



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
February 09, 2023 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 January 12, 2023 Planning Commission Meeting

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

ADMINISTRATIVE ITEMS

2. Preliminary Plat Review, Old Airport Subdivision, Brad Bunker, Bunker Engineering
3. Consideration and Approval of Conditional Use Permit, Wondercamp Campground, Kylie Chenn, Wondercamp

BUILDING PERMIT(S) REVIEW

4. Building Permit List 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
January 12, 2023 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

PC Commission Chair Trent Schafer called the meeting to order at 6:01 pm

PRESENT

Chairman Trent Schafer
Commissioner Lloyd Wilson
Commissioner William Johnston
Commissioner Melvin Nelson
Commissioner Cody Nielson
Commissioner Ed Dobson (joined electronically)
Commissioner Ann Austin

County Commissioner Silvia Stubbs

STAFF:

Building Inspector Ben Tomco
County Administrator Mack McDonald
Economic Development Director Elaine Gizler
Planning and Zoning Director Scott Burton

Approval of Minutes

1. Approval of December 8, 2022 PC Meeting Minutes

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

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

PUBLIC COMMENT

Time Stamp 2:10 (audio)

PC Commission Chair Trent Schafer opened the meeting for public comment and the following individuals made comment:

PC Commissioner Lloyd Wilson expressed concerns about signage and addressing and asked that the county improve their addressing system. County Administrator Mack McDonald explained that the County Surveyors office was given the responsibility for addressing, and are working to get the data in order. Commissioner Wilson expressed further concern about letters being used on homes with separate lots instead of numbers. Mack asked Lloyd to provide the information so he could look into it.

Economic Director Elaine Gizler commented that she had met with residents in La Sal and they expressed similar concerns about missing signage and addressing problems.

ADMINISTRATIVE ITEMS

2. Elect PC Chairperson and Vice Chairperson for 2022

Time Stamp 14:50 (audio)

PC Commissioner Lloyd Wilson nominated Trent to be the chair, which resulted in discussion about whether the current chair and vice would like to stay the same for 2023

Motion to keep the chair and vice chair the same was made by Commissioner Nelson, Seconded by Commissioner Dobson.

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

3. Consideration and Approval of Peaceful Valley Ranch Subdivision, Enoch Foster

Time Stamp 17:25 (audio)

The PC briefly reviewed and discussed this subdivision. There was some discussion about survey errors that were being worked through with the Recorder's Office, which may or may not result in some minor typographical errors being fixed before the plat is recorded.

A motion to approve the subdivision was made by Commissioner Wilson, Seconded by Commissioner Austin.

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

4. Consideration and Approval of Jensen Subdivision, Brad Bunker, Bunker Engineering

Time Stamp 23:04 (audio)

The PC reviewed and discussed this subdivision. There was a discussion about the requirements for greenbelt, and that the five acre lots with a house on them would not qualify for greenbelt. No changes were made from the preliminary plat.

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

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

5. Consideration and Approval of Sturgeon Subdivision, Brad Bunker, Bunker Engineering

Time Stamp 26:27 (audio)

The PC briefly discussed this subdivision. No changes were made from the preliminary plat.

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

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

6. Consideration and Approval of Amendment Tract I, Coronado Park, Tract C Amended, Kelly Dearth

Time Stamp 28:17 (audio)

Kelly Dearth was in attendance to present this subdivision amendment. The PC and County Administrator Mack MacDonald had a lengthy discussion about road ownership and road maintenance for new subdivisions, and the development pressures being placed on the infrastructure in Spanish Valley.

Ann Austin pointed out a few typos in the plat that will be fixed before it gets recorded.

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

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

DISCUSSION ITEMS

7. Long Term RV Park Occupancy Discussion

Time Stamp 1:08:02 (audio)

PC Commission Chair Trent Schafer introduced this item regarding an individual living long-term in an RV park. The PC had discussed previously that Recreational Vehicles are not certified to be lived in on a long term basis. The PC discussed a specific RV park that has a long term resident living in an RV. They discussed whether we should allow this or not, and how to regulate it. No action was taken

The PC also discussed the need for the new ordinance to get passed and the development of the map.

BUILDING PERMIT(S) REVIEW

8. Building Permit List

Time Stamp 1:28:05 (audio)

The PC reviewed the building permit list.

ADJOURNMENT

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

*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**

DRAFT



STAFF REPORT

MEETING DATE: February 9, 2023

ITEM TITLE, PRESENTER: Preliminary Plat Review, Old Airport Subdivision, Brad Bunker, Bunker Engineering

RECOMMENDATION: Plat Review

SUMMARY

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

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

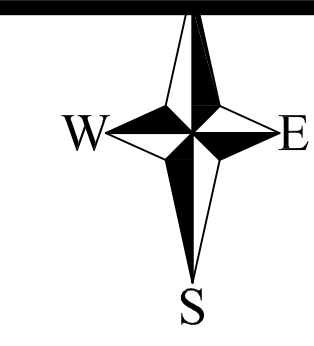
HISTORY/PAST ACTION

This plat is on the agenda for preliminary review.

Pre-Final Plat

Old Airport Subdivision

Within the NW 1/4 of Section 28, Township 28 South, Range 25 East, SLB&M



Narrative

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

The basis of bearings for this survey is N00°34'00"W between the W 1/4 corner and northwest corner of Section 28, Township 28 South, Range 25 East, SLB&M. This is in accordance with bearing for the same line for many previous surveys performed in this area.

Subdivision Boundary Description

Exterior Boundary as Surveyed

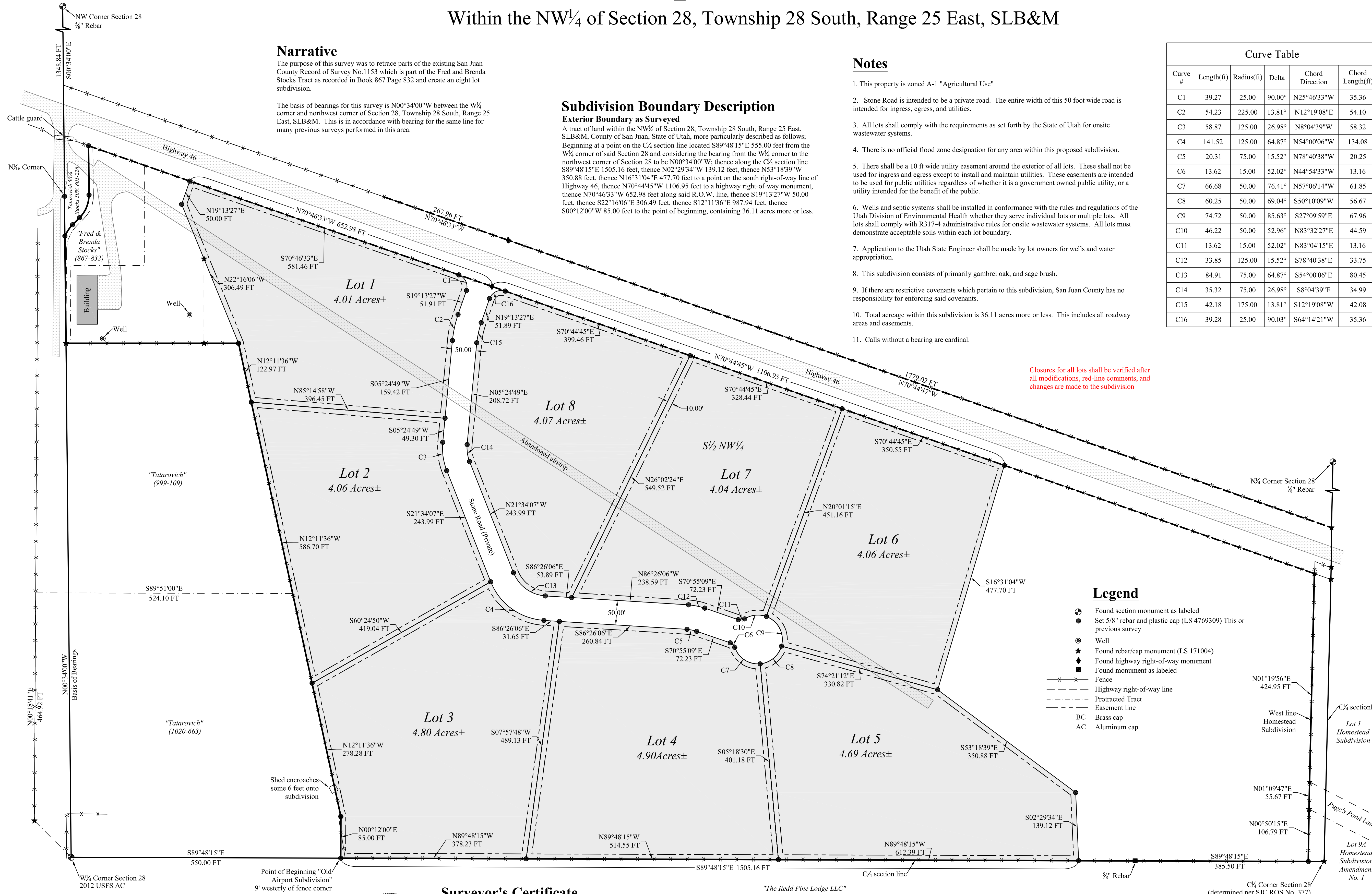
A tract of land within the NW 1/4 of Section 28, Township 28 South, Range 25 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows: Beginning at a point on the C 1/4 section line located S89°48'15"E 555.00 feet from the W 1/4 corner of said Section 28 and considering the bearing from the W 1/4 corner to the northwest corner of Section 28 to be N00°34'00"W; thence along the C 1/4 section line S89°48'15"E 1505.16 feet, thence N02°29'34"W 139.12 feet, thence N53°18'39"W 350.88 feet, thence N16°31'04"E 477.70 feet to a point on the south right-of-way line of Highway 46, thence N70°44'45"W 1106.95 feet to a highway right-of-way monument, thence N70°46'33"W 652.98 feet along said R.O.W. line, thence S19°13'27"W 50.00 feet, thence S22°16'06"E 306.49 feet, thence S12°11'36"E 987.94 feet, thence S00°12'00"W 85.00 feet to the point of beginning, containing 36.11 acres more or less.

Notes

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

Curve Table with columns: Curve #, Length(ft), Radius(ft), Delta, Chord Direction, Chord Length(ft). Rows C1 through C16.

Closures for all lots shall be verified after all modifications, red-line comments, and changes are made to the subdivision

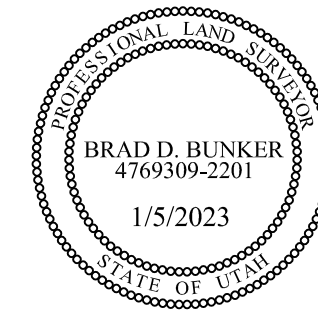


Legend

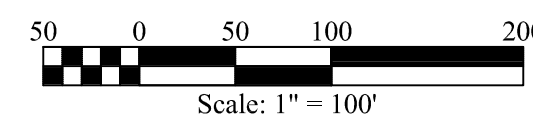
- Found section monument as labeled
Set 5/8" rebar and plastic cap (LS 4769309) This or previous survey
Well
Found rebar/cap monument (LS 171004)
Found highway right-of-way monument
Found monument as labeled
Fence
Highway right-of-way line
Protracted Tract
Easement line
BC Brass cap
AC Aluminum cap

Surveyor's Certificate

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



Brad D. Bunker Utah P.L.S. #4769309 Date 1/5/2023



Old Airport Subdivision

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

Approval as to Form
Approved this Day of 20
Health Official
Attest

San Juan County Commission
The subdivision hereon was presented to the San Juan County Commission this day of 20 and was accepted and approved.

Health Department
Approved this Day of 20
Health Official

Owners Dedication

Know all men by these presents that we, the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots and streets hereafter to be known as the Old Airport Subdivision and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof I have hereunto set my hand this Day of 20 Owner

Acknowledgement

I, _____, personally appeared before me, _____, Notary Public, residing in _____, County _____, State of Utah, on the Day of 20 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 County _____ Notary Public

San Juan County Planning Commission

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

Bunker Engineering, LLC

965 South Creek Road, Monticello, UT 84535
P.O. Box 432, Monticello, UT 84535 (435) 459-9152
Date: 1/5/2023 Drawn By: B.D. Bunker Scale: 1" = 100'
Drawing Name: Survey Reference Number: BE1284



STAFF REPORT

MEETING DATE: February 9, 2023

ITEM TITLE, PRESENTER: Consideration and Approval of Conditional Use Permit, Wondercamp Campground, Kylie Chenn, Wondercamp

RECOMMENDATION: Consideration and Approval

SUMMARY

Wondercamp has applied for a Conditional Use Permit for a glamping campground on two parcels of land totaling 40 acres on the Yellow Circle Rd which is accessed at the bottom of Blue Hill. The property located about 2 miles from US Hwy 191 and is surrounded by Bureau of Land Management (BLM) lands. The land is owned by Tracy Balsley which has assigned Kylie and Andrew Chenn with Wondercamp as agents for this application.

The application outlines their plan for temporary tent structures and self-contained bathroom facilities that will be cleaned bi-weekly. Water is planned to be hauled in to supply the camp.

The camp is proposing the following number of tents and other amenities.

- 24 Tents (maximum occupancy 2 per tent) phase I
- 24 Tents (maximum occupancy 2 per tent) phase II
- 1 Self Contained Bathroom Trailer (pre-fab trailer) with 6 private bathroom stalls
- 1 Reception Trailer
- Open Outdoor Dining Area (with picnic tables)
- Four communal fire pits, started, maintained, and monitored by trained staff
- 1 parking space per tent +5 staff spaces
- Dark sky lighting (pathway lights and solar tent lights)

Wondercamp has outlined there operational plan which includes many items that could be included as conditions for the permit. Those items include water supply, waste disposal, fire pit management, emergency water supply for fire, etc. These items can be included as conditions by reference, and the Planning Commission can impose any additional conditions they deem appropriate.

PROJECT SUMMARY

Proposed Project:

We are requesting consideration for a Conditional Use Permit for a proposed campground in San Juan County Utah.

The intent of the proposed project is to provide a seasonally operated, approximately March to October, overnight camping facility with tents for sleeping quarters, communal bathrooms, and a central reception area including outdoor dining & campfire area for guests.

Our first camps were opened in 2020 in Utah with the first locations opening in Southern Utah. We now own and operate multiple camps across the Southwest. Our goal is to take a minimalist approach to the impacts of development and use of resources, creating eco-friendly outdoor experiences. We look to maintain open space and preserve natural topography and vegetation on all our sites, having a light footprint including at grade roads, no paved areas (unless specifically required by a particular jurisdiction), fire retardant tents on low profile wood decks that are easily removed (portable), onsite wastewater treatment facilities, and designated group parking areas. Typically, we disturb 25% or less of a site during construction and 15% or less during operations on any given site.

Project Location:

The proposed camp is to be located on 40 acres, comprising two lots (SA-3077 and SA-3067) The property is located off of yellow circle road. The site is bounded on all sides by public land.

Surrounding Land Use:

- North: public land (BLM)
- West: public land (BLM)
- South: public land (BLM)
- East: public land (BLM)





DEVELOPMENT & OPERATIONS

Project Design

There are no traditional buildings (with concrete foundations) proposed for the camp; however, there is a self contained bathroom trailer, and a lobby trailer with an outdoor dining area with campfires and propane grills). These facilities would not be permanent fixtures on the land. Solar systems provide small electrical needs in tents and for trail lighting. There are 24 tents proposed for the project (phase I) and 24 tents in phase II. The approximate tent footprints range from 160-550 square feet. The tents are constructed on low profile wood decks or packed gravel and have beds and basic furniture inside. Lighting for the reception area, outdoor areas, and guest tents are proposed to be low voltage solar lighting. All lighting will meet dark sky standards while still providing safety and guidance for guests.

Wander Camp Proposed Facilities

- 24 Tents (maximum occupancy 2 per tent) phase I
- 24 Tents (maximum occupancy 2 per tent) phase II
- 1 Self Contained Bathroom Trailer (pre-fab trailer) with 6 private bathroom stalls
- 1 Reception Trailer
- Open Outdoor Dining Area (with picnic tables)
- Four communal fire pits, started, maintained, and monitored by trained staff
- 1 parking space per tent +5 staff spaces
- Dark sky lighting (pathway lights and solar tent lights)

Standards & Measurements

- Tents shall be on gravel tent pads, 50 feet from roads, 25 feet from common trails, and 25 feet from paths. Tent sites shall have a minimum 50-foot separation between them.
- Maximum tent height is 14 feet; maximum tent diameter is 25 feet
- All parking spaces are 10 feet wide and 18 feet long.
- All footpaths to tent sites will be at least 3 feet wide

- All guest access and service vehicles will travel on improved (graded) dirt roads
- Land will be maintained in a natural state except for where there are trails to tent sites.

Internal Traffic & Circulation

There is existing public access to the property by way of Yellow Circle Road. Internal circulation will be provided by a main access road with one way internal loop roads. Parking will be provided along proposed camp roads and will be located near the tents. All of the tents will be accessed via lighted paths and trails.

The Parcel is accessible by improved graded roads and is not located in a flood zone area.

Adequate parking shall be provided. All parking shall be located to all the tents (1 parking space by each tent + 5 employee spaces near the entrance/reception area).

Documented Easements

Parcel is accessed directly off Yellow Circle Road (county road so no easements necessary)

Construction Methods and Design

Construction of the camp will employ currently accepted typical construction methods and will consist solely of pre-fabricated tents & trailers, and road development. The camp plans are based on minimal site disturbance. Tent pads will require minimal excavation. Access roads and paths have been designed and will be constructed to minimize cut and fill requirements.

Water Supply and Treatment

Wastewater produced in the bathroom trailer will be self-contained in a holding tank, then pumped out on a bi-weekly schedule by a licensed service provider.

Potable Water (from county water source) will be stored in above ground 1,000-gallon tanks. Using a solar powered pump, potable water will be pumped through above-ground hoses to the bathroom trailers. Tanks will be filled on a bi-weekly schedule by a local service provider.

Water conservation is an important aspect of all camp locations. All water fixtures use minimal water. The wash facilities have shower heads and faucets that turn on by pulling a handle or pushing a knob; as soon as the handle or knob is released the water turns off. The toilets within the camp use 0.8 to 1.2 gallons of water per flush. Water use across 3-years of data across 4 camp locations is 5 to 10 gallons per day per guest with an average of 2 guests per tent (total 500 - 1000 for a camp of 50 tents).

Note: 2000 gallons of water will be onsite at all times for emergency fire services.

Landscaping Plan

The project intent is to minimally impact the existing landscape. We do not intend to remove shrubbery, trees, or other vegetation whenever possible as to preserve the natural landscape of the area. We do not intend to install any permanent structures. Landscaping will only be impacted by the installation of roads throughout the parcel to provide easier access.

Architectural Drawings

No floorplans necessary as the tent structures are both removable and temporary setups (can be transported). Parking spaces will be located within walking distance of each of the tent locations (less than 100 feet). Tents are a light tan and white color and will be the only exterior colored item (the objective being to compliment and blend into the natural surroundings of the area)

Signage Plan

Directional signage to conform to existing standards. Low profile sign at the entrance of property driveway, directional signage along inner camp roads, small numbers outside each tent. Additional signs can be put up at the direction of the county.

Solar Power & Lighting Plan

Any power needed will be provided by solar power. Tents do not have electricity, except small solar lights and a solar powered USB battery pack for charging. A small quiet generator would only be used for special group events as needed and for backup emergency power. 2 small solar lanterns will be provided in each tent. Any other lighting is limited to small solar lights illuminating pathways to the tents, main entry sign, and directional signage.

Drainage & Stormwater

The proposed project will include implementation of a drainage plan for disposing of any runoff in such a manner as to protect tents, structures, and adjacent land. General drainage patterns have been reviewed and locations for potential stormwater areas identified (consisting of grass buffers and ponds if needed). In addition, in order to minimize erosion or siltation on- or off-site post-construction, the proposed project shall implement a drainage pattern and plan to contain drainage on-site and erosion would be minimized.

Fire Safety & Emergency Services

Fire Safety & Plan

Camp fires are only allowed in common areas managed by camp staff (grilles will be available for use by guests in place of campfires when burn bans are in place). No smoking, campfires, food or cooking facilities are permitted at individual tent locations. Areas around tents and other facilities will be kept clear of dead wood and vegetation for fuel reduction. 2000 gallons of water located in the central camp area will be onsite at a given time to be used as necessary by emergency fire services.

The camp will ensure all roads are maintained properly for the use of any and all vehicles (fire, water, sewage, ambulance, police, emergency services, guests and staff etc...).

Tents are fire retardant, made from certified fire retardant material and have a thickness of 10mm (fire retardant regulation standards). Electricity comes from solar power, with a small generator as back-up.

ABOUT

Born and raised in the mountains of the West, we live for untouched wilderness, gorgeous landscapes, and stunning sunrises. Our camps are a mobile tent operation with no boundaries.

We believe that you should never miss a sunrise. Nothing compares to the moment the sun wakes each day. Our mobile tents find themselves in the most beautiful locations each night, waiting for guests just like you to arrive and experience the most surreal landscapes earth has to offer.

Each tent is made from sturdy waterproof & fire retardant material with a large door. Furnished such that the inside holds 1 king bed or up 3 twin beds, a plush down comforter, 1000 thread count sheets, 4 pillows, 2 side tables, 2 lounge chairs, 2 solar powered lanterns, 2 solar powered fans, and a soft rug.

We believe in connection, immersion, and a quality experience. Nature heals, the great outdoors inspires, and the closer you can get to it the more you will see its impact on you. We are here to change lives, one sunrise at a time.

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: San Juan County Parcel #'s SA-3077 & SA-3067

Parcel Identification Number: SA-3077 & SA-3067

Parcel Area: Two 20 acre parcels Current Use: Vacant Land

Floor Area: N/A Zoning Classification: Agricultural

Applicant

Mailing Address: Kylie & Andrew Chenn
2204 W Crestview Drive

City, State ZIP: Lehi, Utah, 84043

Daytime Phone #: 435-890-4774 Fax#: _____

Email Address: kylie@acanela.com / andrew@thewandercamp.com

Business Name (If applicable): _____

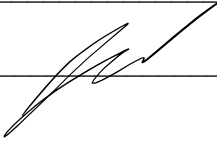
Property Owner's Name (If different): Tracy Balsley

Property Owner's Mailing Address: 2950 S. Hwy 191

City, State, ZIP: Moab, UT 84532


Daytime Phone #: 435.260.1593 Fax#: _____

Describe your request in detail (use additional page(s) if necessary): We are requesting a conditional use permit for 48 glamping sites, (possible configuration as seen in Exhibit A) and centrally located communal bathhouse trailers no more than 500ft from each unit. Septic and water will all be self contained within these units.

Authorized Signature:  Date: 11/15/22

Property Owner's Affidavit

I (we) Tracy Balsley, 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.

DocuSigned by:

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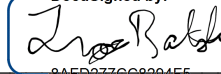
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)
 :
County of San Juan)

Agent Authorization

I (we) Tracy Balsley, the owner(s) of the real property located at San Juan County, parcel #SA-3077 & SA-3067 in San Juan County, Utah, do hereby appoint Josh Anderson, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Josh Anderson, to appear before any County board or commission considering this application.

DocuSigned by:

8AFD277CC8294F5...

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)

:

County of San Juan)

Property Owner's Affidavit

I (we) Tracy Balsley / SA-3077 & SA 3067, 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.

Tracy Balsley
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)

County of ^{Garland} ~~San Juan~~)

Acknowledgment by Individual

State of Utah County of Grand

On this 25 day of January, 20 23. Before me, Litzy Villalpando
Name of Notary Public

the undersigned Notary Public, personally appeared

Tracy Balsley

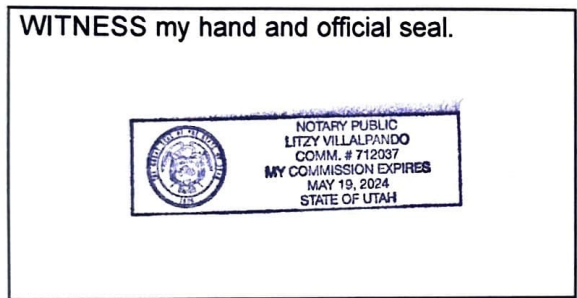
Name of Signer(s)

Proved to me on the oath of _____

Personally known to me

Proved to me on the basis of satisfactory evidence Utah DL- 000626115
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.



Notary Seal

[Signature]
(Signature of Notary Public)

My commission expires May 19, 2024

Optional: A thumbprint is only needed if state statutes require a thumbprint.

Right Thumbprint of Signer
Top of thumb here

For Bank Purposes Only
Description of Attached Document

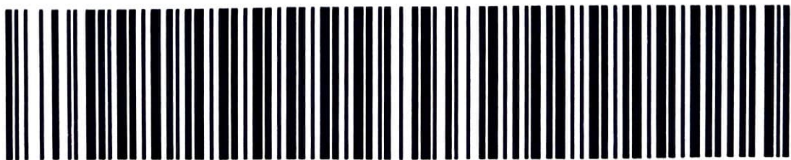
Type or Title of Document

Agent Authorization

Document Date 01/25/2023 Number of Pages 1

Signer(s) Other Than Named Above

Account Number (if applicable)



F001-00000DSG5350-01

Agent Authorization

I (we) Tracy Balsley, the owner(s) of the real property located at San Juan County, parcel #SA-3077 & SA-3067 in San Juan County, Utah, do hereby appoint Andrew Chenn and Kylie Chenn, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Andrew Chenn and Kylie Chenn, to appear before any County board or commission considering this application.


Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)
 :
County of Grand ~~San Juan~~)

Acknowledgment by Individual

State of Utah County of Grand

On this 25 day of January, 20 23. Before me, Litzy Villalpando
Name of Notary Public

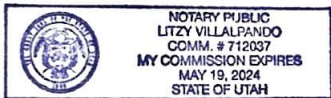
the undersigned Notary Public, personally appeared
Tracy Balsley

Name of Signer(s)

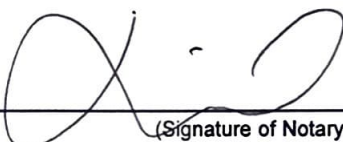
- Proved to me on the oath of _____
- Personally known to me
- Proved to me on the basis of satisfactory evidence Utah DL- 000626115
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



Notary Seal


(Signature of Notary Public)

My commission expires May 19, 2024

Optional: A thumbprint is only needed if state statutes require a thumbprint.

Right Thumbprint of Signer
Top of thumb here

For Bank Purposes Only

Description of Attached Document

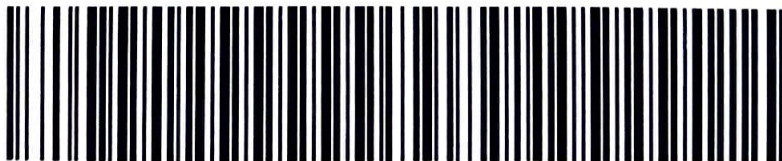
Type or Title of Document

Property Owner's Affidavit

Document Date	Number of Pages
<u>01/25/2023</u>	<u>1</u>

Signer(s) Other Than Named Above

Account Number (if applicable)



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Permit Report

01/06/2023 - 02/03/2023

Permit #	Permit Date	City or County	Residential or Commercial	Type of Permit	Building CityStateZip	Owner Name	Applicant Name	Parcel #	Parcel Address
23,011	2/1/2023	San Juan County	Residential	HVAC	Moab, Utah 84532		High Pine Construction	1510000020	200 TERA DRIVE
23,010	1/30/2023	San Juan County	Residential	New Construction	Moab Utah 84532		Jacob Stocking	001490000220	96 Crimson Cliffs Dr
23,009	1/22/2023	San Juan County	Residential	New Construction	Moab, UT 84532		Jonathan Hoffman	00056000003E	
23,008	1/22/2023	San Juan County	Residential	New Construction	Moab, UT 84532		Jonathan Hoffman	00056000003G	
23,007	1/20/2023	San Juan County	Commercial	HVAC	Moab, Utah, 84532		Jack Winn	000850020040	11850 S HWY 191, STE B-4
23,006	1/18/2023	San Juan County	Residential	Miscellaneous	Moab, Ut, 84532		Tye Shumway	000620000190	40 & 42 E BOBCAT LN
23,005	1/18/2023	San Juan County	Commercial	Cell Tower	Monticello, UT 84535		David Walters		
23,004	1/16/2023	San Juan County	Residential	Addition/Remodel	Blanding, Ut 84511		Steven Francom	36S22E364801	1606 E HARRIS LN
23,003	1/15/2023	San Juan County	Residential	New Construction	Moab, UT 84532		Jonathan Hoffman as Spanish Valley Builders	00056000003H	
23,002	1/11/2023	City of Monticello		Solar	Monticello, UT,84535		Majuma Wesakania		
23,001	1/10/2023	San Juan County	Commercial	Electrical	Monticello, UT 84535	Enterprise Products, Chad Stewart	Enterprise Products	32S25E140000	
22,184	1/9/2023	San Juan County	Commercial	New Construction	Moab, UT 84532		Guantanamo LLC	26S22E357840	11910S HWY 191

Total Records: 12

2/3/2023

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