



PLANNING COMMISSION MEETING

**117 South Main Street, Monticello, Utah 84535. Commission Chambers
May 12, 2022 at 6:00 PM**

AGENDA

Google Meet joining info

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

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

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

GENERAL BUSINESS

Welcome / Roll Call

Approval of Minutes

1. Approval of Minutes for April 14, 2022 PC Meeting

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

DISCUSSION ITEMS

2. Adoption of County Roads, Todd Adair, County Road Department Supervisor

ADMINISTRATIVE ITEMS

3. Consideration and Approval of Conditional Use Permit Revision, Pole Creek Enterprises LLC, Mark Anderson
4. Preliminary Plat Review, Ranches at Elk Meadows Amendment No 2, Bryant Black
5. Preliminary Plat Review, Coronado Park Subdivision Tract C Amended, Kelly Dearth

LEGISLATIVE ITEMS

6. Overnight Accommodations Overlay Application, Stephen Howard

BUILDING PERMIT(S) REVIEW

7. Building Permit List Review

ADJOURNMENT

WORK MEETING

8. Draft Land Use, Development, and Management Ordinance Review

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 14, 2022 at 6:00 PM

MINUTES

General Business

Welcome / Roll Call

Commission Chair Trent Schafer called the meeting to order at 6:08 pm.

PRESENT

Chairman Trent Schafer
Commissioner Lloyd Wilson
Commissioner William Johnston
Commissioner Cody Nielson
Commissioner Ed Dobson
Staff:
Scott Burton
Ben Tomco

Approval of Minutes

1. Approval of March 10, 2022 PC Meeting Minutes

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

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

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

Time Stamp 2:21 (audio)

Ben Breedlove discussed his development to renovate Fry Canyon.

Lloyd Wilson commented about the subdivisions approved by the Planning Commission and then not the roads not adopted by the road department. He asked how we can enforce road standards when the county may or may not adopt the road.

The PC discussed whether or not the road department should be required to adopt the roads or not.

PC Chair Trent Schafer asked for the Road Department Director T.J Adair to attend the next PC Meeting to discuss this issue.

ADMINISTRATIVE ITEMS

2. Consideration and Approval of Lonesome Left Estates Subdivision Amendment No. 5, Lloyd Wilson

Time Stamp 17:10 (audio)

Lloyd Wilson presented this subdivision amendment, and explained the reason that it is back on the agenda because of a minor change to the subdivision plat.

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

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

Voting Abstaining: Commissioner Wilson

3. Elect PC Chairperson and Vice Chairperson for 2022

Time Stamp 19:09 (audio)

Commissioner Lloyd Wilson nominated Trent Schafer to be chair, and Commissioner Johnston nominated Lloyd Wilson to be vice chair.

Motion to for the nominations was made by Commissioner Nielson, Seconded by Commissioner Johnston.

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

4. Review of recently passed Planning Commission Bylaws

Time Stamp 21:43 (audio)

PC Commissioners discussed the by-laws, and the discussed the recent changes. Planning and Zoning Administrator Scott Burton expressed opposition to the term limits in the by-laws, because if someone is willing to volunteer their time, we should not be turning them away.

BUILDING PERMIT(S) REVIEW

5. Building Permit List

Time Stamp 23:53 (audio)

The PC reviewed the current building permit list, and discussed the timeframe for Ben getting the necessary certifications to take over Building Inspections in Spanish Valley.

Commission Vice Chair Lloyd Wilson commented about the amount of revenue being lost to Grand County.

Planning and Zoning Administrator Scott Burton asked about whether to continue providing the virtual meeting option for the public to continue to participate virtually. This was discussed by the PC and what is written in the bylaws allowing commissioners to participate virtually.

PC Chair Trent Schafer said they would allow PC Members to call in, but will accept public comments via email.

Economic Development Director Elaine Gizler tuned into the meeting virtually, and expressed her desire to work with developers to provide affordable housing in the county. She has started a housing task force committee to talk about the housing needs in Bluff, White Mesa, Blanding, Monticello, La Sal and Spanish Valley. She would like to report on the findings at a future meeting.

ADJOURNMENT

Time Stamp 35:10 (audio)

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

*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**



STAFF REPORT

MEETING DATE: May 12, 2022

ITEM TITLE, PRESENTER: Adoption of County Roads, Todd Adair, County Road Department Supervisor

RECOMMENDATION: Discussion Item

SUMMARY

At the April 14, 2022 PC Meeting, it was requested to have a discussion about the adoption of roads by the county for maintenance, and or ownership.

HISTORY/PAST ACTION

N/A



STAFF REPORT

MEETING DATE: May 12, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Conditional Use Permit Revision, Pole Creek Enterprises LLC, Mark Anderson

RECOMMENDATION: Consideration and Approval

SUMMARY

In June 2021 Pole Creek Enterprises was granted a conditional use permit for twenty-five (25) dome glamping sites on private property east of Monticello along County Rd. Five (5) sites with a central bathroom were already in operation at the time of the application. Twenty (20) additional sites were approved with bathrooms in each dome, and connected to an approved septic system. Four (4) of these sites have now been completed, which brings the total units in operation to nine (9).

In March 2022 a business license application was received for Wander Camp to locate 12-16 bell tents with a central bathroom trailer on the Pole Creek Enterprises property under their conditional use permit. This partnership and situation with bell style tents and a central bathroom trailer was not considered during the original approval of Pole Canyon's CUP, so they have applied for a modification to the CUP to include some flexibility with allowing Wander Camp to setup their tents with a central bathroom, and for Pole Canyon to setup a similar setup with additional sleeping units that may include domes, tents, teepees. The number of these is not outlined in the application and will need to be addressed as a condition. See attached application which outlines Pole Canyon's request, and also includes the original application.

Access to the individual sites is a potential emergency services concern. There is a large turnaround for the whole site, however if an ambulance or fire truck needed to get to an individual dome site they would not be able to turn around and would need to back out. This may be something that should be discussed as a possible condition.

The original conditions as outlined in the minutes from the June 10, 2021 PC Meeting are:

- Must comply with building permit requirements
- No burning, unless with a contained gas type source
- Must comply with San Juan County business license requirements
- Must comply with San Juan County Health Department requirements for septic systems.

HISTORY/PAST ACTION

See above, and attached application.

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: _____

Parcel Identification Number: _____

Parcel Area: 40 acres Current Use: Glamping

Floor Area: _____ Zoning Classification: Mixed

Applicant Name: Pole Creek Enterprises LLC / Mark & Sharon Andersen

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

Property Owner's Name (If different): _____

Property Owner's Mailing Address: Box 516

City, State, ZIP: Monticello UT 84535

Daytime Phone #: 801 420 0572 Fax#: _____

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

Authorized Signature: [Signature] Date: _____

Property Owner's Affidavit

I (we) Mark 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 26th day of April, 2022.



[Signature]
Notary Public
Residing in Manticello Utah
My Commission expires: May 5 2022

Agent Authorization

I (we) Mark Anderson, the owner(s) of the real property located at _____

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

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)
 :
County of San Juan)

On the 26th day of April, 2022, personally appeared before me Mark Anderson the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.



[Signature]
Notary Public
Residing in Manticello Utah
My Commission expires: May 5 2022

Pole Creek Enterprises LLC

(dba The Domes at Canyonlands/StayAtTheDomes.com)

Proposal for a modified conditional use permit in San Juan County

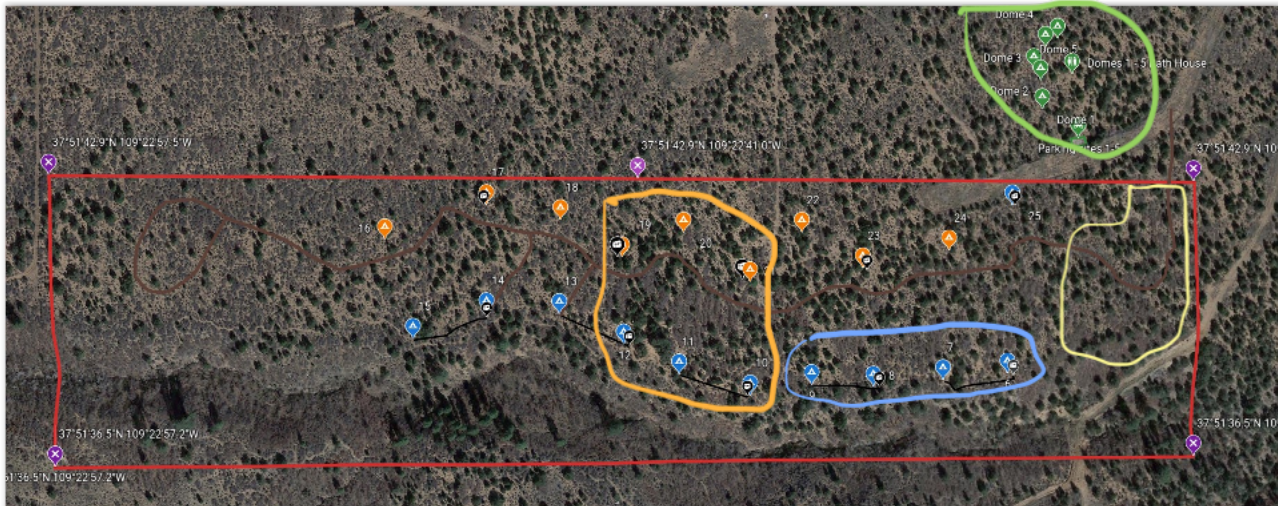
4/26/2022

Pole Creek Enterprises LLC is requesting a modification of their CUP to allow up to 2 stand-alone bathrooms (with septic) and non-permitted sleeping structures. I currently have completed 4 dome/cocoon of the original 20 approved structures with in-suite bathrooms at locations 6, 7, 8, & 9 on the map. I will likely set up one more with a in-suite bathroom at site 10, then set up a stand-alone bathroom that will serve additional sleeping structures. I have not yet decided if these sleeping structure will be on the canyon side or north side of the road.

The non-permitted sleeping structures may be teepees, wall tents, dome tents (similar to, but smaller than, the current dome structures) or the like. These sleeping structures will have no electrical or plumbing and would likely be taken down in the winter. Including the original 5 in phase one, I anticipate no more that 20 total units.

In addition, I would like permission to have Wander Camp set up 12-16 sleeping tents (bell tent style) with a 5 toilet/4 shower self-contained bathroom trailer that is currently being emptied on a regular schedule by County Comfort. I apologize for the misunderstanding of the CUP in place. I thought the number of units I had approved last year would cover the Wander Camp tents.

The area circled in green is the original 5 domes. The area circled in blue is the location of the 4 new units with in-suite bathrooms are located. The area circled in orange is the approximate location of new freestanding bathrooms and non-permitted sleeping structures. The area in yellow is where the Wander Camp tents and bathroom trailer are located.



ORIGINAL REQUEST

(6/4/21)

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 an 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 Pole 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.

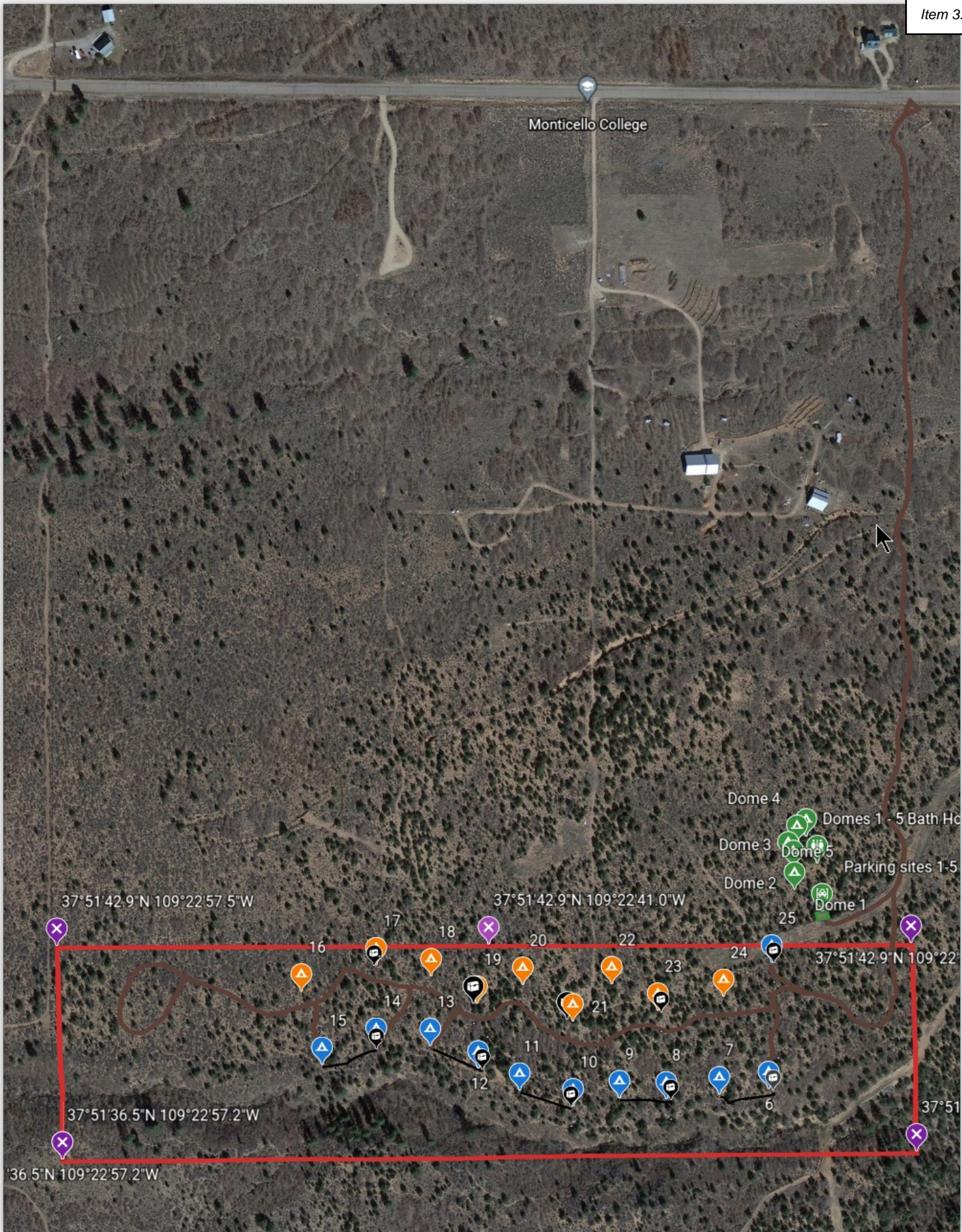
Septic tank locations are BLACK.

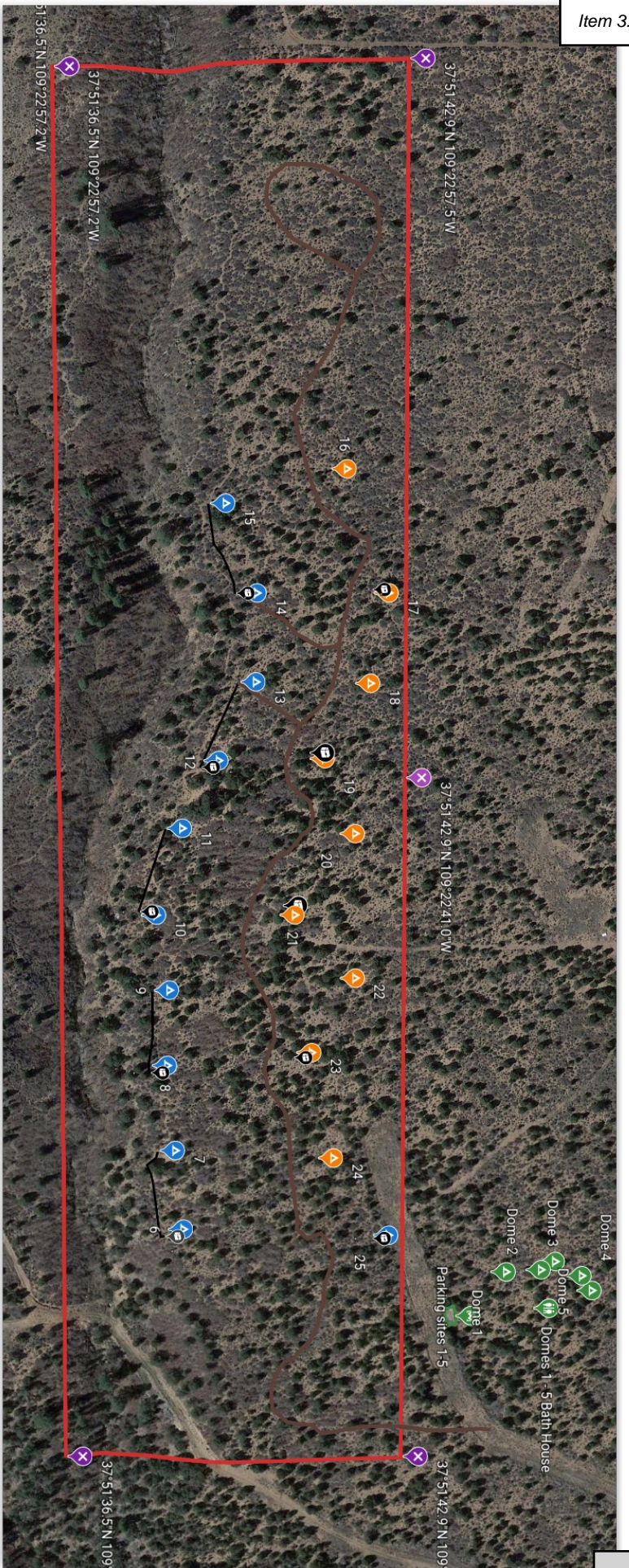
Phase 1 tent sites are GREEN.

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 aerial shot of the phase 1 dome site.







STAFF REPORT

MEETING DATE: May 12, 2022

ITEM TITLE, PRESENTER: Preliminary Plat Review, Ranches at Elk Meadows Amendment No 2, Bryant Black

RECOMMENDATION: Review

SUMMARY

In 2007 The Ranches at Elk Meadows Subdivision was created and subsequently amended. The original plat included 126 lots on 661.49 acres. The 2007 amendment plat reduced the number of lots to 67 but increased the acreage to 751.61 acres. (See the attached plats for both the original and amended plats from 2007). Since the creation of the subdivision, roads have been cleared, and some water infrastructure has also been installed.

This subdivision amendment creates eight (8) one (1) acre lots from the land in the existing lots 66 and 67. This plat is in response to the Planning Commission's request for the lots to be at least one acre in size. (see attached plat)

HISTORY/PAST ACTION

At the October 14, 2021 PC Meeting, the Ranches at Elk Meadows Subdivision Amendment no.2 was discussed. The Planning Commission asked the developer to request the property be rezoned to Rural Residential (RR-1), because the lots were smaller than one (1) acre in size.

The subdivision amendment was placed on hold until the rezone process could be completed. The rezone request requires legislative action which can only be done by the Board of County Commissioners as the legislative body for San Juan County. (see Rezone Request History below)

The Subdivision amendment was again on the agenda for the December 9 Planning Commission Meeting. At the December meeting, the Planning Commission conditionally approved the amendment plat. The plat was approved on the condition that the rezone request is approved.

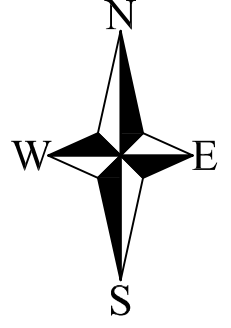
The rezone request was denied by the Board of County Commissioners (see Rezone Request History below). Because the rezone was denied, the Planning Commission considered the subdivision amendment at their February 10, 2022 PC Meeting. The PC voted to require the amendment come back with the lots at least one acre in size.

Rezone Request History (legislative process):

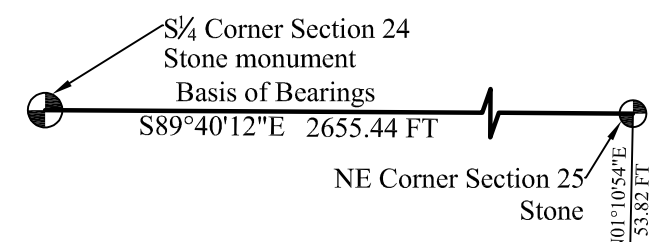
The rezone request was received in October 2021, and placed on the agenda for the November 18, 2021 Planning Commission Meeting. At the November meeting, the Planning Commission voted to recommend that the Board of County Commissioners approve the rezone request.

The rezone request was placed on the agenda for the January 18, Board of County Commissioners Agenda. At the January meeting, several public comments were made in opposition to the amendment. Commissioner Maryboy asked for the public comment period to remain open for two weeks. All comments received were against the rezone request

At the February 1, 2022 Board of County Commission Meeting, the County Commissioners voted to deny the rezone request, and asked staff to begin the process of eliminating the 2019 amendment allowing ¼ acre lots.



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



Narrative

The purpose of this survey was to amend "The Ranches at Elk Meadows" Subdivision. Lot 65, Lot 66, and Lot 67 are the affected areas of this amendment.

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

Legend

- Found government monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- Found Rebar/Cap (LS 167659)
- ◆ Set 3/8" rebar and plastic cap (LS 4769309) from previous survey
- ★ Bearing break (not set)
- X — Fence
- - - Lot perimeter utility easement
- - - Protracted adjoining tracts
- Road centerline
- SJC San Juan County
- ROS Record of Survey
- AC Aluminum cap
- BC Brass cap
- ▭ New roads per this amendment

Notes

- All lots included within this Amendment No. 2 are currently zoned Agriculture (A-1).
- All new roads per this amendment are intended to be private roads until constructed to county standards, at which time they may be made public without approval by adjoining lot owners. Road right-of-way width is specified hereon. New roads per this amendment are intended for ingress, egress, and utilities.
- There is no official flood zone designation for any area within this proposed subdivision.
- The 15 foot wide easement which is specified as part of the original "The Ranches at Elk Meadows" Subdivision shall remain along Lots 66 and 67 which adjoin original roads. All other easements within original Lots 66 and 67 are amended as shown hereon. This amendment also includes a 7.00 foot utility easement inside the perimeter for Lots 66A, 66B, 66C, 66D, 67A, 67B, 67C, and 67D as shown hereon.
- All lots shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems. Plans for individual septic systems or one large septic system (under 5,000 gpd) shall be designed according to the rules and regulations of the Department of Environmental Quality, Division of Water Quality (DWQ) R317-4 for Onsite Wastewater Systems. Plans will be approved by the San Juan Public Health Department. Construction of the system(s) will follow approved plans with any deviation being approved by San Juan Public Health and include a final inspection by San Juan Public Health prior to operation.
- Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
- If there are restrictive covenants which pertain to this subdivision San Juan County has no responsibility for enforcing said covenants.

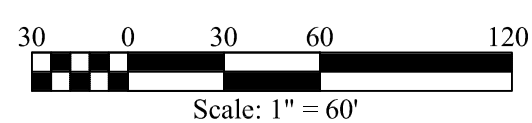
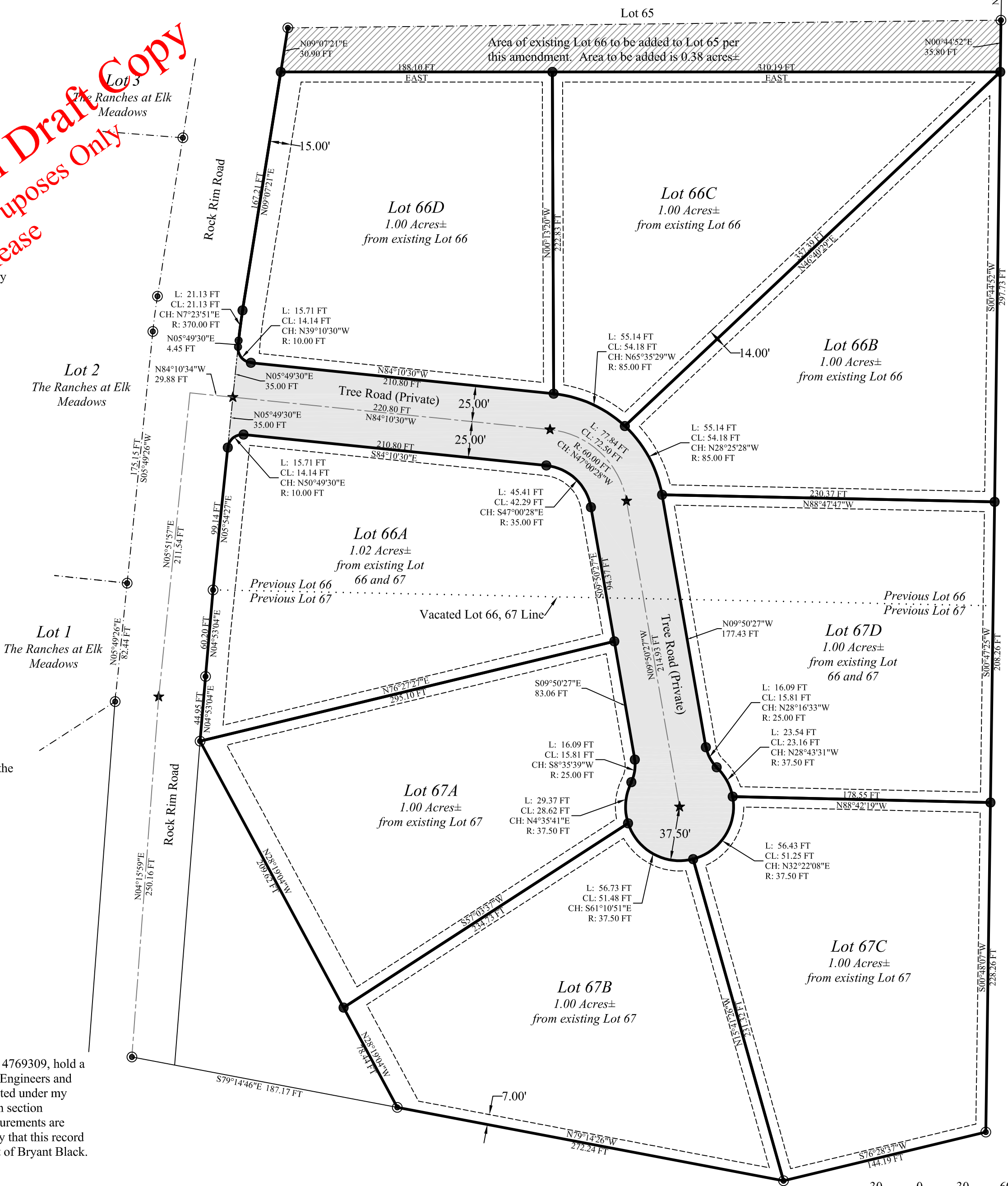
Surveyor's Certificate

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



Brad D. Bunker Utah P.L.S. #4769309
Date 4/20/2022

Unofficial Draft Copy
For Review Purposes Only
Not for Release



Health Department	Approved this _____ Day of _____, 20____	Health Official	County Recorder
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: _____ Page: _____ Fee: _____		County Recorder	
San Juan County Commission		County Surveyor	
The subdivision hereon was presented to the San Juan County Commission this _____ day of _____, 20____, and was accepted and approved.		Approval in accordance with information and records on file in this office.	
Commissioner		Surveyor	
Acknowledgement		Date	
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.		County Surveyor	
My commission expires _____, 20____		Notary Public	
Residing in _____ County		Chairman	
San Juan County Planning Commission		Bunker Engineering, LLC	
Approved by the San Juan County Planning Commission this _____ Day of _____, 20____		965 South Creek Road, Monticello, UT 84535 P.O. Box 432, Monticello, UT 84535 (435) 459-9152	
Commission this _____ Day of _____, 20____		Date: 4/20/2022	
Chairman		Drawn By: B.D. Bunker	
San Juan County Planning Commission		Scale: 1" = 60'	
Approved by the San Juan County Planning Commission this _____ Day of _____, 20____		Drawing Name: Survey Reference Number: BE1122	
Commissioner		Sheet: 1 of 1	



STAFF REPORT

MEETING DATE: May 12, 2022

ITEM TITLE, PRESENTER: Preliminary Plat Review, Coronado Park Subdivision Tract C Amended, Kelly Dearth

RECOMMENDATION: Plat Review

SUMMARY

The Coronado Park subdivision was created in 1995, with five (5) large parcels, labeled tracts A-E. Parcel E was vacated out of the subdivision in 1999. See attached subdivision plats from 1995, and 1999.

This plat amends Tract C into 26 lots with two tracts marked for future development.

This plat is being presented to the PC for a preliminary plat review. The following items were discussed in the Staff Development Review Meeting for this plat:

- Tracts A and B will need to be renamed because the existing plat already names two parcels with the same names.
- Addresses for each lot on the plat.
- Revised road maintenance and adoption note.
- Revised note regarding the installation of street signs and other regulatory signs.
- Civil engineering drawings need to be reviewed.

HISTORY/PAST ACTION



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- PROPERTY LINES
- EASEMENT AS SPECIFIED OR PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPERTY ADJOINING
- PROP. CORNER FOUND
- PROP. CORNER SET
- MAC NAIL FOUND
- MAC NAIL SET
- BLOCK CORNER
- SECTION CORNER MONUMENT

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
SPANISH VALLEY DRIVE
Moab, Utah 84532

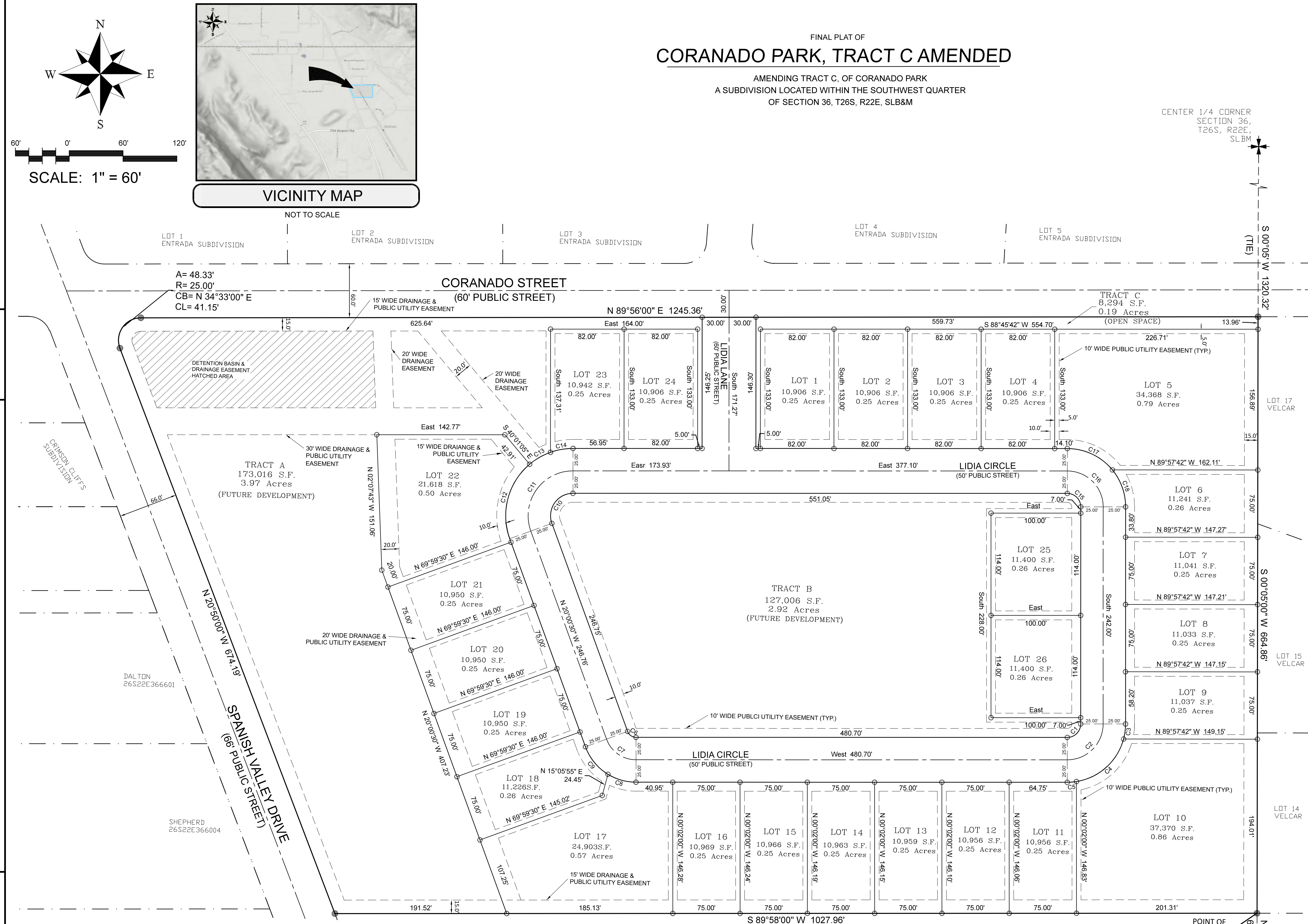
PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

DEVELOPER:
BUSINESS RESOLUTIONS LLC

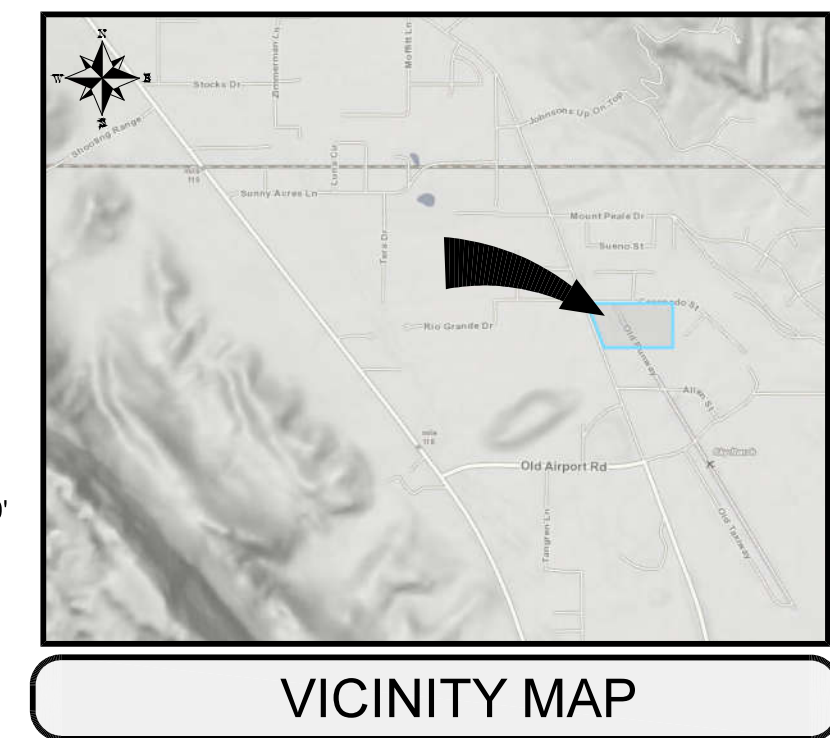
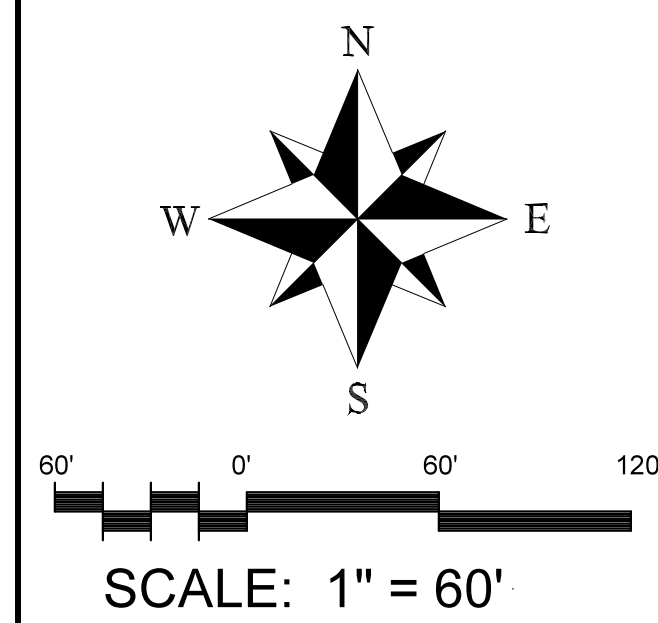
DATE:
4/29/22

JOB NUMBER:
038-22

SHEET 1 OF 1



FINAL PLAT OF
CORANADO PARK, TRACT C AMENDED
AMENDING TRACT C, OF CORANADO PARK
A SUBDIVISION LOCATED WITHIN THE SOUTHWEST QUARTER
OF SECTION 36, T26S, R22E, SLB&M



SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as CORANADO PARK, TRACT C 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

Commencing at the South 1/4 corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, thence North 00°05'00" East 661.32 feet along the Center Section line to the point of beginning, and running thence South 89°58'00" West 1027.96 feet (RECORD=1027.3') to a point on the easterly right of way line of Spanish Valley Drive; thence north 20°50'00" west 674.19 feet (RECORD=675.6') along said line; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 48.33 feet (RECORD=52.9'), (a chord bearing of North 34°33'00" East 41.15 feet) to a point on the southerly right of way line of Coronado Street; thence North 89°56'00" East 1245.36 feet (RECORD=1244.1') along said line to the Northwest corner of Lot 17, Velcar Subdivision; thence South 00°05'00" West 664.86 feet (RECORD=661.8') along the West line of said Subdivision to the point of beginning.
Contains 17.61 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
CORANADO PARK, TRACT C AMENDED
and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements (and private roads) shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

MIKE BYNUM, MANAGER
BUSINESS RESOLUTIONS LLC

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: _____

SURVEYOR NOTES

THE BASIS OF BEARING IS N 00°05' E BETWEEN THE S 1/4 CORNER AND THE C 1/4 CORNER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.

THE INTENT OF THE SURVEY IS SUBDIVIDE TRACT C, CORANADO PARK INTO MULTIPLE LOTS. STREET ADDRESS WILL BE LABELED ON PLAT ONCE PROVIDED BY SAN JUAN COUNTY.

5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL INCLUDE THE BUSINESS NAME OR "P.L.S." FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. OFF-SET PINS TO BE PLACED IN THE TOP OF THE CURB WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

AMENDING TRACT C, OF CORANADO PARK
A SUBDIVISION LOCATED WITHIN THE SOUTHWEST QUARTER
OF SECTION 36, T26S, R22E, SLB&M

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

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



STAFF REPORT

MEETING DATE: May 12, 2022

ITEM TITLE, PRESENTER: Overnight Accommodations Overlay Application, Stephen Howard

RECOMMENDATION: Recommendation to Board of County Commissioners

SUMMARY

Stephen Howard, owner of Red Rock Earth Movers, and excavation contractor, is applying to put six RV spots for employee housing on Parcel 26S22E357841, a .70 acre parcel of private land in the Spanish Valley Highway Commercial District. Because these RV spots meet the definition of an RV park, this application is being handled as an application for the Spanish Valley Overnight Accommodations Overlay.

The consideration for this application is based on the physical location and the extents of the overlay zone. The PC makes a recommendation for the Board of County Commissioners

HISTORY/PAST ACTION

N/A

Employee Housing Camper Trailer Sites

1 message

Stephen Howard [REDACTED]
To: "sburton@sanjuancounty.org" <sburton@sanjuancounty.org>

Wed, Mar 30, 2022 at 4:33 PM

Here is the plan I drew up to put in 6 camper sites on lot 1 which will be for contractor employees. I am having a hard time hiring any employees because there is no affordable housing in this area. I am in desperate need to fastline this project so I can hire some employees. Everywhere I have rented in the past is booked up and I have one employee that has been with me for 3 years and we have to be out of the rented cabin I have been renting for him by April 15 and I can't even find a spot to put a camper for him and I can't afford to lose him. Is there any possible way we can get this on the April meeting? I would appreciate any help you can get me

Thank You

Sent from [Mail](#) for Windows


Stephen Howard

Red Rock Earthmovers, Inc

President

435-705-9800



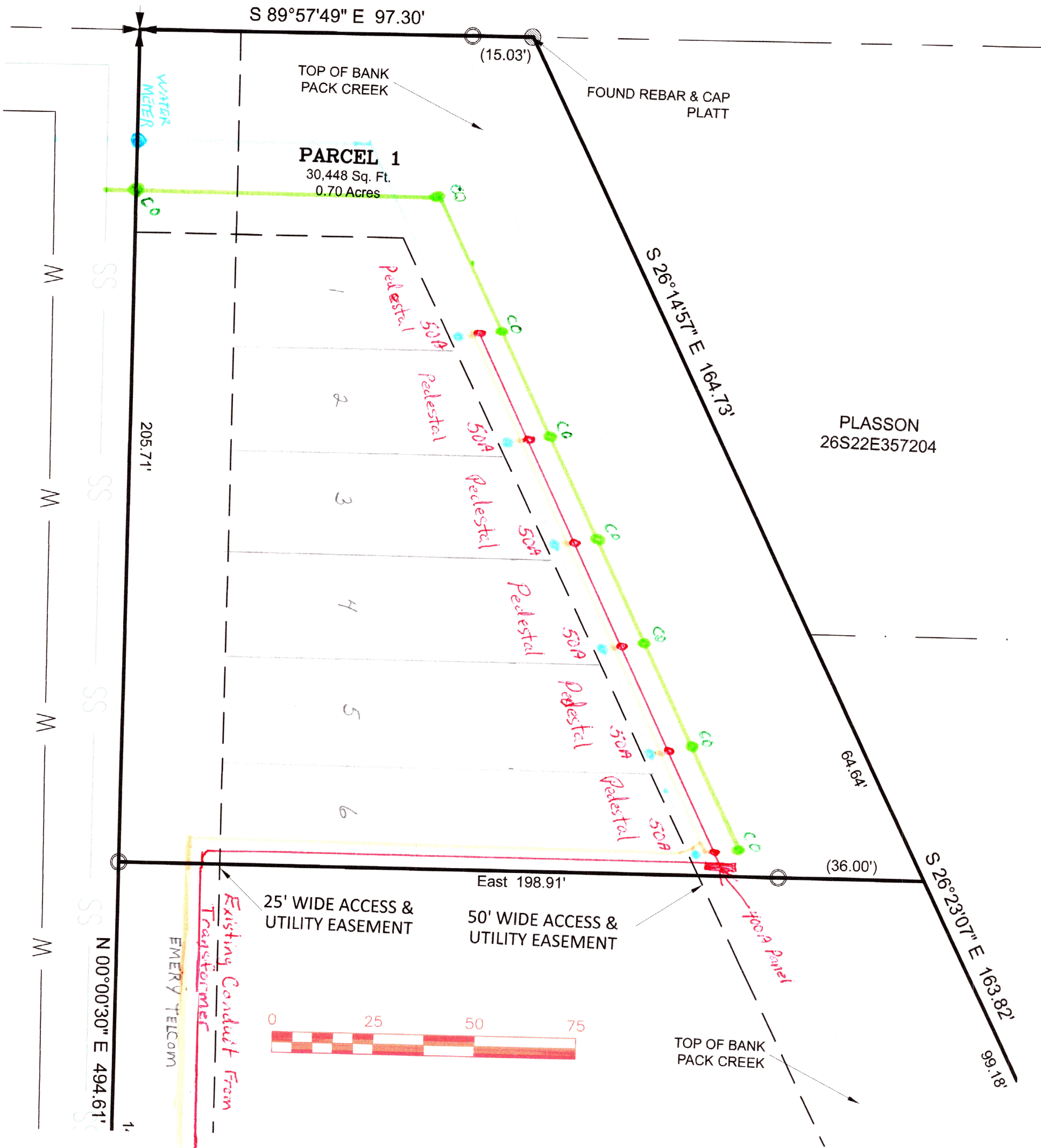
 **RREM Holding Lot 1 Trailer Sites0001.pdf**
5729K

HOWARD

RECORD OF SURVEY FOR A MINOR SUBDIVISION

LOCATED IN THE N1/2 SE 1/4 QUARTER OF
SECTION 35 T26S, R22E, SLB&M

CENTER 1/4 CORNER
SECTION 35, T26S, R22E, SLB&M
(FND REBAR AND CAP LS4769309)





Permit Report

04/08/2022 - 05/10/2022

Permit #	Permit Date	City or County	Residential or Commercial	Type of Permit	Building CityStateZip	Owner Name	Applicant Name	Parcel #	Parcel Address
22,078	5/9/2022	Town of Bluff	Mixed Use	New Construction	Bluff, UT 84512	EPISCOPAL CHURCH IN NAVAJOLAND	St. Christopher's Mission	40S22E290000	
22,077	5/9/2022	San Juan County	Residential	Roofing	Moab, UT 84532	Kathy Rapacz	JVC Construction LLC	000590000120	16 East Four Wheel Dr
22,076	5/9/2022	San Juan County	Residential	Addition/Remodel	Blue Mountain Dude Ranch, Utah	Donald Jack	Shawn Jack	34S23E296601	45 W GUEST RANCH RD.
22,075	5/5/2022	San Juan County		Addition/Remodel	Moab, UT 84532	Dennis Brown	Moab Museum	000850030070	11850 S HWY 191, STE C-7
22,074	5/5/2022	San Juan County	Residential	Electrical	La Sal	Verl Packard	Verl Packard	28S25E216300	124 Deer Creek Haven Rd
22,073	5/4/2022	San Juan County	Residential	Manufactured Home-Private Property	La Sal, UT 84530	Chrome Properties, LLC	Chrome Properties, LLC - Mark Katrina	001530000040	48 DEAN COURT
22,072	5/4/2022	San Juan County	Residential	Electrical	Monticello	Joe Prok		32S23E257802	961 S DEER VALLEY DRIVE
22,071	5/2/2022	San Juan County	Residential	Addition	Moab, UT 84532	Joseph W Mosher	Joseph W Mosher	000590000010	17 E CORONADO ST
22,070	4/29/2022	San Juan County	Residential	New Construction	Moab Utah 84532	Christie North	TWS Construction Inc (Contractor)/Cristie North (*Owner)	00062000033D	33 VISTA LANE
22,069	4/29/2022	San Juan County	Residential	New Construction	Moab Utah 84532	Christie North	TWS Construction Inc (Contractor)/Cristie North (Owner)	00062000033C	49 VISTA LANE
22,068	4/28/2022	San Juan County	Residential	New Construction	Moab, UT 84532	Brandt Money	TWS Construction / Brandt Money	00062000038B	20 N MCELHANEY LANE

22,067	4/27/2022	Town of Bluff	Residential	New Construction	Bluff, Utah	Robin Patten	William H Hoagland	C00720020090	100 SOUTH 10TH WEST	Item 7.
22,066	4/26/2022	San Juan County	Residential	New Construction	Monticello, UH 84535		Zanna Osokina	32S23E250003	125 E PIONEER BEND	
22,065	4/23/2022	San Juan County	Residential	New Construction	La Sal, UT 84530	William and Denise Perritt	Denise Klassen	00065000015A	25 N PORCUPINE LANE	
22,064	4/20/2022	San Juan County	Residential	New Construction	Moab, UT 84532	Jeremy White	Jeremy White	27S23E233600	10 DESERT SOLITATIRE ROAD	
22,063	4/19/2022	San Juan County	Residential	New Construction	La Sal Utah 84530		Tron Bull	28S25E200001	45 DEER HAVEN PARK DR.	
22,062	4/19/2022	San Juan County	Residential	Modular Home	Moab, UT 84532		Ben Stanton - Method Homes	000700000140	48 S HIDDEN VALLEY DR	
22,061	4/19/2022	San Juan County	Residential	New Construction	La Sal, UT 84530	SITLA	Tri-Hurst Construction			
22,060	4/19/2022	San Juan County	Residential	New Construction	UT 84535	Emron Pratt	Justin Ramsay	35S24E263000	MONTEZUMA CANYON RD #105	
22,058	4/16/2022	San Juan County	Residential	New Construction	La Sal, UT 84530		James Kopp	0007900000D3	25 E CANYON VIEW DR	
22,057	4/28/2022	San Juan County	Residential	Manufactured Home-Private Property	Moab, UT 84532	Ron Simmons	CGT Property Holdings, Ronald K Simmons	00059000014C	17 Entrada Circle	
22,056	4/15/2022	San Juan County	Residential	Manufactured Home-Private Property	Moab, UT 84532	Ron Simmons	CGT Property holdings, Ronald K Simmons	00059000014B	21 four wheel drive	
22,055	4/14/2022	Town of Bluff	Residential	Electrical	bluff UT	Eric Dalstrup	Eric Dalstrup	C00290100010		
22,054	4/22/2022	San Juan County	Residential	Solar	Moab, UT 84532	Jeff Nichols	Jeff Nichols	000370000010	33 DESERT SOLITAIRE	
22,053	5/9/2022	San Juan County	Residential	Addition/Remodel	Moab, UT 84532	Brittany Francom	JVC Construction LLC	000780000060	212 W RIO GRANDE DR	
22,050	5/2/2022	San Juan County	Residential	Miscellaneous	Moab, UT 84532	Waynard Schmidt	Waynard Schmidt	001490000140	145 CRIMSON CLIFFS DR	
21,125	4/22/2022	San Juan County	Residential	New Construction	La Sal, Utah 84530	Scott Carrier	Scott Carrier	000650000020	142 N PORCUPINE LN	