



**PLANNING COMMISSION MEETING**  
117 South Main Street, Monticello, Utah 84535. Commission Chambers  
May 11, 2023 at 6:00 PM

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**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>

YouTube Livestream link: <https://youtube.com/live/PLhbAKAGa4M?feature=share>

**GENERAL BUSINESS**

**Welcome / Roll Call**

**Pledge of Allegiance**

**Approval of Minutes**

1. Approval of April 13, 2023 Planning Commission Meeting Minutes

**PUBLIC COMMENT**

**PUBLIC HEARING**

2. Public Hearing: San Juan Estates Lot 2 Amendment
3. Public Hearing: San Juan Estates Phase 3 Lot 29 Amendment 2
4. Public Hearing: San Juan Estates Phase 3 Lot 24 Amendment 4

**ADMINISTRATIVE ITEMS**

5. Consideration and Approval, Old Airport Subdivision, Tom Keogh
6. Consideration of Conditional Use Permit, Shane and Karry Deeter, Deeter Accounting
7. Consideration and Approval Conditional Use Permit, High Sage Hogans, Danny McGee

**BUILDING PERMIT(S) REVIEW**

8. Building Permit List

**ADJOURNMENT**

**WORK MEETING**

9. LUDMO Zoning Map update 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  
 April 13, 2023 at 6:00 PM

## MINUTES

### GENERAL BUSINESS

#### Welcome / Roll Call

Planning Commission Vice Chair Lloyd Wilson called the meeting to order at 6:04 pm.

#### PRESENT

Commissioner Lloyd Wilson  
 Commissioner William Johnston  
 Commissioner Ed Dobson  
 Commissioner Ann Austin

#### STAFF

Ben Tomco, Building Inspector  
 Scott Burton, Planning and Zoning Administrator  
 Mack McDonald, County Administrator  
 Mitch Maughan, Deputy County Attorney  
 Elaine Gizler, Economic Development Director

County Commissioner Silvia Stubbs was also in attendance.

#### Pledge of Allegiance

The Planning Commission conducted the Pledge of Allegiance

#### Approval of Minutes

##### 1. Approval of March 9, 2023 Planning Commission Meeting Minutes

The Planning Commissioners reviewed the minutes. PC Commissioner Ann Austin noticed a duplicate section in the minutes.

Motion to approve the minutes with the correction was made by Commissioner Austin,  
 Seconded by Commissioner Johnston.

Voting Yea: Commissioner Wilson, Commissioner Johnston, Commissioner Dobson,  
 Commissioner Austin

## PUBLIC COMMENT

### Time stamp 3:45 (audio)

PC Vice Chair Lloyd Wilson opened the meeting to public comment and the following individuals made comments:

**Colby Smith** a resident of northern San Juan County shared a study of nightly rentals in Utah with the Planning Commission. He expressed concern about the number of nightly rentals in Spanish Valley in relation to the number of permanent residents.

**Holly Sloan** a resident of northern San Juan County commented that the Planning Commission is not compelled to approve the Balanced Rock Rezone request. She also commented about the location of the rezone request, and her opinion that the area plan does not support Residential Flex in this location.

**Marlene Huckaby** a resident of Spanish Valley expressed her opposition to the rezone request for Balanced Rock Resort.

**Monette Clark** a resident of Spanish Valley expressed her opposition to the rezone request for Balanced Rock Resort.

**Andrew Austin** a resident of Spanish Valley commented on the rezone request for Balanced Rock Resort, and his opinion that the location of the rezone request is not outlined for Residential Flex in the Spanish Valley Area Plan.

## ADMINISTRATIVE ITEMS

### 2. Consideration and Approval Conditional Use Permit, Indian Canyon Ranch, Joe Toska

#### Time stamp 17:25 (audio)

Joe Toska presented his application for a small campground as outlined in his application.

PC Vice Chair Lloyd Wilson asked for clarification on location, and questions about fire pits. PC Commissioner Ann Austin asked about total number of people, which Joe explained that each unit can have up to four people.

The PC discussed the following conditions:

- *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 meet the Health Department, Fire Department, and Building Department requirements before renting sites*
- *Must dismantle the fire pits except one central fire pit.*

Motion to approve with the above mentioned conditions was made by Commissioner Austin, Seconded by Commissioner Johnston.

Voting Yea: Commissioner Wilson, Commissioner Johnston, Commissioner Dobson, Commissioner Austin

### **3. Consideration and Approval Conditional Use Permit, Fairview Acres, Alfred Hall**

#### **Time stamp 38:16 (audio)**

Alfred Hall presented his campground with one camp site as outlined in his application.

The PC discussed his campground and the following conditions.

- *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 meet the Health Department, Fire Department, and Building Department requirements before renting the campsite.*
- *Must comply with the San Juan County Business License requirements*

Motion to approve the application with the above conditions was made by Commissioner Austin, Seconded by Commissioner Johnston.

Voting Yea: Commissioner Wilson, Commissioner Johnston, Commissioner Dobson, Commissioner Austin

## **LEGISLATIVE ITEMS**

### **4. Consideration and Recommendation, Balanced Rock Resort Rezone Application, Jim Schnepel, Gardner Plumb LLC**

#### **Time stamp 51:54 (audio)**

Jim Schnepel with Gardner Plumb LLC addressed several items that were brought up during the public hearing and the public comments made in regards to the rezone request.

Several items were addressed in the presentation including: the area plan description of flex zones, the number of units, road access and connectivity, and affordable housing. Jim expressed their desire to work with the county to establish the best plan for the development.

The PC had a lengthy discussion about these items.

After some discussion, PC Commission Vice Chair Lloyd Wilson asked for clarification whether this was just a rezone request or the first step of the Planned Community approval

process. Planning and Zoning Administrator Scott Burton explained that the first step of the PC zone plan approval is a rezone, however if the Planning Commission would like to consider them separate they would need to be clear what they are recommending in the motion.

Planning Commissioner Ann Austin asked several questions about the impact of the development on the Spanish Valley, and asked for some clarification from San Juan County Economic Development Director Elaine Gizler for her opinion about the economic impact of this type of development.

Elaine commented about the benefit of a planned community approach to development and nightly rentals rather than a half hazard approach that is currently happening. She commented about the increase of costs and the increase of taxes to the residents to pay for it. She explained that Transient Room Tax (TRT) is the fastest way for the county to grow our revenue.

PC Commissioner William Johnston expressed support for the development if they will pay for the roads, and also expressed support for good planned development.

Planning Commissioner Cody Nielson arrived during the discussion of this item at 7:34 pm.

The PC continued to discuss the collection and distribution of TRT with Elaine, and the need for a growth of TRT in the county.

PC Commissioner Cody Nielson commented that this property was half in Spanish Valley Residential (SVR) and half in Planned Community (PC) with the original map in 2019.

PC Commission Vice Chair Lloyd Wilson expressed support for the development if they upgrade the road infrastructure to handle the potential increase in traffic.

PC Commissioner Cody Nielson expressed support for the development and made a motion to recommend approval of the rezone. PC Commissioner Ann Austin asked to amend the motion to include the Overnight Accommodations overlay.

Neither motion was seconded, and the PC discussed wanting to consider this as an application for a rezone only, not as the first step of the PC Zone Plan.

PC Commissioner Ann Austin asked Mitch Maughan if we were following the county ordinances in recommending the zone change. Mitch mentioned that it is within the Planning Commission's prerogative to recommend a zone change to the County Commissioners.

Motion to recommend the rezone application only as described above was made by Commissioner Nielson, Seconded by Commissioner Johnston.

PC Commissioner Ann Austin asked about whether this gives the county more control over the development, which was then discussed. PC Commissioner Lloyd Wilson explained that it gives the county the ability to approve this in a planned approach with the PC Zone plan process.

Voting Yea: Commissioner Wilson, Commissioner Johnston, Commissioner Nielson  
Voting Nay: Commissioner Dobson, Commissioner Austin

Motion carried with 3 voting yea, 2 voting nay

PC Commissioner Ed Dobson explained that he voted against to show the County Commissioners that the debate was close on this item.

**5. Spanish Valley Storm Water Master Plan, Greg Poole, Hansen Allen and Luce Engineers**

**Time stamp 2:08:18 (audio)**

The PC discussed some questions about the enforceability of the storm water plan. They asked about what the plan really means and a lack of understanding of the future impacts that the plan and how it is really enforced by the county.

The PC decided to table the item and asked Planning and Zoning Administrator Scott Burton to seek clarification and bring it back for a future meeting.

**BUILDING PERMIT(S) REVIEW**

**6. Building Permit List**

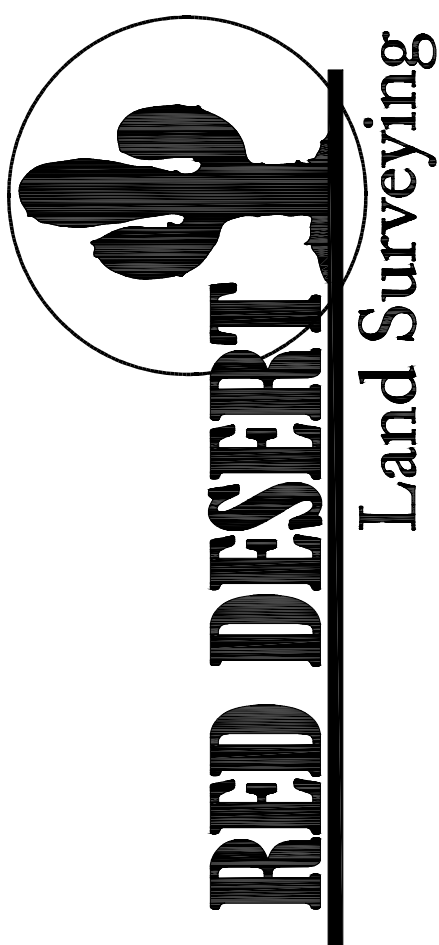
**Time stamp 2:21:29**

The PC reviewed the building permit list.

**ADJOURNMENT**

Motion to adjourn was made by Commissioner Nielson, Seconded by Commissioner Johnston.  
Voting Yea: Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson, Commissioner Austin

Meeting was adjourned at 8:28 pm



88 East Center Street  
Moab, UT 84532  
435.259.8171

**STANDARD LEGEND**

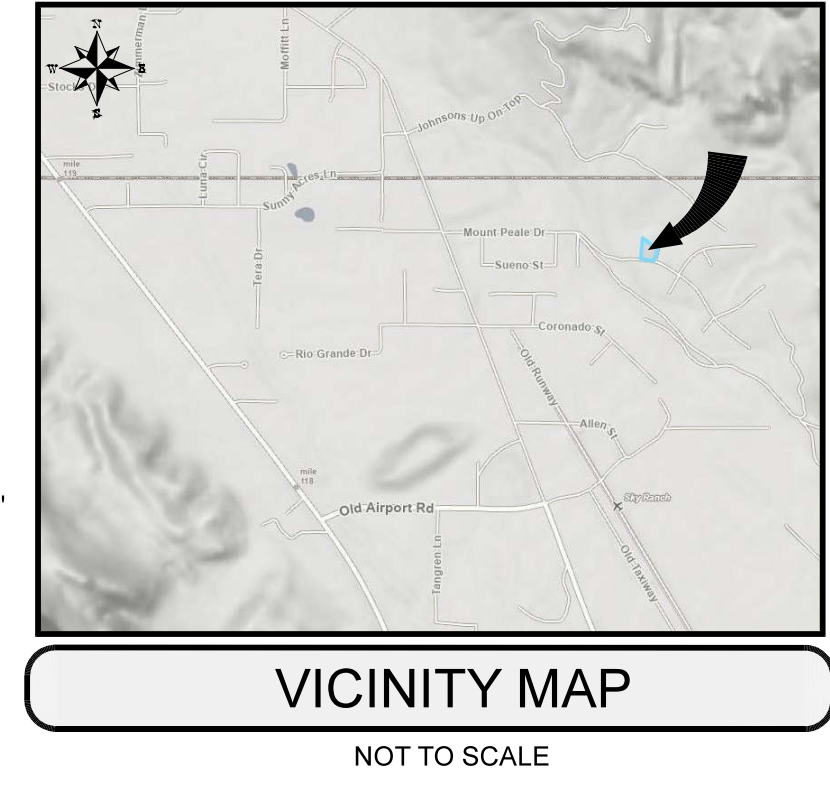
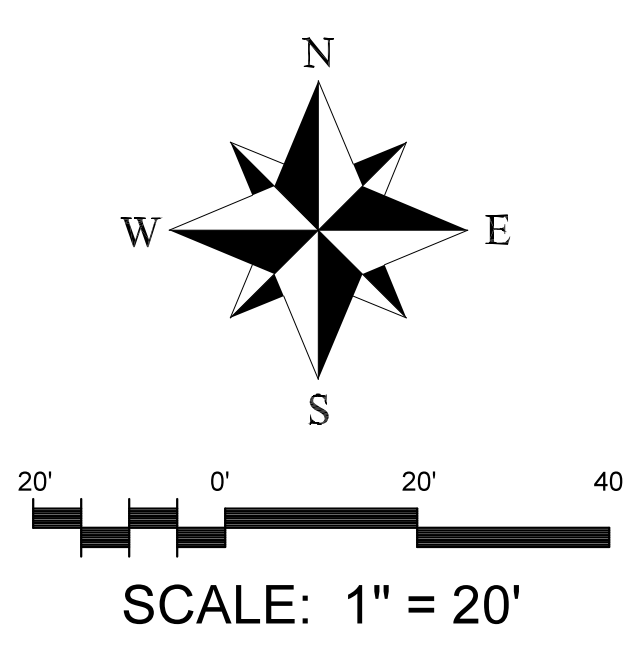
	CLEAN OUT		WATER VALVE
	SEWER MANHOLE		WATER METER
	CABLE BOX		WATER MANHOLE
	CABLE PEDESTAL		HYDRANT
	STOP SIGN		TELEPHONE PEDESTAL
	SIGN		GAS METER
	PROP. CORNER FOUND		GAS PEDESTAL
	PROP. CORNER SET		FENCE
	IRON NAIL FOUND		ASPHALT
	IRON NAIL SET		
	BLOCK CORNER		
	CENTERLINE MONUMENT		
	BUILDING SETBACKS		
	EASEMENTS		
	PROPERTY ADJOINING		

PROJECT TYPE:  
SUBDIVISION

PROJECT ADDRESS:  
25 Quail Court  
Moab, Utah 84532

PROJECT LOCATION:  
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:  
Taylor Manning

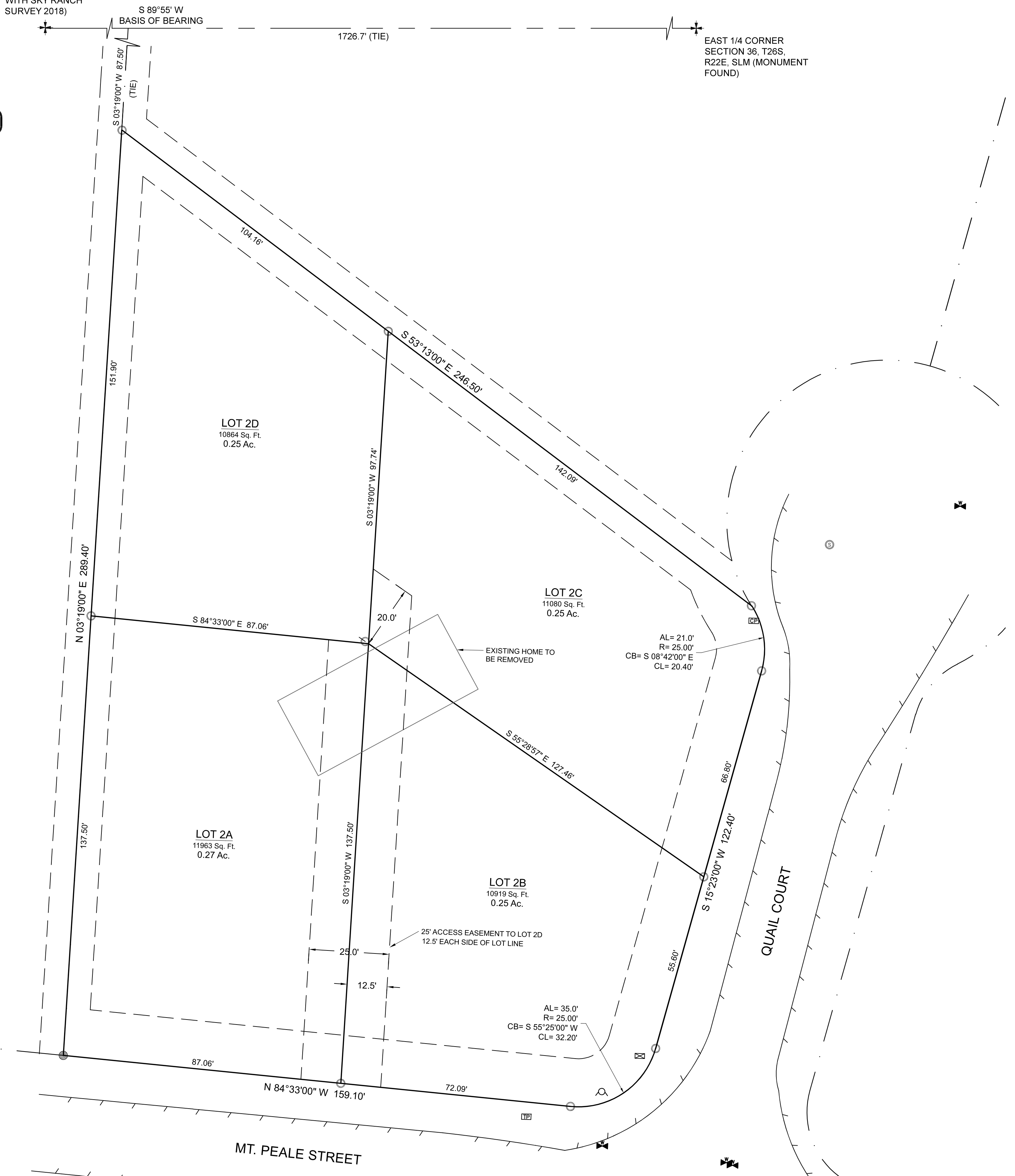


# SAN JUAN ESTATES, LOT 2 AMEMDED

FINAL PLAT OF  
A SUBDIVISION BY AMENDMENT OF LOT 2, SAN JUAN ESTATES,  
LOCATED WITHIN THE  
SE1/4 OF SECTION 36, T26S, R22E, SLB&M

CENTER 1/4  
CORNER SECTION 36,  
T26S, R22E, SLM  
(MONUMENT FOUND  
WITH SKY RANCH  
SURVEY 2018)

EAST 1/4 CORNER  
SECTION 36, T26S,  
R22E, SLM (MONUMENT  
FOUND)



## 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 2 AMEMDED** 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 Northwest corner of Lot 2, San Juan Estates, said point being South 89°55' West 1726.7 feet and South 03°19' West 87.50 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 2 thence South 53°13'00" East 246.50 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 21.0 feet, (a chord bearing of South 08°42'00" East 20.40 feet); thence South 15°23'00" West 122.40 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 35.0 feet, (a chord bearing of South 55°25'00" West 32.20 feet); thence North 84°33'00" West 159.10 feet; thence North 03°19'00" East 289.40 feet to the point of beginning, having an area of 1.03 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 2 AMEMDED

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

In witness whereof I have hereunto set by hand this \_\_\_\_\_ Day of \_\_\_\_\_ a.d., 20\_\_\_\_

M3W, LLC  
\_\_\_\_\_, MANAGER

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } s.s.  
COUNTY OF \_\_\_\_\_ }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, MANAGER OF M3W, 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: \_\_\_\_\_

### SURVEYOR NOTES

THE BASIS OF BEARING IS NORTH 89°55' EAST BETWEEN THE EAST QUARTER CORNER AND THE CENTER QUARTER CORNER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.

THE INTENT OF THE SURVEY IS SUBDIVIDE PARCEL INTO 4 LOT.

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

DATE: 4/10/23

JOB NUMBER: 055-23

SHEET 1 OF 1

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ATTORNEY

COUNTY BOARD OF HEALTH  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PLANNING COMMISSION CERTIFICATE  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
BY SAN JUAN COUNTY PLANNING COMMISSION.

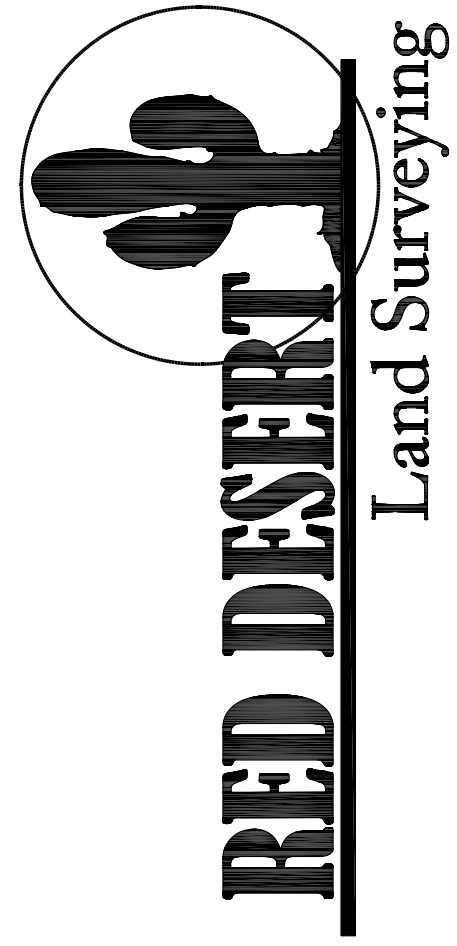
CHAIRMAN

COUNTY COMMISSION APPROVAL  
PRESENTED TO THE \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
SUBDIVISION WAS ACCEPTED AND APPROVED.

ATTEST

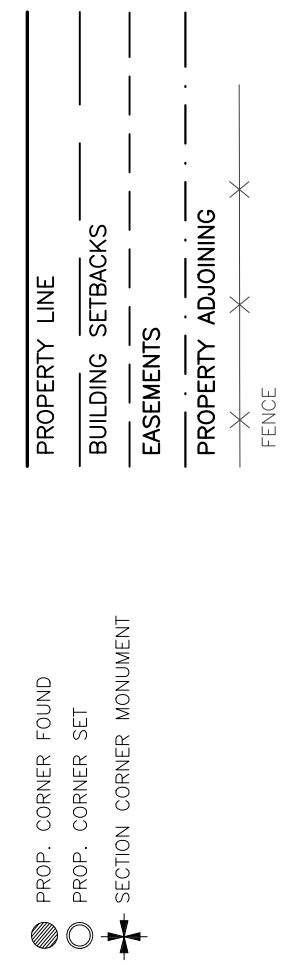
COUNTY RECORDER  
STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ FEE \_\_\_\_\_





88 East Center Street  
Moab, UT 84532  
435.259.8171

STANDARD LEGEND



PROJECT TYPE:  
SUBDIVISION

PROJECT ADDRESS:  
33 N McElhane Lane  
Moab, Utah 84532

PROJECT LOCATION:  
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:  
Brandon Daley

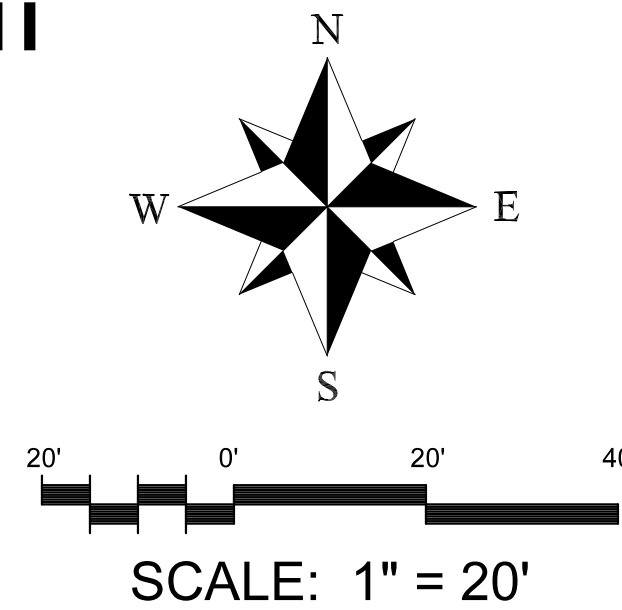
DATE:  
12/5/2021

JOB NUMBER:  
018-21

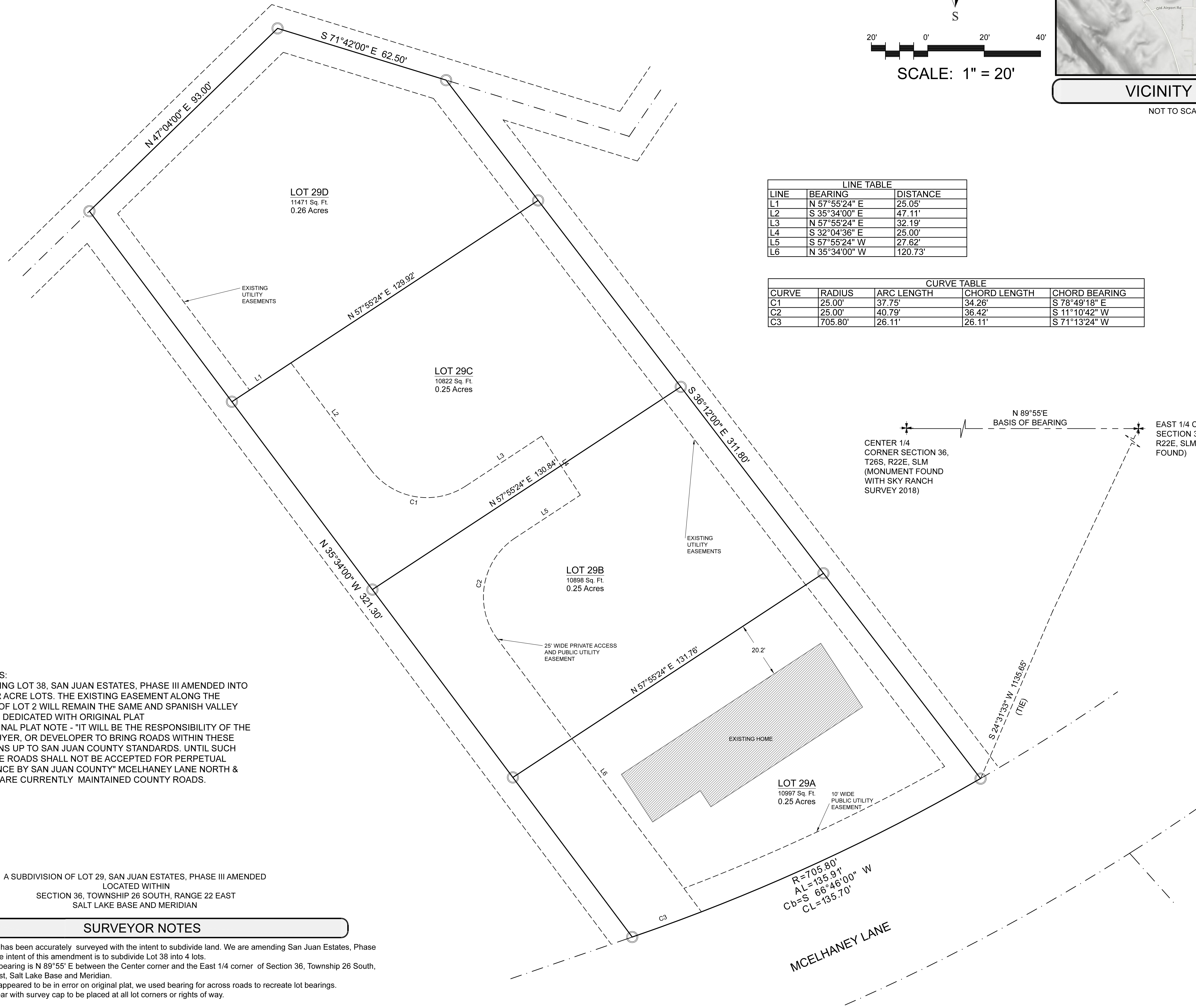
SHEET 1 OF 1

# AMENDMENT II, LOT 29, SAN JUAN ESTATES, PHASE III

FINAL PLAT OF  
A SUBDIVISION OF LOT 29, SAN JUAN ESTATES, PHASE III AMENDED  
LOCATED WITHIN  
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST  
SALT LAKE BASE AND MERIDIAN



VICINITY MAP  
NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 57°55'24" E	25.05'
L2	S 35°34'00" E	47.11'
L3	N 57°55'24" E	32.19'
L4	S 32°04'36" E	25.00'
L5	S 57°55'24" W	27.62'
L6	N 35°34'00" W	120.73'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	37.75'	34.26'	S 78°49'18" E
C2	25.00'	40.79'	36.42'	S 11°10'42" W
C3	705.80'	26.11'	26.11'	S 71°13'24" W

PLAT NOTES:  
 1: DIVIDING LOT 38, SAN JUAN ESTATES, PHASE III AMENDED INTO 4 QUARTER ACRE LOTS. THE EXISTING EASEMENT ALONG THE EXTERIOR OF LOT 2 WILL REMAIN THE SAME AND SPANISH VALLEY DRIVE WAS DEDICATED WITH ORIGINAL PLAT  
 2: 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 OF LOT 29, 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 38. The intent of this amendment is to subdivide Lot 38 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. curve tables appeared to be in error on original plat, we used bearing for across roads to recreate lot bearings. 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 **AMENDMENT II, LOT 29, SAN JUAN ESTATES, PHASE III** 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 Southeast corner of Lot 29, San Juan Estates, Phase III, Amended said point being South 24°31'33" West 1135.65 feet from the East 1/4 Corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with Said Lot 29 thence with a curve having a radius of 705.80 feet, to the right with an arc length of 135.91 feet, (a chord bearing of South 66°46'00" West 135.70 feet); thence North 35°34'00" West 321.30 feet; thence North 47°04'00" East 93.00 feet; thence South 71°42'00" East 62.50 feet; thence South 36°12'00" East 311.80 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

AMENDMENT II, LOT 29, SAN JUAN ESTATES, PHASE III  
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\_\_\_\_

BY: BRANDON DALEY  
ITS: MANAGER, ASHBRAND, LLC,  
A UTAH LIMITED LIABILITY COMPANY

BY: ASHLEY DALEY  
ITS: MANAGER, ASHBRAND, LLC,  
A UTAH LIMITED LIABILITY COMPANY

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } s.s.  
COUNTY OF \_\_\_\_\_ }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, PERSONALLY APPEARED BEFORE ME, 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
ATTORNEY

SAN JUAN COUNTY ROAD DEPARTMENT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
ATTORNEY

COUNTY BOARD OF HEALTH

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
ATTORNEY

PLANNING COMMISSION CERTIFICATE

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY SAN JUAN COUNTY PLANNING COMMISSION.

\_\_\_\_\_  
CHAIRMAN

COUNTY COMMISSION APPROVAL

PRESENTED TO THE \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SUBDIVISION WAS ACCEPTED AND APPROVED.

\_\_\_\_\_  
ATTEST

COUNTY RECORDER

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

DATE \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ FEE \_\_\_\_\_

**RED DESERT**

88 East Center Street  
Moab, UT 84532  
435.259.8171

STANDARD LEGEND

- PROPERTY LINE
- - - EASEMENTS
- - - PROPERTY ADJOINING
- - - FENCE
- PROP. CORNER FOUND
- PROP. CORNER SET
- SECTION CORNER MONUMENT
- +

PROJECT TYPE:  
SUBDIVISION

PROJECT ADDRESS:  
33 S McElhane Lane  
Moab, Utah 84532

PROJECT LOCATION:  
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:  
Brandon Daley

DATE:  
12/5/2022

JOB NUMBER:  
192-22a

SHEET 1 OF 1

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

SAN JUAN COUNTY ROAD DEPARTMENT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

COUNTY BOARD OF HEALTH

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN

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.

ATTEST

COUNTY RECORDER

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

DATE \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ FEE \_\_\_\_\_

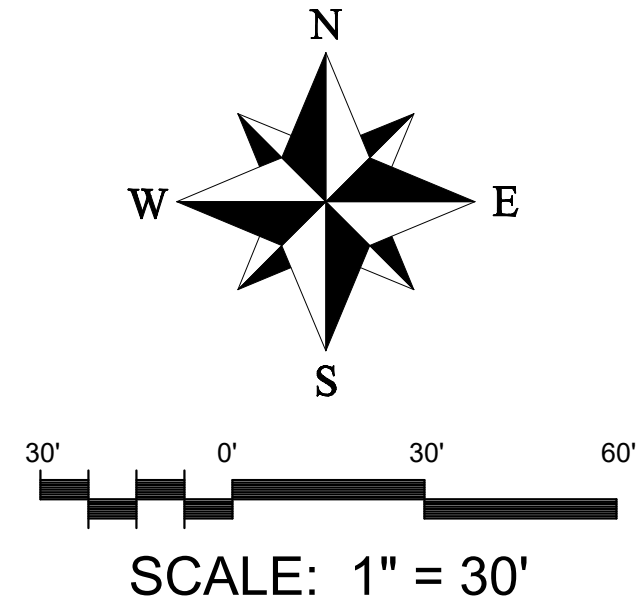
# FINAL PLAT OF AMENDING LOT 24, SAN JUAN ESTATES PHASE III 4TH AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF  
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST  
SALT LAKE BASE AND MERIDIAN  
SAN JUAN COUNTY, UTAH

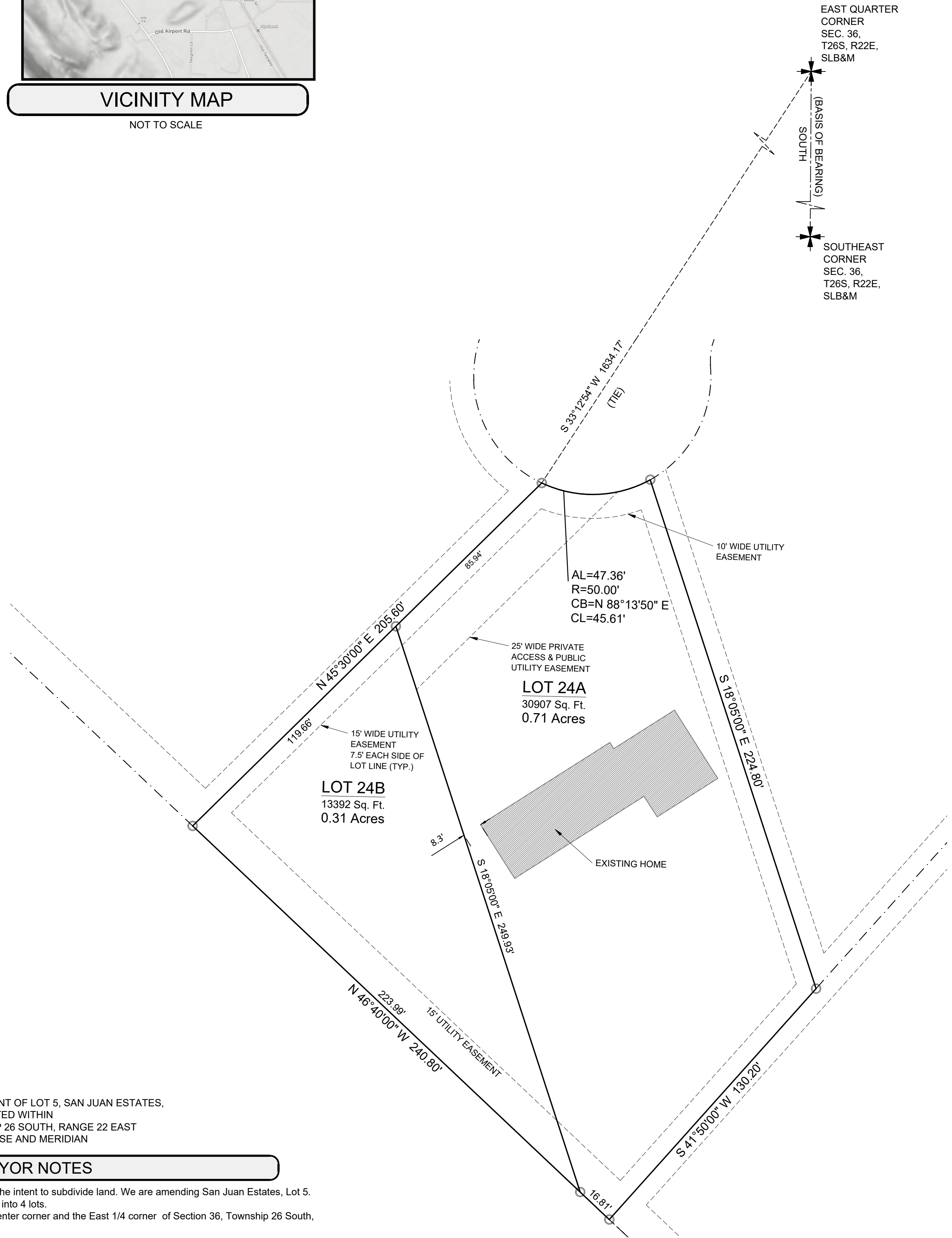


VICINITY MAP

NOT TO SCALE



SCALE: 1" = 30'



EAST QUARTER  
CORNER  
SEC. 36,  
T26S, R22E,  
SLB&M

(BASIS OF BEARING)  
SOUTH

SOUTHEAST  
CORNER  
SEC. 36,  
T26S, R22E,  
SLB&M

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 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.

### PLAT NOTES:

- SUBDIVIDING LOT 5, SAN JUAN ESTATES, INTO 5 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.

## 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  
License No. 7540504

DATE

### LEGAL DESCRIPTION

Beginning at the Northwest corner of Lot 24, Amending Lot 24, San Juan Estates phase III 2nd Amended, said point being South 33°12'51" West 1634.27 feet from the East 1/4 Corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with Said Lot 24 thence with a curve having a radius of 50.00 feet, to the left with an arc length of 47.36 feet, (a chord bearing of North 89°27'46" East 45.61 feet); thence South 16°51'04" East 224.80 feet; thence South 43°03'56" West 130.20 feet; thence North 45°26'04" West 240.80 feet; thence North 46°43'56" East 205.60 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\_\_\_\_

BY: BRANDON DALEY  
ITS: MANAGER, ASHBRAND, LLC,  
A UTAH LIMITED LIABILITY COMPANY

BY: ASHLEY DALEY  
ITS: MANAGER, ASHBRAND, LLC,  
A UTAH LIMITED LIABILITY COMPANY

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ } s.s.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, PERSONALLY APPEARED BEFORE ME,  
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: \_\_\_\_\_



## STAFF REPORT

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**MEETING DATE:** May 11, 2023

**ITEM TITLE, PRESENTER:** Consideration and Approval, Old Airport Subdivision, Tom Keogh

**RECOMMENDATION:** Consideration and Approval

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### SUMMARY

This proposed subdivision is located along Hwy 46 in Old La Sal. The subdivision consists of 8 lots each 4 to 5 acres in size with a total of 36.11 acres for the whole subdivision. Access is planned from Hwy 46 with a private road named "Stone Road".

The majority of the subdivision lies within 1000 feet of the highway which is zoned Control District-Highway Commercial (CD-H). Portions of lots 3 and 4 are outside of the 1000 feet and are zoned Agriculture (A-1).

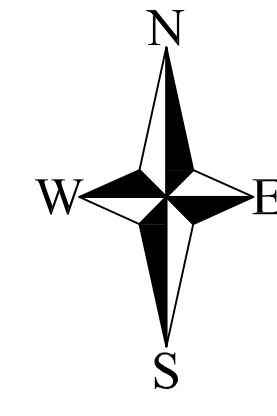
### HISTORY/PAST ACTION

Preliminary review of this plat was at the February 2023 PC Meeting.

# Final Plat

## Old Airport Subdivision

Within the NW¼ of Section 28, Township 28 South, Range 25 East, SLB&M



### Narrative

The purpose of this survey was to retrace parts of the existing San Juan County Record of Survey No. 1153 which is part of the Fred and Brenda Stocks Tract as recorded in Book 867 Page 832 and create an eight lot subdivision.

The basis of bearings for this survey is N00°34'00"W between the W¼ corner and northwest corner of Section 28, Township 28 South, Range 25 East, SLB&M. This is in accordance with bearing for the same line for many previous surveys performed in this area.

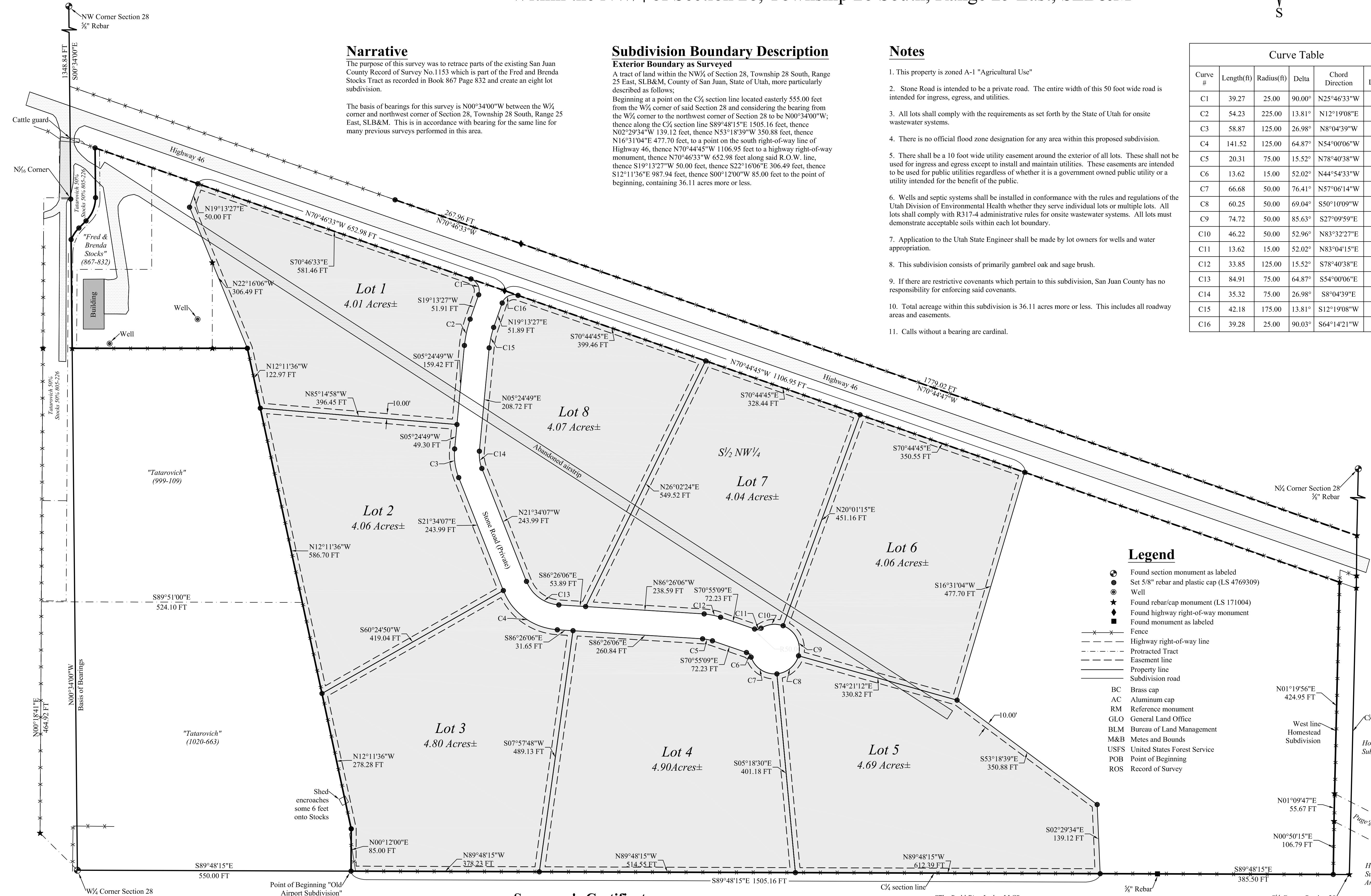
### Subdivision Boundary Description

**Exterior Boundary as Surveyed**  
 A tract of land within the NW¼ of Section 28, Township 28 South, Range 25 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:  
 Beginning at a point on the C¼ section line located easterly 555.00 feet from the W¼ corner of said Section 28 and considering the bearing from the W¼ corner to the northwest corner of Section 28 to be N00°34'00"W; thence along the C¼ section line S89°48'15"E 1505.16 feet, thence N02°29'34"W 139.12 feet, thence N53°18'39"W 350.88 feet, thence N16°31'04"E 477.70 feet, to a point on the south right-of-way line of Highway 46, thence N70°44'45"W 1106.95 feet to a highway right-of-way monument, thence N70°46'33"W 652.98 feet along said R.O.W. line, thence S19°13'27"W 50.00 feet, thence S22°16'06"E 306.49 feet, thence S12°11'36"E 987.94 feet, thence S00°12'00"W 85.00 feet to the point of beginning, containing 36.11 acres more or less.

### Notes

- This property is zoned A-1 "Agricultural Use"
- Stone Road is intended to be a private road. The entire width of this 50 foot wide road is intended for ingress, egress, and utilities.
- All lots shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems.
- There is no official flood zone designation for any area within this proposed subdivision.
- There shall be a 10 foot wide utility easement around the exterior of all lots. These shall not be used for ingress and egress except to install and maintain utilities. These easements are intended to be used for public utilities regardless of whether it is a government owned public utility or a utility intended for the benefit of the public.
- 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.
- Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
- This subdivision consists of primarily gambrel oak and sage brush.
- If there are restrictive covenants which pertain to this subdivision, San Juan County has no responsibility for enforcing said covenants.
- Total acreage within this subdivision is 36.11 acres more or less. This includes all roadway areas and easements.
- Calls without a bearing are cardinal.

Curve Table					
Curve #	Length(ft)	Radius(ft)	Delta	Chord Direction	Chord Length(ft)
C1	39.27	25.00	90.00°	N25°46'33"W	35.36
C2	54.23	225.00	13.81°	N12°19'08"E	54.10
C3	58.87	125.00	26.98°	N8°04'39"W	58.32
C4	141.52	125.00	64.87°	N54°00'06"W	134.08
C5	20.31	75.00	15.52°	N78°40'38"W	20.25
C6	13.62	15.00	52.02°	N44°54'33"W	13.16
C7	66.68	50.00	76.41°	N57°06'14"W	61.85
C8	60.25	50.00	69.04°	S50°10'09"W	56.67
C9	74.72	50.00	85.63°	S27°09'59"E	67.96
C10	46.22	50.00	52.96°	N83°32'27"E	44.59
C11	13.62	15.00	52.02°	N83°04'15"E	13.16
C12	33.85	125.00	15.52°	S78°40'38"E	33.75
C13	84.91	75.00	64.87°	S54°00'06"E	80.45
C14	35.32	75.00	26.98°	N8°04'39"E	34.99
C15	42.18	175.00	13.81°	S12°19'08"W	42.08
C16	39.28	25.00	90.03°	S64°14'21"W	35.36



### Legend

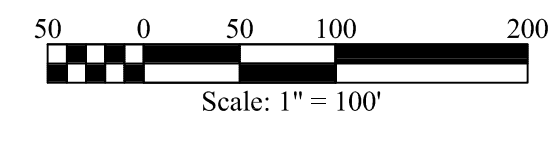
- Found section monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- ⊙ Well
- ◆ Found rebar/cap monument (LS 171004)
- ◆ Found highway right-of-way monument
- ◆ Found monument as labeled
- Fence
- Highway right-of-way line
- Protected Tract
- Easement line
- Property line
- Subdivision road
- BC Brass cap
- AC Aluminum cap
- RM Reference monument
- GLO General Land Office
- BLM Bureau of Land Management
- M&B Metes and Bounds
- USFS United States Forest Service
- POB Point of Beginning
- ROS Record of Survey



### 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 Tom Keogh.

Brad D. Bunker Utah P.L.S. #4769309 Date 4/11/2023



## Final Plat

### Old Airport Subdivision

Within the NW¼ of Section 28, Township 28 South, Range 25 East, SLB&M

County Recorder  
 State of Utah, County of San Juan, Recorded at the request of \_\_\_\_\_  
 Filed: Date: \_\_\_\_\_ Time: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_ Fee: \_\_\_\_\_

Approval as to Form  
 Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_ Attorney

Health Department  
 Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_ Health Official

San Juan County Commission  
 The subdivision hereon was presented to the San Juan County Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was accepted and approved.  
 \_\_\_\_\_ Attest  
 Commissioner

Owners Dedication  
 Know all men by these presents that we, the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots and streets hereafter to be known as the Old Airport 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\_\_\_\_ By: \_\_\_\_\_ Owner

Acknowledgement  
 State of Utah, County of San Juan, on the \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me 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

San Juan County Planning Commission  
 Approved by the San Juan County Planning Commission this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_ Chairman

Bunker Engineering, LLC  
 965 S. South Creek Road, Monticello, UT 84535  
 P.O. Box 432, Monticello, UT 84535 (435) 459-9152  
 Date: 4/11/2023 Drawn By: B.D. Bunker Scale: 1" = 100'  
 Drawing Name: Survey Reference Number: BE1284



## STAFF REPORT

**MEETING DATE:** May 11, 2023

**ITEM TITLE, PRESENTER:** Consideration of Conditional Use Permit, Shane and Karry Deeter, Deeter Accounting

**RECOMMENDATION:** Consideration

### SUMMARY

Shane and Karry Deeter have submitted an application for a conditional use permit for a commercial office building in La Sal. The property is in the Rural Residential District (RR-1).

Commercial buildings are not listed as either a permitted or conditional use in the RR-1 district.

The Deeter's held a community meeting in La Sal, and gathered signatures in support of commercial zoning closer to the main residential area of La Sal. Because this use is not listed as a conditional use, there is not a requirement that the application be approved.

Because we are in the process of revising the zoning, and given that the local residents support commercial zoning for this property, this application has been placed on the agenda to give the Deeter's an opportunity to discuss this application with the Planning Commission to determine if they could move forward with their building before the zoning changes for the area.

### HISTORY/PAST ACTION

N/A

### SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction
- Land Use Change
- Addition
- Appeal

Subject Property Location or Address: 156 E. Markle Rd

Parcel Identification Number: 29S24E100600

Parcel Area: 14.5 acres Current Use: Vacant Land

Floor Area: 40'x80' Zoning Classification: RR1

Applicant Name: Shane & Kamy Deeter

Mailing Address: PO Box 117

City, State, ZIP: La Sal, UT 84530

Daytime Phone #: 435-260-0730 Fax#:

Email Address: Kamy-da@live.com

Business Name (If applicable): Deeter Accounting

Property Owner's Name (If different): EFG Consulting LLC

Property Owner's Mailing Address: PO Box 117

City, State, ZIP: La Sal, UT 84530

Daytime Phone #: 801-258-1926 Fax#:

Describe your request in detail (use additional page(s) if necessary): Auxiliary office building including four studio apartments, Bathrooms, Showers and laundry to support RV rentals.

Authorized Signature: [Signature] Date: 4-19-2023

### Property Owner's Affidavit

I (we) EFG CONSULTING, LLC, being first duly sworn, depose and that I (we) am (are) the current owner(s) of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Cody DEETER  
Owner's Signature

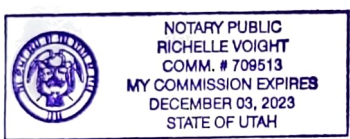
\_\_\_\_\_  
Owner's Signature (co-owner if any)

State of Utah )

County of Towele )  
San Juan )  
4-25-2023

Subscribed and sworn to before me this 25 day of April, 2023.

RinVino  
Notary Public  
Residing in Towele Utah  
My Commission expires: 12/03/2023



### Agent Authorization

I (we) EFG CONSULTING LLC, the owner(s) of the real property located at \_\_\_\_\_

in San Juan County, Utah, do hereby appoint SHANE AND/OR KARRY DEETER, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize SHANE AND/OR KARRY DEETER, to appear before any County board or commission considering this application.

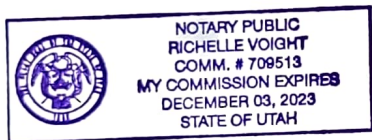
Cody Deeter  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner if any)

State of Utah )

County of Tooele )  
~~San Juan~~ )  
4-25-2023

On the 25 day of April, 2023, personally appeared before me Cody Deeter the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.



Rin Vire  
Notary Public  
Residing in Tooele Utah  
My Commission expires: 12/03/2023



500 feet ~~each~~ each side of paved roads E. Market Rd North  
to Hwy 46

Are you in favor of a zoning change in La Sal to allow for some commercial zones?

Name	Contact Info	For/Against
DANNY McBEE	bigairlanny@gmail.com	FOR
Kelly & Julie Green	kinglasal42@yahoo.com 435-459-3812	For
Kristl Johnson	Kristljo@hotmail.com 435-260-0861	For
Mariah Robertson	buffalotrails@hotmail.com 807-690-8703	For
Paula Garcia	Paula.K.garcia@williams.com	For
Shatena Black	shatenanna@yahoo.com	for
Jessica Sutherland	luckyladypow@yahoo.com	For
Jesse Rodriguez	JesseRainbow4444@gmail.com	For
Carmen Beshoner	cbeshoner@aol.com	For
Amber Beshoner	Amber.beshoner@aol.com	For
Tyler Beshoner	Tbeshoner@aol.com	For
Naomi Walker	naomi.l.walker@icloud.com	FOR
Collette Deeter	collette woolsey@gmail.com	For
CHARLES R. ZIMMERMAN		FOR
Pamela Burgess		FOR
Everett Piper	w.everett.piper2@gmail.com	For
Wendy Bradshaw		For
Corianna Brown	corianna369@gmail.com	FOR
<del>Kary Deeter</del> Kary Deeter	deeters@live.com	For
Steve Deeter	lasalmta@gmail.com	FOR
Marie Deet	slowpoke32@hotmail.com	for
Robert Wiley		For.
<del>John Deeter</del>		For
Mike Deet	686-2299	For
Kayla Tatman	970-216-9426	4
Stettson Deeter	435-419-0215	For
Shane Deeter	435 459 9617	4



## STAFF REPORT

**MEETING DATE:** May 11, 2023

**ITEM TITLE, PRESENTER:** Consideration and Approval Conditional Use Permit, High Sage Hogans, Danny McGee

**RECOMMENDATION:** Consideration and Approval

### SUMMARY

Danny McGee has applied for a Conditional Use Permit for overnight accommodations on his property in La Sal as outlined in the attached application. This property is located on Markle, and is adjacent to an existing campground.

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*

### HISTORY/PAST ACTION

N/A

### SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction
- Land Use Change
- Addition
- Appeal

Subject Property Location or Address: 56 E MARKLE LANE

Parcel Identification Number: 29S24E046005

Parcel Area: 2 ACRES Current Use: \_\_\_\_\_

Floor Area: \_\_\_\_\_ Zoning Classification: \_\_\_\_\_

Applicant Name: DANNY MCGEE (WILLIAM D. MCGEE)

Mailing Address: PO BOX 61

City, State, ZIP: LASAL, UTAH 84530

Daytime Phone #: 719.440.4837 Fax#: \_\_\_\_\_

Email Address: bigairdanny@gmail.com

Business Name (If applicable): HIGH SAGE HOGANS, LLC


Property Owner's Name (If different): WILLIAM D. MCGEE (LEGAL/FULL)

Property Owner's Mailing Address: PO BOX 61

City, State, ZIP: LASAL, UTAH 84530

Daytime Phone #: 719.440.4837 Fax#: \_\_\_\_\_

Describe your request in detail (use additional page(s) if necessary): TO BE USED BY GUESTS OF HIGH SAGE HOGANS, LLC FOR OVERNIGHT CAMPING THROUGH HIRCAMP, A WEBSITE BOOKING AGENCY.

Authorized Signature:  Date: 3.30.2023

Property Owner's Affidavit

I (we) William D. McGee, being first duly sworn, depose and that I (we) am (are) the current owner(s) of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge

*[Handwritten signature of William D. McGee]*

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah )

County of San Juan )

Subscribed and sworn to before me this 30th day of March, 2023.

*[Handwritten signature of Nathan James Pitts]*

Notary Public

Residing in Utah

My Commission expires: June 29, 2024



**Exhibit A**

**Beginning at a corner which bears south 70 degrees 06' 498.0 feet with CC to the SE corner section 5, T29, R24E, SLB & M, and proceeding thence North 479.3 feet to a corner, thence with a wire fence east 182.5 feet to a corner, thence south 475.7 feet to a corner, thence with a fence south 88 degrees 52' west 182.5 feet to the point of the beginning.**



HOUSTON North
6000 Jensen Drive
Houston, TX 77026
Tel.: 713-697-7105
Fax: 713-697-5945
TF: 801-231-1034

HOUSTON South
8603 Monroe Road
Houston, TX 77061
Tel.: 713-941-1941
Fax: 713-941-1499
TF: 800-231-1034

KNOXVILLE
4800 Beverly Road
Knoxville, TN 37918
Tel.: 865-687-1251
Fax: 865-687-0992
TF: 800-251-9572

SALT LAKE CITY
1840 South 700 West
Salt Lake City, UT 84104
Tel.: 801-433-2211
Fax: 801-973-6869
TF: 855-433-2211

SAN ANTONIO
2042 W Thompson Place
San Antonio, TX 78226
Tel.: 210-431-0088
Fax: 210-431-0701
TF: 800-725-4776

GRAND JUNCTION
2189 River Road
Grand Junction, CO 81505
Tel.: 970-243-9051
Fax: 970-255-7016
TF: 800-848-2571

PROPOSAL FOR HIGH SAGE HOGANS CAMP
CONDITIONAL USE PERMIT TO ALLOW:

OVERNIGHT GUESTS FOR TENT/CAR CAMPING

PROVIDE POTABLE WATER SUPPLY TO CAMPERS

PROVIDE PORTA-POTTY LATRINE SERVICE (ZUNICH)

\* (PLEASE READ HIPCAMP ONLINE COMMENTS FOR GUESTS REACTIONS TO THEIR CAMPING EXPERIENCES HERE!)

HIGH SAGE HOGANS, LLC AGREES TO:

LIMIT CAMPSITES TO (3)

LIMIT EXTRA TIPI RENTALS TO (3)

LIMIT CAMPSITES TO MAXIMUM 8-PEOPLE/NIGHT

LIMIT PARKING OF UP TO (2) VEHICLES/NIGHT

POST! ALL CAMPERS SUBJECT TO NOISE/FIRE RESTRICTIONS

AS PER LOCAL LAWS AND CODES.



3/30/2023 DANNY MCGEE

[Signature]



\*



#### HOUSTON North

6000 Jensen Drive  
Houston, TX 77026  
Tel.: 713-697-7105  
Fax: 713-697-5945  
TF: 801-231-1034

#### HOUSTON South

8603 Monroe Road  
Houston, TX 77061  
Tel.: 713-941-1941  
Fax: 713-941-1499  
TF: 800-231-1034

#### KNOXVILLE

4800 Beverly Road  
Knoxville, TN 37918  
Tel.: 865-687-1251  
Fax: 865-687-0992  
TF: 800-251-9572

#### SALT LAKE CITY

1840 South 700 West  
Salt Lake City, UT 84104  
Tel.: 801-433-2211  
Fax: 801-973-6869  
TF: 855-433-2211

#### SAN ANTONIO

2042 W Thompson Place  
San Antonio, TX 78226  
Tel.: 210-431-0088  
Fax: 210-431-0701  
TF: 800-725-4776

#### GRAND JUNCTION

2189 River Road  
Grand Junction, CO 81505  
Tel.: 970-243-9051  
Fax: 970-255-7016  
TF: 800-848-2571

HIGH SAGE HOGANS, LLC - DANNY MCGEE, OWNER

OUR MISSION:

WE HOPE TO ENHANCE A HIGHER CULTURAL  
UNDERSTANDING OF OUR PRECIOUS RESOURCES  
IN A RUSTIC, CAMPING EXPERIENCE. TO:

PROVIDE A CLEAN, HEALTHY, AND FUN FAMILY  
ENVIRONMENT FOR RECREATION AND LEARNING.

INTERACT WITH GUESTS TO DETERMINE AND  
HELP THEM ACHIEVE THEIR GOALS OF EXPLORATION.

PROVIDE INTERACTIVE INTERPRETATION OF  
LOCAL CULTURES AND SCIENCES FOR CHILDREN  
ATTENDING CAMP. INTRODUCE ALL AGES TO

THE ALPACAS IN CAMP AND ALLOW FEEDINGS  
WHENEVER POSSIBLE.

McGEE PROPERTY / 56 E MARKLE RD.

LA SAL

← 182.5' →



1" = 20'  
1/2" GRID = 10' x 10'



PARCEL ID #  
29S24E046005

OWNER:  
DANNY MCGEE  
(WILLIAM D. MCGEE)

719) 440-4837

bigairdanny@gmail.com

↑  
479.3'  
↓

↑  
475.5'  
↓



1" = 20'  
1/2" = 10'  
10'

← E. MARKLE ROAD →

182.5'





# Permit Report

04/08/2023 - 05/04/2023

Permit #	Permit Date	City or County	Residential or Commercial	Type of Permit	Building CityStateZip	Owner Name	Applicant Name	Parcel #	Parcel Address
23,052	5/3/2023			New Construction	Monticello		Keshia Joot		
23,051	5/3/2023	San Juan County	Residential	Manufactured Home-Private Property	Monticello, Utah 84535		Brittany Barry		
23,050	5/2/2023	San Juan County	Residential	New Construction	Monticello, UT 84535		Blue Mountain Vacations	001570000030	21 W PINE VIEW RD
23,049	5/1/2023	San Juan County	Residential	Electrical	Moab, Utah 84532		Dead Horse Point State Park		
23,048	4/27/2023	San Juan County	Residential	Solar	La Sal, UT 84530		Kendall Wilson	490000190	16 S OAK LN
23,047	4/27/2023	San Juan County	Mixed Use	New Construction	LaSal UT 84530	Hal Adams	Hal Adams	29S24E046004	25 E MARKLE RD
23,046	4/25/2023	San Juan County	Residential	Manufactured Home-Private Property	Monticello		Garrett Beesley	32S23E257203	1657 S ELK RIDGE DRIVE
23,045	4/19/2023		Residential	New Construction	La Sal, UT 84530		Matthew Marshall	000900020160	
23,044	4/19/2023	San Juan County	Residential	Modular Home	Moab Ut 84532		Casa De Amido	000390000C07	
23,043	4/19/2023	San Juan County	Residential	Modular Home	Moab, UT 84532		Casa De Amigo	000390000C08	
23,042	4/18/2023	San Juan County	Commercial	New Construction	Blanding UT 84511		San Juan county Landfill	39S22E102400	
23,041	4/16/2023	San Juan County	Residential	Addition	Moab, UT 84532		Colby A Smith	000310000030	20 TAKE THE OTHER ROAD
23,040	4/12/2023	San Juan County	Commercial	New Construction	Monument Valley, San Juan County, Utah 84536	Utah Food Bank	Joe Liberty	43S16E326001	

Total Records: 13

5/4/2023

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