



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
June 10, 2021 at 7:00 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 the April 15, 2021 PC Meeting

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

ADMINISTRATIVE ITEMS

2. Entrada Subdivision (Phase 2) Amendment No. 1 Lot 11, Connor Simmons ACTION
3. Legacy Fields Phase III, Lucas Blake, Red Desert Land Surveying ACTION
4. San Juan Estates Phase 5 Amendment No. 2, Brad Bunker, Bunker Engineering ACTION
5. Thomas Subdivision Phase 1, Connie Thomas, or Jones and Demille Engineering ACTION
6. Hal Adams RV Park Conditional Use Permit Application ACTION
7. Under Canvas Conditional Use Permit Application, Jamie Schmidt, Under Canvas ACTION
8. Pole Creek Enterprises (The Domes at Canyonlands) Conditional Use Permit Application, Mark Anderson ACTION

BUILDING PERMIT(S) REVIEW

9. Presentation of Building Permit List DISCUSSION

ADJOURNMENT

WORK MEETING

1. Update on Zoning Ordinance Revisions 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, UT 84535. Conference Room, and Virtually
April 15, 2021 at 7:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Commissioner Wilson was asked to conduct the meeting and called the meeting to order at 7:06 pm

PRESENT

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

Staff:

Scott Burton, Subdivision Administrator
Mack McDonald, County Administrator
Alex Goble, Deputy County Attorney

Approval of Minutes

1. Approval of Minutes for March 11, 2021 PC Meeting ACTION

Motion to approve the March 11, 2021 San Juan County Planning Commission Minutes was made by Chairman Schafer, Seconded by Commissioner Cloward.
Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Cloward, Commissioner Nelson

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

Time Stamp 2:17 (audio)

Ann Austin- Ann's comment was about the potential truck stop, acknowledged the need for the truck stop, and the hope that the PC looks at it from a value added standpoint and that if it must go forward, it should be the nicest that it can be.

Commission Chair Schafer asked for an update on the Love's Travel Stop application which is on hold until the contractor information is submitted.

Carolynn Dailey- Carolynn asked about when the planning commission would be considering the changes to the Spanish Valley Highway Commercial District ordinance, which will hopefully be considered at the next PC Meeting.

ADMINISTRATIVE ITEMS

2. Amendment II, Lot 38, San Juan Estates, Phase III, Lucas Blake, Red Desert Land Surveying

Time Stamp 5:55 (audio)

Some discussion was had about the subdivision. Several property owners in this subdivision phase submitted written opposition to this subdivision amendment in response to the notification of the amendment. There was some discussion about current setbacks and lot width requirements for the Spanish Valley Residential Zone, and the need for clarification.

Motion to approve the subdivision was made by Chairman Schafer, Seconded by Commissioner Cloward.

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

3. Mt Peale Estates, Lot 2 Amended, Lucas Blake, Red Desert Land Surveying

This application has been withdrawn.

4. Area BFE Conditional Use, Scott Burton, Subdivision Administrator ACTION

Time Stamp 17:15 (audio)

A new complaint was received stating that Area BFE's use has expanded from what was permitted as a legal non-conforming use from 2005-2011. The ordinance was amended in 2011 to require a condition use permit for the use. The complaint states that the use has increased or expanded since 2011 and therefore needs a conditional use.

Time Stamp 19:53 (audio)

Robert Lucero and Cory from Area BFE were in attendance at the meeting and provided comments. 2011 to 2018 activities were "business as usual." In 2018 they developed a master plan and were advised by their attorney to require waivers for participants, and have opened more to private sector filming of commercials, and other filming.

Commissioner Nelson asked if this is more of a legal, or civil question, rather than a zoning issue. Commissioner Cloward said that when they begin to work on their resort ideas, they would need to apply for a conditional use permit.

Deputy County Attorney Alex Goble asked several questions related to the business from 2012 to 2018, and to what events were held, how many people were attending, and if there were any additional lands acquired.

Robert Lucero with Area BFE did state that they have purchased additional land from a few adjacent land owners. He also stated that the use of the land is for more commercial events rather than public events as it was in 2011.

Time Stamp 29:20 (Audio)

Deputy County Attorney Alex Goble asked several additional questions as to what has changed at Area BFE since 2011. The additional property was purchased after 2011 however Cory with Area BFE stated that the additional land includes the Strike Ravine route which is a San Juan County D Road and was used for Area BFE activities prior to the purchase of the additional property, and no additional trails have been added.

Time Stamp 31:17 (audio)

Additional discussion was had about the activities at the entrance to the Pole Canyon Road, and whether there was a stop sign at the county road and what the nature of the stops were. Robert stated that Ultra Four had a permit from the Bureau of Land Management and the County to setup at the staging area at the Pole Canyon Road. Area BFE was not aware of any stop sign, just a check of whether they were coming through the road for the events or going to the land beyond.

Time Stamp 34:29 (audio)

Deputy County Attorney Alex Goble asked several questions about what events were held from 2005-2011 and whether those events changed from 2012-2021. Robert stated that they have filmed 2-5 commercials or other promotions per year for private companies. The rock crawling and off-road events were held one to two times per year from 2005-2018, but have been consolidated to just Ultra Four once a year for the last few years.

Deputy County Attorney Alex Goble asked about the current structure since 2018 when they decided to limit entry, and require waivers. He asked, if they closed the area to the public or if they just limited it. Robert responded that they just limited it. Robert continued to explain that it is no longer a 24-7-365 free for all like it had been in the past. He explained that they have someone at the gate, or they require individuals to contact them to gain entry. Alex Goble asked if they charged people to gain access in 2011, to which Robert answered no. Robert also explained that currently they charge \$100 per vehicle for Easter Jeep Safari to ride the trails. Robert further explained that from 2011-2018 people could ride anytime of the day or night, and since 2018 there is structure with the area open for daylight hours, but it is not just a free for all any more. Now they have to sign a waiver and follow the protocols to be let on the property.

Time Stamp 46:15 (audio)

PC Commissioner Lloyd Wilson asked whether there were any restrictions as to the number of people or number of events that Area BFE could hold when the zone changed in 2005. This question resulted in a discussion about the prior non-conforming use from before 2011 and the conditional use permit requirement. Deputy County Attorney Alex Goble stated that they have added extra land, but they have also limited access that they didn't before 2011, so in some ways they have expanded, and in others they have shrunk the use. County Administrator Mack McDonald stated that there were no limits or conditions in 2005 when the zone change made the use a permitted use. He also asked about what efforts that Area BFE is making to preserve and protect the area. Robert explained that during events they control access to certain areas of the property, and restrict people from parking on the county road, and required those attending to park on Area BFE property. He also explained that they installed a barrier on the Strike Ravine route to keep drivers from expanding the width of the trail in a sensitive area.

Time Stamp 54:41 (Audio)

PC Commission Vice Chairman Lloyd Wilson allowed for public comment on this item, and the following individuals made comments:

Lynda Smirz: Lynda explained that there was a stop sign at the entrance to the Pole Canyon Road. She also expressed her opinion that the approval in 2005 was to keep the area open to the public. She also said that the events have become more extreme and are causing more impact to the area.

Carolyn Dailey: Carolyn expressed her support for the property rights of the residents near Area BFE, and her desire that Area BFE be required to apply for a conditional use permit.

Kylee Miller: Kylee stated that the Strike Ravine route has been used in the past, but not as a race course like it is now, and the Helldorado route has been closed until this year when they also used it for racing. She said that the noise and dust are outrageous, and kept her from staying in her home.

Tye Shumway: Tye expressed the need to look at everybody's property rights and not shut down the existing uses because someone new has moved in, but to look at the lifetime of the property.

Time Stamp 1:02:09 (audio)

PC Commissioner Cole Cloward pointed out that the Strike Ravine Route is an existing county road and there is nothing that says the use won't increase over time. It is an existing road that is allowed to be used, so restricting it isn't in line with what it has been used for in the past. PC Commission Vice Chair Lloyd Wilson expressed his opinion that the PC has already weighed in on this, and that this is something that needs to be addressed by the SJC Attorneys Office. Deputy County Attorney Alex Goble stated that the ordinance gives the authority for these decisions to the Planning And Zoning Administrator, which is a vacant position at this time. That is why this is being considered by the Planning and Zoning Commission.

Time Stamp 1:05:03 (audio)

PC Commission Chair Trent Schafer made a motion that we continue to allow Area BFE to have a prior non-conforming use, and to continue their use as is. He stated that they have added some land but drawn back the activity and made it more controlled than what is was when the zoning was changed in 2011. Seconded by Commissioner Nelson.
 Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Cloward, Commissioner Nelson

LEGISLATIVE ITEMS

5. Definitions DISCUSSION

PC Commissioner Cole Cloward asked is the definitions in our ordinances are being correlated with the definitions in the International Building Code, to help avoid confusion in the future. Deputy County Attorney Alex Goble asked for any of the commissioners to help with adding references to the state code, or the building code. Definitions will be discussed in future meetings as they are applied into the ordinances.

BUILDING PERMIT(S) REVIEW

6. Presentation of Building Permit List

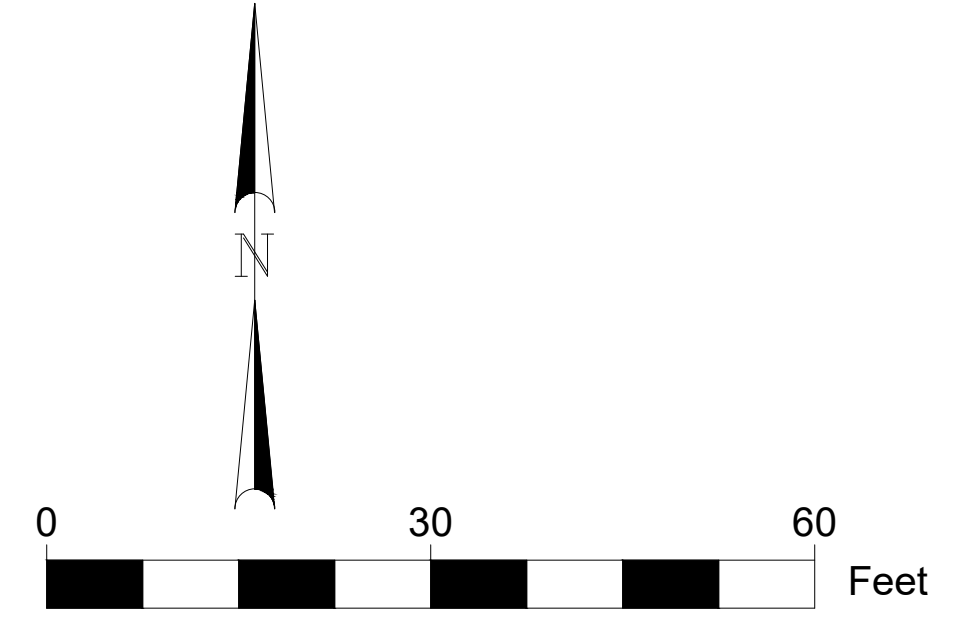
ADJOURNMENT

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

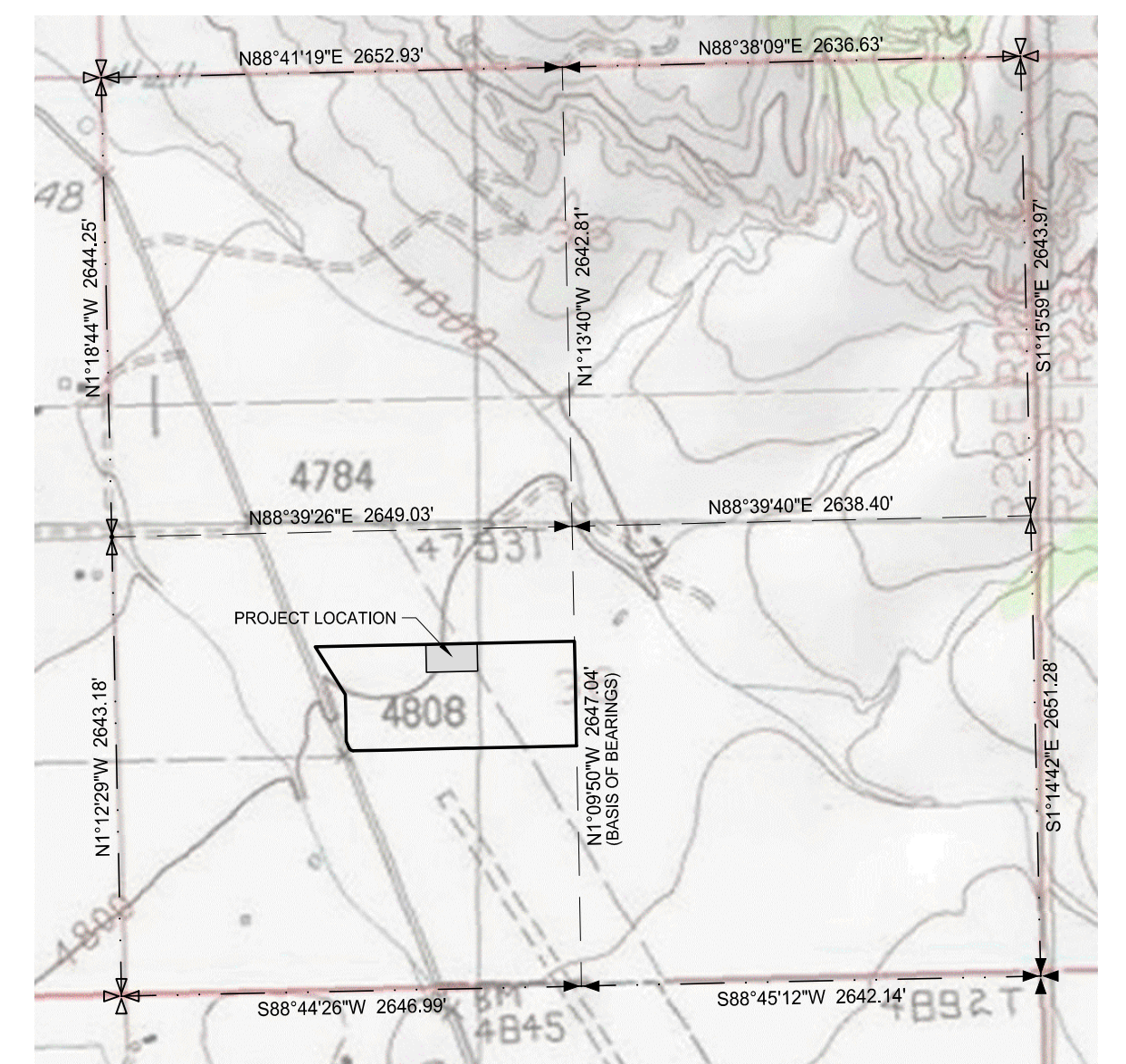
In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk's Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice

Final Plat Entrada Subdivision (Phase 2) Amendment No. 1 Lot 11

Located in Section 36, T. 26 S., R. 22 E., S.L.B. & M.
Spanish Valley, San Juan County, Utah
2021



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - SUBDIVISION LOT LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - 40 ACRE LINE
 - DEED LINE
 - - - - - EXISTING FENCE
 - EDGE ROAD
 - SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG. UNLESS OTHERWISE NOTED
 - △ FOUND SURVEY MONUMENT AS NOTED
 - ✦ FOUND SECTION CORNER AS NOTED
 - ✧ NOT FOUND SECTION CORNER AS NOTED
 - ✦ FOUND QUARTER SECTION CORNER AS NOTED
 - ✧ NOT FOUND QUARTER SECTION CORNER AS NOTED



SECTION BREAKDOWN
SECTION 36, T. 26 S., R. 22 E., S.L.B. & M.
1" = 1,000'

DEED DESCRIPTION
LOT 11 ENTRADA SUBDIVISION

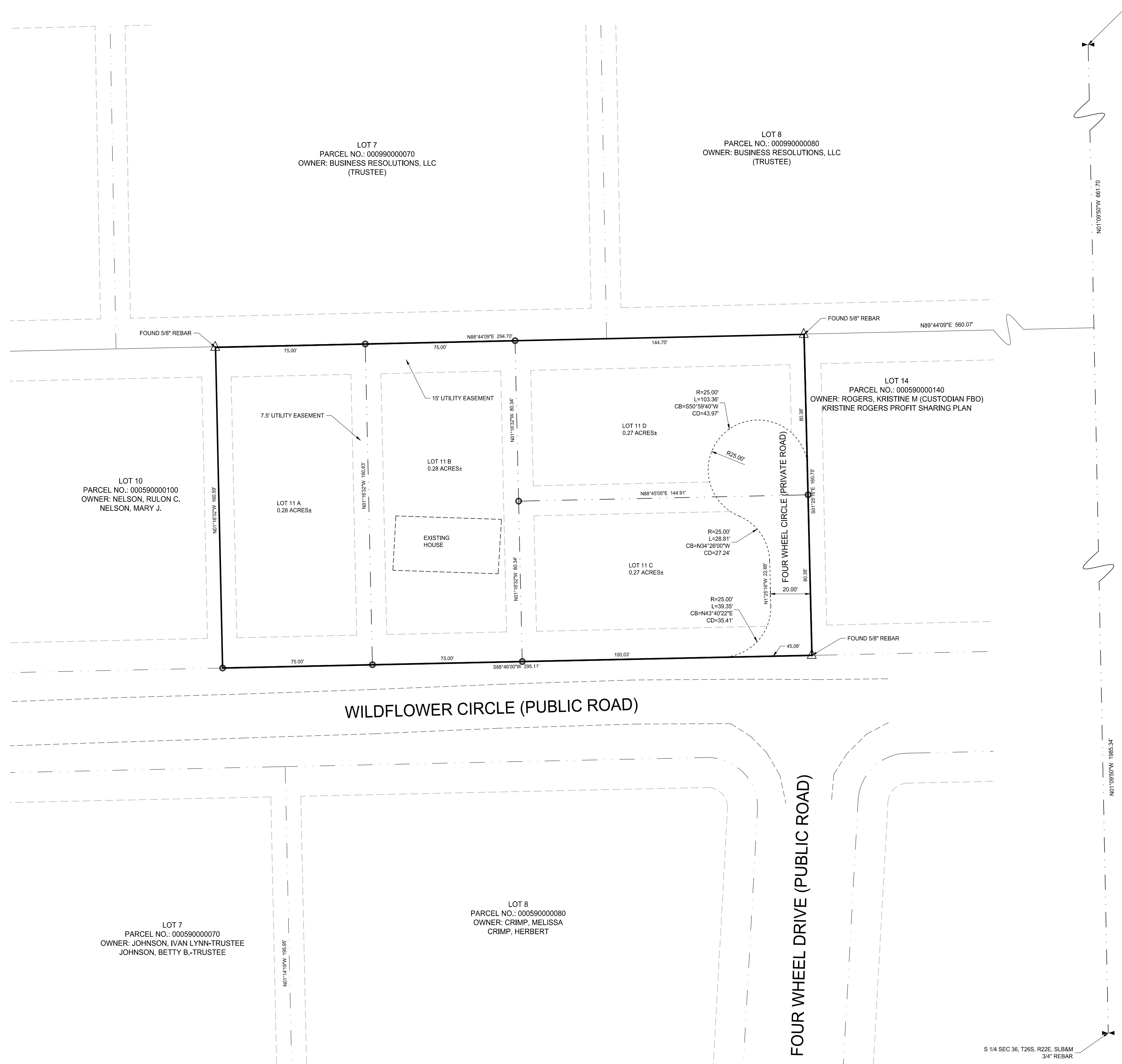
- NARRATIVE**
1. THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 11 OF THE ENTRADA SUBDIVISION AS SHOWN HEREON. LOT 11 WILL BECOME LOTS 11A, 11B, 11C, AND 11D.
 2. THE BEARINGS USED HEREIN WERE BASED ON UTAH STATE PLANE COORDINATES, SOUTH ZONE, NAD1983 DATUM BASED ON GPS OBSERVATIONS OF THE MONUMENTS SHOWN HEREON. BASIS OF BEARINGS USED WAS N1°09'50"W MEASURED BETWEEN THE SOUTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SLB&M.
 3. DEEDS AND SUBDIVISION PLATS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS. BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE AS-SURVEYED OBSERVATIONS.

SURVEYOR'S CERTIFICATE

I, CORY B. SMITH, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #11349296, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.
I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY

CORY B. SMITH, P.L.S. #11349296 DATE



SAN JUAN COUNTY ROAD DEPARTMENT
APPROVED BY THE SAN JUAN COUNTY ROAD DEPARTMENT THIS ____ DAY OF _____, 20__

ROAD DEPARTMENT

HEALTH DEPARTMENT APPROVED THIS ____ DAY OF _____, 20__ HEALTH OFFICIAL	APPROVAL AS TO FORM APPROVED THIS ____ DAY OF _____, 20__ ATTORNEY
--	---

OWNER'S 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 HEREAFTER TO BE KNOWN AS THE "ENTRADA SUBDIVISION PHASE 2 AMENDMENT NO. 1," 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: CONNER SIMMONS-TRUSTEE - MJC VENTURES TRUST 4/28/21
BY: MICHAEL EHINGER-TRUSTEE - MJC VENTURES TRUST 4/28/21

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

SJC SURVEYOR DATE

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: _____
BOOK: _____ PAGE: _____ FEE: _____
COUNTY RECORDER

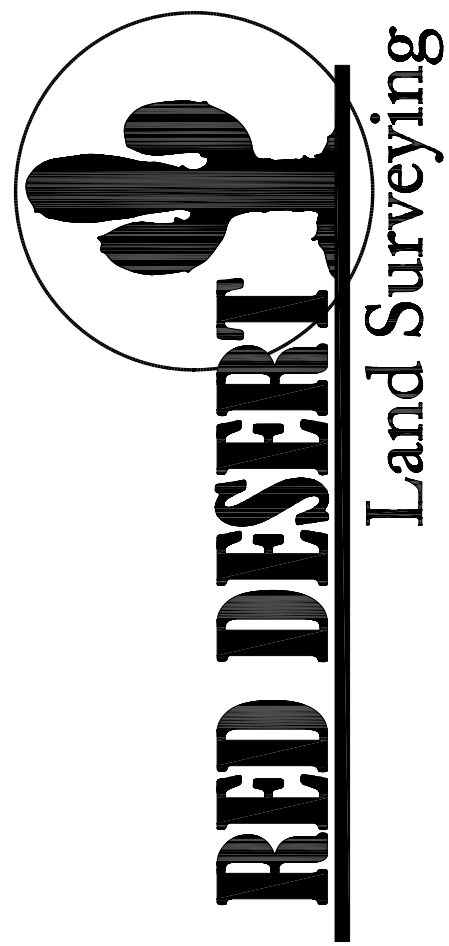
ACKNOWLEDGEMENT
STATE OF UTAH, COUNTY OF _____, ON THE ____ DAY OF _____, 20__ PERSONALLY APPEARED BEFORE ME _____ BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED THAT HE (SHE) (THEY) EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES STATED HEREIN.
MY COMMISSION EXPIRES _____, 20__
RESIDING IN _____ COUNTY NOTARY PUBLIC

PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2104-000 FILE NAME: h:\j\proj\2104-000\dwg\2104-000_cul-de-sac.dwg
SURVEYED BY: TN DRAWN BY: TN UPDATED: 6/8/2021 PLOTTED: 6/8/2021

**Entrada Subdivision (Phase 2)
Amendment No. 1 Lot 11**
San Juan County, Utah
Scale: 1" = 30'

S 14 SEC 36, T26S, R22E, SLB&M
3/4" REBAR



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- PROP. CORNER SET
- LOT CORNER
- CENTERLINE MONUMENT
- EASEMENTS
- PROPERTY ADJOINING

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
East Markle Rd/Bobbie Lane
Moab, Utah 84532

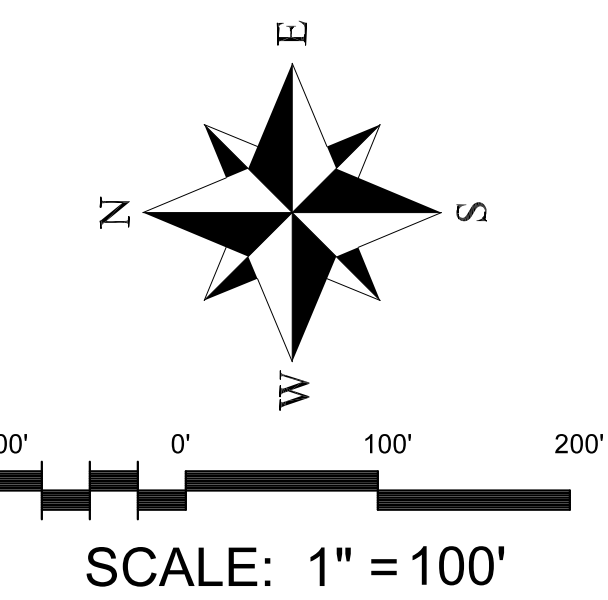
PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
Kelly Shumway

DATE:
3/2/21

JOB NUMBER:
217-20

SHEET 1 OF 2



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

Commencing at the Northeast corner of Section 10, Township 29 South, Range 24 East, Salt Lake Base and Meridian, thence South 33°52'02" West 622.26 to the point of beginning, and running thence South 01°08'10" East 812.20 feet; thence South 01°05'06" East 463.15 feet; thence North 88°12'53" West 101.82 feet; thence South 00°19'44" East 851.41 feet; thence South 89°28'07" West 112.38 feet; thence South 89°36'27" West 224.90 feet; thence South 89°24'00" West 365.11 feet; thence North 00°36'00" West 210.00 feet; thence North 89°24'00" East 12.51 feet; thence North 00°35'51" West 651.00 feet; thence North 28°54'13" East 243.17 feet; thence North 00°31'51" West 484.22 feet; thence with a curve having a radius of 350.00 feet, to the left with an arc length of 54.24 feet, (a chord bearing of North 75°55'42" East 54.19 feet); thence North 71°29'19" East 39.27 feet; thence North 05°22'32" West 271.95 feet; thence North 41°19'44" East 238.18 feet; thence North 89°46'14" East 324.89 feet; thence North 00°13'46" West 19.09 feet; thence North 88°01'19" East 28.49 feet; thence North 00°39'13" West 72.73 feet; thence North 88°28'44" East 83.75 feet; to the point of beginning.

Contains 31.11 acres, more or less.

Also, Commencing at the North quarter corner of Section 10, Township 29 South, Range 24 East, Salt Lake Base and Meridian, thence South 47°21'30" East 1017.00 to the point of beginning, and running thence South 46°30'15" East 229.05 feet; thence South 12°51'29" East 208.48 feet; thence with a curve having a radius of 250.00 feet, to the right with an arc length of 39.87 feet, (a chord bearing of North 85°25'21" East 39.83 feet); thence East 68.32 feet; thence South 07°56'23" East 281.17 feet; thence South 89°01'26" West 155.34 feet; thence South 24°56'53" East 231.26 feet; thence South 00°01'26" East 800.98 feet; thence South 00°01'30" West 50.00 feet; thence South 605.00 feet; thence South 18°11'10" West 576.51 feet; thence South 05°34'22" West 156.15 feet; thence South 86°53'41" West 58.62 feet; thence South 00°57'27" East 282.43 feet; thence South 89°02'33" West 160.72 feet; thence South 00°01'59" East 58.35 feet; thence South 88°44'49" West 662.34 feet; thence North 00°00'30" East 2722.08 feet; thence North 89°52'54" East 501.40 feet; thence North 00°09'27" West 376.62 feet; thence North 48°10'37" East 239.04 feet; thence North 39°41'40" East 142.35 feet; to the point of beginning.

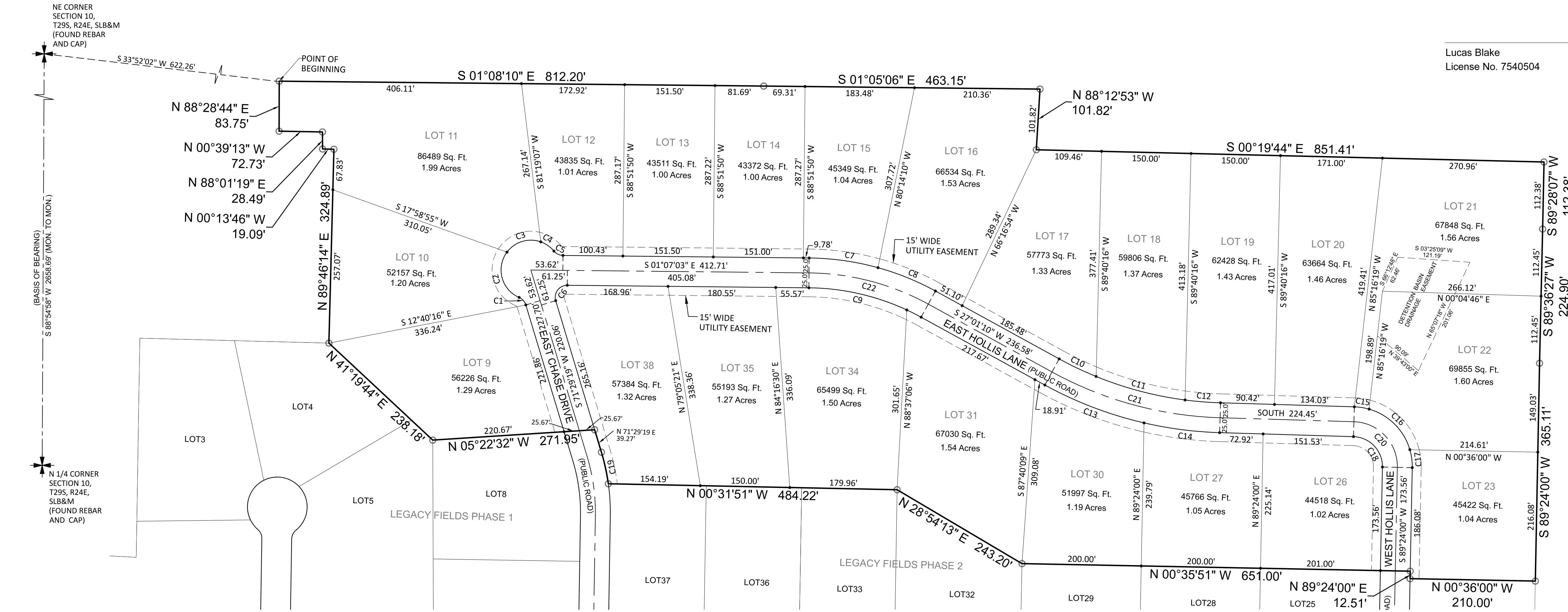
Contains 68.96 acres, more or less.
(see sheet 2 of 2 for platted courses of this description)

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 LEGACY FIELDS 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



PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C1	17.45'	20.00'	49°59'41"	N46°29'28"E	16.90'
C2	90.49'	50.00'	103°41'31"	S73°20'23"W	78.64'
C3	63.36'	50.00'	72°36'08"	N18°30'48"W	59.20'
C4	27.13'	50.00'	31°05'23"	N33°19'57"E	26.80'
C5	17.45'	20.00'	49°59'41"	S23°52'48"W	16.90'
C6	37.49'	20.00'	107°23'39"	N54°48'52"W	32.24'
C7	116.82'	450.00'	14°52'25"	N6°19'10"E	116.49'
C8	104.17'	450.00'	13°15'47"	N20°23'16"E	103.94'
C9	169.56'	400.00'	24°17'15"	N11°01'35"E	168.29'
C10	68.61'	600.00'	6°33'08"	N23°44'36"E	68.58'
C11	154.63'	600.00'	14°45'59"	N13°05'02"E	154.21'
C12	59.70'	600.00'	5°42'03"	N2°51'01"E	59.67'
C13	178.47'	650.00'	15°43'54"	N19°09'12"E	177.91'
C14	128.05'	650.00'	11°17'15"	N5°38'38"E	127.85'
C15	25.09'	100.00'	14°22'29"	N7°11'15"E	25.02'
C16	100.47'	100.00'	57°34'03"	N43°09'31"E	96.30'
C17	30.47'	100.00'	17°27'27"	N80°40'16"E	30.35'
C18	78.02'	50.00'	89°24'00"	N44°42'00"E	70.34'
C19	54.24'	350.00'	8°52'46"	N75°55'42"E	54.19'
C20	117.02'	75.00'	89°24'00"	N44°42'00"E	105.51'
C21	294.74'	625.00'	27°01'10"	S13°30'35"W	292.01'
C22	208.71'	425.00'	28°08'12"	N12°57'03"E	206.62'

PLAT NOTES:

- ALL FRONTAGES, ALL LINES COMMON WITH A ROAD RIGHT-OF-WAY, SHALL BE SUBJECT TO A 15' WIDE PUBLIC UTILITY EASEMENT.
- FUTURE SHARED WELL EASEMENTS WILL BE RECORDED AT TIME OF DRILLING.
- THE ADOPTION AND MAINTENANCE OF COUNTY ROADS WILL NOT BE DONE UNTIL DEVELOPER CONSTRUCT PUBLIC ROADS, AT NO COST TO THE COUNTY, TO COUNTY STANDARDS AS REFERENCED IN THE (SAN JUAN COUNTY SUBDIVISION ORDINANCE; APPENDIX "B" COUNTY; PUBLIC STREET DESIGN STANDARDS).

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

LEGACY FIELDS 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____

KELLY SHUMWAY, MANAGER
KM REAL ESTATE ENTERPRISES, LLC

ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, 2020, PERSONALLY APPEARED BEFORE ME, KELLY SHUMWAY, MANAGER OF KM REAL ESTATE ENTERPRISES, 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 property has been accurately surveyed with the intent to subdivide land. The basis of bearing is S 88°54'58" W between the North Quarter corner and the Northeast corner of Section 10, Township 29 South, Range 24 East, Salt Lake Base and Meridian. 5/8" x 24" rebar with survey cap to be placed at all lot corners or rights of way. Off-set pins to be placed in the back of the curb where applicable, in lieu of rebar and cap at front corners.

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

COUNTY BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____, 2021.

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

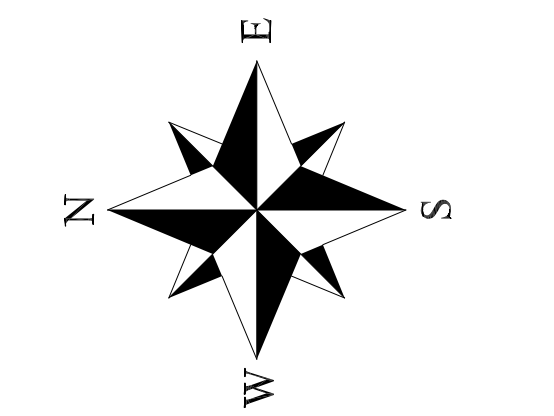
COUNTY RECORDER

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

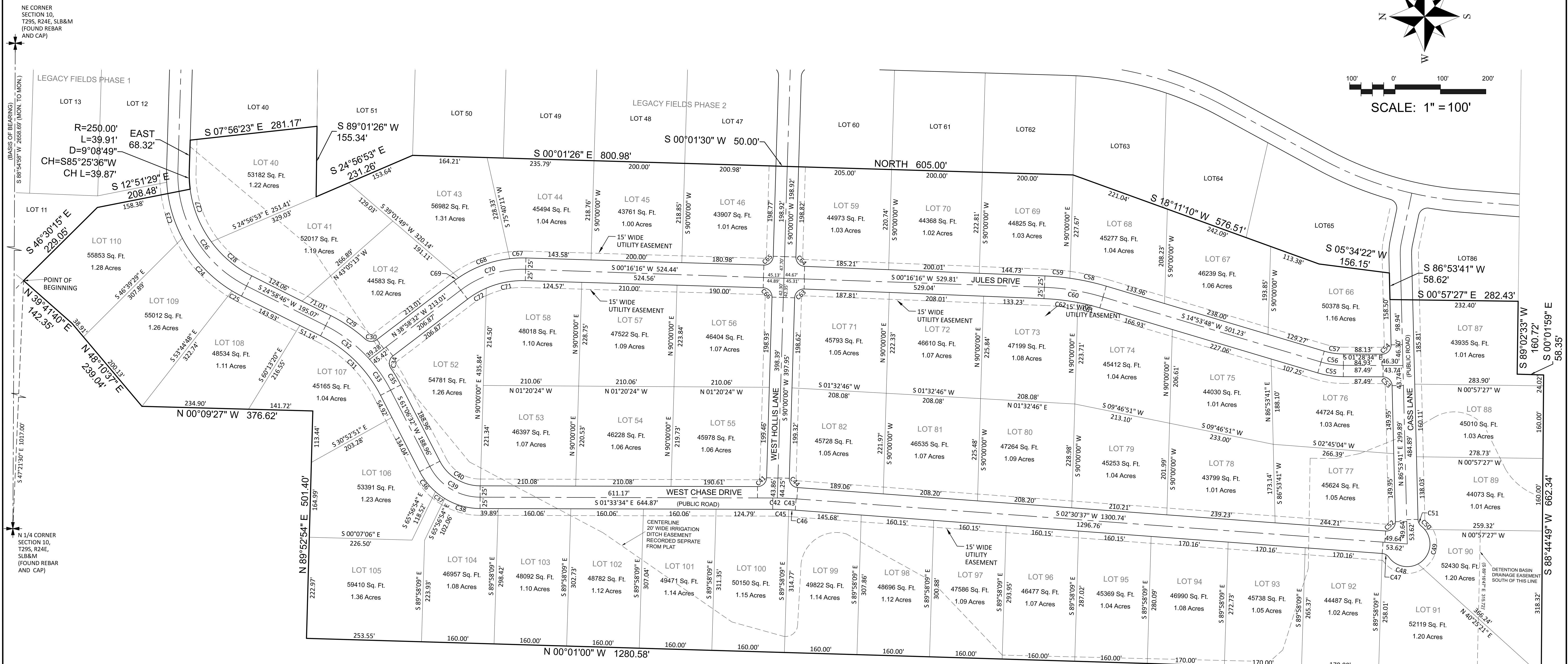
DATE _____ BOOK _____ PAGE _____ FEE _____

FINAL PLAT OF
LEGACY FIELDS, PHASE III

A SUBDIVISION LOCATED WITHIN SECTION 10, TOWNSHIP 29 SOUTH, RANGE 24 EAST SALT LAKE BASE AND MERIDIAN



SCALE: 1" = 100'



CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C23	103.90'	300.00'	19°50'37"	S70°18'16"W	103.38'
C24	161.60'	300.00'	30°51'50"	S44°57'02"W	159.66'
C25	23.77'	300.00'	4°32'21"	S27°14'57"W	23.76'
C26	266.51'	275.00'	55°31'39"	S52°44'36"W	256.21'
C27	166.20'	250.00'	38°05'23"	S70°57'19"W	163.15'
C28	117.51'	250.00'	26°55'51"	S38°26'42"W	116.43'
C29	92.48'	350.00'	15°08'22"	N32°32'57"E	92.21'
C30	27.61'	20.00'	79°05'40"	S0°34'18"W	25.47'
C31	189.17'	300.00'	36°07'46"	N43°02'39"E	186.05'
C32	122.71'	325.00'	21°37'59"	N35°47'46"E	121.98'
C33	82.23'	325.00'	14°29'47"	N53°51'39"E	82.01'
C34	30.33'	20.00'	86°54'05"	N82°25'35"W	27.51'
C35	42.70'	242.62'	10°05'04"	N57°36'57"E	42.65'
C36	56.57'	150.00'	21°36'28"	S50°18'18"W	56.23'
C37	25.46'	150.00'	9°43'35"	S34°38'17"W	25.43'
C38	82.03'	150.00'	31°20'03"	S14°06'28"W	81.01'
C39	136.72'	125.00'	62°40'06"	S29°46'29"W	130.01'
C40	109.38'	100.00'	62°40'06"	S29°46'29"W	104.01'
C41	30.87'	20.00'	88°26'26"	S45°46'47"E	27.90'
C42	10.09'	725.00'	0°47'51"	N1°09'38"W	10.09'
C43	41.41'	725.00'	3°16'20"	N0°52'27"E	41.40'
C44	30.54'	20.00'	87°29'23"	S46°15'18"W	27.66'

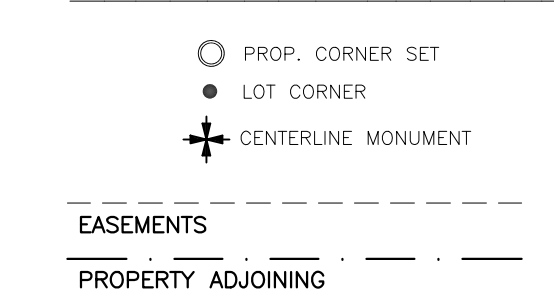
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C45	35.26'	700.00'	2°53'10"	N0°06'59"W	35.26'
C46	14.46'	700.00'	1°11'01"	N1°55'06"E	14.46'
C47	17.45'	20.00'	49°59'41"	N27°30'28"E	16.90'
C48	71.90'	50.00'	82°23'45"	S11°18'26"W	65.87'
C49	88.61'	50.00'	101°32'29"	S80°39'41"E	77.46'
C50	10.18'	50.00'	11°40'05"	N42°44'02"E	10.16'
C51	17.45'	20.00'	49°59'41"	S61°53'50"W	16.90'
C52	33.38'	20.00'	95°36'56"	S45°17'51"E	29.64'
C53	30.85'	20.00'	88°22'15"	N42°42'33"E	27.88'
C54	31.98'	20.00'	91°37'45"	S47°17'27"E	28.68'
C55	57.15'	200.00'	16°22'22"	S6°42'37"W	56.96'
C56	50.01'	175.00'	16°22'22"	S6°42'37"W	49.84'
C57	42.86'	150.00'	16°22'22"	S6°42'37"W	42.72'
C58	82.02'	550.00'	8°32'41"	N10°37'28"E	81.95'
C59	55.40'	550.00'	5°46'16"	N3°27'59"E	55.38'
C60	131.18'	525.00'	14°18'57"	N7°44'19"E	130.83'
C61	49.80'	500.00'	5°42'26"	N12°02'35"E	49.78'
C62	75.12'	500.00'	8°36'31"	N4°53'07"E	75.05'
C63	31.62'	20.00'	90°34'51"	N44°42'34"W	28.43'
C64	31.21'	20.00'	89°25'09"	S45°17'26"W	28.14'
C65	31.42'	20.00'	90°00'00"	S45°00'00"E	28.28'
C66	31.42'	20.00'	90°00'00"	N45°00'00"E	28.28'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH LEN
C67	35.81'	250.00'	8°12'28"	N4°06'14"W	35.78'
C68	121.37'	250.00'	27°48'58"	N22°06'57"W	120.18'
C69	12.88'	250.00'	2°57'06"	N37°29'59"W	12.88'
C70	153.06'	225.00'	38°58'32"	S19°29'16"E	150.12'
C71	88.27'	200.00'	25°17'17"	N12°38'39"W	87.56'
C72	47.78'	200.00'	13°41'15"	N32°07'55"W	47.66'

PLAT NOTES:

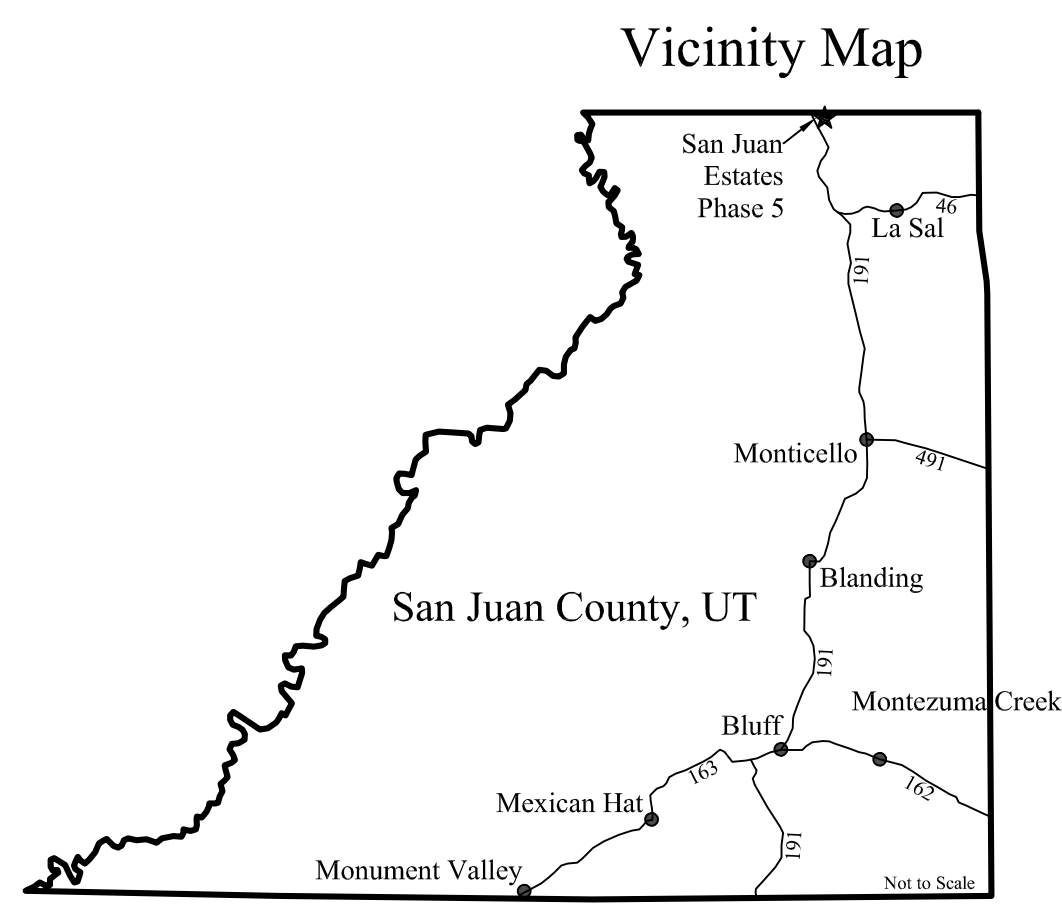
1. ALL FRONTAGES, ALL LINES COMMON WITH A ROAD RIGHT-OF-WAY, SHALL BE SUBJECT TO A 15' WIDE PUBLIC UTILITY EASEMENT.
2. FUTURED SHARED WELL EASEMENTS WILL BE RECORDED AT TIME OF DRILLING.
3. THE ADOPTION AND MAINTENANCE OF COUNTY ROADS WILL NOT BE DONE UNTIL DEVELOPER CONSTRUCT PUBLIC ROADS, AT NO COST TO THE COUNTY, TO COUNTY STANDARDS AS REFERENCED IN THE (SAN JUAN COUNTY SUBDIVISION ORDINANCE, APPENDIX "B" COUNTY; PUBLIC STREET DESIGN STANDARDS).

STANDARD LEGEND



Preliminary Plat

San Juan Estates Phase 5 Subdivision Amendment No. 2 Within Section 36, T26S, R22E, SLB&M



Narrative

The purpose of this survey was to split Lot 49A into two lots, called Lot 49C and 49D. Lot 49A shall not be used in order to avoid confusion.

There is a discrepancy on the labeling of the bearings and distances on the official San Juan Estates Phase 5 Subdivision Plat. Based on the found monumentation in the field it was determined that the south line was most likely where the error was located. The northwest corner of Lot 49 and the southwest corner of Lot 50 were used in order to re-establish and proportion the southwest corner of Lot 49.

The basis of bearings for this survey is North between the southeast corner of Section 36 and the E 1/4 corner of said Section 36, Township 26 South, Range 22 East, SLB&M. This is in accordance with the same bearing per the original subdivision survey.

Note

Lot 49C shown hereon shall have ingress/egress along that portion of Lot 49D from Mt. Peale Drive up to the dotted line labeled "Access" shown hereon.

Descriptions

- Record Section 36, Township 26 South, Range 22 East, SLB&M Lot 49A, San Juan Estates, Phase 5 Subdivision. As Surveyed (new lots per this amendment) Section 36, Township 26 South, Range 22 East, SLB&M Lot 49D, San Juan Estates, Phase 5 Subdivision Amendment 1. Section 36, Township 26 South, Range 22 East, SLB&M Lot 49C, San Juan Estates, Phase 5 Subdivision Amendment 1.

Legend

- Found PLSS monument as labeled. Calculated corner location (not set). Found rebar and cap monument (LS171004). Set 5/8" rebar and plastic cap (LS 4769309) previous survey. Existing and new utility easement (15' & 7.5'). Existing water line. Existing sewer line. Existing power line.

Surveyor's Certificate

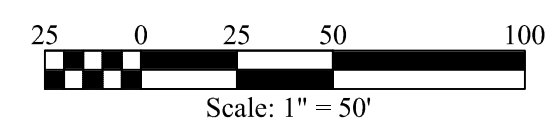
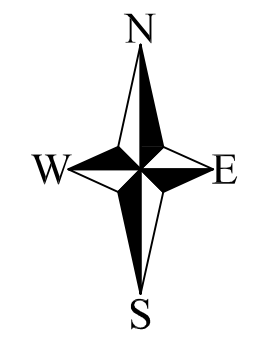
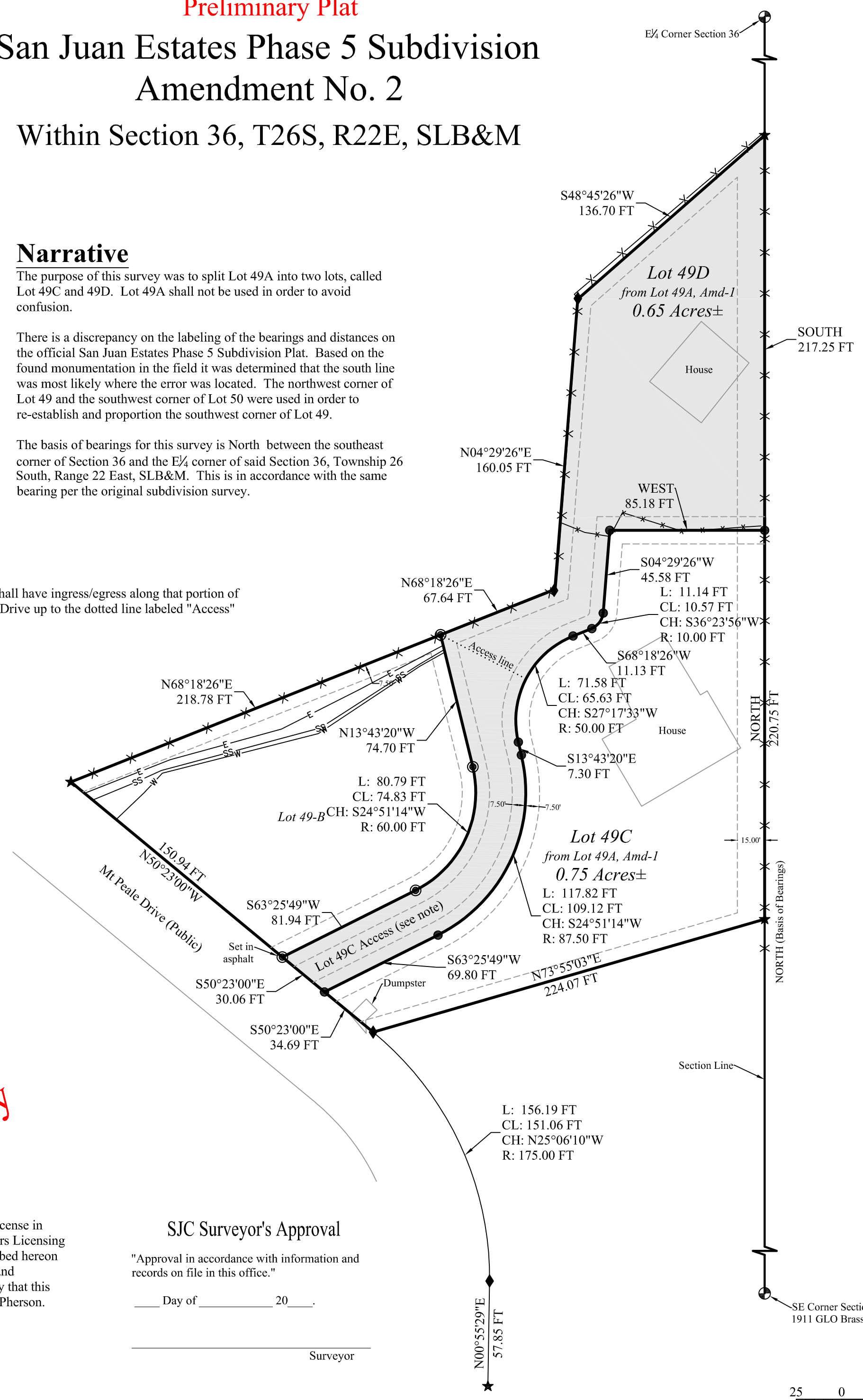
I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-1(7) 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 Dan McPherson.



Brad D. Bunker Utah P.L.S. #4769309 Date 4/27/2021

SJC Surveyor's Approval

"Approval in accordance with information and records on file in this office." Day of 20. Surveyor



San Juan Estates Phase 5 Amendment No. 2. County Recorder, Form Approval, Health Department, Acknowledgement, San Juan County Commission. Includes fields for Date, Time, Page, Fee, and signatures of various officials.

For Review Only Draft Copy Not for Release

Thomas Subdivision

Phase I

NE 1/4 Section 1, Township 27 South, Range 22 East, SLB&M and
NW 1/4 Section 6, Township 27 South, Range 23 East, SLB&M

Area within Subdivision: 48.81 Acres

Narrative

The purpose of this survey was to identify the bounds of the Thomas Tracts of land as shown hereon and prepare a subdivision lot layout. No monuments were set as part of this "Preliminary Plat". Upon final approval by San Juan County and after the Subdivision Plat is recorded, corner monuments shall be set for Phase I.

The basis of bearings for this survey is N00°04'00"E between the E 1/2 corner and the northeast corner of Section 1, Township 27 South, Range 22 East, SLB&M. This is in accordance with the basis of bearings of a previous survey which is filed in the San Juan County Surveyor's Office as "Record of Survey No. 948"

Subdivision Boundary Descriptions

"As Surveyed"

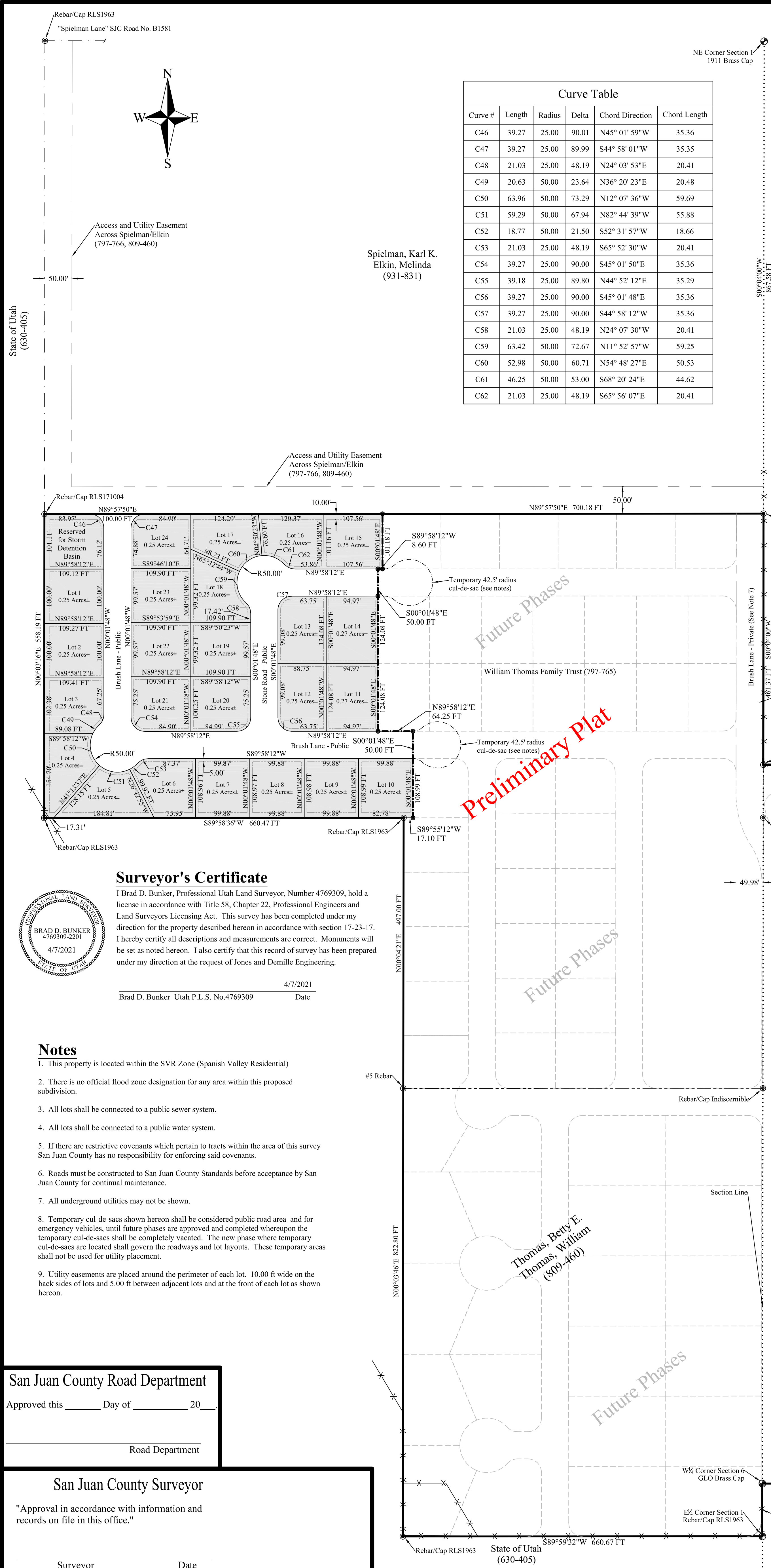
A tract of land within the NE 1/4 of Section 1, Township 27 South, Range 22 East and the NW 1/4 of Section 6, Township 27 South, Range 23 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at a point on the east line of said Section 1 located S00°04'00"W 867.58 feet from the northeast corner of said Section 1, thence S00°04'00"W 461.37 feet, thence S89°56'29"E 390.57 feet, thence S00°00'15"W 552.75 feet, thence S00°00'46"W 767.62 feet, thence N89°53'41"W 391.90 feet to the W 1/2 corner of said Section 6, thence S00°04'00"W 97.04 feet to the E 1/2 corner of said Section 1, thence S89°59'32"W 660.67 feet, thence N00°03'46"E 822.80 feet, thence N00°04'21"E 497.00 feet, thence S89°58'36"W 660.47 feet, thence N00°03'16"E 558.19 feet, thence N89°57'50"E 1321.27 feet to the point of beginning, containing 48.81 acres more or less.

Phase I Boundary

"As Surveyed"

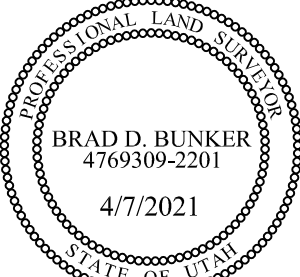
A tract of land within the NE 1/4 of Section 1, Township 27 South, Range 22 East and the NW 1/4 of Section 6, Township 27 South, Range 23 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at a point located S00°04'00"W 867.58 feet along the section line and S89°57'50"W 700.18 feet along the north line of the Thomas Tract as recorded in Book 797 Page 765, thence S00°01'48"E 101.18 feet, thence S89°58'12"W 8.60 feet, thence S00°01'48"E 298.15 feet, thence N89°58'12"E 64.25 feet, thence S00°01'48"E 158.99 feet, thence S89°55'12"W 17.10 feet, thence S89°58'36"W 660.47 feet, thence N00°03'16"E 558.19 feet, thence N89°57'50"E 621.09 feet to the point of beginning, containing 8.11 acres more or less.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C46	39.27	25.00	90.01	N45° 01' 59"W	35.36
C47	39.27	25.00	89.99	S44° 58' 01"W	35.35
C48	21.03	25.00	48.19	N24° 03' 53"E	20.41
C49	20.63	50.00	23.64	N36° 20' 23"E	20.48
C50	63.96	50.00	73.29	N12° 07' 36"W	59.69
C51	59.29	50.00	67.94	N82° 44' 39"W	55.88
C52	18.77	50.00	21.50	S52° 31' 57"W	18.66
C53	21.03	25.00	48.19	S65° 52' 30"W	20.41
C54	39.27	25.00	90.00	S45° 01' 50"E	35.36
C55	39.18	25.00	89.80	N44° 52' 12"E	35.29
C56	39.27	25.00	90.00	S45° 01' 48"E	35.36
C57	39.27	25.00	90.00	S44° 58' 12"W	35.36
C58	21.03	25.00	48.19	N24° 07' 30"W	20.41
C59	63.42	50.00	72.67	N11° 52' 57"W	59.25
C60	52.98	50.00	60.71	N54° 48' 27"E	50.53
C61	46.25	50.00	53.00	S68° 20' 24"E	44.62
C62	21.03	25.00	48.19	S65° 56' 07"E	20.41



Surveyor's Certificate

I Brad D. Bunker, Professional 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 Jones and Demille Engineering.



4/7/2021
Date
Brad D. Bunker Utah P.L.S. No. 4769309

Notes

- This property is located within the SVR Zone (Spanish Valley Residential)
- There is no official flood zone designation for any area within this proposed subdivision.
- All lots shall be connected to a public sewer system.
- All lots shall be connected to a public water system.
- If there are restrictive covenants which pertain to tracts within the area of this survey San Juan County has no responsibility for enforcing said covenants.
- Roads must be constructed to San Juan County Standards before acceptance by San Juan County for continual maintenance.
- All underground utilities may not be shown.
- Temporary cul-de-sacs shown hereon shall be considered public road area and for emergency vehicles, until future phases are approved and completed whereupon the temporary cul-de-sacs shall be completely vacated. The new phase where temporary cul-de-sacs are located shall govern the roadways and lot layouts. These temporary areas shall not be used for utility placement.
- Utility easements are placed around the perimeter of each lot. 10.00 ft wide on the back sides of lots and 5.00 ft between adjacent lots and at the front of each lot as shown hereon.

San Juan County Road Department

Approved this _____ Day of _____ 20____

Road Department

San Juan County Surveyor

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

Surveyor _____ Date _____

Health Department

Approved this _____ Day of _____ 20____

Health Official

Approval as to Form

Approved this _____ Day of _____ 20____

Attorney

County Recorder

State of Utah, County of San Juan, Recorded at the request of _____

Filed : Date: _____ Time: _____
Book: _____ Page: _____ Fee: _____

County Recorder

Preliminary Plat

Thomas Subdivision

NE 1/4 Section 1, Township 27 South, Range 22 East, and
NW 1/4 Section 6, Township 27 South, Range 23 East, SLB&M

Form Approval

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.

Commissioner

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 Thomas 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: _____
William Thomas Owner

By: _____
Betty E. Thomas Owner

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____
Residing in _____ County _____ Notary Public

San Juan County Planning Commission

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

Commissioner

Bunker Engineering

965 S. South Creek Road, Monticello, UT 84535
P.O. Box 432, Monticello, UT 84535 (435) 459-9152

Date: 4/7/2021 | Drawn By: B.D. Bunker | Scale: 1" = 100'
Drawing Name: Survey Reference Number: BE826 | Sheet: 1 of 1

Received 4/22/21
SS-

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: Legal Description - attached

Parcel Identification Number: _____

Parcel Area: 295248046001 Current Use: Bare Land

Floor Area: _____ Zoning Classification: _____

Applicant Name: Hal & Lusana Adams

Mailing Address: P.O. Box 245

City, State, ZIP: LaSal, Utah 84530

Daytime Phone #: 385 286-0308 Fax#: _____

Email Address: haladamsshorto@gmail.com

Business Name (If applicable): H&A Adams Businesses LLC

Property Owner's Name (If different): Hal & Lusana Adams

Property Owner's Mailing Address: P.O. Box 245 LaSal, Utah 84530

City, State, ZIP: _____

Daytime Phone #: 385 286-0308 Fax#: _____

Describe your request in detail (use additional page(s) if necessary): _____

Authorized Signature: Hal W Adams Date: 4/22/21

Property Owner's Affidavit

I (we) Hal Adams and Lusana S. Adams, 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.

Hal W Adams
Owner's Signature

Lusana S. Adams
Owner's Signature (co-owner if any)

State of Utah)
 :
County of San Juan)

Subscribed and sworn to before me this 22nd day of April, 2021.



Megan Hailey Gallegos
Notary Public
Residing in Monticello Ut
My Commission expires: 12/23/2023

DESCRIPTION OF A TRACT OF LAND IN SECTION 4, 5 AND 8, T29S, R24E., SLB&M, SAN JUAN COUNTY, UTAH; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER, SECTION 4, T29S, R24E, SLB&M AND PROCEEDING THENCE NORTH 88 DEG. 47' EAST 834.58 FEET, THENCE NORTH 504.08 FEET, THENCE WEST 925.3 FEET TO THE EAST SIDE OF A COUNTY ROAD, THENCE SOUTH 0 DEG. 42' EAST 521.8 FEET, THENCE EAST 84.2 FEET TO THE POINT OF BEGINNING.

LESS: That portion Deeded to KAREY L. ROWLEY and MARK ROWLEY in the Warranty Deed recorded April 11, 1995 in Book 743 at Page 575, Entry No. 1J009709.

Beginning at a found 5/8" rebar; the NE corner of the Beeman parcel, said corner by record bears N 88 deg. 47' E 834.58 feet thence North 504.08 feet from the SW corner Section 4, T29S, R24E, SLB& M, said corner also bears N 69 deg. 45' E 890.2 feet from the C. C. At the SE of Section 5, T29S, R24E, SLB&M, and proceeding thence South 472.1 feet to a found 5/8" rebar, thence with a fence along the North side of a County Road S 88 deg. 52' W 183.9 feet, thence North 475.7 feet to the North line of Beeman, thence with said line East 183.8 feet to the point of beginning.

ALSO LESS: That portion Deeded to ROBERT LEE NESTER JR. and LINDA ANN NESTER recorded September 18, 1995 in Book 746 at Page 632, Entry No. 1J010883.

BEGINNING AT A CORNER WHICH BEARS S 46 DEG. 36' E 254.0 FEET FROM THE C. C. TO THE SE CORNER SECTION 5, T29S, R24E, SLB&M, AND PROCEEDING THENCE WITH A WIRE FENCE S 89 DEG. 00' W 264.2 FEET TO A FENCE CORNER POST, THENCE WITH THE WIRE FENCE N 0 DEG. 17" W 486.3 FEET TO A CORNER, THENCE WITH A WIRE FENCE N 89 DEG. 44' E 275.1 FEET TO A CORNER, THENCE SOUTH 482.9 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE WEST LINE OF THE ROWLEY PARCEL (BEARING OF RECORD-SOUTH).

ALSO LESS: That portion Deeded to CARLTON C. FAULK recorded September 21, 1995 in Book 746 at Page 667, Entry No. 1J010901.

BEGINNING AT A CORNER WHICH BEARS S 70 DEG. 06' E 498.0 FEET FROM THE C. C. TO THE SE CORNER SECTION 5, T29S, 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 WIRE FENCE S 88 DEG. 52' W 182.5 FEET TO THE POINT OF BEGINNING.

EXCEPTING therefrom all oil, gas and minerals, that have been reserved, conveyed or transferred in prior documents.

Tax Parcel No.: 29S24E046001

To: San Juan County, Planning Commission

Date: April 22, 2021 -

Concerning: Application for a Recreational Vehicle and Camping Park, located on Markle Road in LaSal, Utah.

We would like to apply for a Conditional Use Permit for a RV park with 14 RV spaces and 6 dry camping spaces. The Land parcel is 3.9 acres.

This full service park will have chipped asphalt roads, with shade trees and trash facilities. Will have a 5' fence on three sides. The parking spaces will all be pull through, and exceed the size of Federal Government RV park suggestions. The County Road access will be 60'.

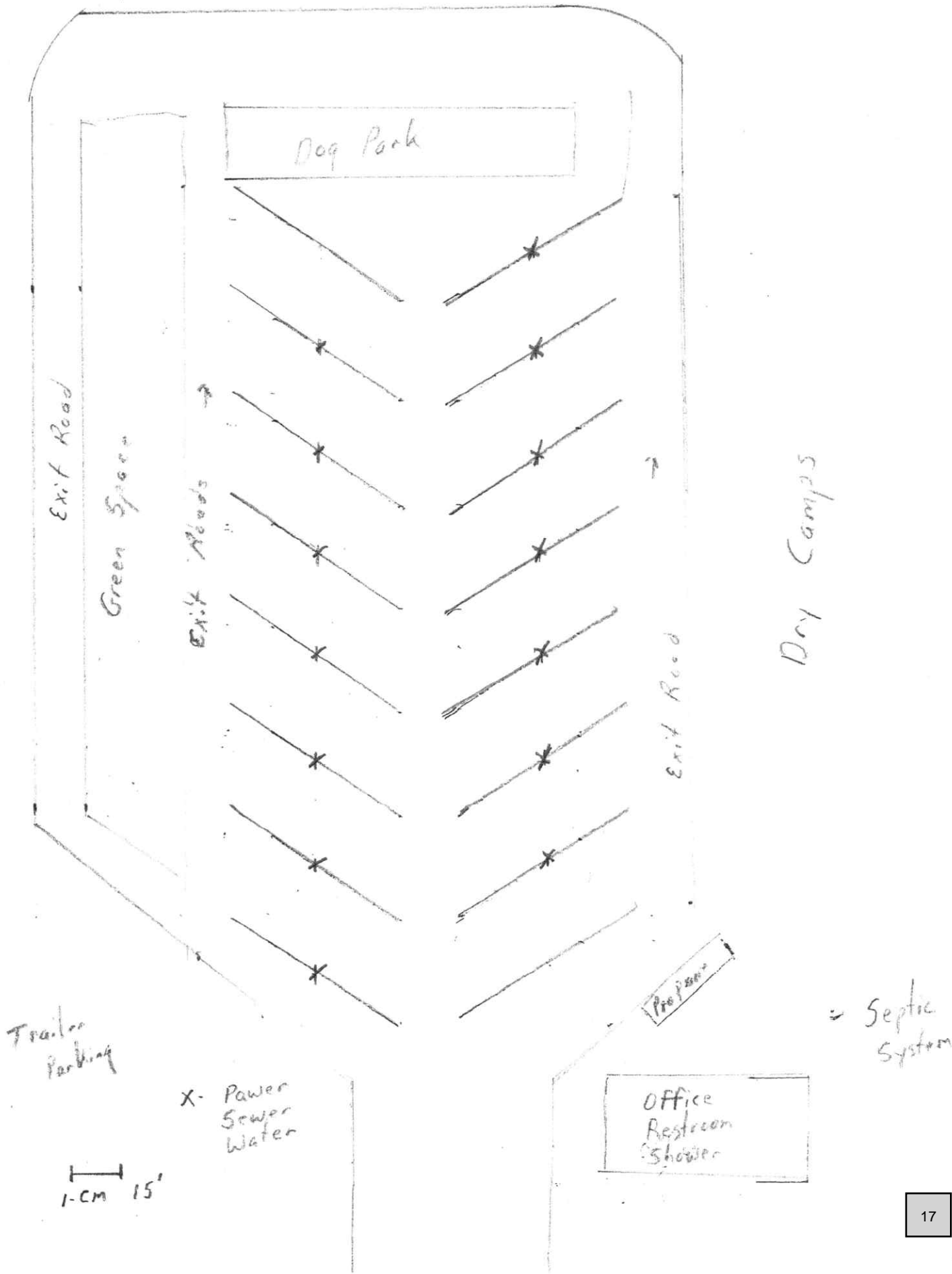
This is a seasonal use RV Park, March - November. The office area may have a small store.

The electrical service will have a 400 amp. service. Each service hook-up will have 50 - 30 - 110 power, with sewer and water.

The property has been graded so all water will remain on owners property.

Thank you,

Hal & Ana Adams



Under Canvas Moab II Project

San Juan County Planning and Zoning
Application for Conditional Use Permit

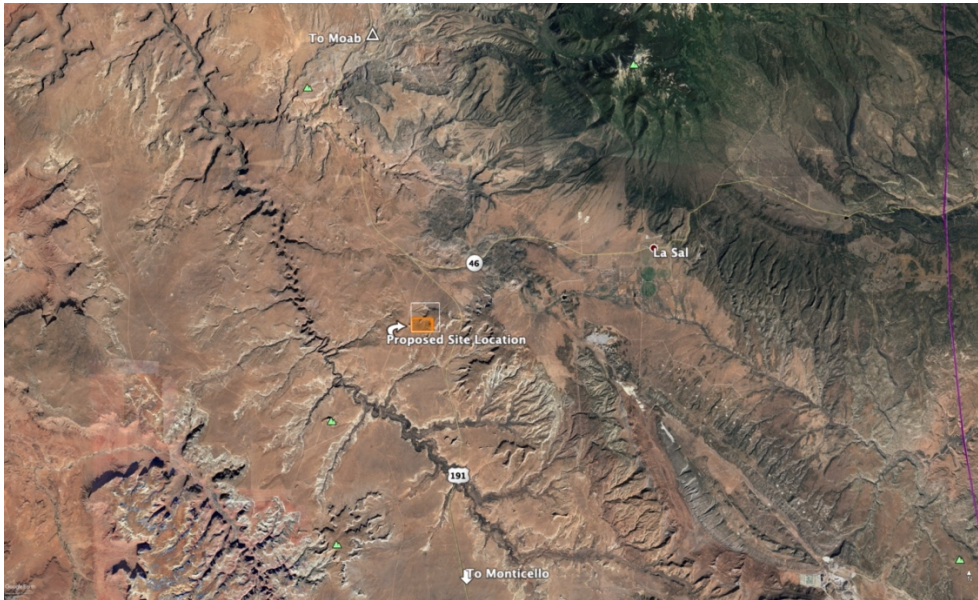


UNDER CANVAS

May 27, 2021

Property Information:
Assessor's Parcel #: Township 29 South, Range 23 East, SLB&M - Section 16: SW4, W2SE4
Address/Location: 1 Mile East of SR191 and 1.5 miles east off Looking Glass Road
Zoning: Agriculture-1 (A-1)
Existing land use: Vacant
Proposed Approximate Lease Size: 221 acres
Surrounding Land Uses – Vacant and Grazing

Vicinity Map:



Surrounding Uses:



PROJECT SUMMARY

Under Canvas is requesting a Conditional Use Permit for a “Private Recreational Camp/Resort” in A-1 Zoning. This is based on the San Juan County zoning ordinance excerpt seen below.

	MU-1	A-1	RR-1
(16) Power generation	C	C	-
(17) Renewable energy – solar, wind farms	C	C	-
(18) Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned by or managed by the recreational facility to which it is accessory.	C	C	C
(19) Motor Park	C	C	C

Under Canvas is proposing the construction of an upscale outdoor resort experience on a portion of an approximately 221 acres within Township 29 South, Range 23 East, Block 16, San Juan County Utah. Under Canvas has won the bid for a long-term lease with the State of Utah School and Institutional Lands Trust . The camp season would be from March through October and involve the development of approximately 50 tents, with 75 at max buildout. Under Canvas’s proposal will allow the State to retain ownership of their land while still creating significant income for funding of State Schools. The proposed use is a low impact and sustainable development that will encourage and promote best land management, and wildlife habitat practices. Having a strong track record with nine camps in operation throughout the country, Under Canvas has a proven successful development and operational approach.



INTRODUCTION

Under Canvas was founded in 2009 in Montana with its first camp opening in West Yellowstone, Montana in 2012 with the mission of getting people outside together and inspiring connections with extraordinary places, people and the planet by enhancing access to the outdoors. Under Canvas now owns and operates nine camps in six states primarily near national parks with the addition of two new camps located near Acadia National Park and Lake Powell- Grand Staircase. The closest camp to the proposed SITLA location is about 45 north in Moab. This camp has been in operation for seven years giving Under Canvas in depth knowledge of the Moab / Arches market. Under Canvas also has developed a strong partnership to Utah and the State Lands Division. As a member of Utah Tourism, now three leases with Utah SITLA, three camps in operation and two more to open next year in Utah, it is clear that Under Canvas is a beneficial partner to the state as a whole and the local communities from a tax revenue, school funding, increased tourist spending and local job creation perspective.

Under Canvas recognizes that there is an unfilled need for accommodations to meet existing tourism demand for visitors to the Arches and Canyon Lands National Park. As a low impact, seasonal development, this camp will conserve the important function played by state owned lands in the community while simultaneously providing diverse lodging opportunities for visitors. We have been able to establish ourselves in the outdoor industry by offering communities the following benefits:

- Sustainable and alternative low impact development through minimal disturbance to the land
- Protecting the outdoors through open space preservation and land management practices
- Positive economic impact through job creation and partnering with local tourist businesses
- Community Partnerships with local non-profits; and
- Connection to the outdoors for travelers and local outdoor education programs



The ethos of Under Canvas Inc. in all its camps is one of minimal impact to the land. This approach is characterized by the maximization and maintenance of open space and preservation of natural topography and vegetation of its sites. Under Canvas utilizes construction techniques with a light footprint including at grade roads, no paved areas (unless specifically required by a particular

jurisdiction), canvas tents on wood decks that are easily removed, onsite wastewater treatment facilities, and designated grouped parking areas. Typically, Under Canvas camps disturb 25% or less of a site during construction and 15% or less during operations on any given site.

All water fixtures use minimal water. The wash facilities have shower heads and faucets that turn off automatically to help reduce water consumption. The toilets within the camp use .8 to 1.2 gallons of water per flush. These items consume a fraction of the water of that of typical hospitality establishments.

All water and wastewater systems will be permitted through state and local regulatory agencies, including water and wastewater systems. Water rights will be appropriated through the Utah Division of Water rights and a permitted well will provide water to the engineered system.



Each Under Canvas camp employs staff that include maintenance, housekeeping, kitchen, reception, night audit and management and are staffed 24/7 during the operating season. On average this equates to at least two full-time positions and approximately 60 other staff positions. Furthermore, Under Canvas provides camp staff who don't already live in the community with employee housing so they can focus on their professional development and community involvement.

UNDER CANVAS DEVELOPMENT AND OPERATIONS:

The boundary around a typical Under Canvas development is only approximately 25-30 acres, leaving the remainder of the leased land as open space. This project will include the following features.

- 50 tents in the first phase and 75 seasonal tents at max build-out
- 1 Lobby/Check-in/Dining structure blended into the slope with natural finishing/coloring
- Lobby structure will include food/bar service with lounging areas and multiple communal fire pits
- Space for onsite activities such as dipping ponds, outdoor bar and yoga deck
- ADA accessible parking spaces, camping tents, and bathroom facilities
- Communal fire pits started, maintained, monitored, and extinguished by trained Under Canvas staff at set times.
- 1 Laundry/Housekeeping staging area and storage structures, adjacent to gravel parking area.
- Golf carts operated by camp staff are used for circulation around camp and delivering guests to their tents.
- Antelope guzzlers and wildlife friendly fencing
- All tents will have ensuite bathrooms, king size bed, sofa bed and deck seating.
- Dark sky compliant lighting throughout the camp.

The tents are spaced 50-75 feet apart allowing for preservation of vegetation and existing topography between the tents. Tents are typically erected on prepared gravel beds or raised wood decks and do not have permanent foundations. The tents are typically taken down at the end of the season, depending on snow loads, and placed into on-site storage, leaving an undisturbed area for wildlife during migration and winter seasons.

Circulation throughout the site will consist of a primary vehicular entrance road accessing the main lobby and pedestrian/cart paths providing access to tents. Every effort is made in our camps to maintain the site in its natural state, consequently, the impacts of development are limited wherever feasible; grading minimized, gravel roadways and cart paths are preferred, development footprints minimized, and open space maximized. A preliminary site plan is included in this application package along with a building elevation for the lobby/dining structure.



EVIDENCE FOR DETERMINATION

1. The proposed project will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
 - a. With three camps in operation in Utah, a strong record of health and safety has been set for the guests and surrounding community.
 - b. A record of little to no emergency services calls at all of our camps in operation supports this as well.

2. The proposed project will comply with intent, spirit, regulations and conditions specified in this Ordinance for such use and the zoning district where the use is to be located, as well as make the use harmonious with the neighboring uses in the zoning district.
 - a. One of the main purposes of Agricultural zoning is to maintain green belts and open spaces. Under Canvas is leasing approximately 221 acres, while only disturbing less than 20 acres. The remaining nearly 200 acres remains undisturbed.
 - b. With surrounding parcels utilized for grazing or vacant, this project is harmonious with surrounding uses.



Looking Glass Rock UC Glamping Site
Conditional Use Permit Application
221-acre parcel within Township 29 South, Range 23 East, Block 16
San Juan County, UT

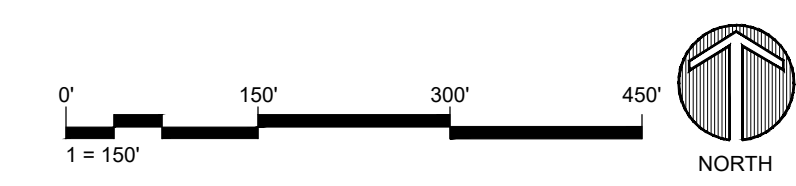
DRAWN BY: DTJ
CHECKED BY: BC
PROJECT NO.: 2021032.40
ISSUE DATE: 6-02-2021
REVISIONS:

SHEET TITLE:

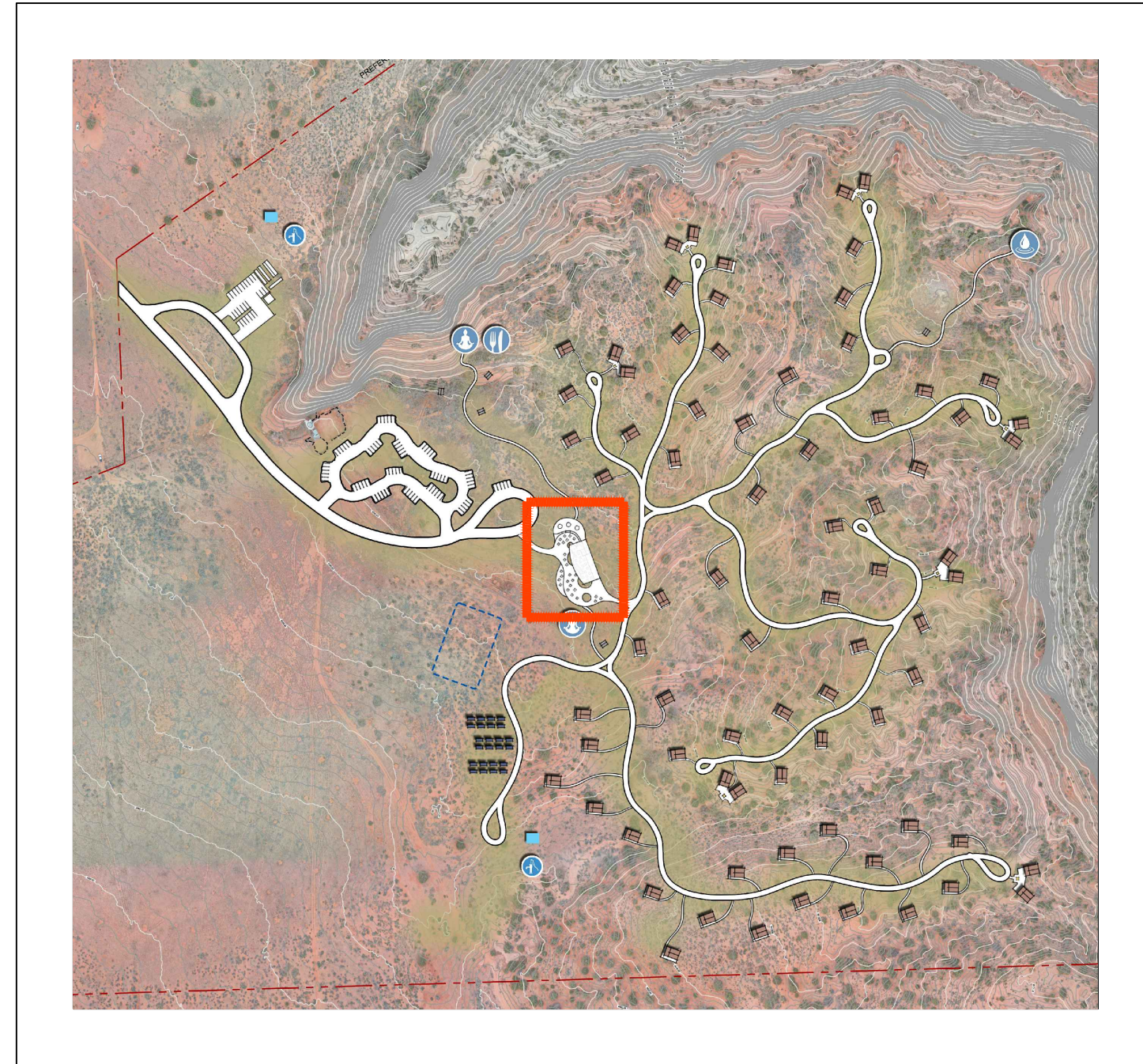
SITE PLAN

SHEET NUMBER:

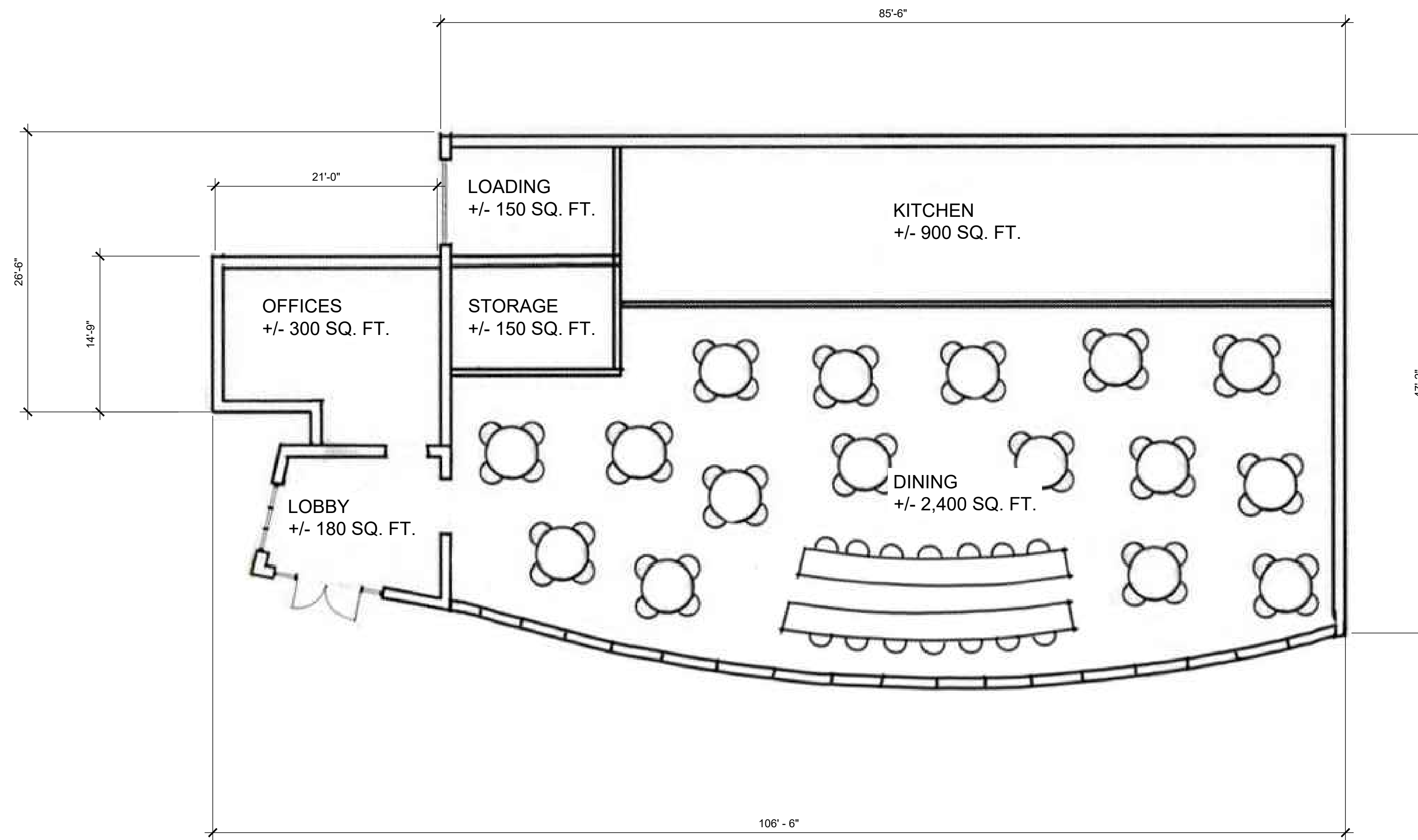
DESCRIPTION	VALUE
Guest Parking	75 Parking Spaces
Employee Parking	25 Parking Spaces
Total Disturbed / Total Undisturbed	13 Acres Disturbed / 159 Acres Undisturbed
Number of Tents	75 Tents
Lobby Restaurant Building SF	4,080 Square Feet



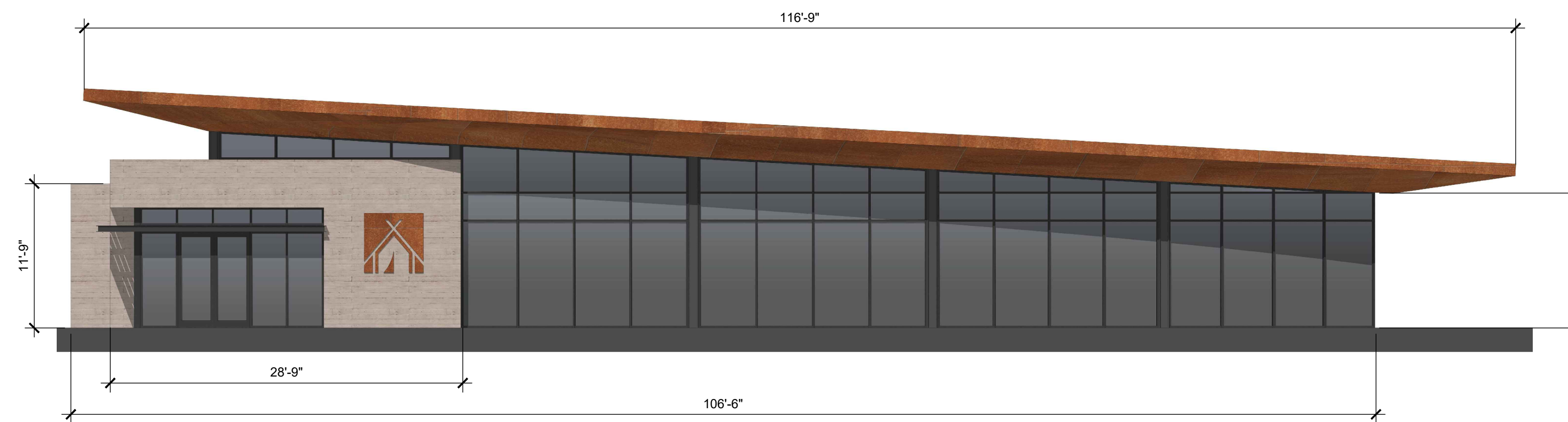
Drawing: U:\2021032.40\UnderCanvas-Moab\05 CAD\Sheets\01-CUP\X-CUP_Landscape.dwg
 Last Saved: June 3, 2021 8:34:06 AM by Russhian
 Last Plotted: 6/2/2021 9:25:37 AM
 COPYRIGHT © ALL RIGHTS RESERVED DTJ DESIGN, INC. 2019



KEYMAP



B PLAN
1/8" = 1' 0"



A ELEVATION
1/8" = 1' 0"

Drawing: UA2021032.40-UnderCanvas-Meab05-CAD/Sheets/01-CUPX-CUP_Arch.dwg
 Last Saved: May 27, 2021 4:58:54 PM by Rtashtan
 Last Plotted: 6/23/2021 10:15:30 AM
COPYRIGHT © ALL RIGHTS RESERVED DTJ DESIGN, INC. 2019



DRAWN BY:	DTJ
CHECKED BY:	BC
PROJECT NO.:	2021032.40
ISSUE DATE:	6-02-2021
REVISIONS:	

SHEET TITLE:

LOBBY &
RESTAURANT
BUILDING

SHEET NUMBER:

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: _____
Township 29 South, Range 23 East, SLB&M - Section 16: SW4, W2SE4

Parcel Identification

Number: _____ Township 29 South, Range 23 East, SLB&M - Section 16: SW4, W2SE4

Parcel Area: _____ Approximate lease Area 220 acres
Approximate lease Area 220 acres

Current Use: _____ vacant and grazing

Floor Area: _____ 4080 SF

Zoning Classification: _____ A-1

Applicant

Name: _____ Jamie Schmidt

Mailing

Address: _____ 1172 Happy Lane.

City, State,

ZIP: _____ Belgrade, Montana 59714.

Trust Lands Administration
217 East Center Street, #230

Moab, UT 84532

Daytime Phone #: _____ 775-750-4997

Fax#: _____

435-259-7417 Office
435-259-9565 Cell

Email Address: _____ jamie.schmidt@undercanvas.com

Business Name (If applicable): _____ Under Canvas Inc.

Property Owner's Name (If different): _____ Utah State Land

Property Owner's Mailing Address: _____ 217 East Center Street, #230

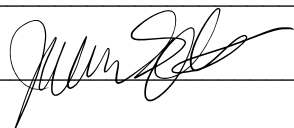
City, State, ZIP: _____ Moab, UT 84532

Daytime Phone #: _____ 435-259-7417

Fax#: _____

Describe your request in detail (use additional page(s) if necessary): _____

See included project narrative

Authorized Signature: _____ 

Date: _____ 5/27/21

Property Owner's Affidavit

I (we) SITLA, 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.

Byron W. Torgue
Owner's Signature

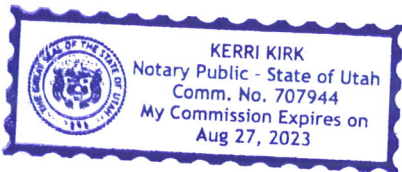
Owner's Signature (co-owner if any)

State of Utah)

County of Grand)

Subscribed and sworn to before me this 24 day of May, 2021.

[Signature]
Notary Public
Residing in Lasal
My Commission expires: 8/27/23



Agent Authorization

I (we) SITLA, the owner(s) of the real property located at Township 29 South, Range 23 East, Section 16

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

Bryan W. Torgerson
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)

County of San Juan)

On the 24 day of May, 2021, personally appeared before me Bryan Torgerson the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Kerr Kirk
Notary Public
Residing in La Sal
My Commission expires: 8/27/23



SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction
- Addition
- Land Use Change
- Appeal

Subject Property Location or Address: 40 Acres in San Juan County, UT: Township 33 South, Range 23 East SLM Section 34: N1/2S1/2E1/4

Parcel Identification

Number: 33S23E341202 and 33S23E341200 (north half of each parcel)

Parcel Area: 40 Acres

Current Use: Unused mountain land with natural mountain landscape

Floor Area: 40 Acres

Zoning Classification: _____

Applicant

Name: Mark Anderson

Mailing

Address: Box 516

City, State,

ZIP: Monticello, UT 84535

Daytime Phone #: 801-420-0572 Fax#: _____

Email Address: mark@mastertrac.com

Business Name (If applicable): Pole Creek Enterprises LLC

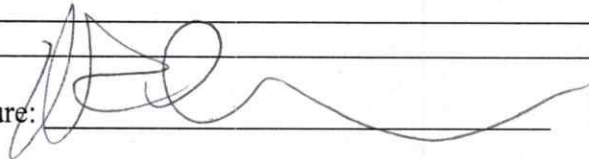
Property Owner's Name (If different): _____

Property Owner's Mailing Address: Same

City, State, ZIP: _____

Daytime Phone #: _____ Fax#: _____

Describe your request in detail (use additional page(s) if necessary): _____
Set up (up to) 20 campsites with dome tents.

Authorized Signature:  Date: 6/2/2021

Property Owner's Affidavit

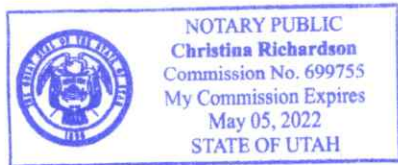
I (we) Mark & Sharon Anderson, being first duly sworn, depose and that I (we) am (are) the current owner(s) of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects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

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)
 :
County of San Juan)

Subscribed and sworn to before me this 3rd day of June, 2021.



Christina Richardson
Notary Public
Residing in Monticello UT
My Commission expires: May 5 2022

Pole Creek Enterprises LLC

(dba The Domes at Canyonlands/StayAtTheDomes.com)

Proposal for a conditional use permit in San Juan County

6/4/2021

Pole Creek Enterprises LLC is requesting a conditional use permit for 5 existing dome tents (phase 1), 10 addition tents to be put up this summer (phase 2) and 10 more tents (phase 3) to be put up sometime in the future if demand warrants (and I can bring myself to do that much work again).

Phase 1 has been up and running for a year. It has been very successful. In that year it has generated approximately \$14,000 in transient room taxes, which were collected and paid through my exclusive booking agent, Airbnb.com. Phase 1 has 5 tent sites and a central shower house with a private bathroom for each. This phase is on Monticello College property and was set up as a way to help fund the college administrative expenses through monthly donations. Since opening, besides supporting two college families through cleaning services, we have donated well over \$18,000 to the college.

I have recently purchased 40 acres of land from RD Caroll. It is the north half of parcels 33S23E341200 and 33S23E341202. This land is directly behind the college campus property and extends west to the national forest boundary and will initially be accessed via the ½ mile road I built 2 years ago on the east edge of the college campus property. This road was for access to phase 1 domes and our temporary dome tent home.

I am now proposing Phase 2 and 3 with a total of 20 more tents on a portion of this 40 acre parcel. My current intention is to build out 8-10 of these this summer. If details on construction can be worked out, there will be a bathroom in-suite and these 10 will generate and additional estimated \$50,000 in transient room taxes. The in-suite bathroom will allow me to rent them for significantly higher nightly rate.

Phase 1 domes are approximately 25 to 50 feet apart. Phase 2 and 3 will be built approximately 150' apart to give guests a more private/isolated feeling. My hope is that they will feel like they have rented their own little private piece of forest land.

Phase 2 will have 5 septic systems with two tent sites flowing into each. As you look at the map, you will see that I own about a half mile of Pole Creek which flows into the Lloyds Lake Reservoir. I take this responsibility very seriously. As I have designed the site, I have worked with Ronnie Nieves to make sure the septic drain fields are well back from the edge of the ravine so there is no chance of polluting Poll Creek.

Parking for sites 6 – 15 will be either at the tent site itself, or just off the road at the path to the tent site.

As a legend for the map below, note the following:

40-acre parcel property lines are RED.

Roads and paths are BROWN.

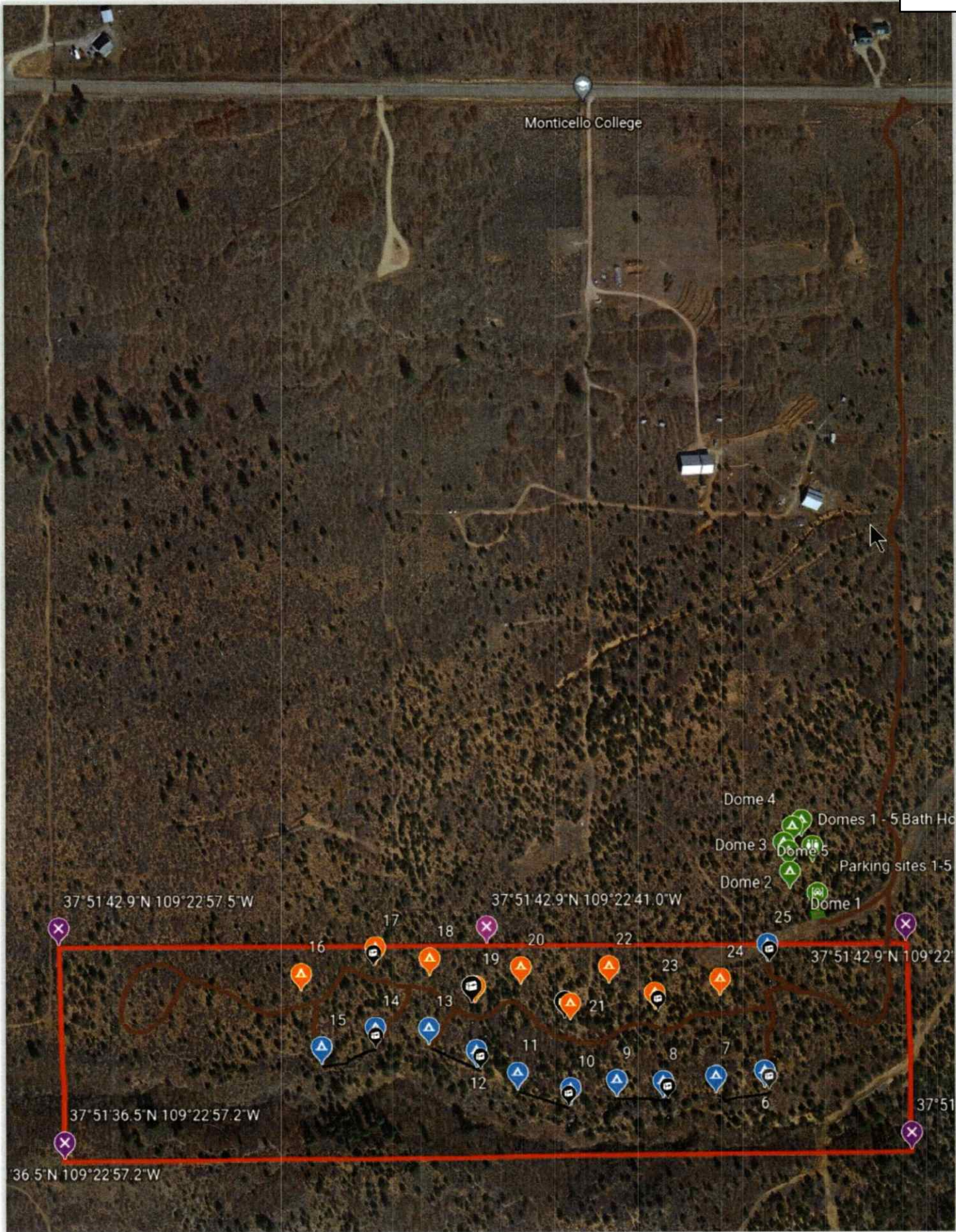
Septic tank locations are BLACK.

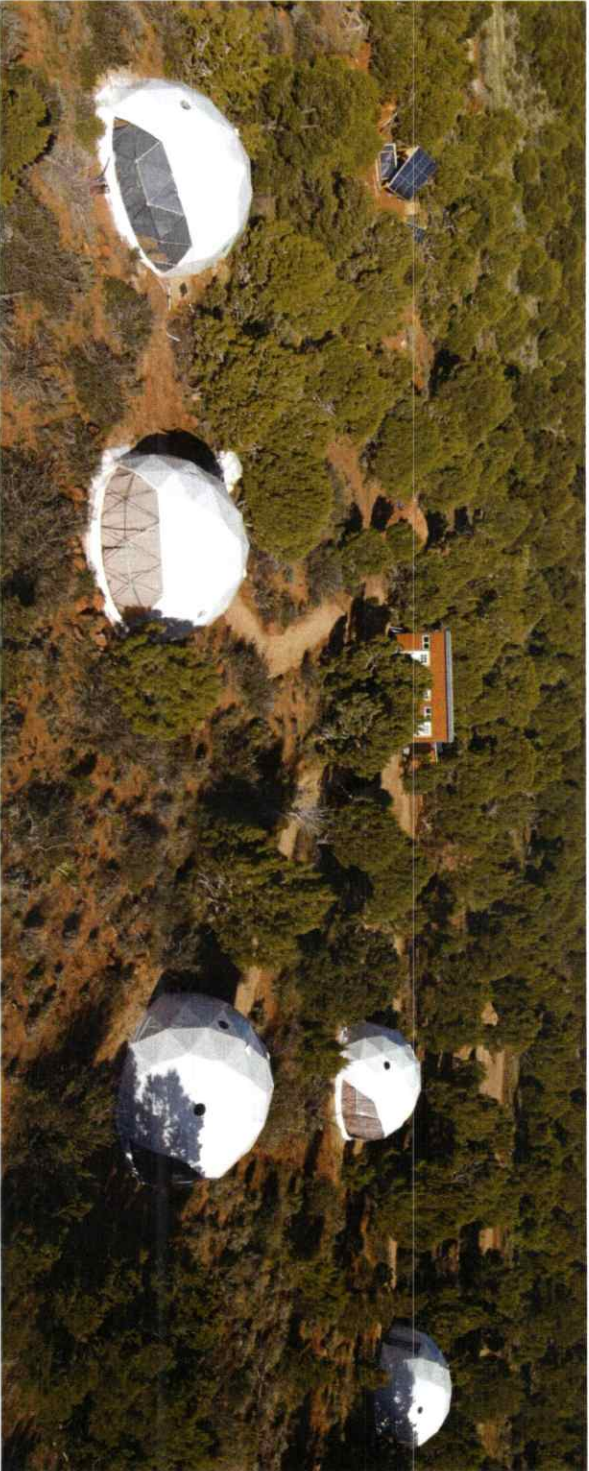
Phase 1 tent sites are GREEN.

Phase 2 tent sites are BLUE.

Phase 3 tent sites are ORANGE.

I also included a larger view of just the 40 acre parcel and an arial shot of the phase 1 dome site.







Permit Report

04/12/2021 - 06/08/2021

Permit #	Permit Date	City or County	Residential or Commercial	Type of Permit	Building CityStateZip	Owner Name	Applicant Name	Parcel #	Parcel Address
21,077	6/7/2021	San Juan County		New Construction	La Sal Utah 84530	Matthew Lish	Doyle Lish	001160000050	
21,076	6/7/2021	San Juan County	Residential	New Construction	Monticello, UT 84535	Brittany Barry	Brittany Barry	32S26E174800	
21,075	6/4/2021	San Juan County	Residential	Moved on Structure	Monticello, UT 84535	Ronald and Sue Marconi	Ronald and Sue Marconi	35S26E117200	497 CEDAR POINT RD.
21,074	6/3/2021	San Juan County		New Construction	Monticello UT 84535		Rochelle Shank	34S25E133600	
21,072	6/1/2021	San Juan County	Residential	New Construction		Wilson Arch Properties	Josh Richards	000570020750	
21,071	6/1/2021	San Juan County	Residential	New Construction	Monticello, UT 84535	Dale Brown	Dale Brown	000360000150	
21,069	5/27/2021	San Juan County			Monticello, UT 84535	UDOT	UDOT/Hunt Electric		
21,068	5/27/2021	San Juan County	Residential	New Construction	Monticello, UT 84535	James T Boulden	James T Boulden	32S24E080000	
21,067	5/20/2021	San Juan County	Residential	New Construction	Moab, UT 84532	Lee Dominic	Lee Dominic	000620000520	219 E MT PEALE ST
21,066	5/17/2021	San Juan County	Residential	New Construction	Monticello, UT 84535	Collette Kramme	Collette Kramme	31S24E266000	300 N STURGEON RD. (320)
21,065	5/21/2021	San Juan County	Residential	New Construction	Moab, UT 84532	Jacob Stocking	Jacob Stocking	001490000270	113 W RIO GRANDE DR.
21,064	5/13/2021	San Juan County	Residential	New Construction		Kevin Sheets	Kevin Sheets	000040000070	
21,063	5/13/2021	San Juan County	Residential	Manufactured Home-Private Property	La Sal, UT 84530	Mike Noorlander/ Victoria White Eagle	MIke Noorlander/ Victoria White Eagle	000420000070	100 S BEEMAN
21,060	5/5/2021	San Juan County	Residential	Electrical	Moab, UT 84532		Kyle Kimmerle		
21,059	4/30/2021	San Juan County	Residential	Modular Home	Blanding, UT 84511	Tyler Wojcik	Tyler Wojcik	36S22E220615	
21,058	4/28/2021	San Juan	Residential	Electrical	La Sal, UT	Stephen R	Stephen R	29S24E091200	

		County			84530	Schultz	Schultz		
21,055	5/5/2021	San Juan County	Residential	Solar	Monticello UT 84535	Janet Ross	Titan Solar Power UT Inc	35S25E101800	760 S EASTLAND RD #312
21,054	4/27/2021	San Juan County	Residential	New Construction	Moab UT 84532	Stephen G Burtell and Anna Burtell	Stephen G Burtell and Anna Burtell	000700000020	
21,052	5/13/2021	San Juan County	Residential	New Construction	Monticello, Utah 84535	David Gillette	David Gillette	32S23E254804	2501 W BLUE MOUNTAIN RIDGE
21,044	4/19/2021	San Juan County	Residential	New Construction	Blanding, UT 84511		Jorma Hayes	37S22E017206	
21,043	4/15/2021	San Juan County	Residential	Addition/Remodel	Moab, UT 84532		North Moab 16 N McElhaney Ln	000620000380	16 N MCELHANEY LN
21,042	4/12/2021	San Juan County	Residential	Manufactured Home-Private Property	Blanding Utah 84511		Chad McDonald	37S22E017820	
20,076	4/22/2021	San Juan County	Residential	Addition	Bluff, UT 84512	Barbara Day	Barbara Day	C40210250000	

Total Records: 23

6/8/2021

Page: 1 of 1