



SAN JUAN COUNTY PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
August 12, 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 July 8, 2021 San Juan County PC Meeting ACTION
2. Approval of minutes for July 15, 2021 San Juan County PC Work Meeting ACTION

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

ADMINISTRATIVE ITEMS

3. Blankenagle Subdivision Amendment No. 4, Brad Bunker, Bunker Engineering ACTION

LEGISLATIVE ITEMS

4. Overnight Accommodations Overlay Application, Curtis Wells, Byrd Company Real Estate
ACTION

BUILDING PERMIT(S) REVIEW

5. Building Permit List

ADJOURNMENT

WORK MEETING

6. Draft Zoning Ordinances 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
July 08, 2021 at 7:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

PRESENT

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

ABSENT

Commissioner William Johnston
Commissioner Leah Shrenk

STAFF

Mack McDonald, County Administrator
Scott Burton, Planning and Zoning Administrator
Alex Goble, Deputy County Attorney

Approval of Minutes for June 10, 2021 PC Meeting

Time stamp 2:00 (audio)

Motion to approve the June 10 PC Meeting Minutes was made by Commissioner Cloward,
Seconded by Commissioner Nielson.

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

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

No public comment was made.

ADMINISTRATIVE ITEMS

1. Mersereau Subdivision Lot 2 Amendment 1

Time stamp 3:06 (audio)

Daniel Wright presented this subdivision amendment plat.

Motion to approve the subdivision amendment was made by Commissioner Nielson, Seconded by Commissioner Wilson.

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

2. Moab International Equestrian Facility, Dave Bierschied DISCUSSION

Time stamp 9:10(audio)

Dave Bierschied presented a development idea for an endurance equestrian facility in Spanish Valley.

BUILDING PERMIT(S) REVIEW

3. Presentation of building permit list DISCUSSION

Building permit list was presented to the PC

ADJOURNMENT

Time stamp 53:11 (audio)

Motion to adjourn was made by Commissioner Wilson at 7:45 pm, Seconded by Commissioner Cloward.

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

WORK MEETING

Time stamp 54:23 (audio)

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

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

1. Update on Zoning Ordinance Revisions DISCUSSION

PC Discussed draft Definitions and Residential District chapters, no action taken

ADJOURNMENT

Time stamp 2:35:51 (audio)

Motion to adjourn the Work Meeting was made by Commissioner Cloward, Seconded by Commissioner Nielson.

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

APPROVED: _____ DATE: _____
San Juan County Planning Commission

DRAFT



PLANNING COMMISSION WORK MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
July 15, 2021 at 7:00 PM

MINUTES

Welcome / Roll Call

PC Chair Trent Schafer called the meeting to order at 7:10 pm

PRESENT

Chairman Trent Schafer
Commissioner Lloyd Wilson
Commissioner Cole Cloward
Commissioner Cody Nielson

ABSENT

Commissioner William Johnston
Commissioner Melvin Nelson
Commissioner Leah Shrenk

STAFF

Scott Burton, Planning and Zoning Administrator
Alex Goble, Deputy County Attorney

LEGISLATIVE ITEMS

1. Draft Zoning Ordinances DISCUSSION

PC Discussed the draft Highway Commercial District ordinance, and draft Agricultural District ordinance. No action was taken.

ADJOURNMENT

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

APPROVED: _____
San Juan County Planning Commission

DATE: _____

Narrative

The purpose of this survey was to locate on the ground Lot 6 of the Blankenagle Subdivision and divide it into four separate lots shown hereon as Lots 6A, 6B, 6C, and 6D.

This survey has been named "Amendment No. 4". Based on the record, the first change to the subdivision was a 1997 division to the original Lot 13 of the Blankenagle Subdivision. The second change was a 2006 amendment to the original Lot 3 of the subdivision. This current survey represents the 4th change to the original Blankenagle Subdivision.

The basis of bearings for this survey is S00°29'00"E between a found spike in accordance with the 1978 Blankenagle Subdivision and the GLO Brass Cap which represents the closing corner for Sections 5 and 8, T29S, R24E, SLB&M. This is in accordance with the Original Blankenagle Subdivision as well as other private surveys performed in this area.

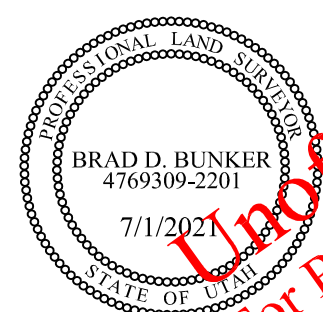
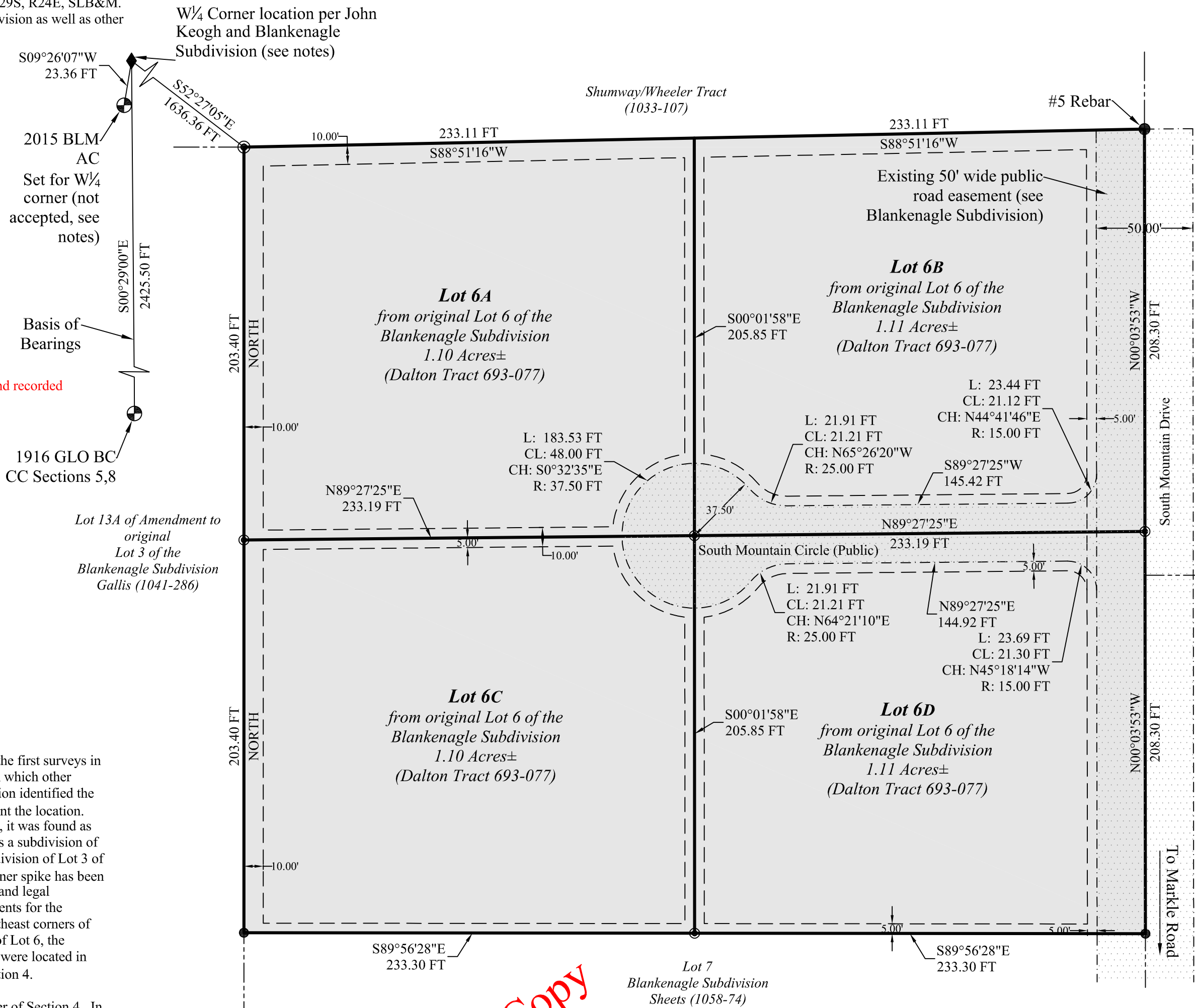
Legend

- ⊙ Found section monument as labeled
- Found monument as labeled
- ⊙ Set rebar/cap monument (LS 4769309)
- ★ Existing well *Not set until approved and recorded*
- ◆ Calculated lot corner location (not set)
- - - Utility Easement
- - - Ingress/Egress easement
- - - Adjoining protracted tracts
- X Fence
- BC Brass cap
- RC Rebar and cap monument
- GLO General Land Office
- CC Closing corner
- AC Aluminum Cap
- LS Land Surveyor
- [Pattern Box] Ingress/Egress (Roadway)

Notes

- The 1978 Blankenagle Subdivision Survey was one of the first surveys in this area. It established many of the property corners from which other follow-on surveys were based. The Blankenagle Subdivision identified the location for the W¹/₄ corner and a spike was set to monument the location. Although the spike was not found as part of this survey, it was found as part of the South Mountain Estates Subdivision, which was a subdivision of Lot 13 of the Blankenagle Subdivision, as well as the subdivision of Lot 3 of the Blankenagle Subdivision. The position of this W¹/₄ corner spike has been the relied upon position for which the majority of surveys and legal descriptions have been based. Many of the corner monuments for the Blankenagle Subdivision to include the northwest and northeast corners of Lot 2, the southeast corner of Lot 2, the northwest corner of Lot 6, the northwest and northeast corners of Lot 13 and many more were located in order to verify the 1978 location for the W¹/₄ corner of Section 4.
- In 2015 the BLM set an aluminum cap for the W¹/₄ corner of Section 4. In their notes, they acknowledge the spike set by John Keogh which likely indicates they would respect the position of the spike W¹/₄ corner. Nevertheless the location where the aluminum cap was set was some 23 plus feet southerly of the John Keogh location. Regardless of where the W¹/₄ corner may be located based on other PLSS monuments in the area, the fact remains that the John Keogh spike location has been relied upon for over 40 years and must be respected as to the rights of the landowners whose property has been surveyed and located based on this location. Now that this BLM AC has been set great care must be taken when performing surveys in this location in order to respect the "relied-upon" location of the W¹/₄ corner.
- South Mountain Circle is intended to be a public road.
- Any easements which are shown on the original Blankenagle Subdivision shall be respected and in effect for this amendment.

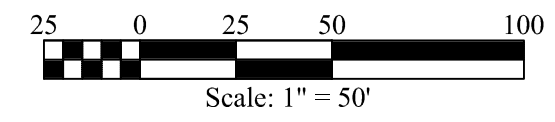
Final Plat Blankenagle Subdivision Amendment No. 4 Within Section 4, T29S, R24E, SLB&M



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 Dixie Dalton.

7/1/2021
Date
Brad D. Bunker Utah P.L.S. #4769309



County Surveyor's Certificate

"Approval in accordance with information and records on file in this office."

SJC Surveyor

Date

Unofficial Draft Copy
 Not for Record
 90%

**Blankenagle Subdivision
Amendment No. 4**

Within Section 4, Township 29 South, Range 24 East, SLB&M

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

Form Approval
Approved this _____ Day of _____, 20____

Health Department
Approved this _____ Day of _____, 20____

Health Official

Health Official

Attorney

Attorney

Notary Public
Residing in _____ County
Notary Public _____

Commissioner

Commissioner

San Juan County Planning Commission
Approved by the San Juan County Planning Commission this _____ Day of _____, 20____

San Juan County Commission
The amendment hereon was presented to the San Juan County Commission this _____ day of _____, 20____, and was accepted and approved.

County Recorder

County Recorder

Owners Dedication
Know all men by these presents that we, the undersigned owners of Lot 6 of the Blankenagle Subdivision, have caused the same to be subdivided into 4 lots hereafter to be known as the Lot 6A, 6B, 6C, and 6D and do hereby dedicate the roadway shown as South Mountain Circle as a public road.
In witness whereof I have hereunto set my hand this _____ Day of _____, 20____

Owner
By: Dixie B. Dalton
Owner

Owner
By: Rodney Dalton
Owner

Bunker Engineering
965 South Creek Road, Monticello, UT 84535
P.O. Box 432, Monticello, UT 84535 (435) 459-9152
Drawn By: B.D. Bunker Scale: 1" = 50'
Drawing Name: Survey Reference Number: BE1094

Sheet: 1 of 1



STAFF REPORT

MEETING DATE: August 12, 2021

ITEM TITLE, PRESENTER: Overnight Accommodations Overlay Application, Curtis Wells, Byrd Company Real Estate **ACTION**

RECOMMENDATION: Recommendation to Board of County Commissioners for Approval

SUMMARY

We have received a request for the property outlined in the attached map to be subject to the Overnight Accommodations Overlay. The request includes five parcels each owned by different individuals. The parcels included are currently in the Spanish Valley Highway Commercial District.

The Planning Commission makes a recommendation to the Board of County Commissioners for this overlay to apply to these properties. This is the first step in the three step approval process for the Overnight Accommodations Overlay.

HISTORY/PAST ACTION

N/A



Item 4.

SAN JUAN COUNTY

SPANISH VALLEY BLOCK

STATE TRUST LANDS SPANISH VALLEY BLOCK

KANE CREEK LLC

SHEETS KELLY

JACKSON JOHN

HASSEN RANDY D

TROUTT MICHAEL T

LANCE TERRY

LEGRAND JOHNSON CONSTR

BE CZ ARPAD

HUGHES PETER J

TANGREN RICHARD L

LEGRAND JOHNSON CONSTRUCTION G

IVAN'S PROPERTY HOLDINGS LLC

SAINT DANIEL

9



Permit Report

07/02/2021 - 08/10/2021

| Permit # | Permit Date | City or County | Residential or Commercial | Type of Permit | Building CityStateZip | Owner Name | Applicant Name | Parcel # | Parcel Address |
|----------|-------------|-----------------|---------------------------|------------------|-----------------------|------------------|-----------------------|--------------|-----------------------|
| 21,104 | 8/10/2021 | San Juan County | Residential | New Construction | Blanding, UT 84511 | Cody Nielson | Cody Nielson | 37S22E133600 | |
| 21,103 | 8/9/2021 | San Juan County | | Utilities | Moab, Utah 84532 | | Reed Pendleton | 780000100 | 293 W RIO GRANDE DR |
| 21,102 | 8/6/2021 | San Juan County | | New Construction | Moab UT 84532 | | Aaron Thompson | 26S22E366000 | |
| 21,101 | 8/6/2021 | San Juan County | | New Construction | Monticello, UT 84535 | | Mark Anderson | 33S23E341202 | |
| 21,100 | 8/6/2021 | San Juan County | Residential | New Construction | La Sal, UT 84530 | Jonathan Whiddon | Jonathon Whiddon | 001160000030 | |
| 21,099 | 8/4/2021 | San Juan County | Residential | Electrical | La Sal, UT 84530 | Kelly Shumway | Kelly Shumway | | |
| 21,098 | 8/4/2021 | San Juan County | Residential | Electrical | La Sal, UT 84530 | Kelly Shumway | Kelly Shumway | | |
| 21,097 | 8/2/2021 | San Juan County | Residential | New Construction | Monticello, UT 84535 | Steven H Barry | Steven H Barry | 34S25E237201 | 266 S EASTLAND RD |
| 21,096 | 7/29/2021 | San Juan County | | Electrical | Moab Utah, 84532 | | Tom Balsley | 26S22E357805 | 11860 S HWY 191 A & B |
| 21,095 | 7/29/2021 | San Juan County | Residential | New Construction | Moab, UT 84532 | | Harley Bates | 26S22E363600 | |
| 21,094 | 7/28/2021 | San Juan County | Residential | New Construction | Moab, UT 84532 | | Architectural Squared | 00078000008C | |
| 21,093 | 7/27/2021 | San Juan County | Residential | Remodel | Moab, UT 84532 | Robert Fulghum | AW Construction Inc. | 000310000070 | |
| 21,092 | 7/21/2021 | San Juan | Residential | Remodel | Moab, UT | Sid Glick | AW | 000690000010 | |

| | | | | | | | | | |
|--------|-----------|-----------------|-------------|------------------|----------------------|---------------------|-------------------|--------------|----------------------|
| | | County | | | 85432 | | Construction Inc. | | Item 5. |
| 21,090 | 7/12/2021 | San Juan County | Residential | New Construction | Moab, UT 84532 | | Lauren Lawson | 001490000230 | 80 Crimson Cliffs Dr |
| 21,088 | 7/2/2021 | San Juan County | Residential | Electrical | Monticello, UT 84535 | MBG Real Estate LLC | Doyle Moss | 001110000050 | |
| | | | | | | | | | |

Total Records: 15

8/10/2021

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