



**PLANNING COMMISSION MEETING**  
117 South Main Street, Monticello, Utah 84535. Commission Chambers  
June 09, 2022 at 6:00 PM

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**AGENDA**

Google Meet joining info

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

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

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

**GENERAL BUSINESS**

**Welcome / Roll Call**

**Approval of Minutes**

1. Approval of Minutes for May 12, 2022 PC Meeting

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

**ADMINISTRATIVE ITEMS**

2. Consideration and Approval of Conditional Use Permit Application, Terry Barr and Jean Cheever, Rockhound LLC.
3. Ranches at Elk Meadows Amendment No 2, Bryant Black, Monticello Development Company LLC
4. Blankenagel Subdivision Lot 16B, Amendment 2, GaylAnn Behunin
5. Coronado Park Subdivision Tract C Amended, Kelly Dearth
6. Flat Iron Mesa Ranch Subdivision Phase XXVIII, Mike Dervage
7. Management Plan Amendment, Nick Sandberg, County Public Lands Coordinator

**LEGISLATIVE ITEMS**

8. Overnight Accommodations Overlay Application, Stephen Howard, Red Rock Earth Movers
9. Overnight Accommodations Overlay Application, Alicia Davis

**LEGISLATIVE ITEMS**

10. US-191 ROW & Traffic Evaluation South of Project Area (MP 114 to 120.8), Chris Hall,  
UDOT Region Four Planning Manager

**BUILDING PERMIT(S) REVIEW**

11. Building Permit List

**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  
May 12, 2022 at 6:00 PM

### MINUTES

#### GENERAL BUSINESS

##### Welcome / Roll Call

PC Chair Trent Schafer called the meeting to order at 6:07 pm.

##### PRESENT

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

##### ABSENT

Commissioner Cole Cloward

##### STAFF:

Planning and Zoning Director, Scott Burton  
Building Inspector, Ben Tomco  
Deputy County Attorney, Alex Goble  
County Administrator, Mack McDonald

##### Approval of Minutes

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

Motion to approve the minutes with a change to show Ed Dobson abstaining from the minutes vote was made by Commissioner Dobson, Seconded by Commissioner Wilson.  
Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Dobson

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

**Time Stamp 3:00 (audio)**

Annette Mealey commented about the Ranches at Elk Meadows subdivision amendment, and her opinion that there are not sufficient resources for the development.

## DISCUSSION ITEMS

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

#### Time Stamp 6:18 (audio)

San Juan County Road Department supervisor, TJ Adair, joined the meeting virtually and discussed county road adoption, maintenance and ownership. The PC and TJ discussed the road standards in the ordinance and the fact that each situation will be unique and the developer will need to meet with the road department to review the roads prior to applying for the subdivision.

## ADMINISTRATIVE ITEMS

### 3. Consideration and Approval of Conditional Use Permit Revision, Pole Creek Enterprises LLC, Mark Anderson

#### Time Stamp 45:35 (audio)

Mark Anderson presented his request for a revision to his CUP application. He explained that four new units have been built. His original application included a bathroom facility in each room. He wants to put additional tent structures that will share a central bathroom facility, instead of a bathroom in each structure. He also wants to be able to bring in Wander Camp, another glamping company with tents and a central bathroom facility.

#### Time Stamp 1:22:22 (audio)

After some discussion about the layout of the property, and the requested changes, motion made was made by Commissioner Nielson with the following conditions:

Phase 1 is not changing

Phase 2

- No more than 24 tent units
- Must comply with building permit requirements
- No burning unless with 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
- Must comply with San Juan County Fire Policy
- Up to but not more than 2 bath house facilities

"Tent" is defined as a structure that can be taken down, is either a canvas tent, a dome a teepee, or other similar structure.

Seconded by Commissioner Wilson. Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson  
Voting Nay: Commissioner Nelson

#### 4. Preliminary Plat Review, Ranches at Elk Meadows Amendment No 2, Bryant Black

##### Time Stamp 1:25:31 (audio)

The PC discussed the two step process required for a subdivision plat approval. PC Discussed the need to clarification on the roads.

PC Chair Trent Schafer asked for public comment on this subdivision amendment, and the following individuals made comments:

David Beiber commented about concerns about drought, and additional wells in the area. He also expressed his opinion that the lots be five acre minimum.

Greg Culbreath expressed his opinion that five acre lots should be required. He also expressed that we should require the developers to hire a registered engineer to ensure the development meets the requirements.

Stuart Smith commented that the amendment should be rejected. He asked whether the 2019 amendment allowing smaller than 1 acre lots has been repealed, and expressed concern about the additional septic systems in the area.

After the public comments were made the PC had a discussion about private and public road ownership.

After the discussion, no action was taken.

#### 5. Preliminary Plat Review, Coronado Park Subdivision Tract C Amended, Kelly Dearth

##### Time Stamp 1:54:34 (audio)

Kelly Dearth presented this subdivision amendment to the PC. Kelly explained that this development is for workforce housing for local hotels.

No action was taken.

### LEGISLATIVE ITEMS

#### 6. Overnight Accommodations Overlay Application, Stephen Howard

##### Time Stamp 2:05:04 (audio)

The owner of the property wants to modify the application, and will resubmit for approval of the entire project at a later date.

No action was taken.

### BUILDING PERMIT(S) REVIEW

#### 7. Building Permit List Review

**Time Stamp 2:23:01 (audio)**

The PC reviewed the building permit list.

**ADJOURNMENT****Time Stamp 2:26:51 (audio)**

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

**WORK MEETING****Time Stamp 2:28:15 (audio)**

Motion to enter work meeting was made by Commissioner Dobson, Seconded by Commissioner Johnston.

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

Commissioner Nelson left the meeting.

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

The PC discussed the draft Land Use, Development and Management Ordinance, and directed staff to post the draft publicly and begin accepting public comment on it.

No action was taken.

**ADJOURNMENT****Time Stamp 3:11:01 (audio)**

Motion to adjourn was made by Commissioner Nielson, Seconded by Commissioner Wilson.  
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:** June 9, 2022

**ITEM TITLE, PRESENTER:** Consideration and Approval of Conditional Use Permit Application, Terry Barr and Jean Cheever, Rockhound LLC.

**RECOMMENDATION:** Consideration and Approval

### SUMMARY

Terry Barr and Jeannie Cheever with Rockhound LLC are applying for a conditional use permit for an RV Park on parcel 000920020050, which is lot 5 of the Old School House Subdivision in Old La Sal. The property is 7.3 acres, and is mostly in the A-1 zone. The zoning ordinance lists a “*private park or recreational grounds or private camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses with are owned or managed by the recreation facility to which it is accessory*” as a conditional use. The ordinance also lists a “*motor park*” as a conditional use.

As RV park is a private camp or resort and a motor park, and is considered a conditional use in the A-1 zone.

The following conditions are consistent with conditions placed on similar conditional use permit applications recently:

- *Must comply with the public water system requirements for water storage and pressure for fire suppression standards*
- *Must comply with any state or federal fire restrictions*
- *Must comply with San Juan County Fire Policy*
- *Must comply with all building permit requirements*
- *Must comply with San Juan County Health Department requirements and Utah State water system requirements.*
- *Must comply with San Juan County business license requirements*
- *Max number of RV Spaces*

Staff recommendation is to apply these or similar conditions as well as any others the Planning Commissions feel are necessary to mitigate the impact of this development.

### 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: 16 Old School House Dr

Parcel Identification Number: 000920020050

Parcel Area: 7.3 Acres Current Use: Empty Lot

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

Applicant Name: Jeannie M. Cheever

Mailing Address: P.O.Box 293

City, State, ZIP: La Sal, Utah 84530

Daytime Phone #: 815-260-8779 Fax#: \_\_\_\_\_

Email Address: rockhoundllc.tlb@gmail.com

Business Name (If applicable): RockhoundLLC

Property Owner's Name (If different): \_\_\_\_\_

Property Owner's Mailing Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

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

Describe your request in detail (use additional page(s) if necessary): See Attached Sheet

Authorized Signature: Jean M. Cheever Date: 4/21/2022



## Consideration for Conditional Use Permit

Under San Juan County UT zoning ordinance (amended 9/11), under chapter 11, 11-2, (18), it states:

For RR-1 zoned properties, a recognized conditional use is as a private park or 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.

We are a small family proposing a small RV and glamping resort nestled in along our creek. Our farm sits low under a ridge near hwy 46 with many small oak trees on the property for privacy (nature's fencing). It's the perfect place for a quiet "over 40" RV park. We will have a barn building on the property with a check-in, bathrooms, showers, a laundry mat, small convenience store and common area. We will have 12 pull thru RV sites 30ft wide X 60ft long (natural dirt and rock/gravel) with a 50/30 amp and 120V/20 amp hook up pedestal (natural wood) and 10 glamping tents which are 14x16 up to 16x20 made of natural wood deck flooring, log and neutral canvas. We plan to plant several fruit and small indigenous trees between sites for added privacy, beauty and wildlife.

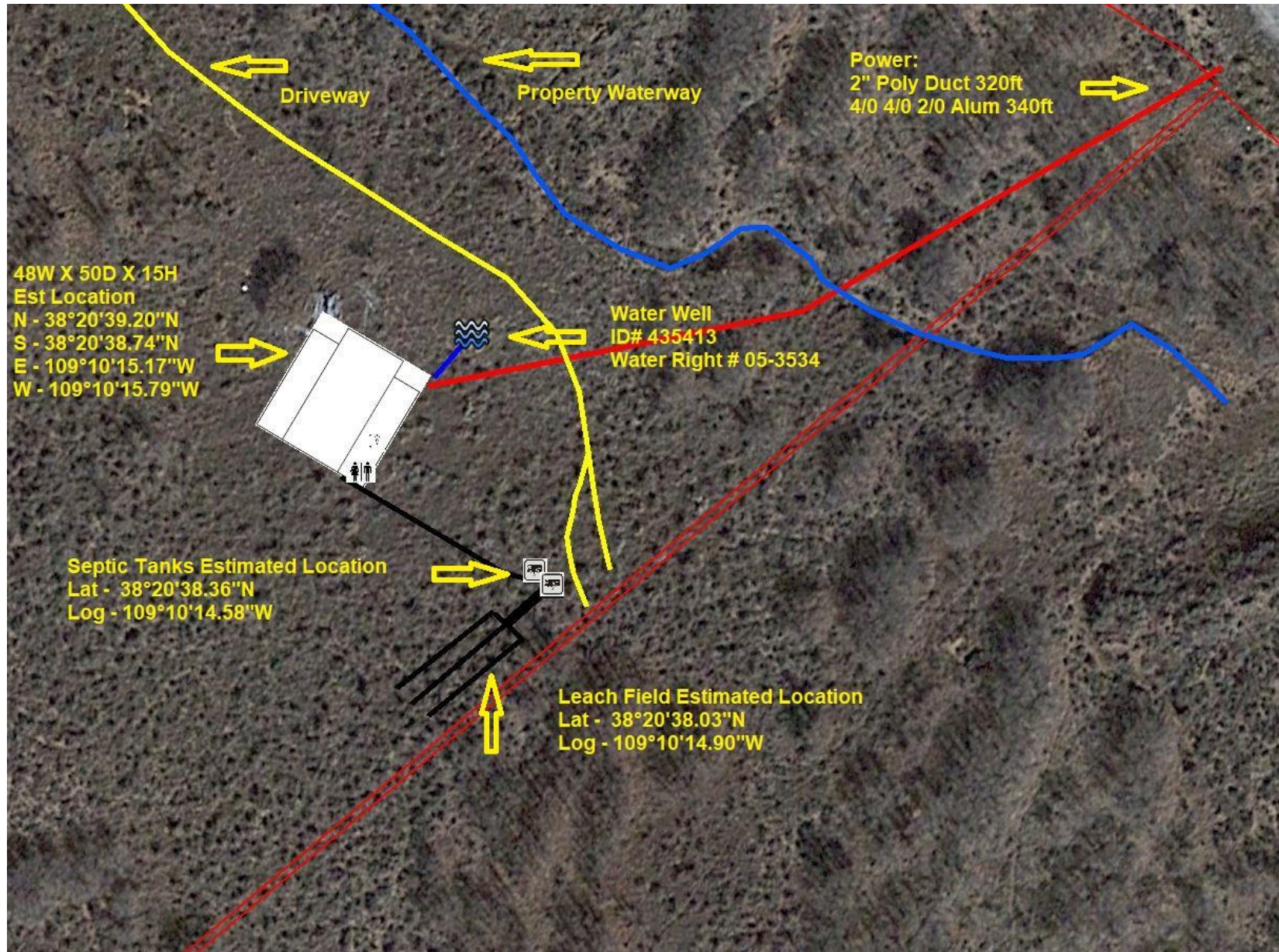
# Conditional Use Image



# Construction Permit Image

Parcel # 000920020050

(building, water, electric, septic locations)





## STAFF REPORT

**MEETING DATE:** June 9, 2022

**ITEM TITLE, PRESENTER:** Ranches at Elk Meadows Amendment No 2, Bryant Black, Monticello Development Company LLC

**RECOMMENDATION:** Approval

### 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)

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.

- 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

### 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.

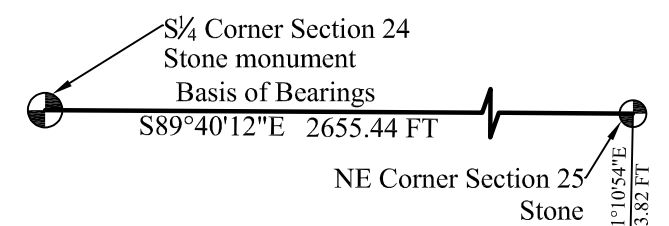
The rezone request was placed on the agenda for the January 18, Board of County Commissioners Agenda. At the January meeting, several public comments were made in opposition to the amendment. Commissioner Maryboy asked for the public comment period to remain open for two weeks. All comments received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

A Preliminary Plat was reviewed by the Planning Commission at their May 12, 2022 Meeting.



# 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.

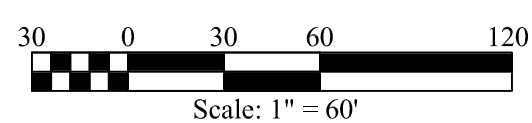
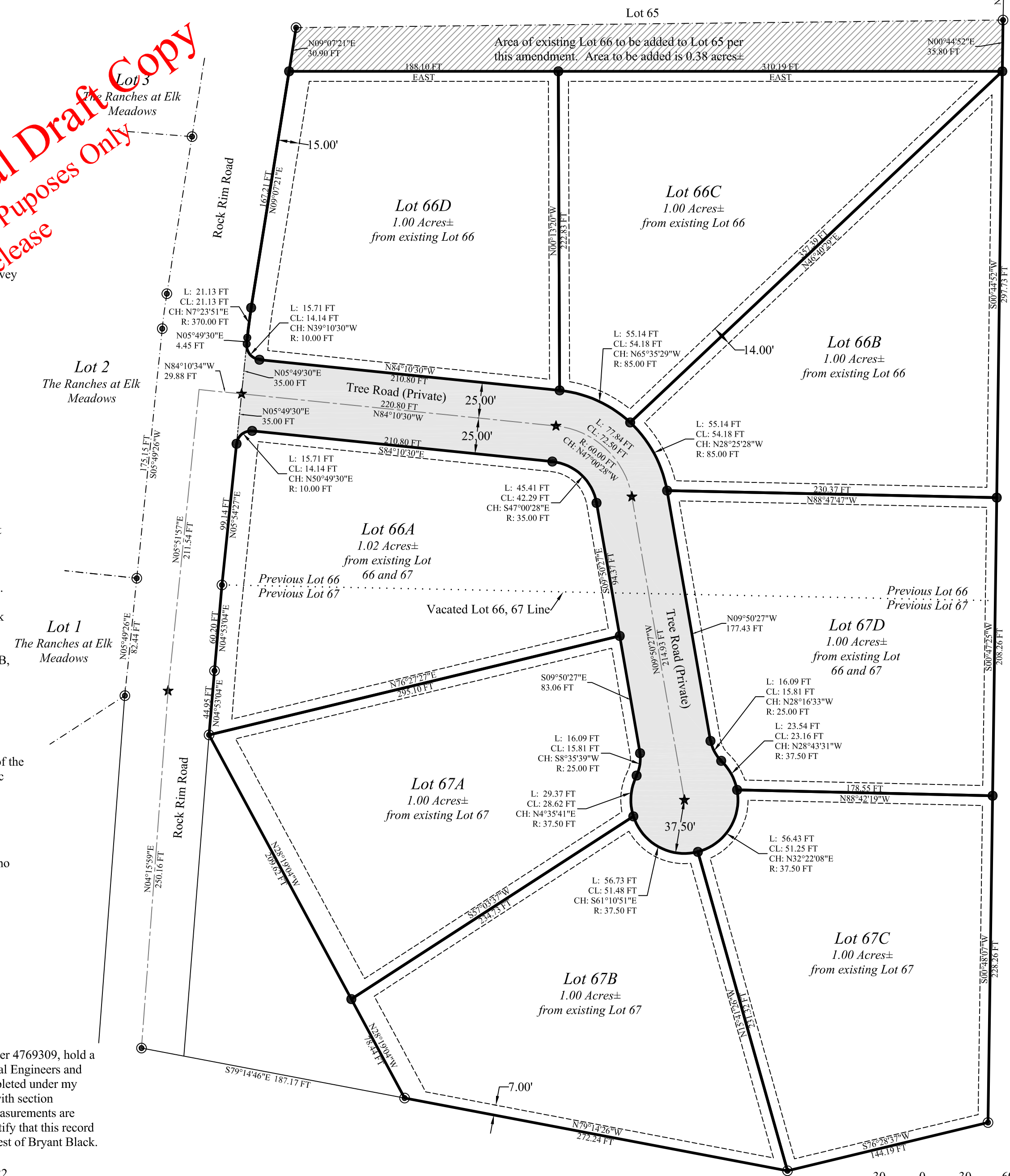
### Legend

- 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

1. All lots included within this Amendment No. 2 are currently zoned Agriculture (A-1).
2. 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.
3. There is no official flood zone designation for any area within this proposed subdivision.
4. 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.
5. 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.
6. Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
7. If there are restrictive covenants which pertain to this subdivision San Juan County has no responsibility for enforcing said covenants.

Unofficial Draft Copy  
For Review Purposes Only  
Not for Release



### 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

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

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

Health Department  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
Attorney  
Commissioner

County Surveyor  
Approval in accordance with information and records on file in this office.  
By: \_\_\_\_\_ Date: \_\_\_\_\_  
Monticello Development Company, LLC

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

Owners 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 streets hereafter to be known as the "The Ranches at Elk Meadows, Amendment No. 2 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\_\_\_\_.

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

Bunker Engineering, LLC  
965 South Creek Road, Monticello, UT 84535  
P.O. Box 432, Monticello, UT 84535 (435) 459-9152  
Date: 4/20/2022 Drawn By: B.D. Bunker Scale: 1" = 60'  
Drawing Name: Survey Reference Number: BE1122

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

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\_\_\_\_  
Notary Public Residing in \_\_\_\_\_ County \_\_\_\_\_



## STAFF REPORT

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**MEETING DATE:** June 9, 2022

**ITEM TITLE, PRESENTER:** Blankenagel Subdivision Lot 16B, Amendment 2, GaylAnn Behunin

**RECOMMENDATION:** Approval

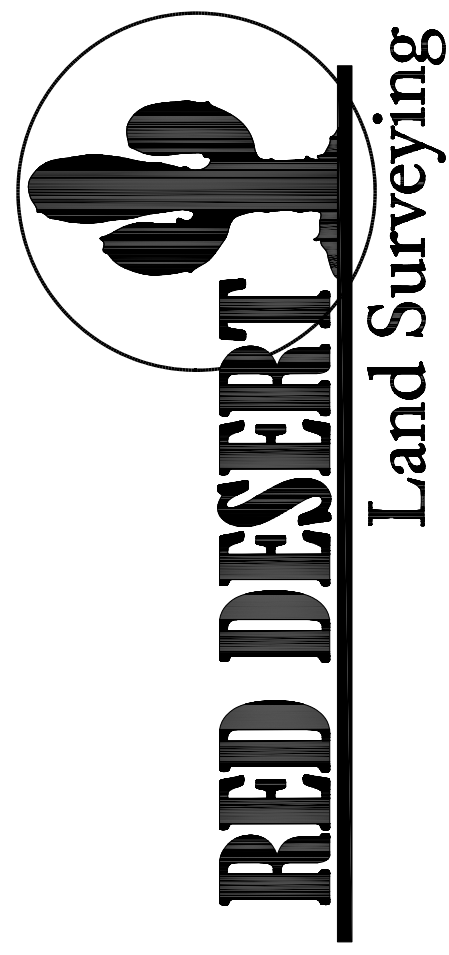
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### SUMMARY

The Blankenagel Subdivision was created in 1978. Lot 16 was amended in 1998, creating lots 16 A and 16 B. This plat further amends lot 16 B into two parcels labeled as 16 B-1, and 16 B-2. These two lots are 5 acres and 6.47 acres respectively.

### HISTORY/PAST ACTION

N/A



88 East Center Street  
Moab, UT 84532  
435.259.8171

**STANDARD LEGEND**

- CLEAN OUT
- SS - SAN SEWER LINE
- WATER METER
- WATER MAIN
- WATER METER
- HYDRANT
- TELEPHONE PEDESTAL
- GAS METER
- GAS LINE
- ASPHALT
- POWERPOLE
- POWER LINE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC BOX
- GENERATOR
- RECORD DATA
- MEASURED DATA
- CALCULATED DATA
- PROPOSED CORNER FOUND
- PROPOSED CORNER SET
- MAG NAIL SET
- BLOCK CORNER
- CENTERLINE MONUMENT
- EASEMENTS
- PROPERTY ADJOINING

PROJECT TYPE:  
SUBDIVISION

PROJECT ADDRESS:  
47 E Markel Road  
La Sal, Utah

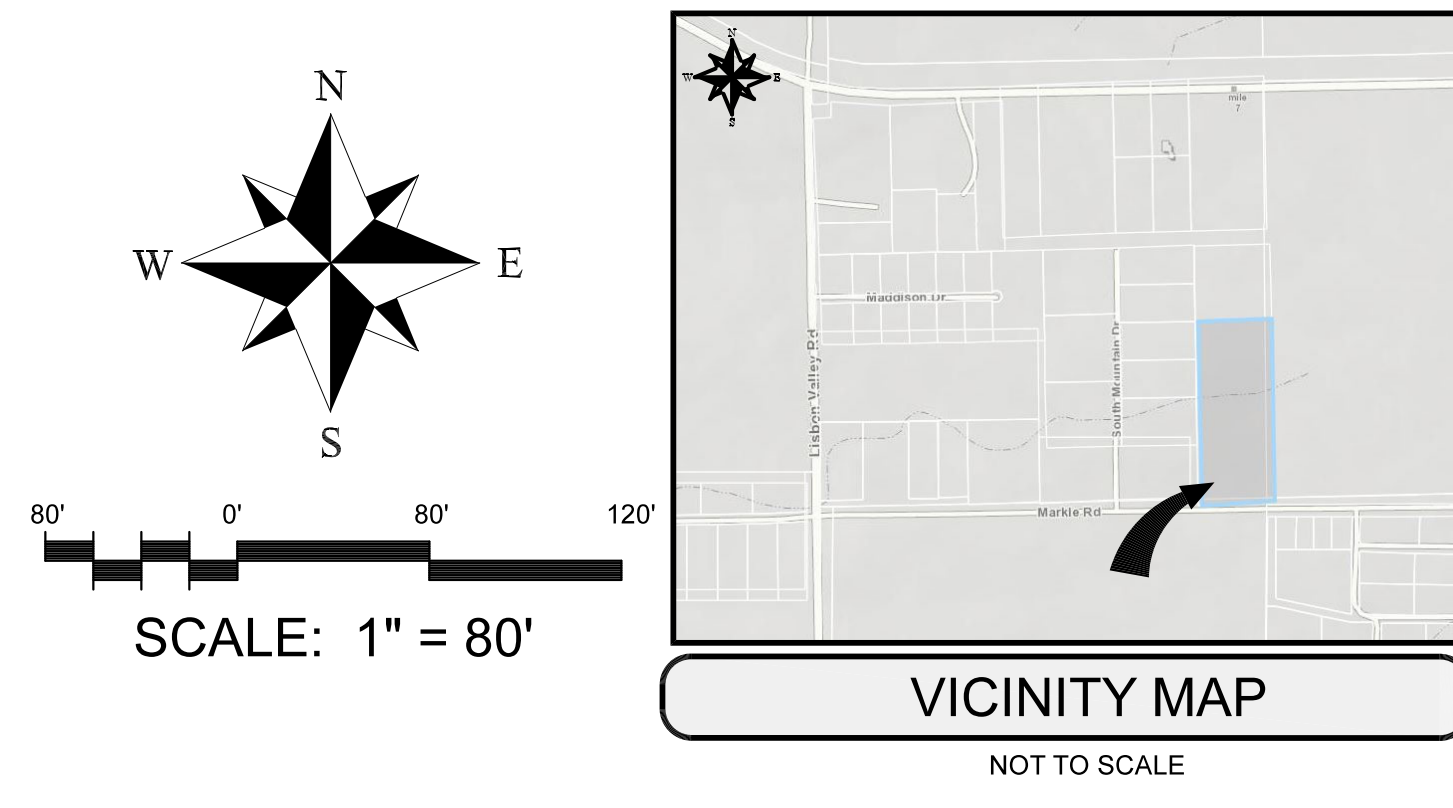
PROJECT LOCATION:  
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:  
Gayle Behunin

DATE:  
3/14/22

JOB NUMBER:  
045-22

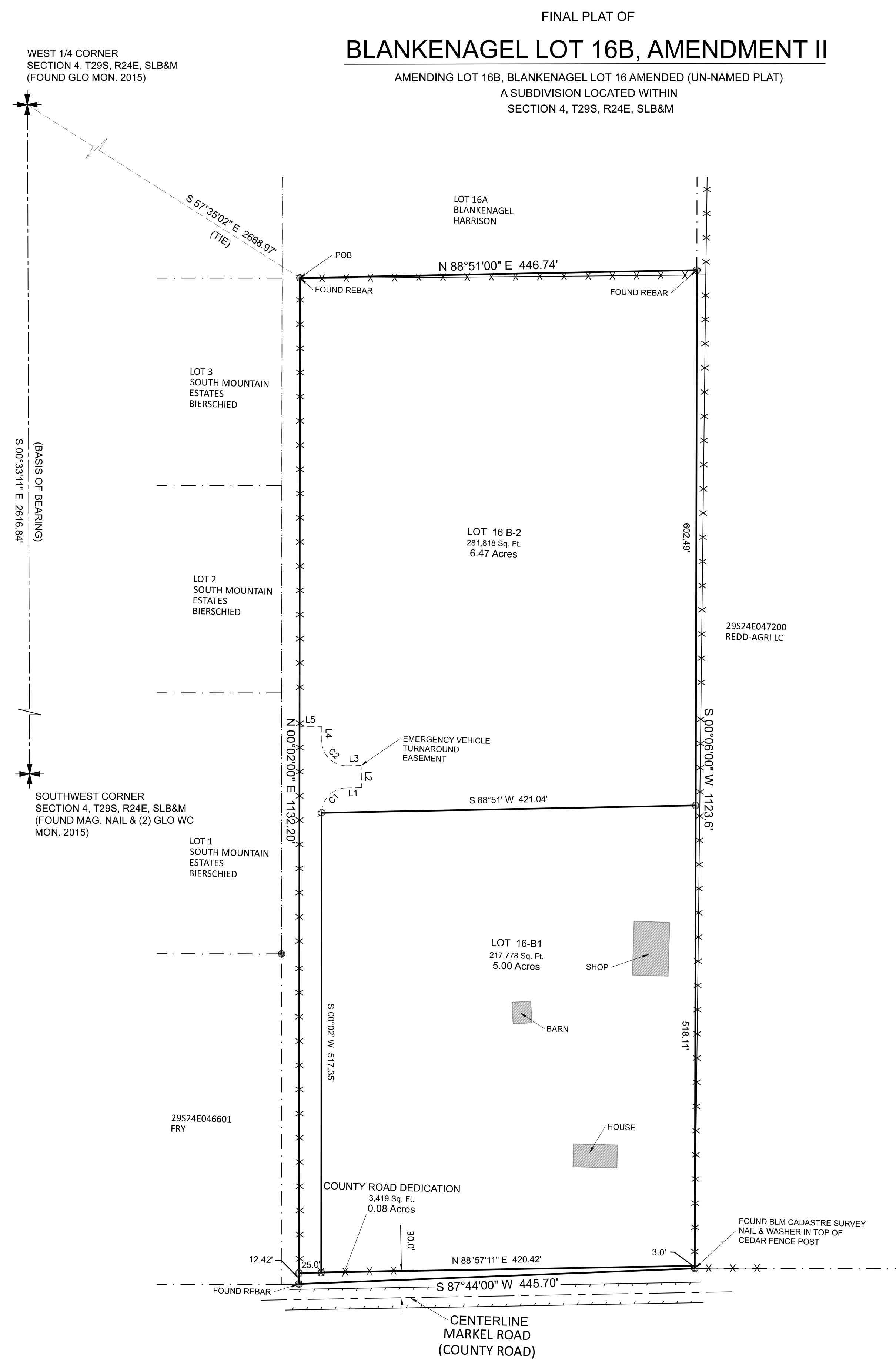
SHEET 1 OF 1



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	28.00'	43.40'	39.19'	N 44°28'30" E	88°49'00"
C2	28.00'	44.56'	40.00'	N 45°33'30" W	91°11'00"

LINE	BEARING	DISTANCE
L1	N 88°51'00" E	17.57'
L2	N 01°09'00" W	25.00'
L3	S 88°51'00" W	15.89'
L4	N 00°02'00" E	15.89'
L5	N 89°58'00" W	25.00'



**SURVEYOR NOTES**

THE BASIS OF BEARING IS S 00°33'11" E BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 24 EAST, SALT LAKE BASE AND MERIDIAN.

THE INTENT OF THE SURVEY IS SUBDIVIDE AND AMEND LOT 16B INTO TWO LOTS WITH PRIVATE ACCESS ALONG WEST SIDE OF LOT 16-B1 TO ACCESS LOT 16-B2.

THE BLM RE MONUMENTED THE SECTION IN 2015. THE TIES OF THIS PLAT DON'T MATCH THE BLANKENAGEL ORIGINAL PLAT BUT TIE TO THE 2015 BLM SECTION CORNER MONUMENTS AND HELD TO FOUND LOT CORNERS OF LOT 16.

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

DATE: 3/14/22

JOB NUMBER: 045-22

SHEET 1 OF 1

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_

ATTORNEY

COUNTY BOARD OF HEALTH

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

\_\_\_\_\_

CHAIRMAN

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 \_\_\_\_\_

FINAL PLAT OF  
**BLANKENAGEL LOT 16B, AMENDMENT II**  
AMENDING LOT 16B, BLANKENAGEL LOT 16 AMENDED (UN-NAMED PLAT)  
A SUBDIVISION LOCATED WITHIN  
SECTION 4, T29S, R24E, 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, 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 **BLANKENAGEL LOT 16B, AMENDMENT II** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake  
License No. 7540504

DATE \_\_\_\_\_

**LEGAL DESCRIPTION**

Beginning at the Northeast corner of Lot 16B, Blankenagel, Lot 16 Amended, Said point being South 57°35'02" East 2668.97 feet from the West Quarter corner of Section 4, Township 29 South, Range 24 East, Salt Lake Base and Meridian, and proceeding with the North Line of said Lot 16B North 88°51'00" East 446.74 feet; thence South 00°06'00" West 1123.6 feet; thence South 87°44'00" West 445.70 feet; thence North 00°02'00" East 1132.20 feet to the point of beginning, and having an area of 11.55 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

BLANKENAGEL LOT 16B, AMENDMENT II

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\_\_\_\_

\_\_\_\_\_

GAYLEANN BEHUNIN STEVEN CORY BEHUNIN

**ACKNOWLEDGMENT**

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, PERSONALLY APPEARED BEFORE ME, GAYLEANN BEHUNIN & STEVEN CORY BEHUNIN WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_





## STAFF REPORT

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**MEETING DATE:** May 12, 2022

**ITEM TITLE, PRESENTER:** Coronado Park Subdivision Tract C Amended, Kelly Dearth

**RECOMMENDATION:** Plat Review

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### SUMMARY

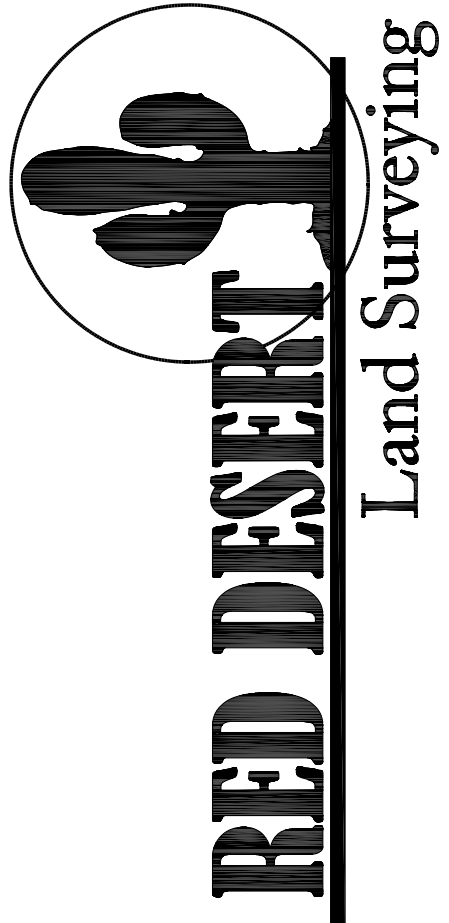
The Coronado Park subdivision was created in 1995, with five (5) large parcels, labeled tracts A-E. Parcel E was vacated out of the subdivision in 1999. See attached subdivision plats from 1995, and 1999.

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:

### HISTORY/PAST ACTION

Preliminary Plat was reviewed by the PC at their May 12, 2022 meeting.



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

PROCP. CORNER FOUND  
PROCP. CORNER SET  
M.C. NAIL FOUND  
M.C. NAIL SET  
BLOCK CORNER  
SECTION CORNER MONUMENT

PROJECT TYPE:  
SUBDIVISION

PROJECT ADDRESS:  
SPANISH VALLEY DRIVE  
Moab, Utah 84532

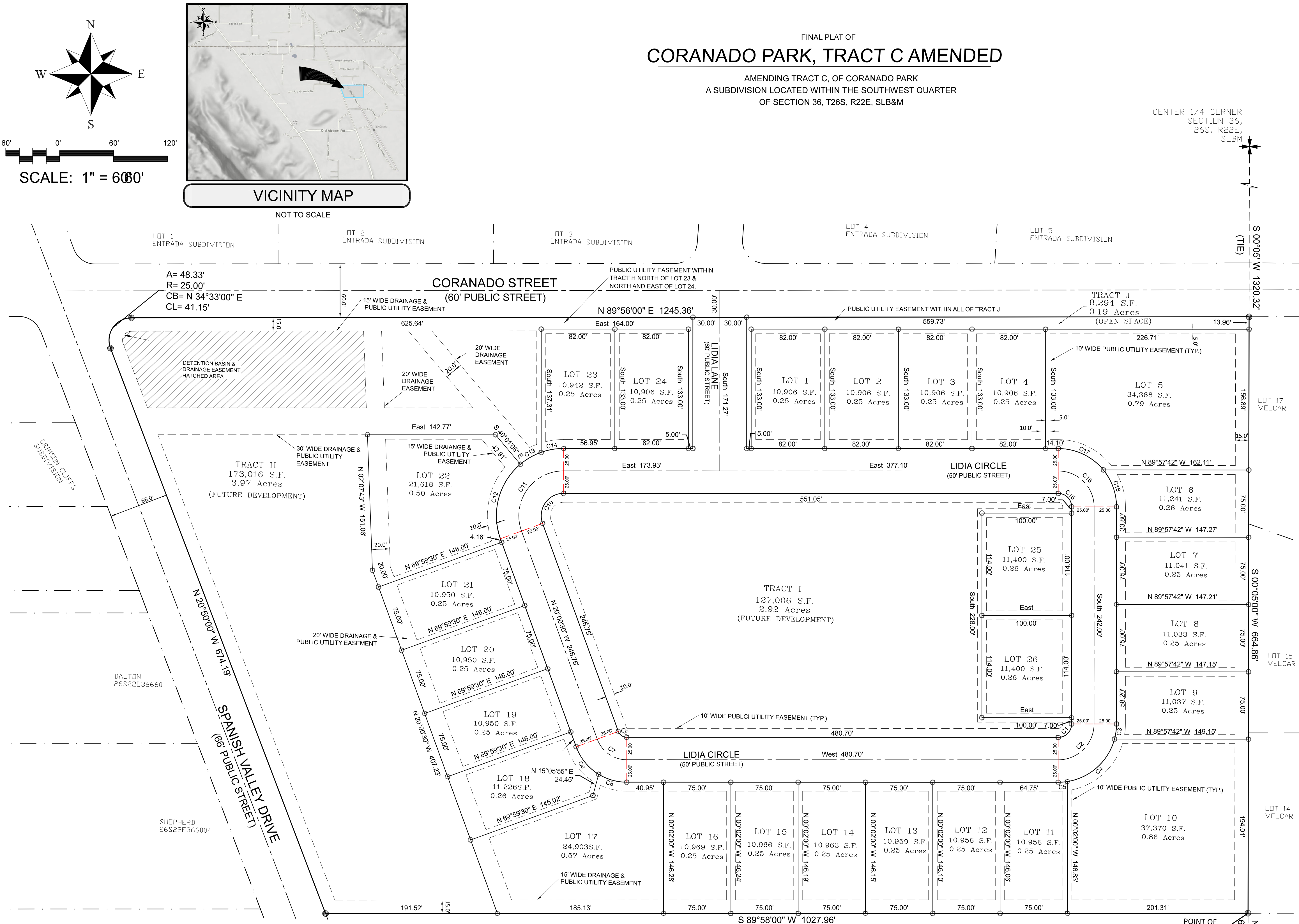
PROJECT LOCATION:  
SAN JUAN COUNTY, STATE OF UTAH

DEVELOPER:  
BUSINESS RESOLUTIONS LLC

DATE:  
6/7/22

JOB NUMBER:  
038-22

SHEET 1 OF 1



### 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.

MICHAEL H. BYNUM, MANAGER  
BUSINESS RESOLUTIONS LLC, A COLORADO LIMITED LIABILITY COMPANY, TRUSTEE  
MOAB DEVELOPMENT TRUST, DATED SEPTEMBER 26, 2014

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } s.s.  
COUNTY OF \_\_\_\_\_ }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, PERSONALLY APPEARED BEFORE ME,  
MICHAEL H. BYNUM, MANAGING MEMBER OF BUSINESS RESOLUTIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY, TRUSTEE OF MOAB DEVELOPMENT TRUST, DATED SEPTEMBER 26, 2014, 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. IT SHALL BE THE BUYER, OWNER OR DEVELOPER RESPONSIBLE FOR BUILDING SAID ROAD, NOT SAN JUAN COUNTY.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE	
C1	15.00'	23.56'	S 45°00'00" W	90°00'00"	
C2	40.00'	62.83'	S 45°00'00" W	90°00'00"	
C3	65.00'	16.99'	S 07°29'12" W	14°58'23"	
C4	65.00'	14.81'	S 47°56'39" W	65°56'32"	
C5	65.00'	10.51'	S 85°27'28" W	9°05'05"	
C6	10.00'	12.22'	N 55°00'15" W	69°59'30"	
C7	35.00'	42.76'	40.15'	N 55°00'15" W	69°59'30"
C8	60.00'	32.92'	32.51'	N 74°16'57" W	31°28'06"
C9	60.00'	40.38'	39.62'	N 39°17'12" W	38°33'24"
C10	25.00'	48.00'	40.96'	N 34°59'45" E	110°00'30"
C11	50.00'	96.00'	81.92'	N 34°59'45" E	110°00'30"
C12	75.00'	91.49'	85.92'	N 14°56'21" E	69°53'41"
C13	75.00'	26.95'	26.80'	N 80°10'48" E	20°35'14"
C14	75.00'	25.56'	25.44'	N 80°14'13" E	19°31'35"
C15	15.00'	23.56'	21.21'	S 45°00'00" E	90°00'00"
C16	40.00'	62.83'	55.57'	S 45°00'00" E	90°00'00"
C17	65.00'	57.46'	55.61'	S 64°40'32" E	50°38'55"
C18	65.00'	44.64'	43.77'	S 19°40'32" E	39°21'05"

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.  
\_\_\_\_\_  
CHAIRMAN

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 \_\_\_\_\_



## STAFF REPORT

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**MEETING DATE:** June 9, 2022

**ITEM TITLE, PRESENTER:** Flat Iron Mesa Ranch Subdivision Phase XXVIII, Mike Dervage

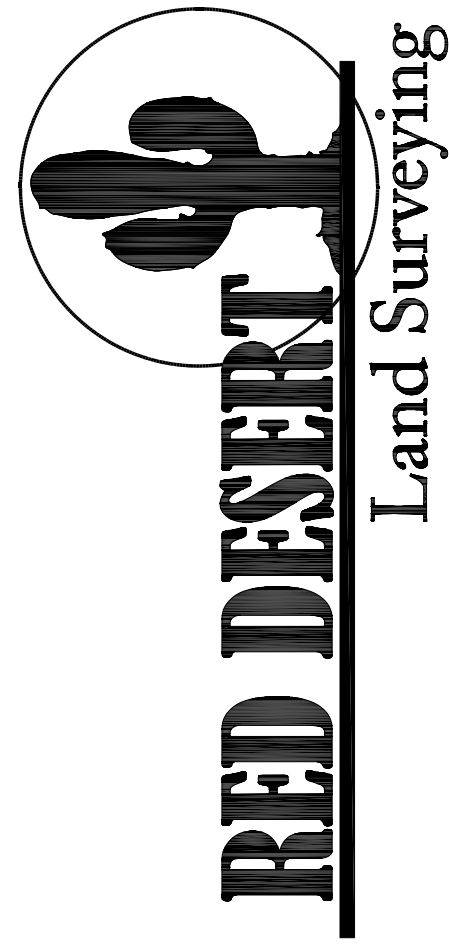
**RECOMMENDATION:** Plat Review

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### SUMMARY

Flat Iron Mesa Ranch Subdivision is located about one mile west of US Hwy 191 along County Road 164 (Flat Iron Mesa) which is about 1.5 miles north of La Sal Junction. The subdivision began developing in 2002 with phase 1. Since then, the developer has developed the subdivision with small phases, usually one or two lots. The most recent phase was phase 27 which was approved in March 2021. Phase 28 proposes a single lot, lot 44 (11.07 acres).

### HISTORY/PAST ACTION



88 East Center Street  
Moab, UT 84532  
435.259.8171

STANDARD LEGEND

- EASEMENTS
- PROPERTY ADJOINING
- PROP. CORNER SET
- SECTION MONUMENT

PROJECT TYPE:  
SUBDIVISION

PROJECT ADDRESS:  
Flat Iron Mesa Lot 44  
Moab, Utah 84532

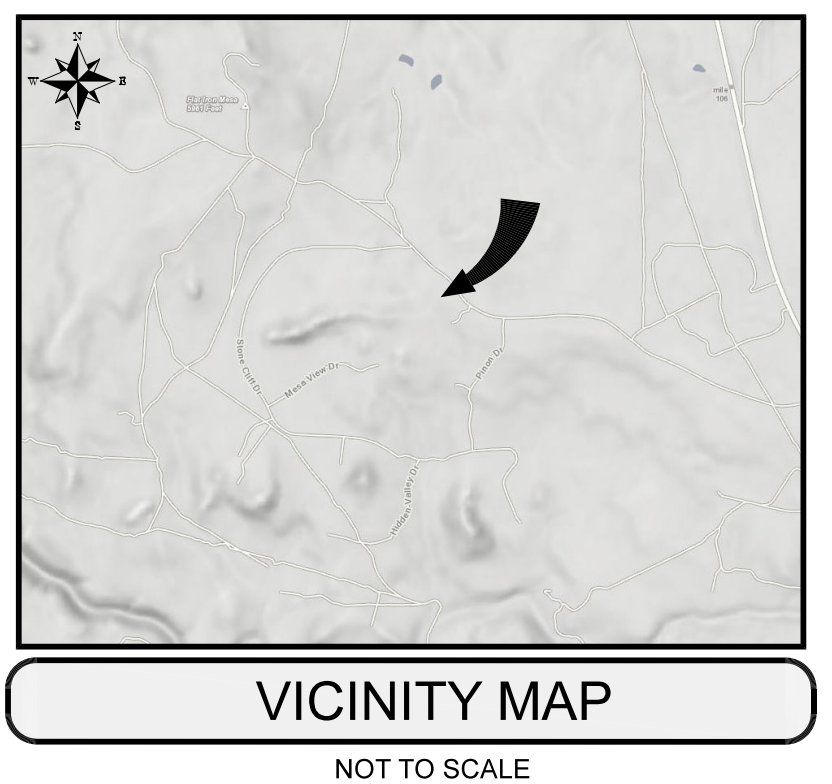
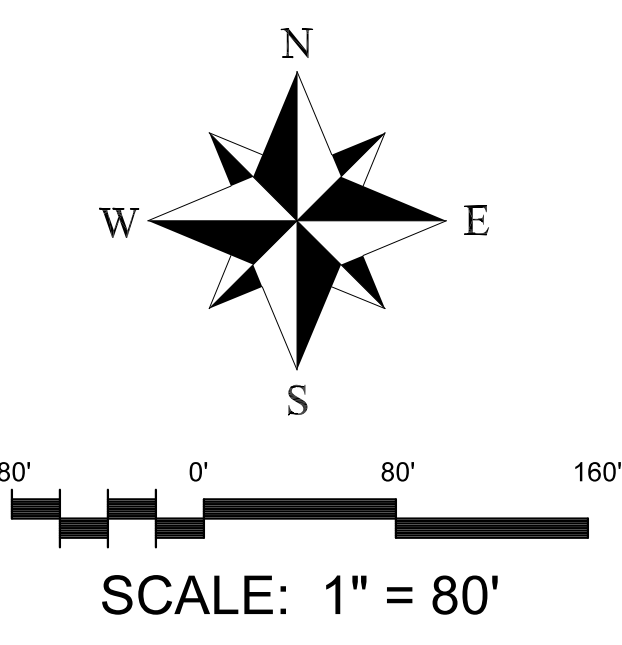
PROJECT LOCATION:  
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:  
MIKE DERVAGE

DATE:  
03/30/2022

JOB NUMBER:  
052-22

SHEET 1 OF 1

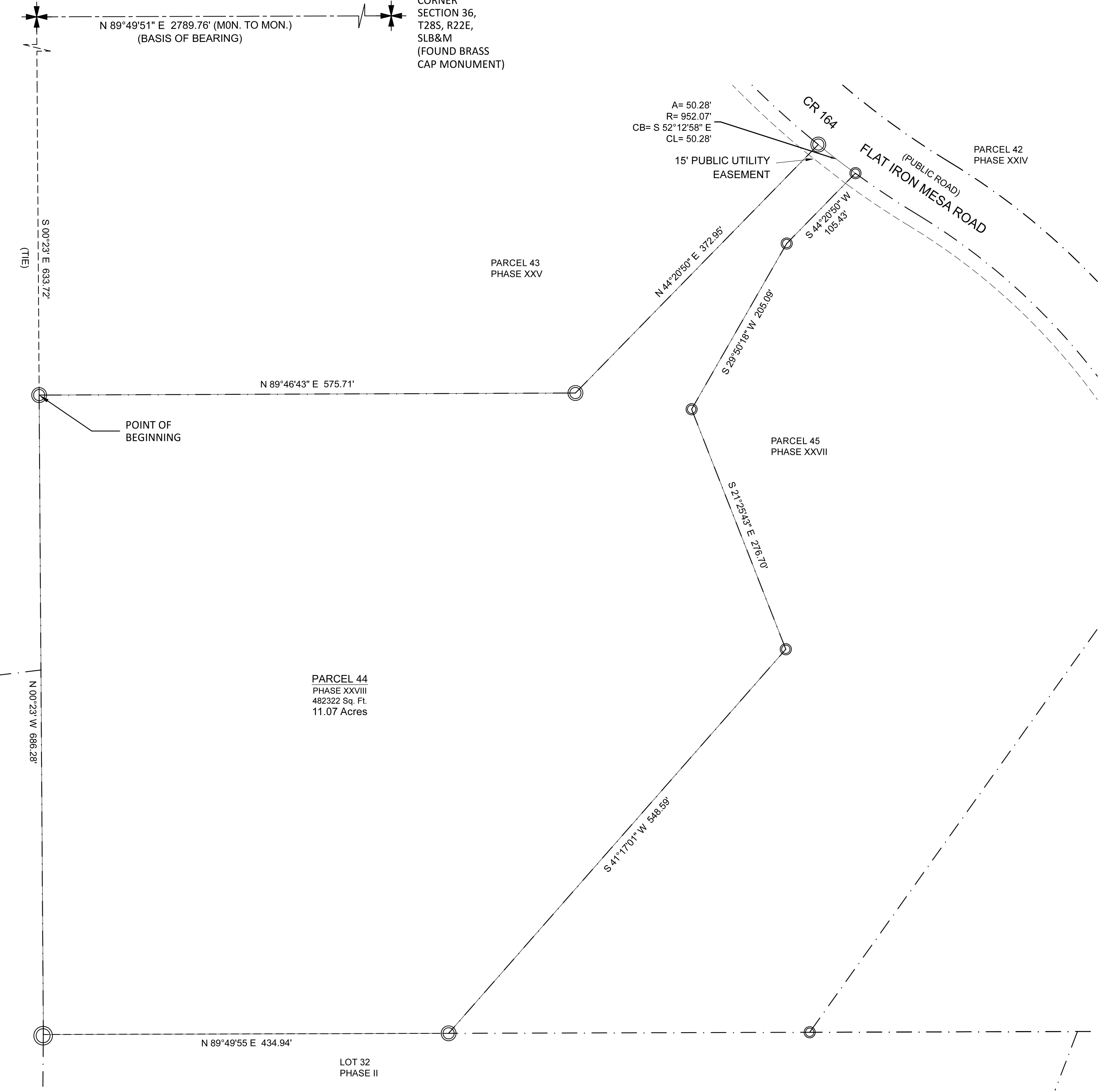


### FINAL PLAT OF FLAT IRON MESA RANCH, PHASE XXVIII

A SUBDIVISION LOCATED WITHIN THE NE QUARTER  
OF SECTION 36, T28S, R22E, SLB&M

NORTH 1/4 CORNER  
SECTION 36, T28S, R22E, SLB&M  
(FOUND BRASS CAP MONUMENT)

NORTHEAST  
CORNER  
SECTION 36,  
T28S, R22E,  
SLB&M  
(FOUND BRASS  
CAP MONUMENT)



A SUBDIVISION LOCATED WITHIN THE NE QUARTER  
OF SECTION 36, T28S, R22E, SLB&M

#### SURVEYOR NOTES

The property has been accurately surveyed with the intent to subdivide land. The basis of bearing is N 89°41'59" E between the North Quarter corner and the Northeast corner of Section 36, Township 28 South, Range 22 East, Salt Lake Base and Meridian. 5/8" x 24" rebar with survey cap to be placed at all lot corners or rights of way. Off-set pins to be placed in the back of the curb where applicable, in lieu of rebar and cap at front corners.

#### PLAT NOTES

- ALL FRONTAGES, ALL LINES COMMON WITH A ROAD RIGHT-OF-WAY, SHALL BE SUBJECT TO A 15' WIDE UTILITY EASEMENT
- ALL DEVELOPMENT WITHIN THE SUBDIVISION WILL BE UNDER THE CC & R'S FOR THE ADJACENT FLAT IRON MESA RANCH AND LOTS CREATED HEREIN WILL BE MEMBERS OF THE FLAT IRON MESA RANCH HOME OWNERS ASSOCIATION.

### 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 herein, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as Flat Iron Mesa Ranch, Phase XXVIII 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 North Quarter corner of Section 36, Township 28 South, Range 22 East, Salt Lake Base & Meridian; thence South 00°23' East 633.72 feet to the point of beginning, and proceeding thence North 89°46'43" East 575.71 feet; thence North 44°20'50" East 372.95 feet; thence with a curve having a radius of 952.07 feet, to the left with an arc length of 50.28 feet, (a chord bearing of South 52°12'58" East 50.28 feet); thence South 44°20'50" West 105.43 feet; thence South 29°50'18" West 205.09 feet; thence South 21°25'43" East 276.70 feet; thence South 41°17'01" West 548.59 feet; thence South 89°49'55" West 434.94 feet; thence North 00°23'00" West 686.28 feet to the point of beginning, having an area of 11.07 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 Flat Iron Mesa Ranch, Phase XXVIII

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\_\_\_\_

\_\_\_\_\_  
MICHAEL M DERVAGE

\_\_\_\_\_  
KATHRYN COLLARD

#### ACKNOWLEDGMENT

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, PERSONALLY APPEARED BEFORE ME, MICHAEL M DERVAGE AND KATHRYN COLLARD, WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

\_\_\_\_\_  
NOTARY PUBLIC  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

COUNTY SURVEYOR

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

\_\_\_\_\_  
COUNTY SURVEYOR      DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
ATTORNEY

COUNTY BOARD OF HEALTH

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

\_\_\_\_\_  
CHAIRMAN

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 \_\_\_\_\_



## STAFF REPORT

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**MEETING DATE:** June 9, 2022

**ITEM TITLE, PRESENTER:** County Resource Management Plan Amendment, Nick Sandberg, County Public Lands Coordinator

**RECOMMENDATION:** Briefing and Discussion

---

### SUMMARY

In 2021 the Utah Legislature mandated that County Resource Management Plans be updated on the topics of Public Lands Access, Renewable Energy and Critical Minerals and Rare Earth Elements and add two new items: Utility Corridors and Pipelines and Infrastructure. County staff with the assistance of the Public Lands Policy Coordinating Office have prepared draft narratives of these topics for your review.

### HISTORY/PAST ACTION

The County Resource Management Plan was completed and approved by the County Commissioners in 2017.

### FISCAL IMPACT

Planning efforts are included in regular staff workload.

## **Minerals Findings**

(New section to add to Minerals section.)

### *Critical Minerals*

The Critical Mineral List was first released by the U.S. Geological Survey in 2018. This list designated 35 non-fuel minerals or mineral groups as critical minerals. Critical minerals are defined as those necessary for economic or national security and have a supply chain vulnerable to disruption. Seven of those minerals are found in San Juan County. These were helium, potash, lithium, uranium, vanadium, manganese and cobalt. In 2022, USGS issued a revised list which removed helium, uranium, potash, rhenium and strontium and added nickel and zinc. The updated list includes 4 minerals found in San Juan County: lithium, vanadium, manganese and cobalt.

Vanadium and manganese narratives are covered in separate sections of this document. Lithium deposits are found in the Paradox Basin in the county but are not currently produced. Lithium is primarily used in batteries and increased dependence upon battery-powered vehicles and equipment could lead to some lithium production in the county. Cobalt occurrences are found in sediment-hosted copper and/or uranium deposits in the county. Primary production in Utah is unlikely but cobalt could potentially be a byproduct of sediment-hosted copper mining (UGS, 2020).

### *Rare Earth Elements*

Utah's geology is not conducive to the formation of significant rare earth element (REE) deposits, as confirmed by historical exploration. With the exception of scandium, rare earths have never been produced in Utah and there are no known primary rare earth deposits. So, it is unlikely that such elements occur in the county to the extent that production would be feasible. (UGS, 2020).

Revisions:

### **Objectives**

- a. *Support* responsible exploration and development of mineral resources *including critical minerals* consistent with law, policy and reasonable consideration for protection of natural and cultural resources.
- b. Efficient and responsible exploration and development of mineral resources *including critical minerals* is maximized in the San Juan Energy Zones (see Energy Zones Map).
- c. Exploration and development of mineral resources *including critical minerals* in areas outside the Energy Zones will be managed under the multiple use concept, a balanced

and reasonable approach that allows use of mineral resources while giving reasonable attention to the management of other resources.

**Policies**

2. *Encourage and support* federal agency use of a streamlined and efficient procedure to process applications for mineral exploration and development.

**References**

Utah Geological Survey. Utah Department of Natural Resources. Critical Minerals of Utah, Circular 129. 2020

**Energy**

(Existing section on Renewable Energy is adequate and no changes/additions needed except in new Policy below.)

**Policies**

New:

6. *Encourage the retention of prime agricultural lands in lieu of converting them into solar farms.*



## Land Access

(Modifications to the existing document are stated below with changes shown in italics.)

### Objectives

a. An extensive and viable transportation network *provides* access for commercial and non-commercial uses of public *and state* lands. Access is critical to the management, development, protection, use *and enjoyment* of lands and resources and to maintain the culture and lifestyle of the County *and meet national security needs*.

### Policies

1. Promote and support public land management which provides a transportation network for the use, management, protection, development and enjoyment of lands and resources consistent with the *economic needs*, culture and lifestyle of the County *and national security needs*.

2. Promote recognition of the importance of the infrastructure known as the Public Land Survey System (PLSS) to the health, safety and welfare of the citizens of the county. The surveys implemented to establish this PLSS are the foundation upon which rests title to all land that is now, or was once part of the Public Domain of the United States. The PLSS is the foundation for all land transactions and any acquisition, conveyance or exchange of property whether public or private depends on this PLSS infrastructure. Protect the Public Land Survey System as a vital resource for the protection of the property rights of the citizens of the county.

3. Assert RS2477 claims to all roads and trails constructed over public lands prior to the passage of FLPMA.

4. *Support efforts to have federal agencies recognize the State's rights to and across federal lands.*

5. *Support and encourage* the timely and efficient processing of *transportation* right-of-way applications by federal agencies.

6 *Support the protection of traditional and cultural access to public and state lands.*

7. *Support the retention of existing access to SITLA lands and the creation of new access roads where necessary to increase the value and enjoyment of these lands.*

8. *Maintain road systems to appropriate standards for safe and convenient access to all users of public lands (commercial and non-commercial).*

9. *Maintain road systems for safe, convenient and equitable access for citizens of all ages and physical abilities.*

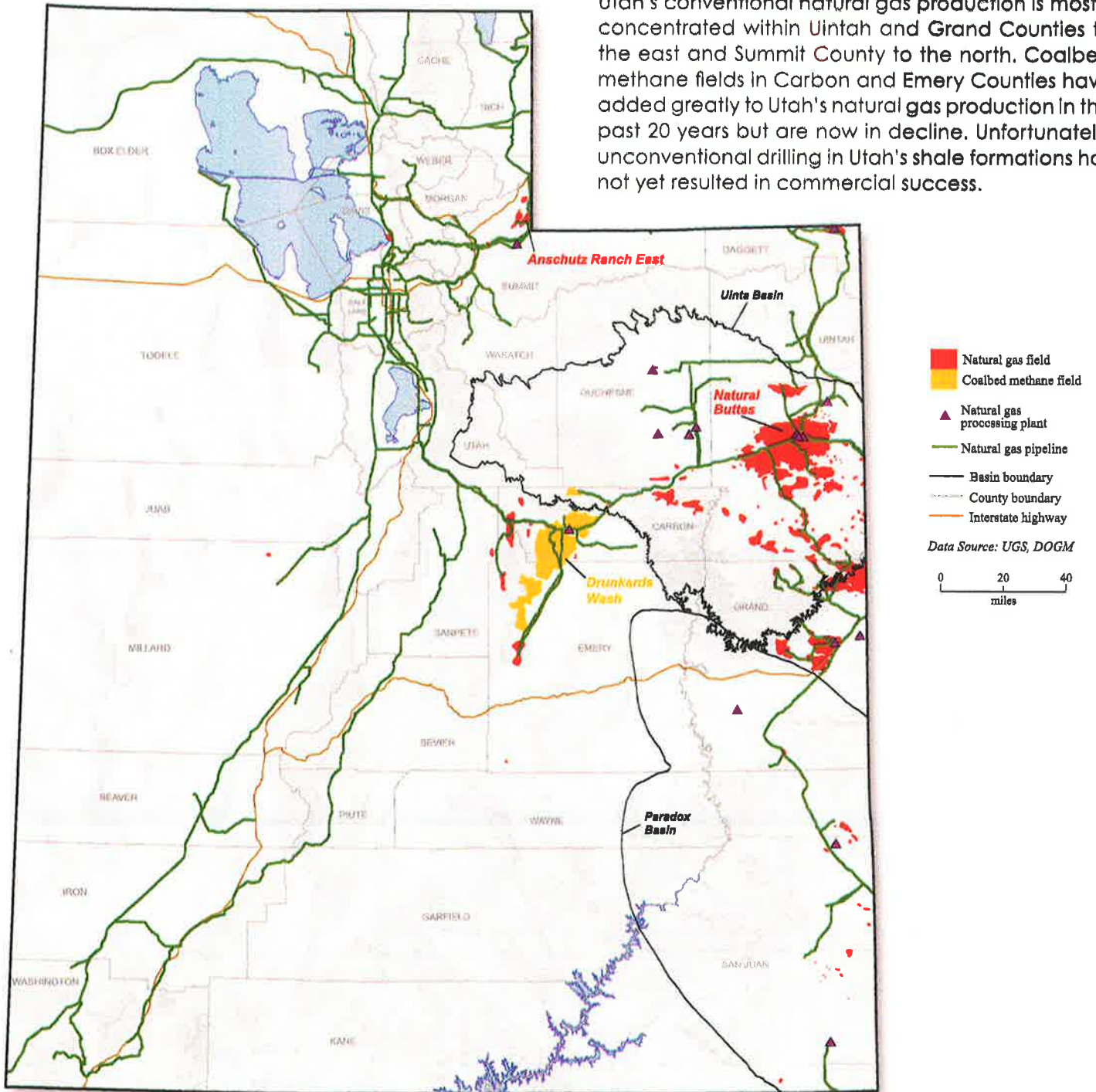
10. Assist County landowners to obtain rights-of-way or easements across federal lands when in the best interest of the County and/or landowner.

11. Support public lands management which provides opportunities for a range of motorized and non\_motorized recreation experiences while protecting or minimizing impacts to resources and minimizing conflicts among various users.
12. Provide exemption from OHV decisions for fire, military, emergency, and law enforcement vehicles used for emergency or administrative purposes .
13. Support access rights to facilities or properties covered by valid existing rights.
- 14. Support and encourage additional road infrastructure where needed to accommodate the increasing need for safe and enjoyable outdoor recreation practices on public lands.*
15. Support efforts to provide county-wide public transportation including daily ground and air service.

# natural gas



Utah's conventional natural gas production is mostly concentrated within Uintah and Grand Counties to the east and Summit County to the north. Coalbed methane fields in Carbon and Emery Counties have added greatly to Utah's natural gas production in the past 20 years but are now in decline. Unfortunately, unconventional drilling in Utah's shale formations has not yet resulted in commercial success.



## **Mining**

New section to add:

### ***Abandoned Mine Lands Reclamation***

Under Utah’s Mined Land Reclamation Act and the Abandoned Mine Lands Program of the federal government various reclamation efforts have taken place to restore watersheds and enhance public safety of several mining areas in the county. Restoration work has been completed in the La Sal area, Brown’s Hole area, Red and Fry Canyon areas, White Canyon-Deer Flat areas and the South Cottonwood Wash area on old uranium/vanadium mining sites.

## **Policies**

*3. Support federal and state efforts in the Abandoned Mine Lands Program and Utah’s Mined Land Reclamation Act to protect human health and safety and to protect and restore the environment.*

Add to Findings after para on Daneros Mine:

*In 2022 the White Mesa Mill began processing certain critical and rare earth (REE) minerals and producing compounds used in the production of nuclear energy, steel and specialty alloys and advanced REE products in the US and abroad. This commercial-scale REE separation process may have been the first to occur in the US since the early 2000’s (Energy Fuels, 2022).*

*References: “Energy Fuels Hits Critical Minerals ‘Trifecta’ in Rare Earths, Uranium and Vanadium; Now Performing Commercial-Scale partial Rare Earth Separations”. April 13, 2022 Energy Fuels News Release.*

## UTILITY CORRIDORS

### Definition

*Linear tracts of land set aside for the placement of above and below-ground infrastructure that transports and conveys raw materials, processed materials, and energy.*

### Related Resources

Energy, Mining, Cultural, Historical, Geological and Paleontological, Land Access, Water Rights, Land Use, Air Quality, Water Quality and Hydrology, Economic Considerations

### Findings

Utility corridors on federal lands are usually identified in agency land use plans. These land use plans may also identify areas where utility ROWs are to be avoided or excluded. On BLM administered lands, avoidance and exclusion areas are based on resource needs and policy. Such areas include lands with sensitive natural resources such as wilderness values, cultural resources, riparian and relict vegetation and high quality scenery. Similar policy is used in land use plans on USFS and NPS lands. Since 62% of San Juan county is federally administered land (BLM, USFS and NPS), these land use plan designations for utility corridors are a significant factor in any utility corridor planning.

Establishing a new utility corridor on or through federal land for electrical transmission, pipelines, and other utility infrastructure is a major undertaking that may require years to complete. The design, analysis, public involvement, and documentation required by federal regulations are very complicated.

Recognizing the complex nature of placing utility corridors on public lands, and in light of the growing need for energy grid improvements, Congress passed the Energy Policy Act of 2005. Section 368 of the act directs federal agencies to: (1) designate energy corridors on federal lands in 11 western states; (2) establish procedures to ensure that additional corridors are identified and designated as necessary; and (3) expedite applications to construct or modify oil, gas, and hydrogen pipelines and electricity transmission and distribution facilities. These corridors are referred to as “Section 368” energy corridors.

San Juan County’s segment of the Section 368 corridor follows along US 191 in the northern part of the county until it veers off to the SE and follows East Canyon before entering Colorado. While this corridor is useful for the north and northeastern portions of the county, it is too far away from other areas in the county to be of much use.

### Economic Considerations

Power generation in the western United States is transitioning from carbon-based fossil fuels to renewable energy. Additionally, policies to increase the component of renewable

energy coming from the federal, state, and local governments as well as consumer demands, are likely to increase the demand of renewable energy over the coming decade.

San Juan County has abundant potential for renewable energy generation (solar and wind), as identified in the Utah Renewable Energy Zone study. However, these resources are not always near existing transmission infrastructure. As power generators move to develop these resources, there is a need to simultaneously develop the transmission infrastructure needed to convey power to the electric grid.

Primary economic consideration for utility corridors is the lengthy time periods and high costs required to navigate the federal permitting and compliance processes to place utilities on federal lands. Such long time periods reduce the ability of utility companies to respond to rapidly changing energy policies, such as carbon reduction goals and development of Utah's renewable energy.

### **Objectives**

Existing and future utility corridors are adequate to meet current and future demand.

### **Policies**

Protect access for utility companies to maintain and improve infrastructure and utility corridors.

Support and promote expeditious federal approval processes and policies for the maintenance of utility corridors and new construction projects.

Work with federal and state agencies and tribes to identify utility corridors needed to access and deliver all forms of traditional mineral resources, critical minerals, and renewable energy resources.

Support federal agencies to ensure that sufficient utility corridors are available to provide essential utilities to rural areas including areas with current or future federal designations (e.g. national monuments and roadless areas).

Support federal agencies to provide access to fiber optic resources to rural Utah and Tribal communities.

### **References**

Utah Renewable Energy Zone (UREZ) Task Force, Phase II Zone Identification and Scenario Analysis, Final Report. Black & Veatch Corporation. September, 2010

Utah's Resource Potential. Energy Strategies for the Utah Office of Energy Development. Salt Lake City, Utah. Technical Report, 84pg.

## Pipelines and Infrastructure

### Definition

*Pipelines, electrical power and communication lines and associated structures that carry petroleum products, water and electricity.*

### Related Resources

Energy, Mining, Cultural, Historical, Geological and Paleontological, Land Access, Water Rights, Land Use, Air Quality, Irrigation, Water Quality and Hydrology, Economic Considerations

## Findings

### Electrical Transmission

Electrical transmission infrastructure is used to convey high-voltage electricity from a generation source to load-center substations, where it's transformed into lower-voltage electricity for distribution to end-users. Major components of electrical transmission infrastructure include transformers, towers, foundation materials, and conductors (transmission lines). High-voltage transmission can be either alternating current (AC) or direct current (DC). Alternating current, the most commonly used form of transmission, has the ability to convert to different voltages using a transformer, whereas DC is not easily converted. Typical voltage for transmission in the county ranges from 69 Kilovolt (kV) up to 345 kV. Existing electrical transmission lines and substations are shown on Map \_\_\_\_.

When planning for new utility-scale solar developments, considerations should be made for the inversion of DC power generated from solar array prior to connection to the AC bulk power grid.

Another consideration for the planning of electrical transmission in Utah includes future chokepoints or bottlenecks in transmission-line capacity. This issue has been studied with respect to electrical transmission in the 2021 Utah Transmission Study, which determined that (under scenarios of high renewable energy buildout in southern Utah) electrical transmission needs might exceed capacity (Energy Strategies 2021).

Resilience and redundancy of electrical transmission are issues that have been identified by stakeholders. Many rural locations in Utah are served by single transmission lines, referred to as "radial transmission lines." Radial transmission lines are the least costly option for providing some remote locations with electrical power, but they also leave those areas vulnerable to utility disruptions because of their lack of redundancy. Additional transmission connections are costly not only because of their construction costs, but also due to the expense and time required to place utility corridors on federal lands. Refer to the Utility Corridor section for more information.



## Natural Gas Pipelines

Natural gas pipelines are constructed by private utility companies to move natural gas from production areas to end users. Gathering pipelines move extracted raw materials from wellheads to processing plants, where natural gas is separated from other gases, hydrocarbon gas liquids, and water. The refined natural gas is then pressurized and added to the mainline transmission system, which consists of large-diameter, high-pressure pipelines. Compressor stations along the network maintain pressure and move product down the line to storage areas, major industrial consumers, power plants, shipping ports, and distribution companies. From there, distribution transmission systems operate with smaller-diameter lines and lower pressure. Finally, service lines transport natural gas to the end users.

The Lisbon Valley Gas Plant located approximately 20 miles north of Monticello processes natural gas collected from sources in Utah, Colorado and New Mexico. The La Sal Junction Compressor Station is part of the Northwest Pipeline transporting natural gas through the intermountain region and the Pacific Northwest. Major natural gas pipelines are shown on Map \_\_\_\_.

## Oil Pipelines

According to the Utah Geologic Survey (UGS), Utah is consistently one of the top 15 oil-producing states in the United States (Chidsey 2021). In their recent circular, Utah's Energy Landscape, the UGS reported the majority of oil production in Utah is occurring in Duchesne, Uintah, and San Juan Counties. Crude oil produced in San Juan County is transported in pipelines south to refineries in New Mexico. The two major pipelines are the CCI and Questar Pipelines (see Map \_\_). The CCI Pipeline transports crude oil from the Lisbon Field area approximately 20 miles north of Monticello to the Greater Aneth Field in the southern part of the county and thence SE into Colorado and New Mexico. The Questar Pipeline transports oil from the Greater Aneth area south into Arizona. ???

## Water Pipelines

The main water pipelines in the county transport water for communities and irrigation. The main water pipelines for community use include collection and transport pipelines for Monticello, Blanding and Spanish Valley. The largest irrigation pipeline transports water from Recapture Reservoir to agricultural lands in the Blanding area.

## Telecommunications

Telecommunications refer to the infrastructure used to transmit and distribute electronic information. This discussion of telecommunications will focus on broadband infrastructure, typically transmitted through fiber optic cable, used by service providers to connect consumers to the Internet, which allows large quantities of digital information to be transmitted at high speeds.

The State of Utah is committed to deploying and expanding broadband and making it accessible across the entire state. To this end, the [2020 Utah Broadband Plan](#) identifies a series of goals to meet that goal. As of June 2021, 94 percent of Utah has access to broadband Internet service with speeds of 100 mbps or faster. Approximately 68 percent of Utahns have access to fiber-optic services with a State Broadband Access Ranking of 29th in the United States (BroadbandNow 2021).

Most communities in the county are now served with a fiber optic network from Spanish Valley to Bluff. These include the main communities along US 191 and US 491 as well as La Sal, Eastland, Montezuma Creek and Aneth. A project is currently underway to connect Mexican Hat from Bluff with plans to continue on to Monument Valley and Oljeto.

### **Other Infrastructure**

Most communities in the county have water treatment plants to supply culinary water to community residents. Most are located on municipal property but the water may be supplied from sources on public lands. Examples are the culinary water pipelines from springs on the Monticello Ranger District supplying Monticello and the Blanding Tunnel on the Monticello Ranger District supplying Blanding. Many communities also have wastewater treatment plants which are also on municipal lands.

Culinary water treatment and wastewater treatment facilities on public lands include those of Mexican Hat, the National Park Service at Natural Bridges National Monument, Hovenweep National Monument (septic system for waste), Halls Crossing, Hite, Needles District of Canyonlands National Park (septic system for waste) and those of the State Parks and Recreation at Dead Horse Point State Park (septic system for waste).

### **Transportation Infrastructure**

The planning, construction, and maintenance of US interstate highways, state highways, and some local roads in Utah are completed through collaboration with UDOT. Roadway planning occurs during the compilation of the [Unified Transportation Plan](#). Construction of new federal and state roadways and bridges as well as upgrades to existing infrastructure is prioritized in this plan.

The [Utah Freight Plan](#) addresses issues and needs specific to the statewide highway and multimodal freight networks. In San Juan County, US 191 from the northern county line to Monticello and US 491 from Monticello to the state line are classified as ‘Critical Rural’ highways in this plan. A ‘Critical Rural’ highway provides access and connection to the Primary Highway Freight System and the Interstates with other important ports, public transportation facilities, or other intermodal freight facilities. Both of these highways are also rated as ‘High Volume’ highways in UDOT’s ‘Pavement Management’ system. This designation means that Average Annual Daily Traffic

(AADT) is greater than 1,000 vehicles and Average Annual Daily Truck Traffic (AADTT) is greater than 200

## **Economic Considerations**

### **Water Pipelines**

According to the 2020 Statewide Water Infrastructure Plan, over the next 50 years, the State of Utah and municipal water providers in San Juan and Grand Counties (Southeast Colorado River Basin Water Plan) will need to spend \$97.8 million to repair and replace existing infrastructure and another \$4 - 18 million for new infrastructure and to develop new water supplies for future growth (BRWCD et al. 2020).

### **Objectives**

Pipelines, powerlines, communication lines and other infrastructure are present to provide for transport and delivery of petroleum products, water, electric power and telecommunications services to meet current and future needs of the county.

### **Policies**

Support a network for the transport and distribution of natural gas, crude oil and refined petroleum products.

Support a network for the collection and delivery of electrical power and communications to County residents.

Support the investigation and research for additional water collection, storage and delivery opportunities to supply current and future community needs.

Support local community and water conservation districts in applying for grants for additional water collection, storage and delivery systems.

Support active management of forests to increase watershed yields.

Support programs such as Shared Stewardship and the Watershed Restoration Initiative to enhance water yields.

Support innovation to make existing and future water collection, storage and delivery systems more efficient, reliable, safe, climate-friendly and sustainable.

## References

Energy Strategies. 2021. Utah Transmission Study: A Study of the Options and Benefits to Unlocking Utah's Resource Potential. Energy Strategies for the Utah Office of Energy Development. Salt Lake City, Utah. Technical Report, 84pg

[UBAC] Utah Broadband Advisory Council. 2020. Utah Broadband Plan. Salt Lake City, UT. Technical Report, 12pg.

[BRWCD] Bear River Water Conservancy District, Cache Water District, Central Iron County Water Conservancy District, Central Utah Water Conservancy District, Jordan Valley Water Conservancy District, Utah Division of Water Resources, Washington County Water Conservancy District, & Weber Basin Water Conservancy District. 2020. Statewide Water Infrastructure Plan. Prepare 60. Technical Report, 16pg.

[UDOT] Utah Department of Transportation, Cache Metropolitan Planning Organization, Dixie Metropolitan Planning Organization, Mountainland Association of Governments, Utah Transit Authority, & Wasatch Front Regional Council. 11/4/21. Funding our Transportation Future. Utah's Unified Transportation Plan.  
<https://unifiedplan.org/funding-our-transportation-future/>

[UDOT] Utah Department of Transportation. Utah Freight Plan 2017



## STAFF REPORT

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**MEETING DATE:** June 9, 2022

**ITEM TITLE, PRESENTER:** Overnight Accommodations Overlay Application, Stephen Howard, Red Rock Earth Movers

**RECOMMENDATION:** Recommendation to Board of County Commissioners

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### SUMMARY

Stephen Howard, owner of Red Rock Earth Movers, and excavation contractor, is applying for the Spanish Valley Overnight Accommodations Overlay to apply on two parcels; Parcel 26S22E357841, a .70 acre parcel, and Parcel 26S22E357842, a .75 acre parcel. These two parcels are private land in the Spanish Valley Highway Commercial District

He plans to have an RV Park and nightly rental accommodations on the second story above commercial. The details of these uses will be discussed at the next step of the overlay.

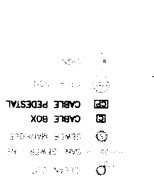
The consideration for this application is based on the physical location and the extents of the overlay zone. The PC makes a recommendation for the Board of County Commissioners

### HISTORY/PAST ACTION

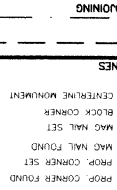
N/A



88 East Center Street  
Moab, UT 84532  
435.259.8171



**STANDARD LEGEND**



**PROJECT TYPE:**  
RECORD OF SURVEY FOR  
MINOR SUBDIVISION

**PROJECT ADDRESS:**  
Address  
Moab, Utah 84532

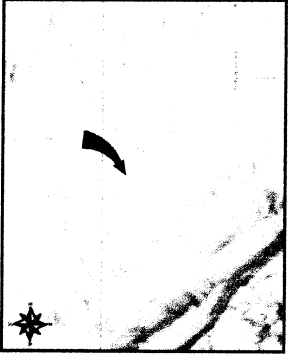
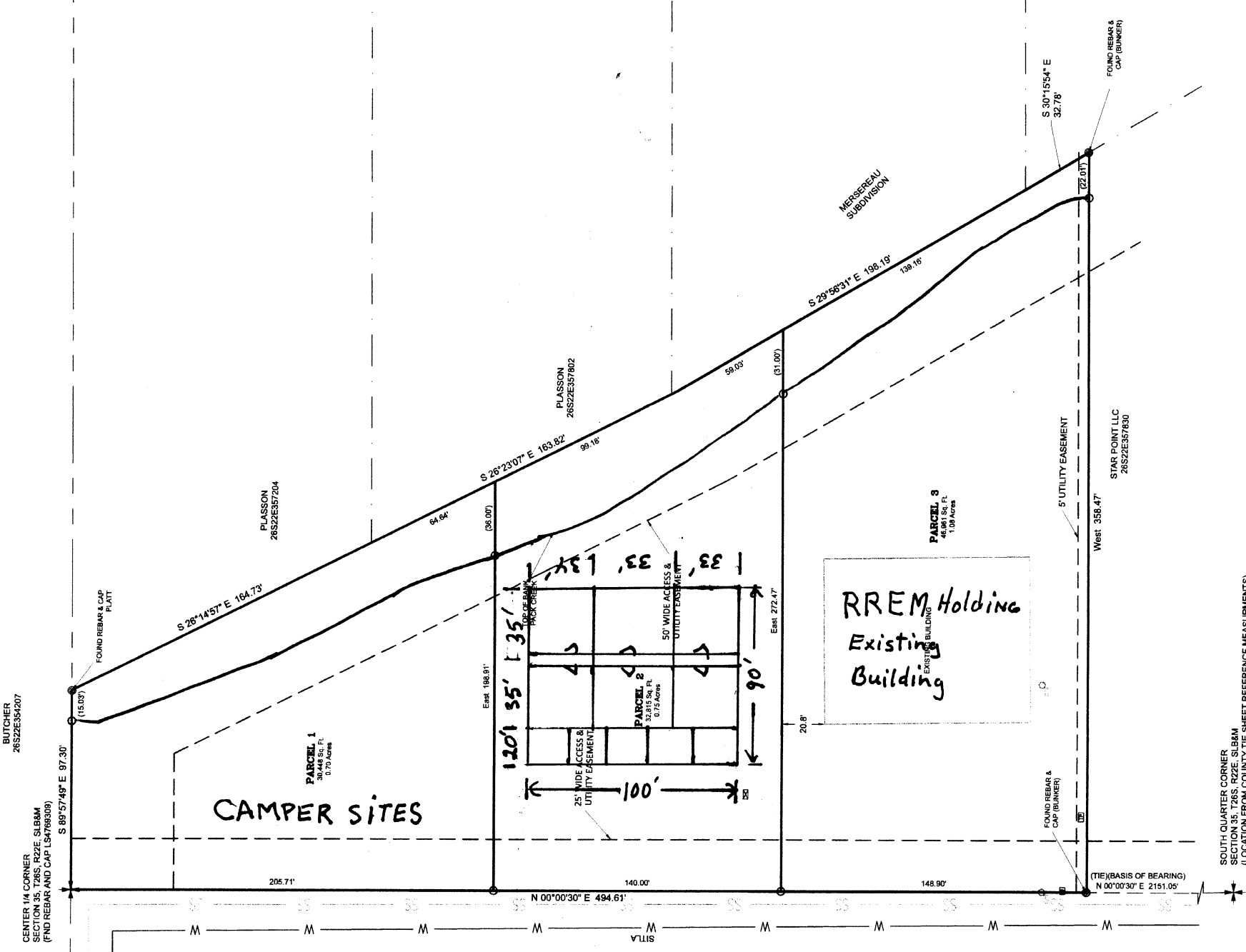
**PROJECT LOCATION:**  
SAN JUAN COUNTY, STATE OF UTAH

**PREPARED FOR:**  
STEVE HOWARD

**DATE:**  
11/29/21

**JOB NUMBER:**  
220-21

**HOWARD  
RECORD OF SURVEY  
FOR A MINOR SUBDIVISION**  
LOCATED IN THE N1/2 SE 1/4 QUARTER OF  
SECTION 35 T26S, R22E, SLB&M



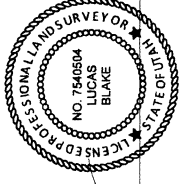
**VICINITY MAP**  
NOT TO SCALE

SCALE: 1" = 30'

**SURVEYOR'S CERTIFICATION**

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540504. I further certify that an land survey was made of the property described below, and the findings of that survey are as shown hereon.

Lucas Blake  
License No. 7540504



11/29/21  
DATE

**PARENT DEED LEGAL DESCRIPTION**

A tract of land within the N 1/2 SE 1/4 of Section 35, Township 26 South, Range 22 East, SLB&M, more particularly described as follows:

Beginning at a point on the North-South C1/4 Section line of said Section 35 located North 00 degs 00'30" East 2151.05 feet from the south quarter corner of said Section 35; thence North 89 degs 57'49" East 97.30 feet along the East-West C1/4 line to the Northeast corner of that tract of land as described in the Carroll Drilling, LLC tract and recorded in Book 955, page 851, thence South 26 degs 14'57" East 164.73 feet to an angle point on the East line of said Carroll Drilling, LLC tract; thence South 26 degs 23'07" East 163.82 feet to an angle point on the East line of said Carroll Drilling, LLC tract, thence South 29 deg 56'31" East 198.19 feet to an angle point on the East line of said Carroll Drilling, LLC tract, thence South 30 degs 15'54" East 32.75 feet, thence West 358.48 feet to the point of beginning.

Tax Parcel NO.: 26522E357840

TOGETHER with and reserving the following Non-Exclusive Easements which burden and benefit the above-described tract:

1. An easement for the purpose of ingress/egress and utilities within the N1/2SE1/4 of Section 35, Township 26 South, Range 22 East, SLB&M more particularly described as follows: Beginning at a point on the C1/4 Section line of said Section 52 located North 00 degs 00'30" East 1322.96 feet from the South Quarter corner of said Section 35, said point is also on the North line of the Moab Business Park Subdivision; thence North 00 degs 00'30" East 1322.71 feet from the C1/4 corner of said Section 35, thence South 89 degs 57'49" East 25.00 feet, thence South 00 degs 00'30" West 1322.69 feet to the point on the North line of said Moab Business Park Subdivision, thence North 89 degs 59'52" West 25 feet to the point of beginning.
2. A 50.00 foot wide strip of land for the purpose of ingress/egress and utilities parallel with and offset from the North and East lines of the above-described tract of land which is also the same as the North and East lines as the Carroll Drilling, LLC as described in Book 955 page 851.
3. A 5.0-foot-wide strip of land for the purpose of utilities parallel with and offset from the south line of the above-described tract of land.

These Non-Exclusive easements conveyed and reserved herein are located across the following parcels: 26522E357805, 26522E357820, 26522E357810, 26522E357830.

**NEW PARCEL LEGAL DESCRIPTION**

**Parcel 1**

A parcel of land within the N1/2SE1/4 of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian, more particularly describes as follows:

Beginning at a point on the North-South C1/4 Section line of said Section 35 located North 00°00'30" East 2439.95 feet from the south Quarter corner of said Section 35; and proceeding thence North 00°00'30" East 205.71 feet to the C1/4 corner of said Section 35; thence South 89°57'50" East 97.30 feet along the East-West C1/4 line; thence South 26°14'57" East 164.73 feet; thence South 26°23'07" East 163.82 feet; thence West 198.91 feet to the point of beginning, having an area of 30,448 Sq. Ft., 0.70 Acres.

**Parcel 2**

A parcel of land within the N1/2SE1/4 of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian, more particularly describes as follows:

Beginning at a point on the North-South C1/4 Section line of said Section 35 located North 00°00'30" East 2299.95 feet from the South Quarter corner of said Section 35, and proceeding thence North 00°00'30" East 140.00 feet; thence East 198.91 feet; thence South 26°23'07" East 99.16 feet; thence South 29°56'31" East 59.03 feet; thence West 272.47 feet, having an area of 32,815 Sq. Ft., 0.75 Acres.

**Parcel 3**

A parcel of land within the N1/2SE1/4 of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian, more particularly describes as follows:

Beginning at a point on the North-South C1/4 Section line of said Section 35 located North 00°00'30" East 2151.05 feet from the South Quarter corner of said Section 35 and proceeding thence North 00°00'30" East 148.90 feet; thence East 272.47 feet; thence South 29°56'31" East 139.16 feet; thence South 30°16'32" East 32.78 feet; thence West 358.48 feet, having an area of 46,561 Sq. Ft., 1.08 Acres.

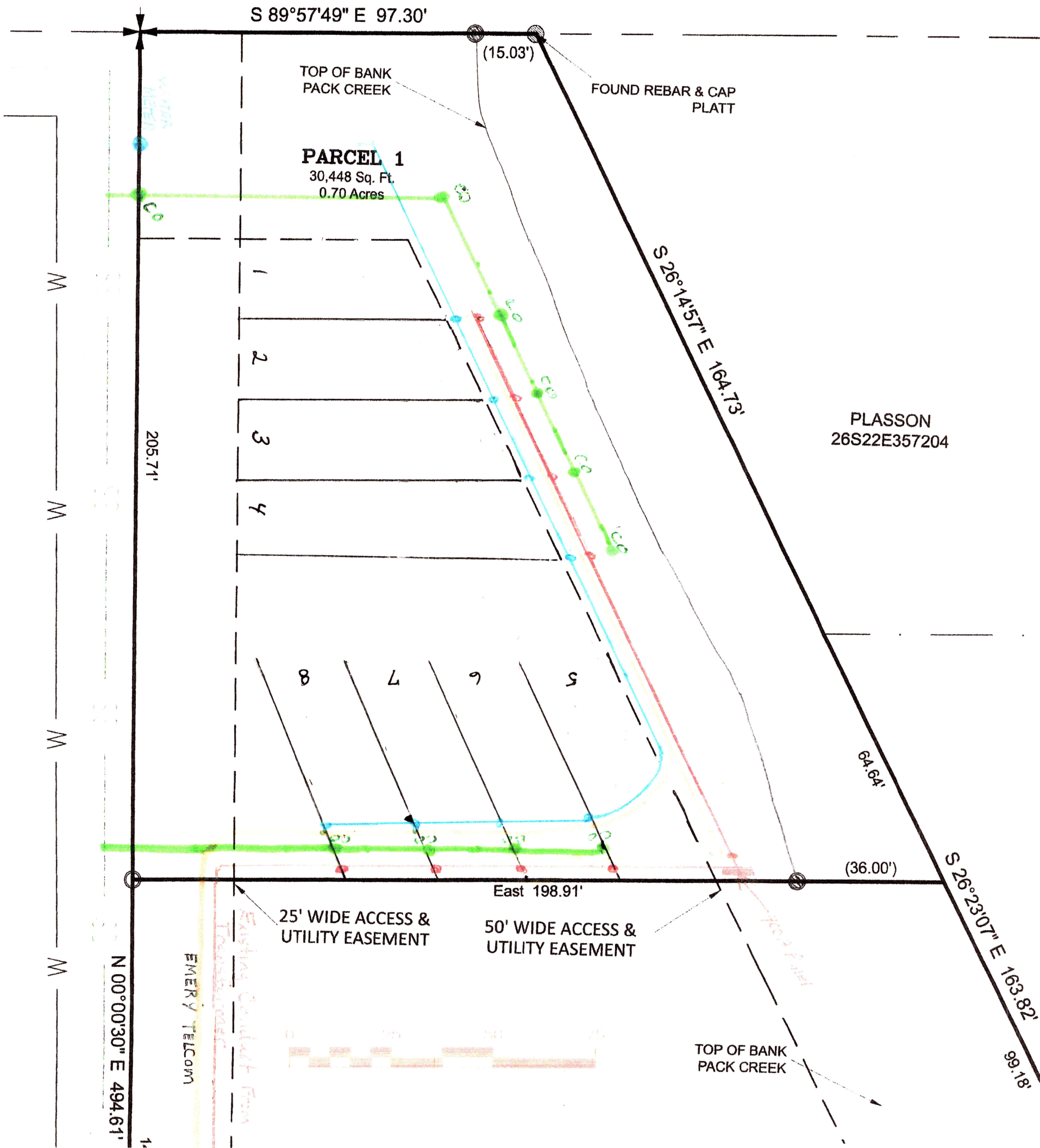
SOUTH QUARTER CORNER  
SECTION 35, T26S, R22E, SLB&M  
(LOCATION FROM COUNTY TIE SHEET REFERENCE MEASUREMENTS)

# 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)





## STAFF REPORT

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**MEETING DATE:** June 9, 2022

**ITEM TITLE, PRESENTER:** Overnight Accommodations Overlay Application, Alicia Davis

**RECOMMENDATION:** Recommendation to Board of County Commissioners

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### SUMMARY

Alicia Davis is applying for the Spanish Valley Overnight Accommodations Overlay to apply on parcel 27S22E016001, a 7 acre parcel of private land in the Spanish Valley Highway Commercial District, in Spanish Valley, San Juan County.

The details of the use will be discussed at the next step of the 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



# Overnight Accommodations Overlay Application

## Step 1 of 3

Alicia Davis,

Rock View Development

5/5/2022

It is requested that the following property be considered for the San Juan County, UT Overnight Accommodations Overlay. If approved for consideration, the developer shall provide specific information regarding the layout of the structures, number of units and proposed primary uses, as well as a summary outlining how this development helps accomplish the objects set forth in the Spanish Valley General Plan.

Parcel ID: 27S22E016001

Approx. 7 Acres

Highway Commercial Zoning



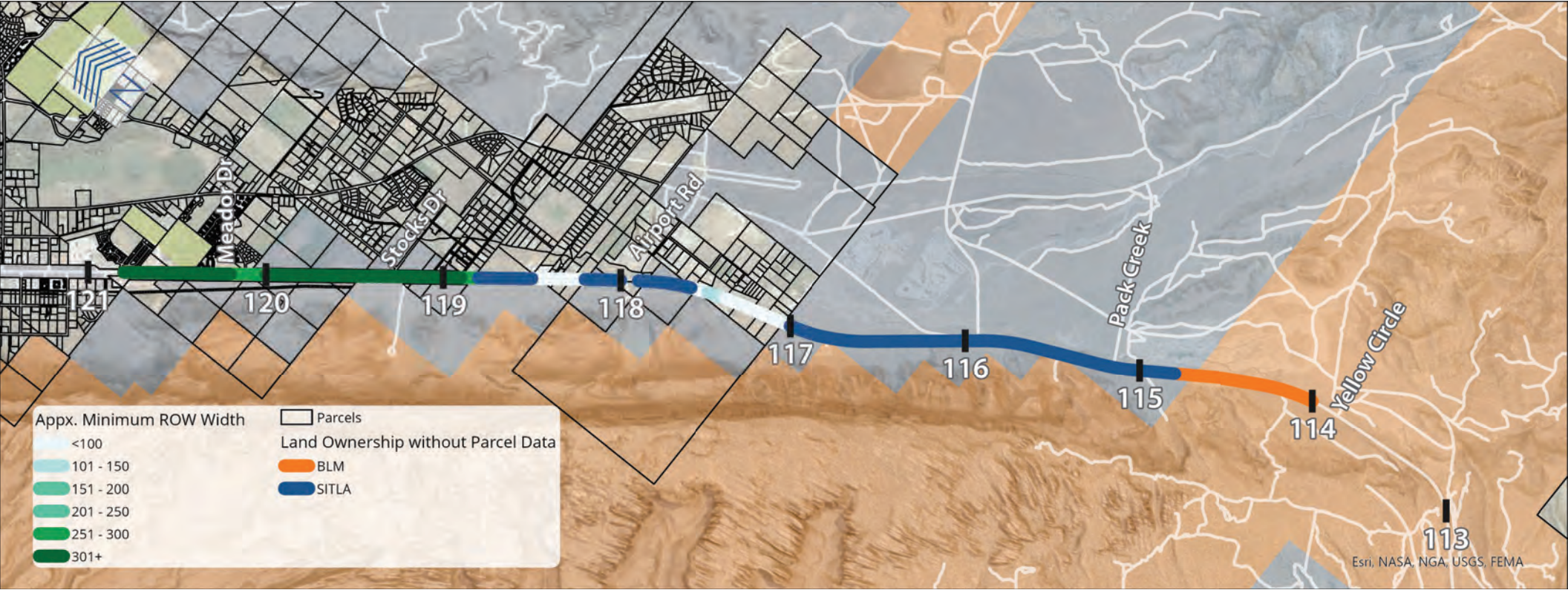


# Moab US-191

ROW & Traffic Evaluation South of Project Area (MP 114 to 120.8)

April 12, 2022

# Right-of-way MP 114 to 120.8



# Right-of-way MP 117.2 to 117.4

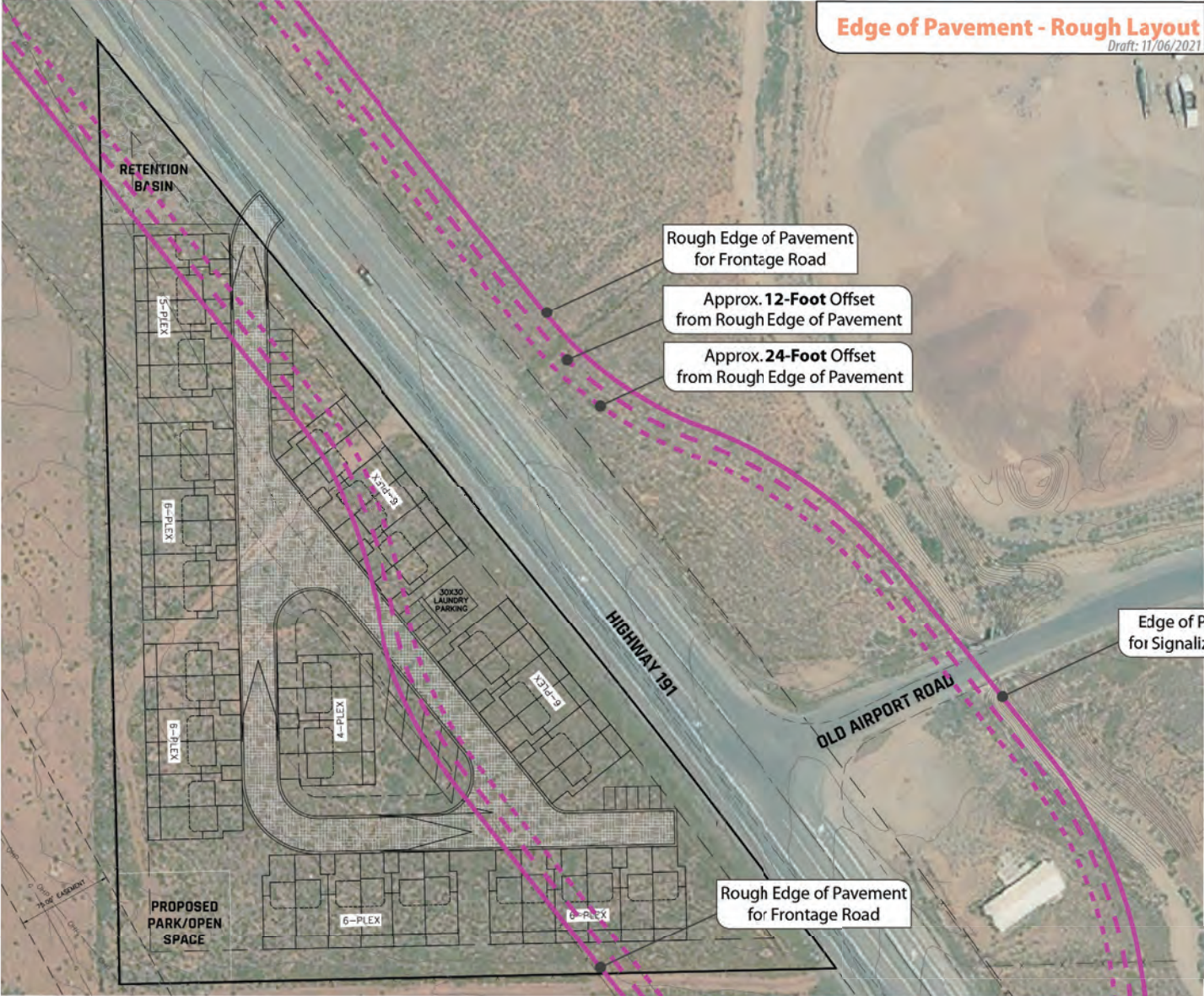


# Right-of-way MP 117.4 to 117.6

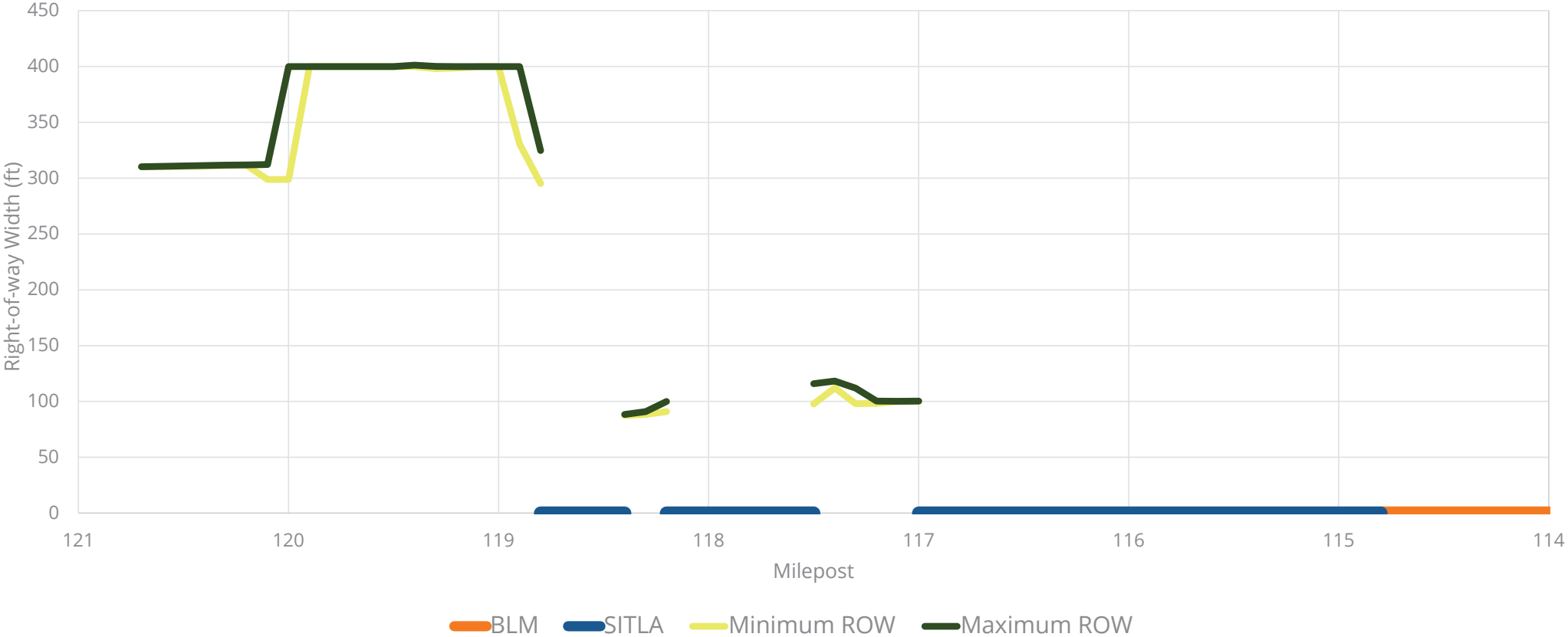


# Right-of-way MP 118.3 to 118.5





# Right-of-way MP 114 to 120.8





# Average Daily Traffic

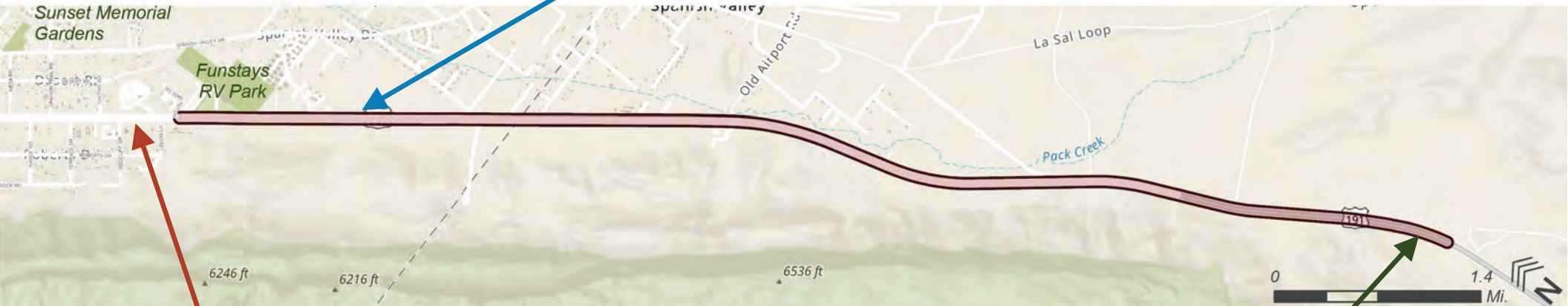
Milepost 114-121  
Study Area

LEGEND  
Study Area

~ 10,700 Vehicles / Day  
(ADT Counts)

~ 13,000 Vehicles / Day  
(PeMS)

Estimated ~ 9,000 Vehicles / Day  
(TDM Estimate)



**A**

- Free Flow Operations
- No wait longer than one signal indication
- Delay: 0 < 10 seconds/Vehicle



**B**

- Free Flow Operations
- Rare occasion to wait through more than one signal indication
- Delay: 10 to 20 seconds/Vehicle



**C**

- Stable Operations
- Occasional backup may develop & intermittent vehicle wait for more than one signal indication
- Delay: 20 to 35 seconds/Vehicle



**D**

- Approaching unstable operations
- Waits are still tolerable, occur without excessive backups
- Delay: 35 to 55 seconds/Vehicle



**E**

- Unstable operations
- Very long queues may create lengthy delay
- Delay: 55 to 80 seconds/Vehicle



**F**

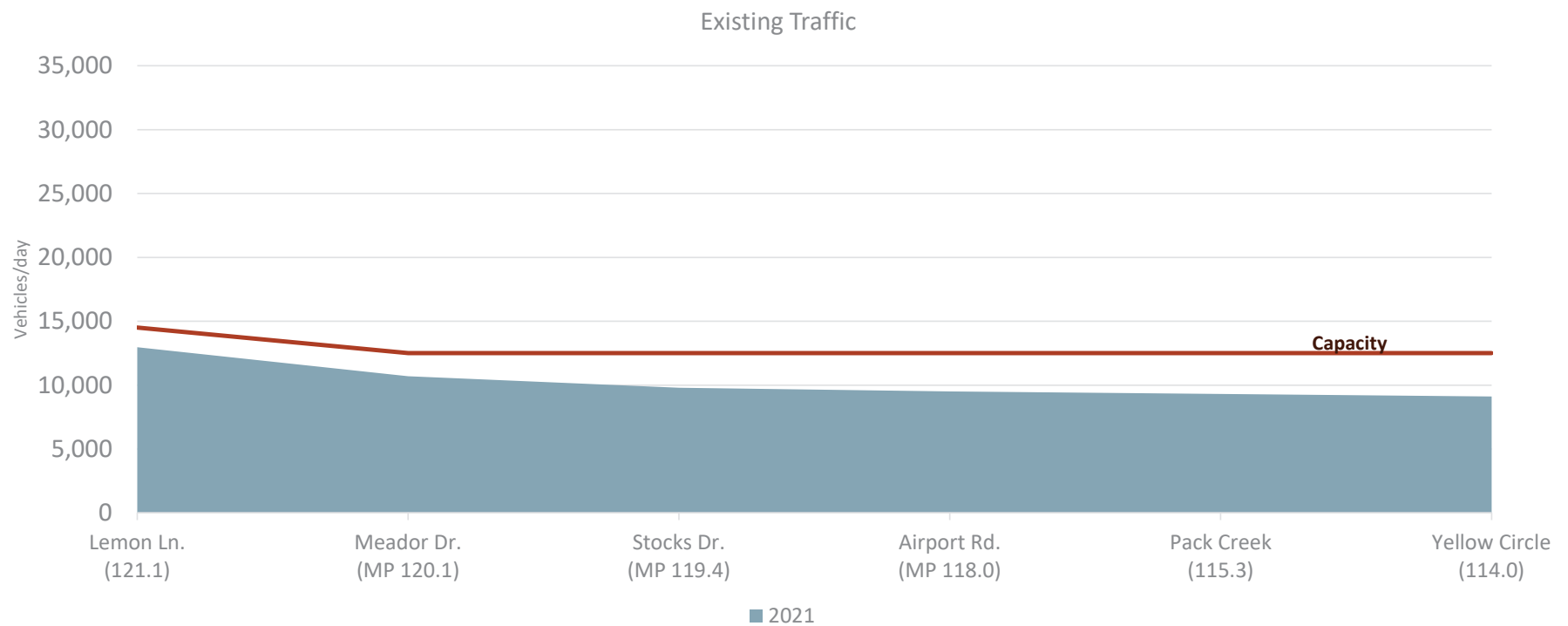
- Very poor operations
- Backups create 'gridlock' condition
- Delay: > 80 seconds/Vehicle



# Daily Vehicle Capacity

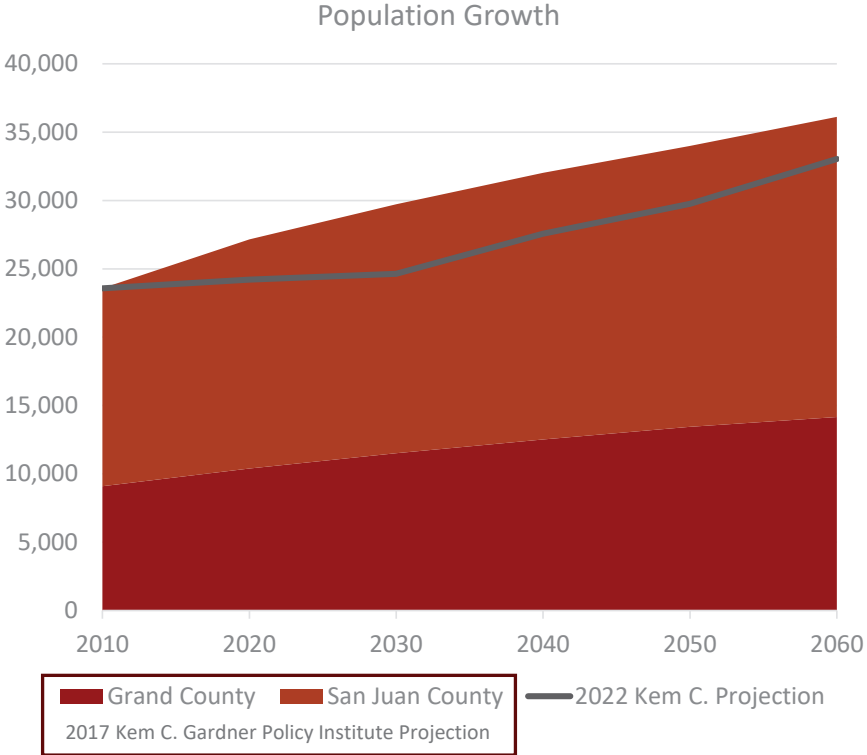
- LOS D Typical planning threshold urbanized areas
- Threshold of unstable traffic flow
- More delay and lower travel speeds than existing on U.S. 191
- Small increases in traffic flow may cause substantial delays and decreased travel speeds
- Daily Capacity Estimate (2 lanes – 1 in each dir.)
  - 12,500 vehicles/day

# 2021 Existing Daily Traffic

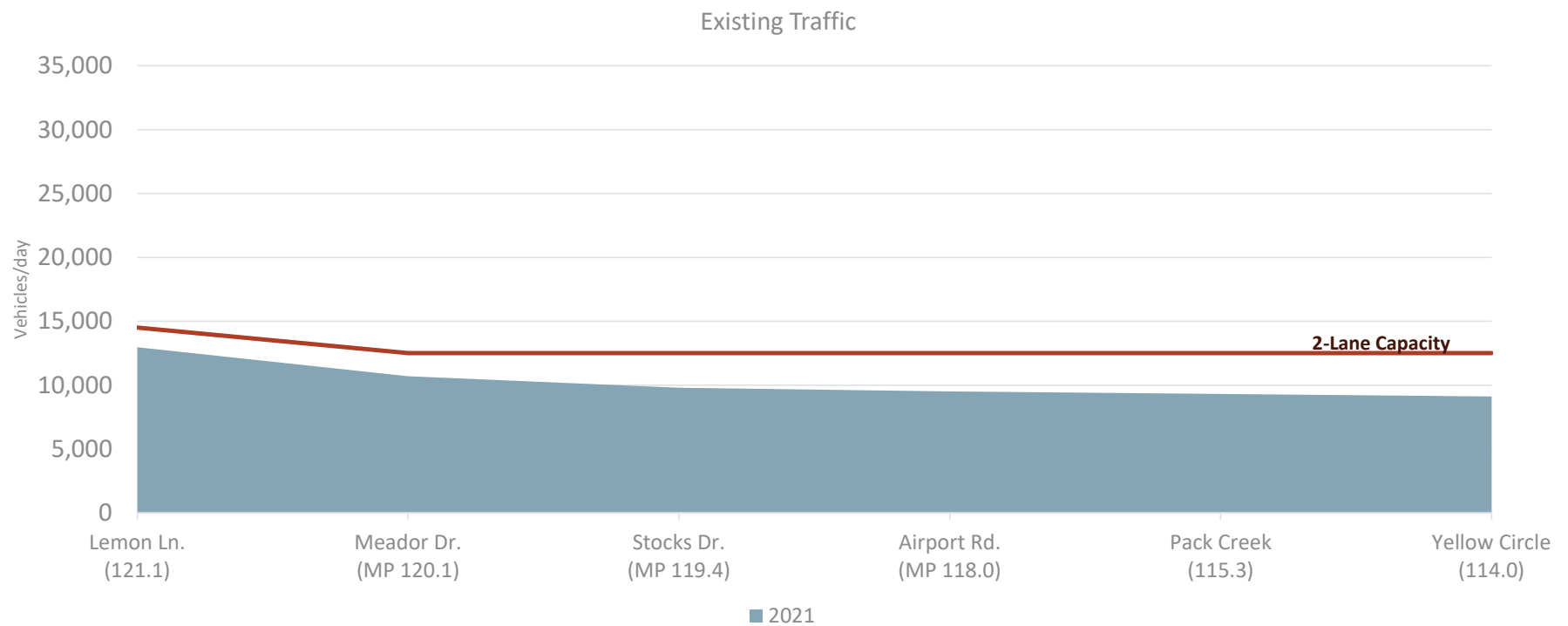


# Regional Model Growth Assumptions

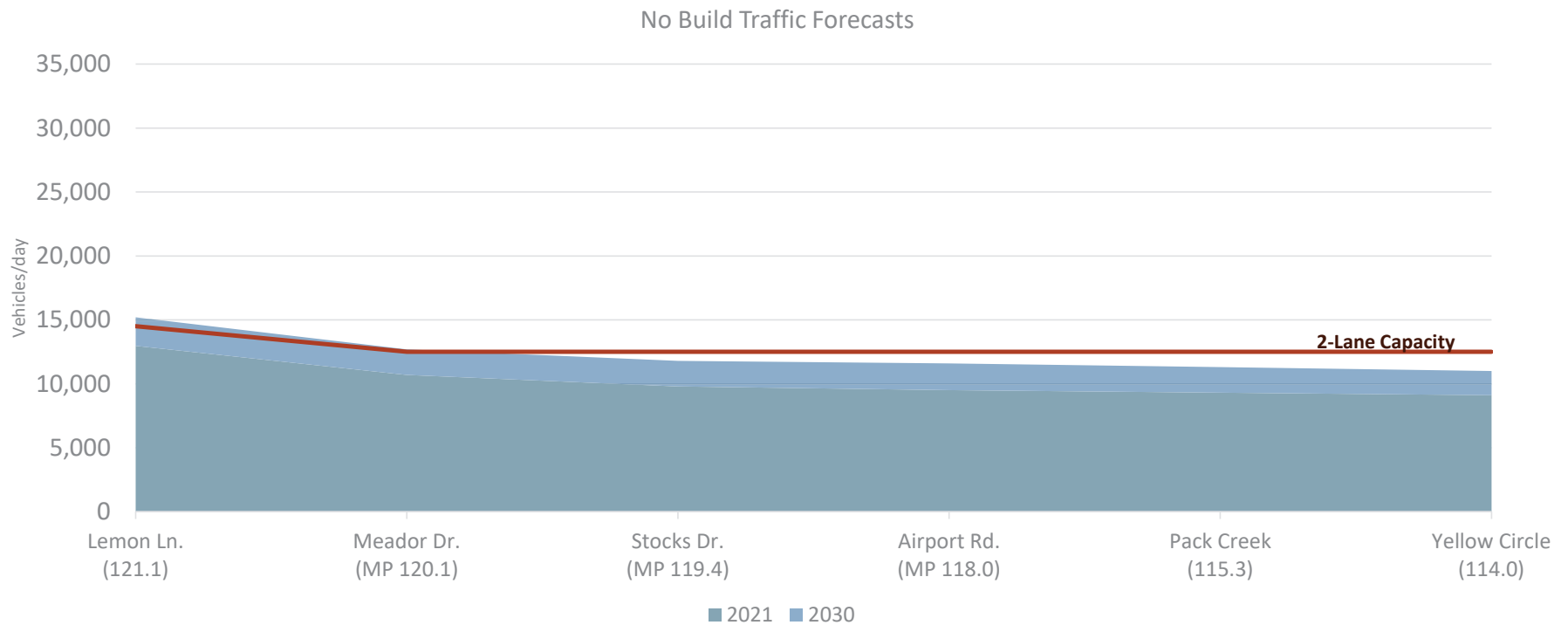
- Population
  - Grand County 30% growth by 2050
  - San Juan County 23% growth by 2050
- Employment
  - Grand County adds nearly 3,000 jobs by 2050
  - San Juan County adds 3,500 jobs by 2050



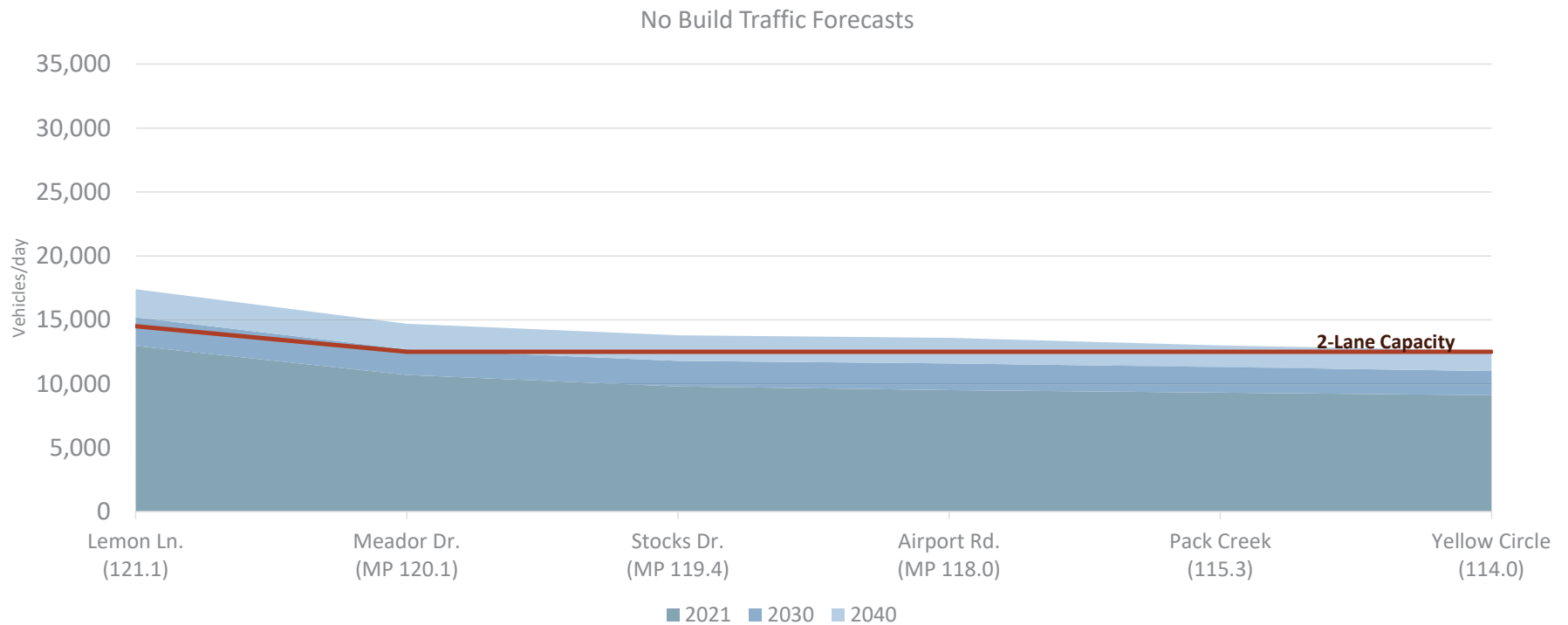
# 2021 Existing Daily Traffic



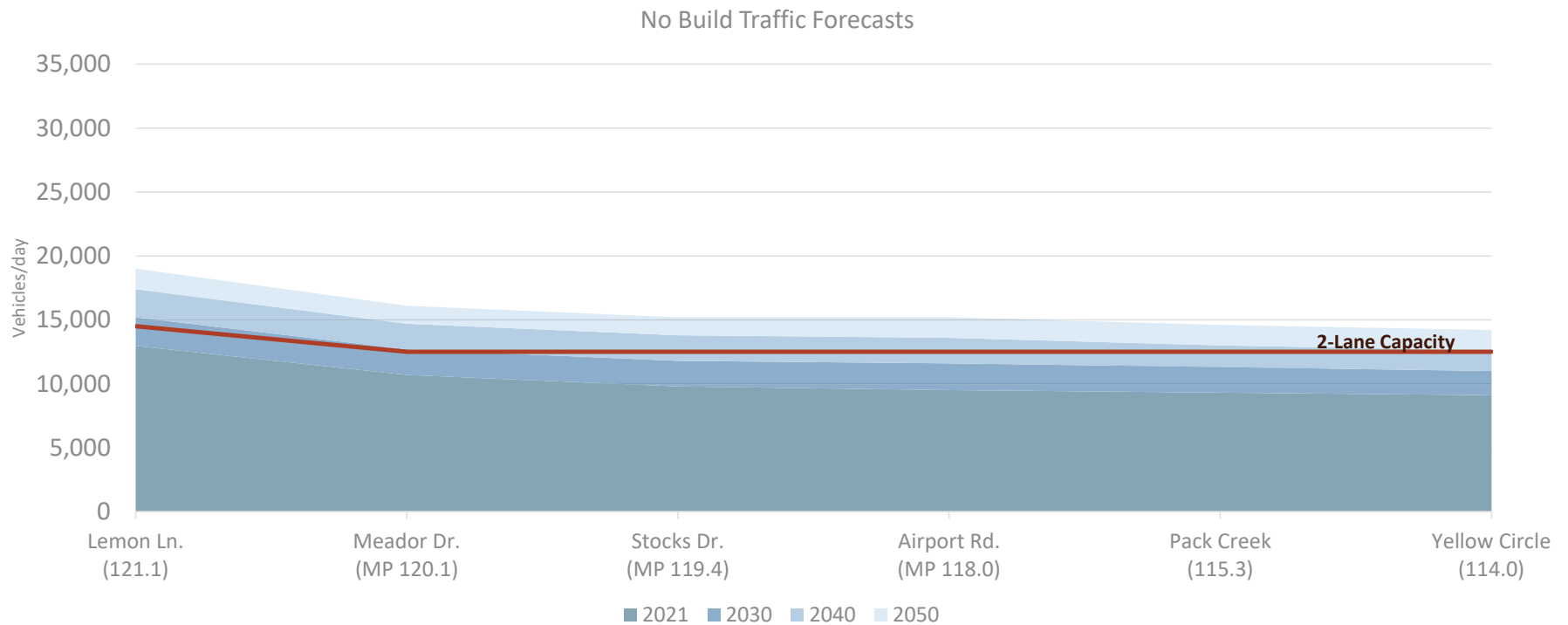
# 2021 & 2030 No Build Daily Corridor Traffic



# 2021, 2030 & 2040 No Build Daily Corridor Traffic

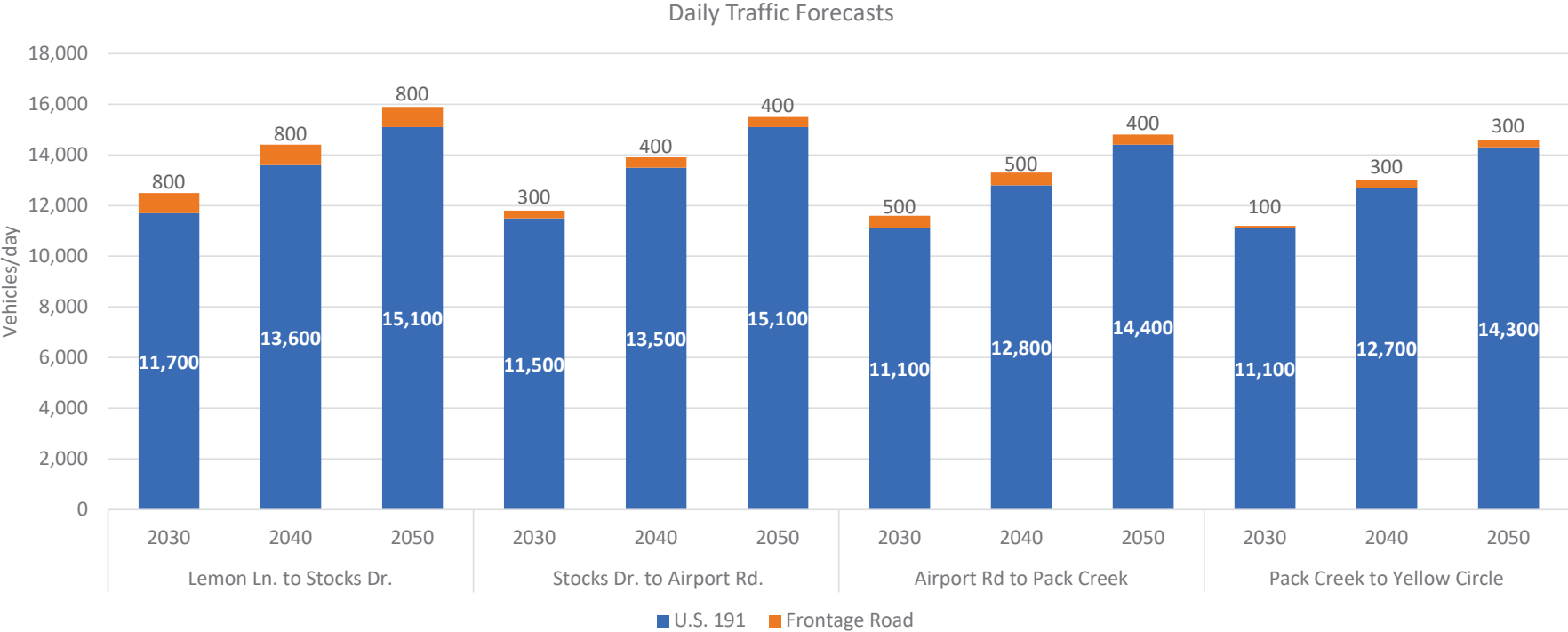


# 2021, 2030, 2040 & 2050 No Build Daily Corridor Traffic

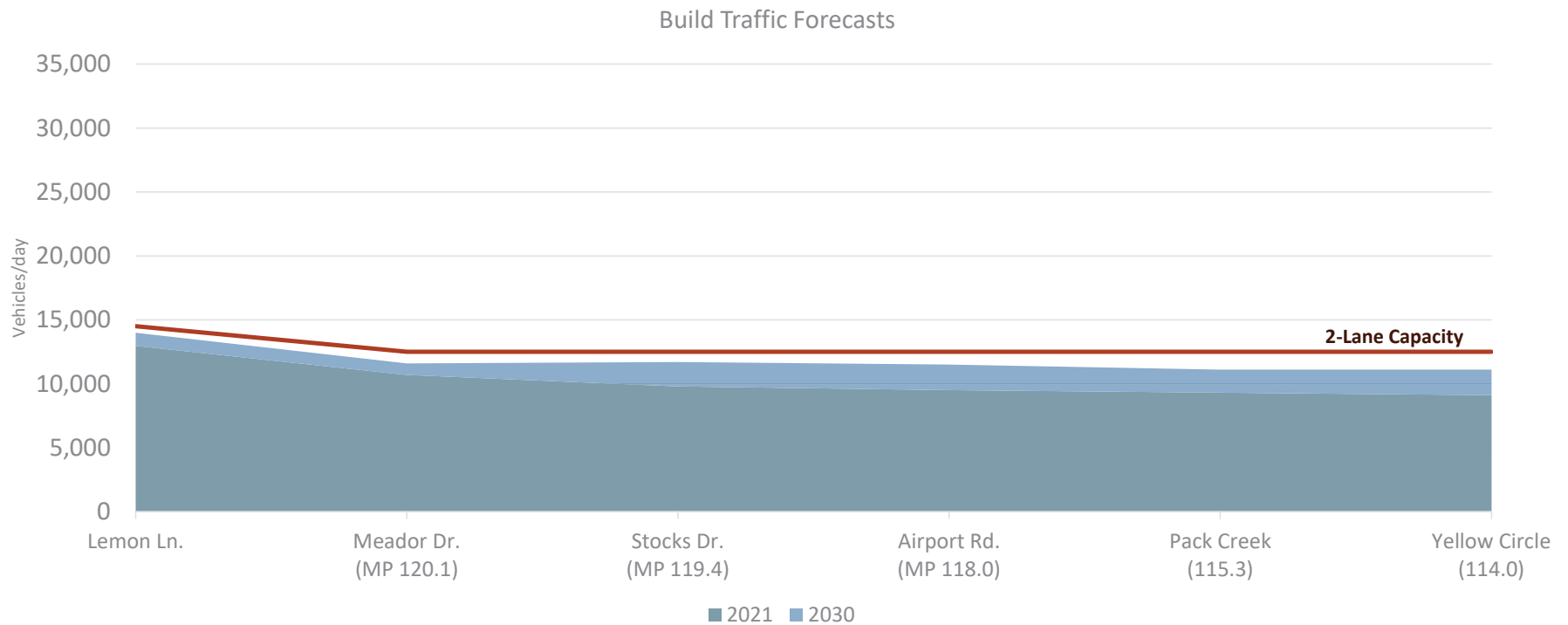




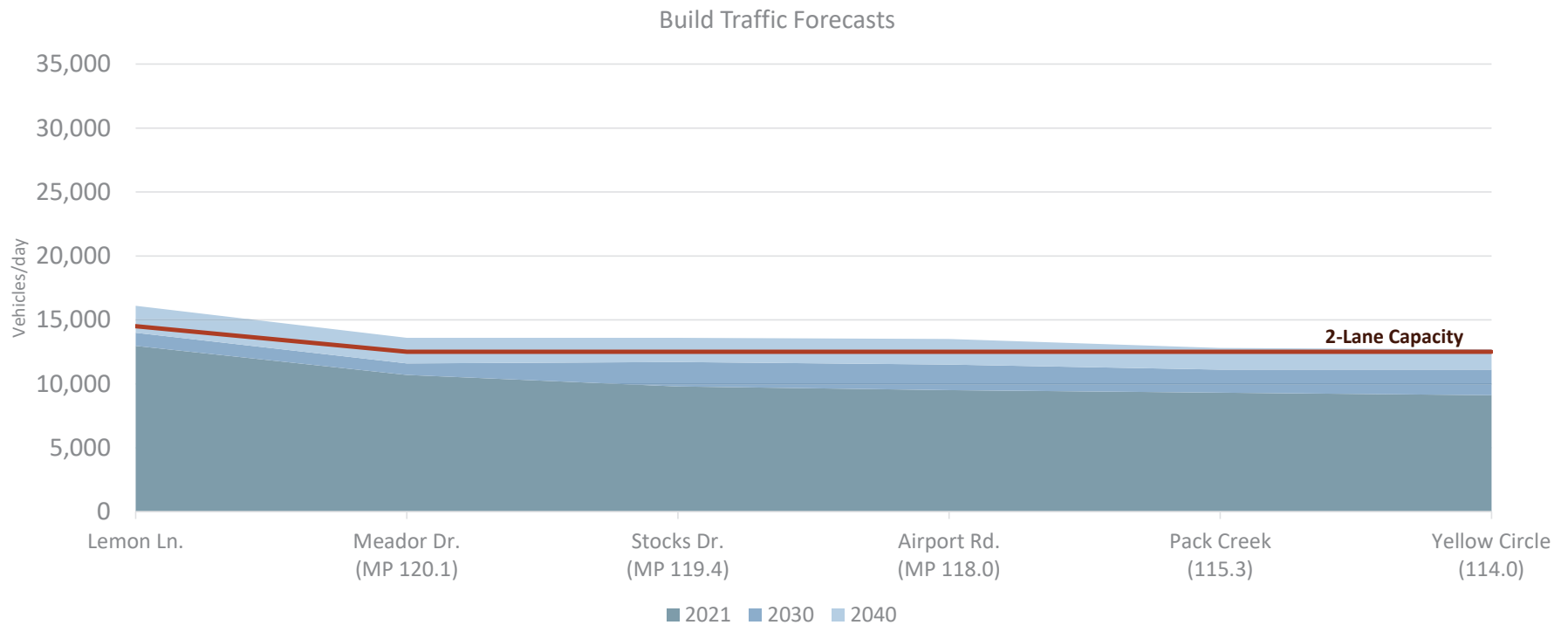
# Traffic Forecasts with Frontage Roads



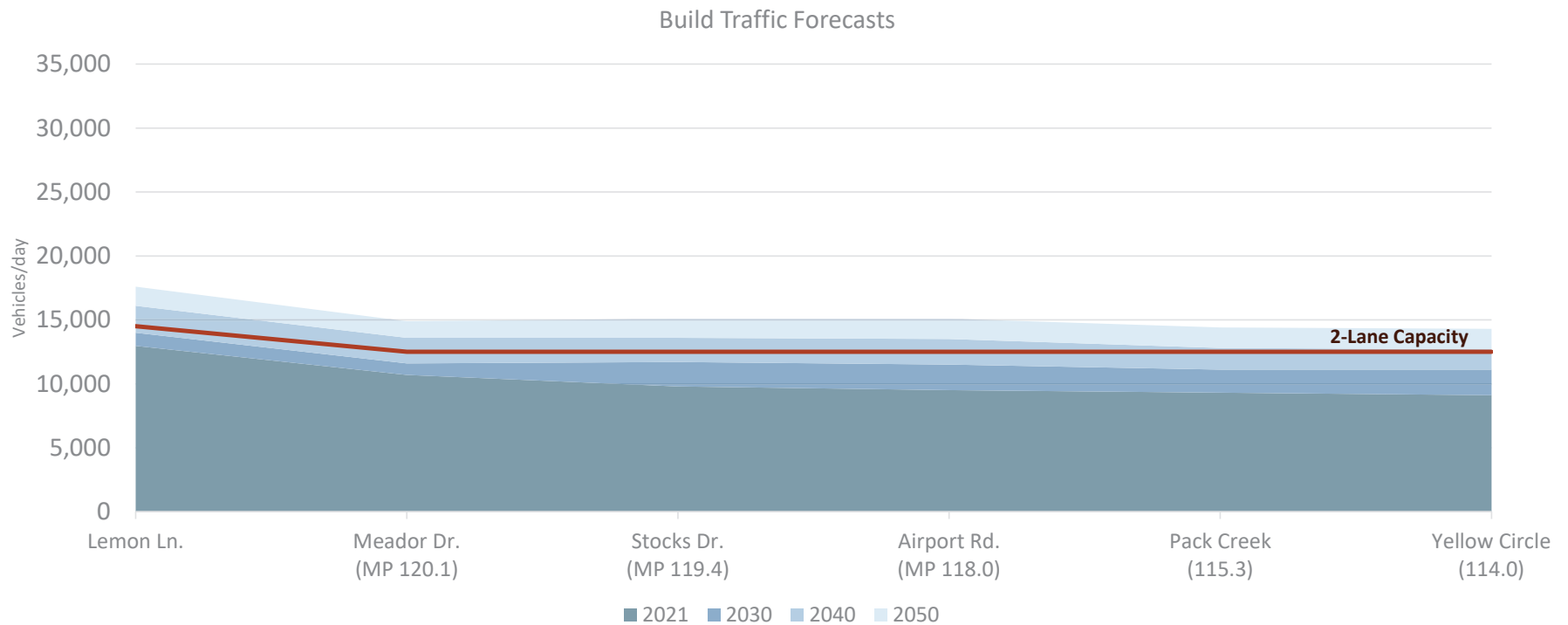
# 2021 & 2030 Mainline Corridor Traffic w/ Frontage Roads



# 2021, 2030 & 2040 Mainline Corridor Traffic w/ Frontage Roads



# 2021, 2030, 2040 & 2050 Mainline Corridor Traffic w/ Frontage Roads



# U.S. 191 Milepost 114 to 121 Frontage Road Benefits

With the implementation of Frontage Roads:

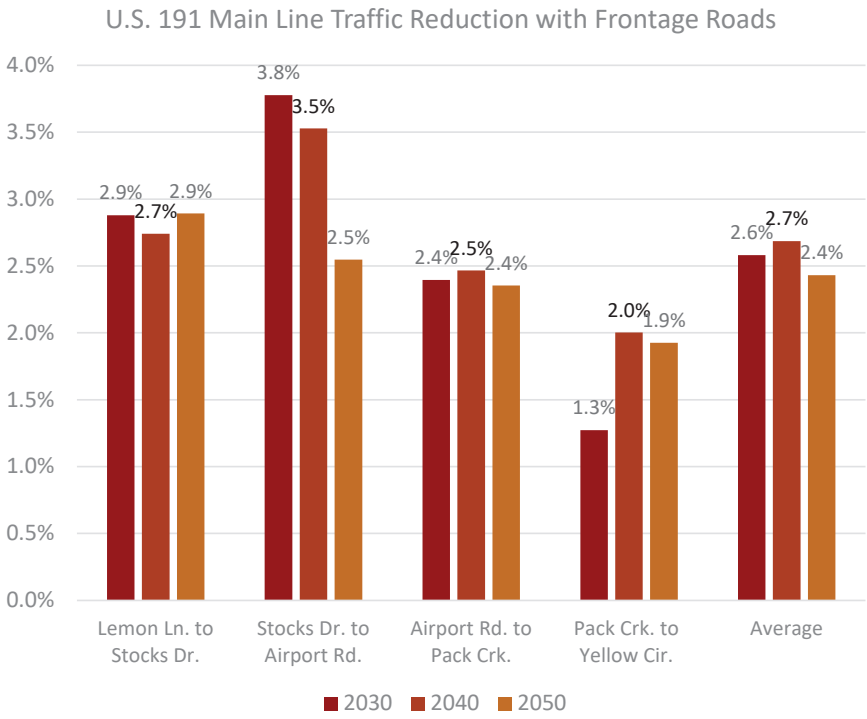
- North of Stocks Drive the **LIFE OF U.S. 191** could be extended by as much 10-20 years
- South of Stocks Drive frontage roads offer limited traffic benefit due to limited existing development and anticipated growth

Concept	Lemon Ln. to Stocks Dr.				Stocks Dr. to Airport Rd.				Airport Rd. to Pack Crk.				Pack Crk. to Yellow Cir.			
	2021	2030	2040	2050	2021	2030	2040	2050	2021	2030	2040	2050	2021	2030	2040	2050
Existing U.S. 191		Near Capacity	Exceeds Capacity	Exceeds Capacity			Exceeds Capacity	Exceeds Capacity			Exceeds Capacity	Exceeds Capacity			Near Capacity	Exceeds Capacity
Existing U.S. 191 + Frontage Roads			Exceeds Capacity	Exceeds Capacity			Exceeds Capacity	Exceeds Capacity			Exceeds Capacity	Exceeds Capacity			Near Capacity	Exceeds Capacity

- South of Stocks Drive the two-lane section U.S. 191 will require capacity improvements
  - By 2040 the two-lane section will likely need TWLTL and shoulders to maintain traffic flow as properties develop
  - By 2050 widening will be required to meet the LOS D screening threshold
- Milepost 114.0 to 114.8 is located through BLM land so frontage roads will provide limited traffic benefit due to development constraints

# U.S. 191 Milepost 114-120 Mainline Traffic Reductions with Frontage Roads

- Frontage Roads provide modest traffic reductions on U.S. 191
- Frontage Roads serve local development & access on the corridor
- Limited potential to serve as alternative to U.S. 191
  - i.e., a typical trip generated in the study area uses frontage and then U.S. 191 to leave the study area altogether
- Main purpose of Frontage Roads is access control to/from U.S. 191





# Permit Report

05/10/2022 - 06/03/2022

Permit #	Permit Date	City or County	Residential or Commercial	Type of Permit	Building CityStateZip	Owner Name	Applicant Name	Parcel #	Parcel Address
22,096	6/3/2022			Solar	Moab UT 84532		Aaron Thompson	001490000120	113 CRIMSON CLIFFS DR
22,095	6/2/2022			Addition/Remodel	Moab, Utah, 84532		TWS Construction G.C. / Kenny North Owner	000620000250	136 E MT PEALE ST
22,094	5/31/2022	San Juan County	Residential		Blanding UT 84511	Alan Palmer	Alan Palmer	36S22E361205	1790 E HARRIS LANE
22,093	5/31/2022	San Juan County	Residential		Monticello	Joe Prok	Joe Prok	32S23E257802	961 S DEER VALLEY DRIVE
22,092	5/26/2022	San Juan County		New Construction	Blanding, UT 84511		James Laws	000940000050	81 Avikan Hills Dr
22,091	5/24/2022	San Juan County	Residential	Addition/Remodel	Monticello, UT 84535		LaMarr Walker	35S25E150601	840 S HORSEHEAD RD
22,090	5/24/2022	San Juan County		New Construction	Moab utah 84532		monty guerrero	310000010	10 SELDOM SEEN ROAD
22,089	5/24/2022	San Juan County	Commercial	Electrical	Mexican Hat, Utah 84531		Emery Telecommunications & Video, INC.		
22,088	5/23/2022	San Juan County		New Construction	Blanding Ut, 84511		Mikel and Mckenzie Palmer	36S22E361206	627 S GUYMON LANE
22,087	5/23/2022	San Juan County		New Construction	Bluff, Ut 84512		Kerri Harris/Cadillac Ranch RV Park		
22,085	5/23/2022			New Construction	Moab		RREM Holdings LLC / T.N.T. Real Estate Inv Inc		
22,084	5/23/2022			New Construction	Moab Utah 84532		Stephen Howard / RREM Holdings LLC	26S22E357840	11910S HWY 191
22,083	5/18/2022	San Juan	Residential	Electrical	La Sal Utah		Kelly Mike Green		

		County			84530					Item 11.
22,082	5/18/2022	San Juan County	Commercial	Electrical	Blanding Utah 84511		Lyle Northern Electric Inc	37S22E101200		
22,081	5/16/2022	San Juan County	Residential	New Construction	Blanding, UT 84511		James Laws	000940000050	81 Avikan Hills Dr	
22,080	5/11/2022	San Juan County	Residential	New Construction	Monticello UT 84535		Gary Torres			
22,079	5/11/2022	San Juan County	Residential	New Construction	La Sal UT 84532		Jeromy Johnston	000910020050		
22,075	5/19/2022	San Juan County		Addition/Remodel	Moab, UT 84532	Dennis Brown	Moab Museum	000850030070	11850 S HWY 191, STE C-7	

**Total Records: 18**

**6/3/2022**

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