40"W 811.66 feet, then N01°07'19"W 40.00 feet to the northeast corner of the Ivins/Pacheco Development, L.C. Tract as recorded in Book 956 Page 29, then N01°23'00"W 744.58 feet to the point of beginning, containing 78.32 acres more or less.

Legend

- Found monument as labeled
Set 5/8" rebar and plastic cap (4769309)
This survey or previous "Amendment 1" survey
Found Original Pacheco Meadows Subdivision Monument "LS 334571"
Calculated monument location (not set)
Fence
Utility Easement
Record Adjoining or Nearby Tracts
Found Rebar and Plastic Cap as Labeled
Phase 2 Area

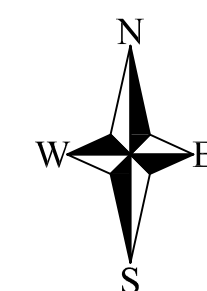
Final Plat
Pacheco Meadows Subdivision
Phase 2

Within the S1/2 NE1/4 and the N1/2 SE1/4 of Section 26, T36S, R22E, SLB&M

Phase 2 Area: 34.61 Acres

Narrative

This survey was performed at the request of James and Shurrell Meyer. The purpose of the survey was to create the remaining lots for the "future phases" area of the "Pacheco Meadows Subdivision". The basis of bearings for this survey is N01°21'01"W between the S1/4 corner and N1/2 corner of Section 26, Township 36 South, Range 22 East, SLB&M. This is in accordance with the basis of bearings of the original "Pacheco Meadows Subdivision" survey. (See Note 1)



Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Lists curves C1 through C19 with their respective measurements.

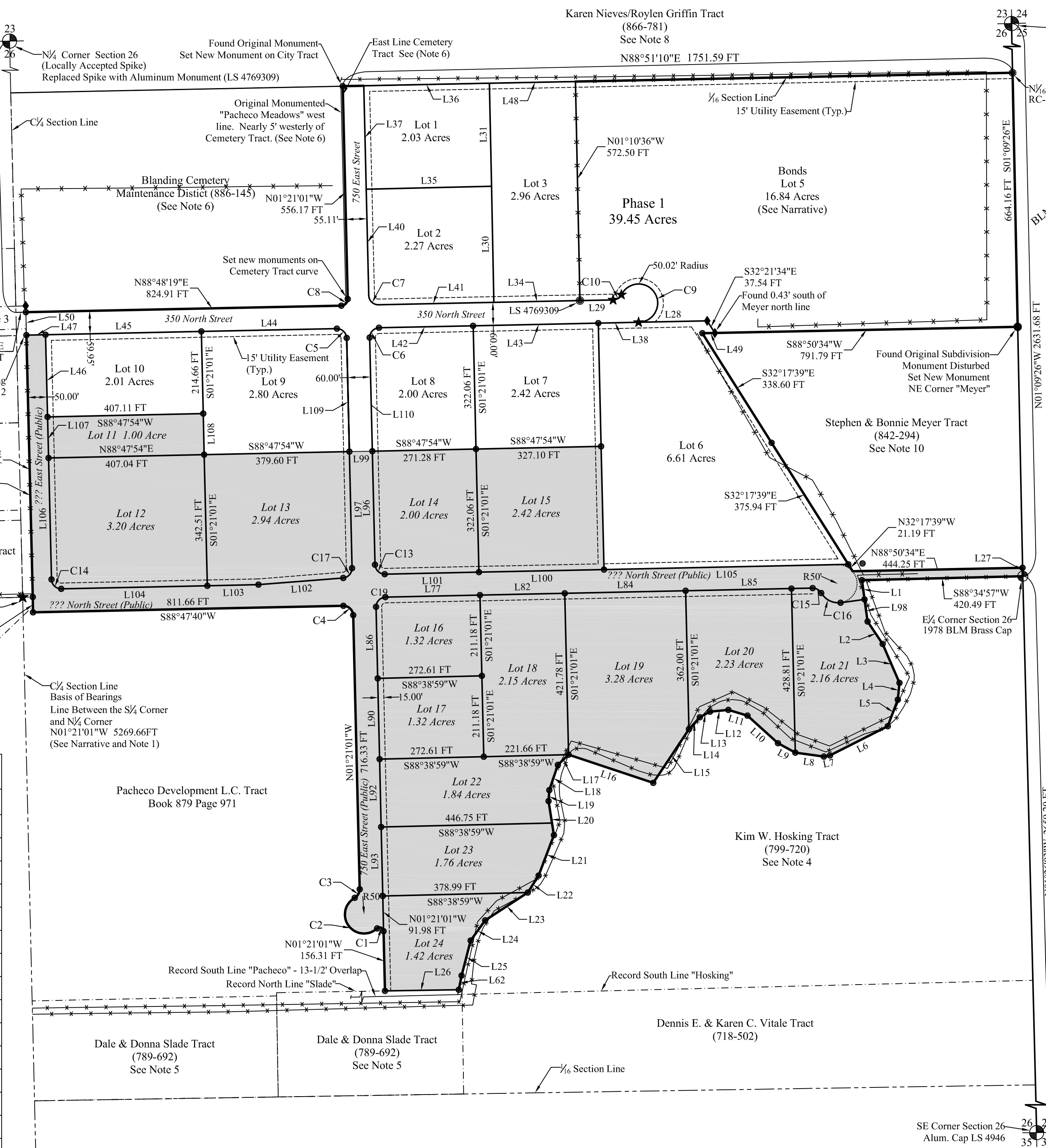
Notes

- 1. The basis of bearings chosen for the original "Pacheco Meadows Subdivision" did not correspond to any previously used basis of bearings that could be found on record. It had a significant rotation. This caused many of the section lines to be rotated a ways off of any record bearings. The basis of bearings used for this "Amendment 1" was in accordance with the original basis of bearings, for continuity, however, all adjoining tracts of land not in the name of Pacheco Development L.C. had to be evaluated as to the correct placement based on indications in the record and standard practice. The majority of adjoining tracts had references in the record to aliquot part section lines for alignment. Notes are added to each adjoining tract as to how they were placed and how they "would be" surveyed.
2. This property is zoned A-1 "Agricultural Use"
3. All roads within this subdivision are intended to become public roads. Road right-of-way width varies as shown hereon. Roads shall be constructed to San Juan County Standards before acceptance by San Juan County for continual maintenance.
4. All lots shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems.
5. There is no official flood zone designation for any area within this proposed subdivision.
6. There shall be a 15' utility easement along various lot lines as shown hereon.
7. Wells and septic systems shall be installed in conformance with the rules and regulations of the Utah Division of Environmental Health whether they serve individual lots or multiple lots. All lots shall comply with R317-4 administrative rules for onsite wastewater systems. All lots must demonstrate acceptable soils within each lot boundary.
8. Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
9. This subdivision consists of cleared farmland.
10. There are restrictive covenants which pertain to this subdivision. San Juan County has no responsibility for enforcing said covenants.
11. Lots 11 through 24 constitute Phase 2 of the "Pacheco Meadows Subdivision".

Phase 2 Boundary Description

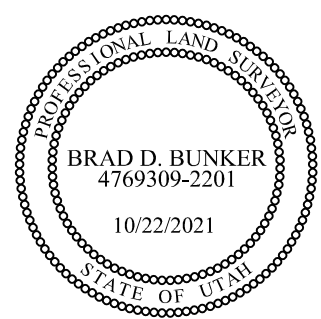
A tract of land within the S1/2 NE1/4 and the N1/2 SE1/4 of Section 26, Township 36 South, Range 22 East, SLB&M, County of San Juan, State of Utah more particularly described as follows: Beginning at a point on the west line of the existing Pacheco Meadows Subdivision located S01°21'01"E 1892.45 feet along the C1/4 section line and N88°48'19"E 25.95 feet and S01°23'00"E 59.97 feet from the N1/4 corner of said Section 26; then S88°47'54"W 50.00 feet, then S01°23'00"E 214.66 feet, then N88°47'54"E 407.11 feet, then S01°21'01"E 107.40 feet, then S32°17'39"E 211.95 feet, then S88°50'34"E 444.25 feet to a point on the east line of said Section 26, then S01°09'26"E 21.95 feet to the E1/4 corner of said Section 26, then along the line common to the Hosking Tract as recorded in Book 799 Page 720 and the Pacheco Development, L.C. Tract as recorded in Book 879 Page 971 as follows: S88°34'57"W 420.49 feet, then S07°50'48"E 108.97 feet, then S33°50'16"E 70.68 feet, then S23°19'42"E 110.76 feet, then S05°31'42"W 44.04 feet, then S20°44'52"W 74.19 feet, then S63°12'29"W 169.39 feet, then S78°47'26"W 16.12 feet, then N81°59'40"W 75.58 feet, then N61°32'26"W 51.69 feet, then S47°51'34"W 107.15 feet, then N73°26'08"W 52.40 feet, then S84°42'04"W 48.14 feet, then S60°41'57"W 30.40 feet, then S42°24'11"W 42.18 feet, then S33°40'10"W 168.19 feet, then N71°37'03"W 233.31 feet, then S46°21'24"W 38.81 feet, then S18°40'51"W 69.37 feet, then S03°54'14"W 28.82 feet, then S08°52'16"E 90.02 feet, then S20°38'54"W 112.93 feet, then S32°47'26"W 52.84 feet, then S56°47'51"W 132.98 feet, then S35°40'47"W 64.79 feet, then S14°31'30"W 94.72 feet, then S11°31'27"W 37.70 feet to the north line of the Slade Tract as recorded in Book 789 Page 692, then S89°05'07"W 192.71 feet along the north line of said Slade Tract, then N01°21'01"W 156.31 feet to the beginning of a curve to the left having a radius of 10.00 feet, then northwesterly 23.01 feet along said curve through a central angle of 131°49'08", the chord of said curve is 18.26 feet and bears N67°15'35"W to the beginning of a curve to the right having a radius of 50.00 feet, then northwesterly 169.29 feet along said curve through a central angle of 193°59'19", the chord of said curve is 99.26 feet and bears N36°09'48"W to the beginning of a curve to the left having a radius of 25.00 feet, then northeasterly 27.13 feet along said curve through a central angle of 62°11'05", the chord of said curve is 25.82 feet and bears N29°44'32"E, then N01°21'01"W 716.33 feet to the beginning of a curve to the left having a radius of 25.00 feet, then northwesterly 39.21 feet along said curve through a central angle of 89°51'19", the chord of said curve is 35.31 feet and bears N46°16'40"W, then S88°47'40"W 811.66 feet, then N01°07'19"W 40.00 feet to the northeast corner of the Ivins/Pacheco Development, L.C. Tract as recorded in Book 956 Page 29, then N01°23'00"W 744.58 feet to the point of beginning, containing 34.86 acres more or less.

Line Table with columns: Line #, Length, Direction. Lists lines L1 through L24 and C1 through C19 with their respective lengths and bearings.



Surveyor's Certificate

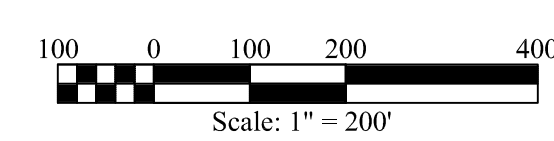
I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of James and Shurrell Meyer.



Date: 10/22/2021

Brad D. Bunker Utah P.L.S. #4769309

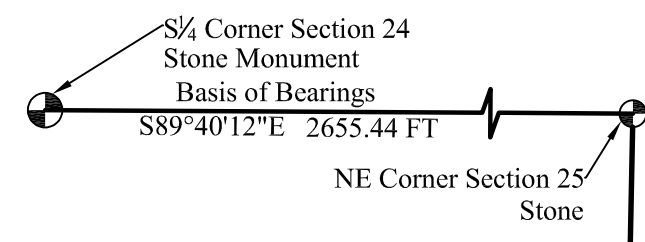
County Surveyor
Approval in accordance with information and records on file in this office.
Date County Surveyor



Approval as to Form, Health Department, County Recorder, Owners Dedication, Acknowledgement, San Juan County Commission, County Surveyor, and Notary Public sections with various fields for dates, signatures, and official stamps.



Final Plat The Ranches at Elk Meadows Amendment No. 2 Within Section 25, T32S, R23E, SLB&M San Juan County, Utah



Narrative

The purpose of this survey was to amend "The Ranches at Elk Meadows" Subdivision. Lot 66 and Lot 67 are the affected areas of this amendment.

The basis of bearings for this survey is S89°40'12"E between the S/4 corner and southeast corner of Section 24, Township 32 South, Range 23 East, SLB&M. This is in accordance with the bearing for the same line per the original subdivision.

Legend

- Found government monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- Found Rebar/Cap (LS 164659)
- ◆ Set 3/8" rebar and plastic cap (LS4769309) previous survey
- ★ Bearing break (not set)
- X— Fence
- - - Lot perimeter utility easement
- . - - Protracted adjoining tracts
- - - Road centerline
- SJC San Juan County
- ROS Record of Survey
- AC Aluminum cap
- BC Brass cap
- ▭ New roads per this amendment

Notes

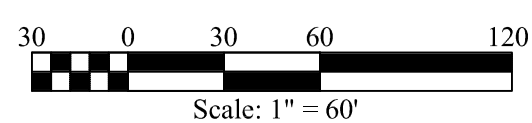
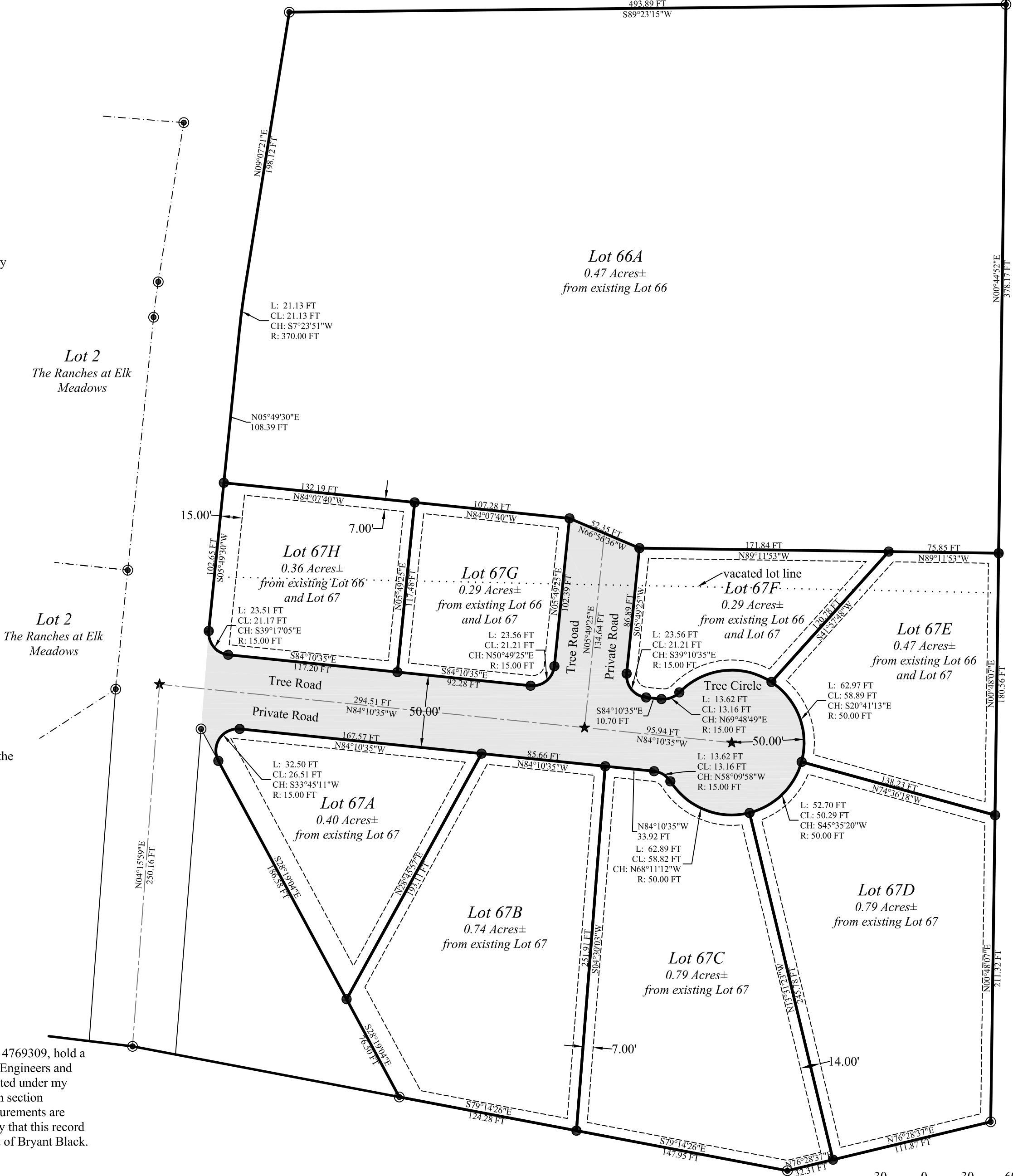
- This property is zoned A-1 "Agricultural Use"
- All new roads per this amendment are intended to be private roads until constructed to county standards, at which time they may be made public without approval by adjoining lot owners. Road right-of-way width is specified hereon. New roads per this amendment are intended for ingress, egress, and utilities.
- There is no official flood zone designation for any area within this proposed subdivision.
- The 15 foot wide easement which is specified as part of the original "The Ranches at Elk Meadows" Subdivision shall remain along Lots 66 and 67 which adjoin original roads. All other easements within original Lots 66 and 67 are amended as shown hereon. This amendment also includes a 7.00 foot utility easement inside the perimeter for Lots 67A, 67B, 67C, 67D, 67E, 67F, 67G, 67H as shown hereon.
- All lots shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems. Plans for individual septic systems or one large septic system (under 5,000 gpd) shall be designed according to the rules and regulations of the Department of Environmental Quality, Division of Water Quality (DWQ) R317-4 for Onsite Wastewater Systems. Plans will be approved by the San Juan Public Health Department. Construction of the system(s) will follow approved plans with any deviation being approved by San Juan Public Health and include a final inspection by San Juan Public Health prior to operation.
- Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
- If there are restrictive covenants which pertain to this subdivision San Juan County has no responsibility for enforcing said covenants.

Surveyor's Certificate

I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Bryant Black.



Brad D. Bunker Utah P.L.S. #4769309
Date 9/16/2021



Health Department Approved this _____ Day of _____, 20____ Health Official _____	County Recorder State of Utah, County of San Juan, Recorded at the request of _____ Filed: Date: _____ Time: _____ Page: _____ Fee: _____ Book: _____	County Surveyor Approval in accordance with information and records on file in this office. Surveyor _____ Date _____ Cole Cannon	San Juan County Commission The subdivision hereon was presented to the San Juan County Commission this _____ day of _____, 20____, and was accepted and approved. Commissioner _____
San Juan County Planning Commission Approved by the San Juan County Planning Commission this _____ Day of _____, 20____ Chairman _____	County Recorder State of Utah, County of San Juan, Recorded at the request of _____ Filed: Date: _____ Time: _____ Page: _____ Fee: _____ Book: _____	County Surveyor Approval in accordance with information and records on file in this office. Surveyor _____ Date _____ Cole Cannon	San Juan County Commission The subdivision hereon was presented to the San Juan County Commission this _____ day of _____, 20____, and was accepted and approved. Commissioner _____
Owners Dedication Know all men by these presents that (I) we, the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets hereafter to be known as the "The Ranches at Elk Meadows, Amendment No. 2 Subdivision", and 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 I have hereunto set my hand this _____ Day of _____, 20____.			
Acknowledgement State of Utah, County of San Juan, on the _____ Day of _____, 20____, personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein. My commission expires _____ 20____ Notary Public _____ Residing in _____ County _____			
County Recorder State of Utah, County of San Juan, Recorded at the request of _____ Filed: Date: _____ Time: _____ Page: _____ Fee: _____ Book: _____			
San Juan County Planning Commission Approved by the San Juan County Planning Commission this _____ Day of _____, 20____ Chairman _____			
Bunker Engineering 965 South Creek Road, Monticello, UT 84535 P.O. Box 432, Monticello, UT 84535 (435) 459-9152 Date: 9/16/2021 Drawn By: B.D. Bunker Scale: 1" = 60' Drawing Name: Survey Reference Number: BE1122			



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND table with symbols for various survey features like water lines, power lines, easements, etc.

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
SOUTH RANCH ROAD
Moab, Utah 84532

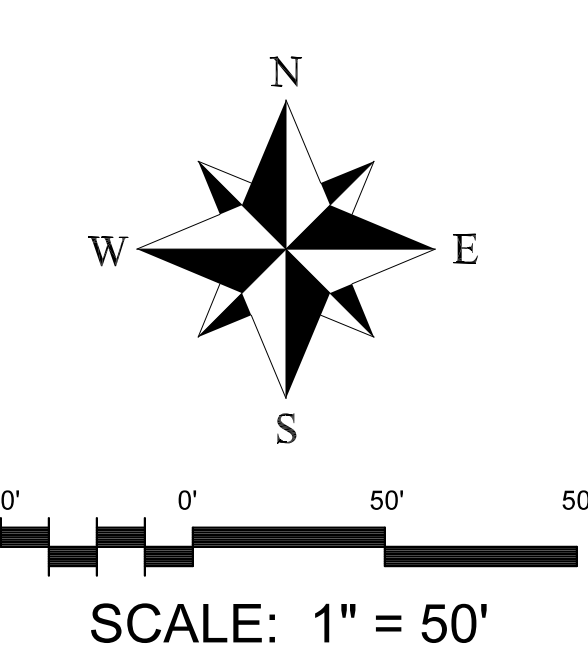
PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
TROUTT

DATE:
11/4/21

JOB NUMBER:
098-21

SHEET 1 OF 1



A SUBDIVISION LOCATED WITHIN
THE WEST HALF OF SECTION 1, T27S, R22E, SLB&M

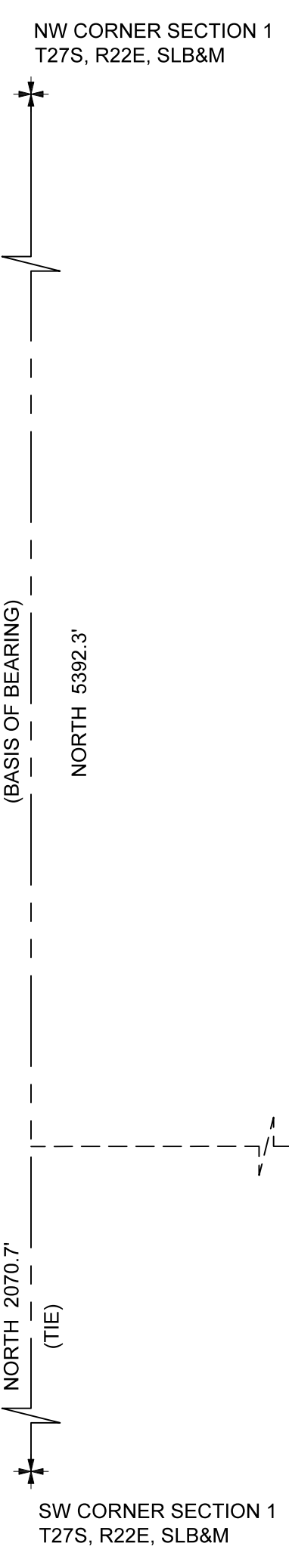
SURVEYOR NOTES

THE BASIS OF BEARING IS NORTH BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.

THE INTENT OF THE SURVEY IS SUBDIVIDE EAST PORTION OF EXISTING LOTS INTO HALF ACRE LOTS AND THE REMAINING TO BE NEW LOTS.

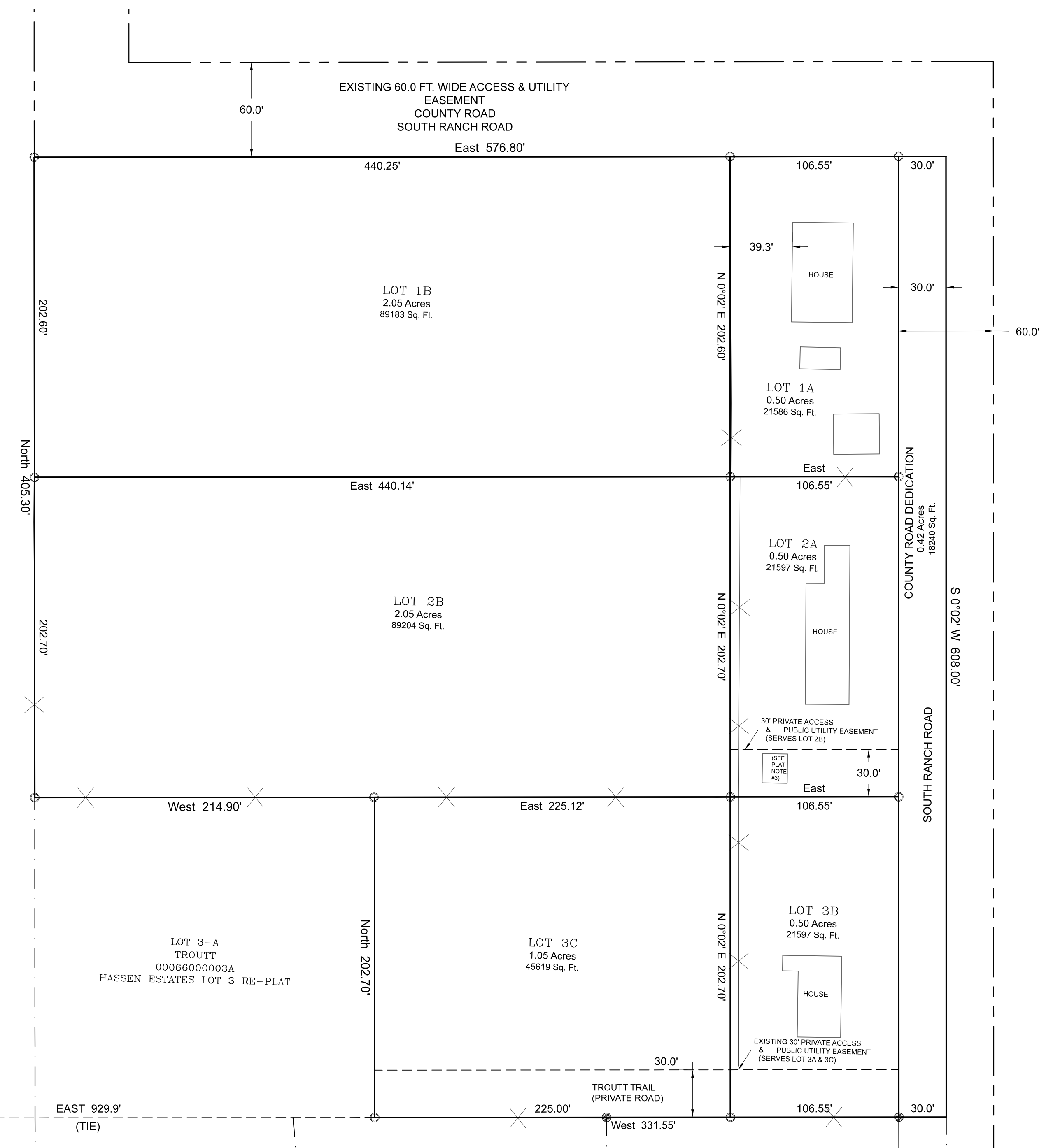
ORIGINAL HASSEN ESTATES PLAT NOTE:
ALL ROADS WITHIN THESE COUNTY ROAD DEDICATIONS SHALL BE BROUGHT UP TO A STANDARD ACCEPTABLE TO SAN JUAN COUNTY PREVIOUS TO SAN JUAN COUNTY PROVIDING PERPETUAL MAINTENANCE FOR THOSE ROADS. IT SHALL BE THE BUYER, OWNER OR DEVELOPER RESPONSIBLE FOR BUILDING SAID ROAD, NOT SAN JUAN COUNTY.

- PLAT NOTES:
1. ROAD ENCROACHMENT PERMIT REQUIRED FOR PRIVATE ROAD DEVELOPMENT.
2. NEWLY DEVELOPED LOTS TO BE CONNECTED TO SEWER AND WATER.
3. SHED WILL BE REMOVED FROM 30' EASEMENT.



HASSEN ESTATES AMENDMENT II

AMENDING LOT 1 & 2 HASSEN ESTATES & LOT 3, HASSEN ESTATES LOT 3 RE-PLAT, BY SUBDIVISION LOCATED WITHIN THE WEST 1/2 OF SECTION 1, T27S, R22E, SLB&M



ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ } s.s.
ON THE ____ DAY OF _____ 2021, PERSONALLY APPEARED BEFORE ME, JOHN JACKSON & SHERRY JACKSON, HUSBAND AND WIFE AS JOINT TENANTS, 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:

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ } s.s.
ON THE ____ DAY OF _____ 2021, PERSONALLY APPEARED BEFORE ME, MICHAEL T. TROUTT AND RENEE D. TROUTT, AS HUSBAND AND WIFE AS JOINT TENANTS 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:

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 hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as HASSEN ESTATES 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 the Southwest corner of Lot 3, Hassen Estates Lot 3 Re-plat, said point being North 2070.7 feet and East 929.9 feet from the Southwest corner of Section 1, Township 27 South, Range 22 East, Salt Lake Base and Meridian, and proceeding thence North 202.70 feet; thence West 214.90 feet; thence North 405.30 feet; thence East 576.80 feet; thence South 00°02'00" West 608.00 feet; thence West 361.50 feet to the point of beginning, having an area of 7.05 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

Table with columns for Lot Numbers (e.g., LOTS 1A & 1B) and Owner Names (e.g., JOHN JACKSON, SHERRY JACKSON, MICHAEL T. TROUTT, RENEE D. TROUTT, TERRY LANCE).

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ } s.s.
ON THE ____ DAY OF _____ 2021, PERSONALLY APPEARED BEFORE ME, TERRY LANCE 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:

Table with columns for various approvals: COUNTY SURVEYOR, COUNTY ROAD DEPARTMENT, APPROVAL AS TO FORM, COUNTY BOARD OF HEALTH, PLANNING COMMISSION CERTIFICATE, COUNTY COMMISSION APPROVAL, COUNTY RECORDER.



Permit Report

11/17/2021 - 12/03/2021

Permit #	Permit Date	City or County	Residential or Commercial	Type of Permit	Building CityStateZip	Owner Name	Applicant Name	Parcel #	Parcel Address
21,146	12/1/2021	San Juan County	Residential	Electrical	La Sal ut		Mike Zimmerman	000840010030	
21,145	12/1/2021	San Juan County	Residential	Manufactured Home-Private Property	Moab, UT 84532	Daniel Wright	Daniel Wright	00130000002A	158 TERA DR.
21,144	11/30/2021	San Juan County		New Construction	La Sal, UT 84530	Brian Ballard	Brian Ballard	28S25E115400	
21,143	11/22/2021	San Juan County		New Construction	Monticello, UT 84535	Mark Anderson	Mark Anderson	33S23E341202	
21,140	11/24/2021	San Juan County	Residential	Electrical	Moab UT 84532		David L Bierschied	26S22E366002	
21,138	11/24/2021	San Juan County	Residential	Solar	Moab, UT 84532	Simpatia Properties LLC	Aaron Thompson	26S22E366000	193 Crimson Cliffs Dr

Total Records: 6

12/3/2021

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