



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
January 12, 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 December 8, 2022 PC Meeting Minutes

PUBLIC COMMENT

ADMINISTRATIVE ITEMS

2. Elect PC Chairperson and Vice Chairperson for 2022
- [3.](#) Consideration and Approval of Peaceful Valley Ranch Subdivision, Enoch Foster
- [4.](#) Consideration and Approval of Jensen Subdivision, Brad Bunker, Bunker Engineering
- [5.](#) Consideration and Approval of Sturgeon Subdivision, Brad Bunker, Bunker Engineering
- [6.](#) Consideration and Approval of Amendment Tract I, Coronado Park, Tract C Amended, Kelly Dearth

DISCUSSION ITEMS

7. Long Term RV Park Occupancy Discussion

BUILDING PERMIT(S) REVIEW

- [8.](#) 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
December 08, 2022 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

PC Commission Chair Trent Schafer called the meeting to order at 6:03 pm

PRESENT

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

STAFF

Scott Burton, Planning and Zoning Administrator
Ben Tomco, Building Inspector

Approval of Minutes

1. Approval of November 10, 2022 PC Minutes

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

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

PUBLIC COMMENT

Time Stamp 1:25 (audio)

PC Commissioner Trent Schafer opened the meeting for public comment.

Holly Sloan a resident of northern San Juan County expressed her appreciation for the process the planning commission has taken on the SITLA Community Structure Plan approval.

ADMINISTRATIVE ITEMS

2. Consideration and Approval of Conditional Use Permit, Tron Bull

Time Stamp 4:22 (audio)

Christine Bull joined the meeting electronically to present this application. The PC discussed the possible conditions outlined in the staff report as follows.

- *Must obtain building permit within six months of the approval of the conditional use permit*
- *Temporary dwelling must be unoccupied once the home is complete*
- *Septic system must be installed in compliance with the San Juan County Health Department requirements*
- *Must comply with all building permit requirements.*

Motion to approve the application with these conditions was made by Commissioner Dobson, Seconded by Commissioner Austin.

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

3. Preliminary Plat Review, Sturgeon Subdivision, Brad Bunker, Bunker Engineering

Time Stamp 7:08 (audio)

Brad Bunker with Bunker Engineering presented this subdivision plat for preliminary review. The PC discussed roadways, water wells, septic systems. Deputy County Attorney Mitch Maughan asked several questions about the location of the property corners, and the lack of water. The PC mentioned that each property owner can apply for their own water well.

4. Preliminary Plat Review, Jensen Subdivision, Brad Bunker, Bunker Engineering

Time Stamp 18:41 (audio)

Brad Bunker with Bunker Engineering presented this subdivision and answered questions from the PC. Deputy County Attorney Mitchell Maughan asked about the five acre lot sizes which are not large enough for green belt status. The PC then discussed lot sizes and taxing assessments for residential lots and green belt designations. The PC discussed roads, and the possibility of having an agreement requiring a home owners association to be established to maintain the road.

LEGISLATIVE ITEMS

5. Consideration and Recommendation: Community Structure Plan, South Valley Community, State Institutional Trust Lands Administration

Time Stamp 40:12 (audio)

Motion to recommend the South Valley Community Structure Plan was made by Commissioner Johnston, Seconded by Commissioner Dobson.

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

Commissioner Dobson, Commissioner Austin

OTHER ITEMS

6. 2023 Planning Commission Meeting Schedule and Priorities List

Time Stamp 41:30 (audio)

The PC discussed the meeting schedule and 2023 priority list. PC Commissioner Cody Nielson stated that the new zoning map needs to be our highest priority. He also asked why we don't have map. Planning and Zoning Administrator Scott Burton explained some of the problems we have been facing in getting our GIS system up and running to get the map complete. There was some discussion about hiring out the creation of the map. Several PC commissioners expressed frustration that the map is holding up the draft ordinance.

Other priority items that were discussed were roads and water. The PC discussed whether the ordinance should require water before subdivisions, and wanted it to be on the priority list.

PC Commissioner Ann Austin asked that the virtual meeting/video recording of the meetings be on our priority list. The PC then discussed options to continue a virtual meeting through Google Meet, and also just a livestream option through YouTube. PC Commission Chair Trent Schafer asked that it be included as a future discussion item.

Motion to approve the 2023 meeting schedule was made by Commissioner Austin, Seconded by Commissioner Johnston.

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

BUILDING PERMIT(S) REVIEW

7. Building Permit List

Time Stamp 1:08:07 (audio)

The PC reviewed the building permit list.

SJC Economic Director Elaine Gizler who joined the meeting electronically talked about the need for the county to increase the transient room tax and sales tax collections in the county through an increase of tourism. She mentioned a sales tax leakage study that was recently done which found that the county loses \$94 million annually in sales tax that goes to other communities

ADJOURNMENT

Time Stamp 1:20:43 (audio)

Motion to adjourn was made by Commissioner Nielson, Seconded by Commissioner Johnston.

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



STAFF REPORT

MEETING DATE: January 12, 2023

ITEM TITLE, PRESENTER: Consideration and Approval of Peaceful Valley Ranch Subdivision, Enoch Foster

RECOMMENDATION: Consideration and Approval

SUMMARY

This proposed subdivision is located on 165 acres of private land accessed from the Buckeye Rd (CR 125) Northeast of Old La Sal. The subdivision is proposing 18 large lots ranging in size from just under 5 acres to over 27 acres as shown on the attached plat

HISTORY/PAST ACTION

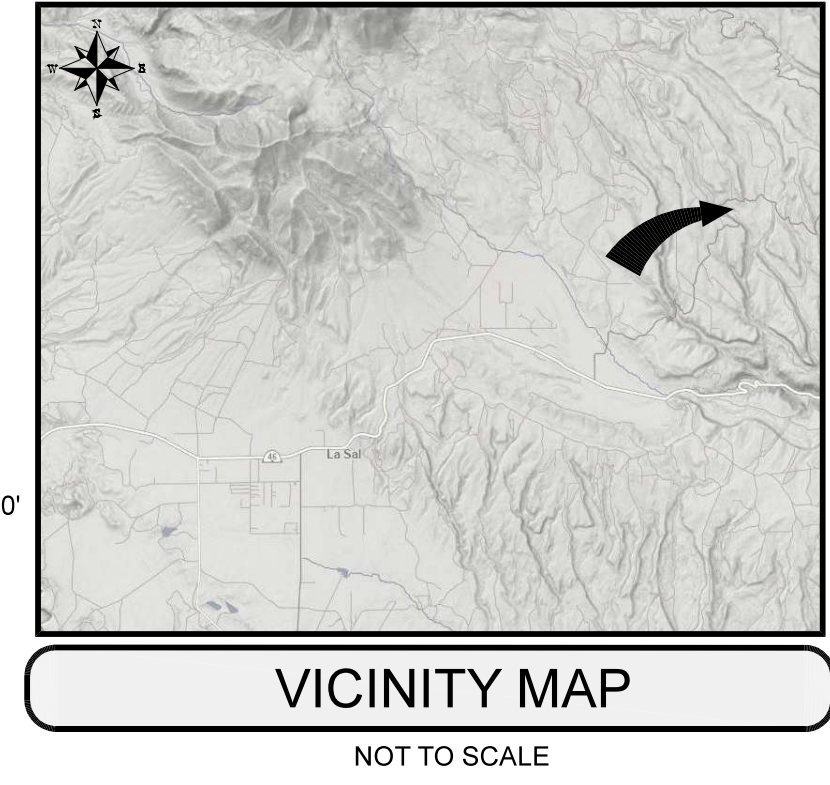
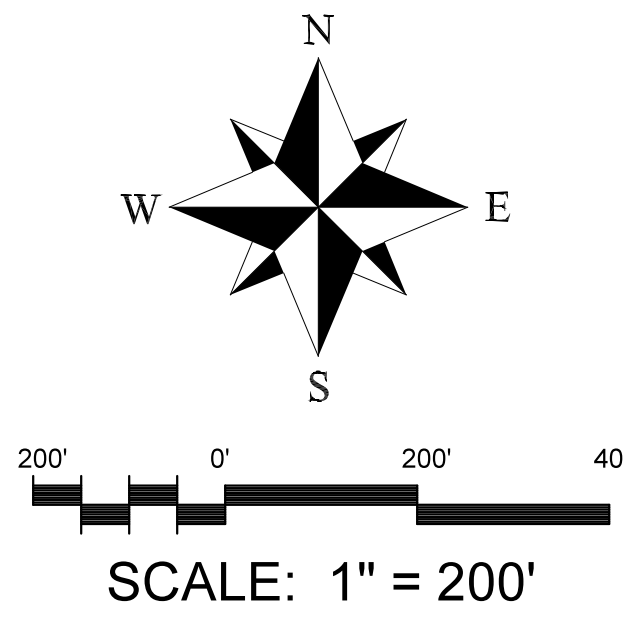
The preliminary plat was reviewed at the November 10, 2022 Planning Commission Meeting



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- CLEAN OUT
PROP. CORNER FOUND
PROP. CORNER SET
MAC NAIL FOUND
BLOCK CORNER
GENERATOR MONUMENT
BOUNDARY LINE
EASEMENTS
PROPERTY ADJOINING



FINAL PLAT OF
PEACEFUL VALLEY RANCH

A SUBDIVISION LOCATED WITHIN THE
SOUTH HALF OF SECTION 7 & THE SOUTHWEST QUARTER OF SECTION 8,
T28S, R26E, SLB&M

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

PEACEFUL VALLEY RANCH

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_____

ENOCH FOSTER, MANAGER
PEACEFUL VALLEY RANCH, LLC

ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____

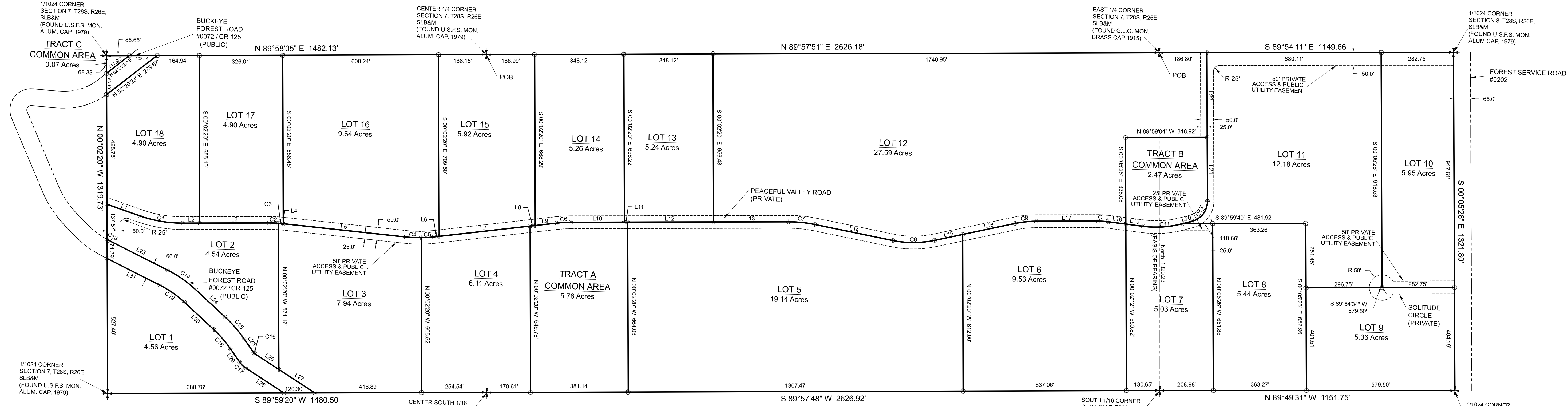
ON THE _____ DAY OF _____ 2023, PERSONALLY APPEARED BEFORE ME, ENOCH FOSTER AS MANAGER OF PEACFUL VALLEY RANCH, LLC WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'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 PEACEFUL VALLEY RANCH and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake
License No. 7540504
DATE



CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING

LINE TABLE with columns: LINE, BEARING, DISTANCE

A SUBDIVISION LOCATED WITHIN THE
SOUTH HALF OF SECTION 7 & THE SOUTHWEST QUARTER OF SECTION 8,
T28S, R26E, SLB&M

SURVEYOR NOTES

THE BASIS OF BEARING IS NORTH BETWEEN THE SOUTH 1/16 CORNER AND THE EAST 1/4 CORNER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 26 EAST, SALT LAKE BASE AND MERIDIAN.

THE INTENT OF THE SURVEY IS SUBDIVIDE LAND INTO LOTS AND COMMON AREA TRACTS. COMMON AREAS & PRIVATE ROADS TO BE OWNED AND MAINTAINED BY HOA.

SUBDIVISION BOUNDARY LEGAL DESCRIPTION

Beginning at a the East Quarter corner of Section 7, Township 28 South, Range 26 East, Salt Lake Base and Meridian, and proceeding thence South 89°54'11" East 1149.66 feet to the Northeast corner of the West 1/2 East 1/2 Northwest 1/4 Southwest 1/4 of Section 8, T28S, R26E, SLB&M; thence South 00°05'26" East 1321.80 feet to the Southeast corner of the West 1/2 East 1/2 East 1/2 Northwest 1/4 Southwest 1/4 of said Section 8; thence North 89°49'31" West 1151.75 feet to the South 1/16 corner of said section 7; thence South 89°57'48" West 2626.92 feet to the Center-South 1/16 corner of said Section 7; thence South 89°59'20" West 1480.50 feet to the Southwest corner of the East 1/2 East 1/2 Northwest 1/4 Southwest 1/4 of said Section 7; thence North 00°02'20" West 1319.73 feet to the Northwest corner of the East 1/2 East 1/2 Northwest 1/4 of said Section 7; thence North 89°58'05" East 1482.13 feet to the Center Quarter corner of said Section 7; thence North 89°57'51" East 2626.18 feet to the point of beginning, having an area of 159.28 acres, more or less.

Approval forms for County Surveyor, County Board of Health, Planning Commission, County Commission, and County Recorder.



STAFF REPORT

MEETING DATE: January 12, 2023

ITEM TITLE, PRESENTER: Consideration and Approval of Jensen Subdivision, Brad Bunker, Bunker Engineering

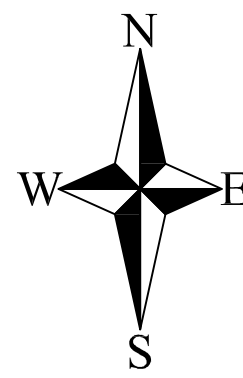
RECOMMENDATION: Consideration and Approval

SUMMARY

This proposed subdivision is located about 2 miles south of Monticello City with access from US HWY 191. The proposal is for approximately 130 acres split into 7 lots each 5 acres in size, with the remainder of the land reserved for future phases.

HISTORY/PAST ACTION

The preliminary plat was reviewed at the December 8, 2022 PC Meeting.



Final Plat Jensen Subdivision

Within the N½ of Section 12, Township 34 South, Range 23 East, SLB&M

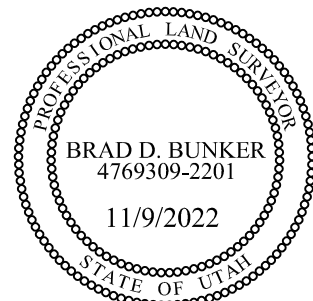
129.96 acres±

Narrative

The purpose of this survey is to create the Jensen Subdivision as shown hereon.
The basis of bearings for this survey is N89°59'00"W between the N¼ corner and NW corner of Section 12, Township 34 South, Range 23 East, SLB&M. This is in accordance with the bearing for the same line per the GLO Survey.
San Juan County Record of Survey No. 1205 provides information regarding section corner locations and additional survey control information regarding the north boundary of this subdivision.

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 David Jensen.



Brad D. Bunker Utah P.L.S. #4769309
Date 11/9/2022

Description

Jensen Subdivision Boundary

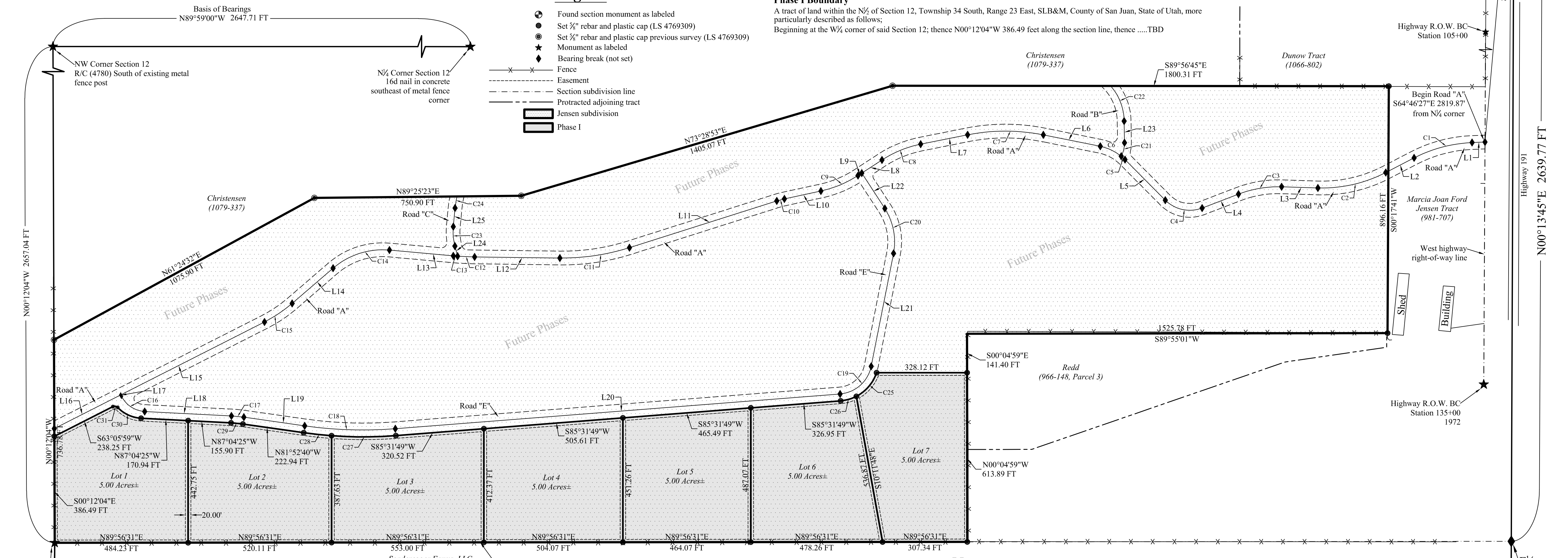
A tract of land within the N½ of Section 12, Township 34 South, Range 23 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at the W¼ corner of said Section 12; thence N00°12'04"W 736.78 along the section line, thence N61°24'32"E 1075.90 feet, thence N89°25'23"E 750.90 feet, thence N73°28'53"E 1405.07 feet, thence S89°56'45"E 1800.31 feet, thence S00°17'41"W 896.16 feet along the tract of land as recorded in a quitclaim deed and recorded in book 981 page 707, thence S89°55'01"W 1525.78 feet along the north line of the Redd Tract as recorded in book 966 page 148, thence S00°04'59"E 755.29 feet along said Redd Tract and the extension thereof to the section line, thence S89°56'31"W 3311.07 feet to the point of beginning, containing 129.96 acres more or less.

Phase I Boundary

A tract of land within the N½ of Section 12, Township 34 South, Range 23 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at the W¼ corner of said Section 12; thence N00°12'04"W 386.49 feet along the section line, thenceTBD

Legend

- Found section monument as labeled
- Set ½" rebar and plastic cap (LS 4769309)
- Set ¾" rebar and plastic cap previous survey (LS 4769309)
- Monument as labeled
- Bearing break (not set)
- Fence
- Easement
- Section subdivision line
- Protracted adjoining tract
- Jensen subdivision
- Phase I



Parcel Line Table

Line No.	Length (FT)	Direction
L1	46.97	S87°44'01"W
L2	115.78	S62°35'45"W
L3	131.74	N88°09'38"W
L4	141.23	S68°56'21"W
L5	207.52	N44°46'08"W
L6	210.66	N78°38'01"W
L7	173.56	S78°43'32"W
L8	87.54	S56°51'34"W
L9	16.30	S56°51'34"W
L10	135.48	S77°51'35"W
L11	560.72	S72°22'39"W
L12	309.31	N89°15'34"W
L13	232.72	N84°49'31"W
L14	196.02	S49°12'51"W
L15	585.01	S63°05'59"W
L16	270.22	S63°05'59"W
L17	6.47	N26°54'01"W
L18	315.09	N87°04'25"W

Parcel Line Table

Line No.	Length (FT)	Direction
L19	222.94	N81°52'40"W
L20	1618.57	S85°31'49"W
L21	417.83	S11°11'53"W
L22	153.25	S33°08'26"E
L23	78.39	N0°56'55"W
L24	37.76	S14°57'13"E
L25	67.99	S5°25'51"W

Curve Table

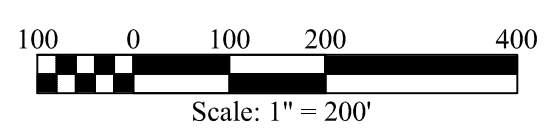
Curve #	Length	Radius	Chord Direction	Chord Length
C1	219.37	500.00	S75° 09' 53"W	217.61
C2	255.20	500.00	S77° 13' 03"W	252.44
C3	159.87	400.00	S80° 23' 22"W	158.81
C4	144.63	125.00	N77° 54' 54"W	136.69
C5	18.43	175.00	N47° 47' 12"W	18.43
C6	85.00	175.00	N64° 43' 08"W	84.17
C7	276.61	700.00	N89° 57' 14"W	274.81
C8	152.65	400.00	S67° 47' 33"W	151.73
C9	146.61	400.00	S67° 21' 35"W	145.79
C10	28.71	300.00	S75° 07' 07"W	28.69
C11	256.40	800.00	S81° 33' 33"W	255.30
C12	61.83	1000.00	N87° 29' 17"W	61.82
C13	15.56	1000.00	N85° 16' 16"W	15.56
C14	220.59	275.00	S72° 11' 40"W	214.73
C15	121.17	500.00	S56° 09' 25"W	120.88
C16	105.02	100.00	N56° 59' 13"W	100.26

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C17	45.34	500.00	N84° 28' 33"W	45.33
C18	329.65	1500.00	N88° 10' 25"W	328.99
C19	162.17	125.00	S48° 21' 51"W	151.03
C20	170.25	220.00	S10° 58' 16"E	166.03
C21	50.80	100.00	N13° 36' 16"E	50.26
C22	139.56	200.00	N20° 56' 18"W	136.74
C23	71.16	200.00	S4° 45' 41"E	70.78
C24	42.63	300.00	S9° 30' 05"W	42.59
C25	115.75	150.00	S40° 31' 43"W	112.90
C26	59.94	150.00	S74° 04' 57"W	59.54
C27	233.68	1525.00	S89° 55' 13"W	233.45
C28	101.47	1525.00	N83° 47' 02"W	101.45
C29	43.08	475.00	N84° 28' 33"W	43.06
C30	95.64	125.00	N65° 09' 17"W	93.32
C31	19.29	15.00	N80° 04' 05"W	17.98

Notes

- This property is zoned A-1 "Agricultural Use"
- Roads "A, B, and C" are shown on San Juan County Survey Record of Survey No. 1205 which also provide access to other tracts of land outside of the bounds of the Jensen Subdivision. All roads shown hereon are intended to be private roads.
- There is no official flood zone designation for any area within this proposed subdivision.
- There shall be a 10 ft wide utility easement around the perimeter of all lots shown within this phase. These shall not be used for ingress and egress except to install and maintain utilities.
- Wells and septic systems shall be installed in conformance with the rules and regulations of the Utah Division of Environmental Health whether they serve individual lots or multiple lots. All lots shall comply with R317-4 administrative rules for onsite wastewater systems. All lots must demonstrate acceptable soils within each lot boundary.
- Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
- This subdivision consists of primarily sage brush, gambrel oak and grasses.
- If there are restrictive covenants which pertain to this subdivision, San Juan County has no responsibility for enforcing said covenants.
- Total acreage within this subdivision is 129.96 acres more or less. Phase I consists of seven lots and 35.00 acres.
- Access to this subdivision shall be from Highway 191 along Road "A" and Road "E" as shown hereon. There exists a portion of Road "A" which crosses the Marsha Joan Ford Tract as shown hereon and is not part of this subdivision. It is intended that access be granted across this tract of land to access the Jensen Subdivision. A signature block is provided hereon for this purpose. Road areas within this subdivision are also intended to be used for utility placement.
- Calls without bearings shown are cardinal



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

Date County Surveyor

Jensen Subdivision

Within the N½ of Section 12, Township 34 South, Range 23 East, SLB&M

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____

Attorney

Health Department

Approved this _____ Day of _____, 20____

Health Official

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 Jensen Subdivision and do hereby grant access to future lot owners on all roads shown hereon including access along Road "A" from Highway 191.

San Juan County Commission

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

Attest

Acknowledgement

I, _____, personally appeared before me _____, County of San Juan, 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____

Notary Public

San Juan County Planning Commission

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

Chairman

Bunker Engineering, LLC

965 S. South Creek Road, Monticello, UT 84535
P.O. Box 432, Monticello, UT 84535 (435) 459-9152
Date: 11/8/2022 Drawn By: B.D. Bunker Scale: 1" = 200'
Drawing Name: Survey Reference Number: BE1277



STAFF REPORT

MEETING DATE: January 12, 2023

ITEM TITLE, PRESENTER: Consideration and Approval of Sturgeon Subdivision, Brad Bunker, Bunker Engineering

RECOMMENDATION: Consideration and Approval

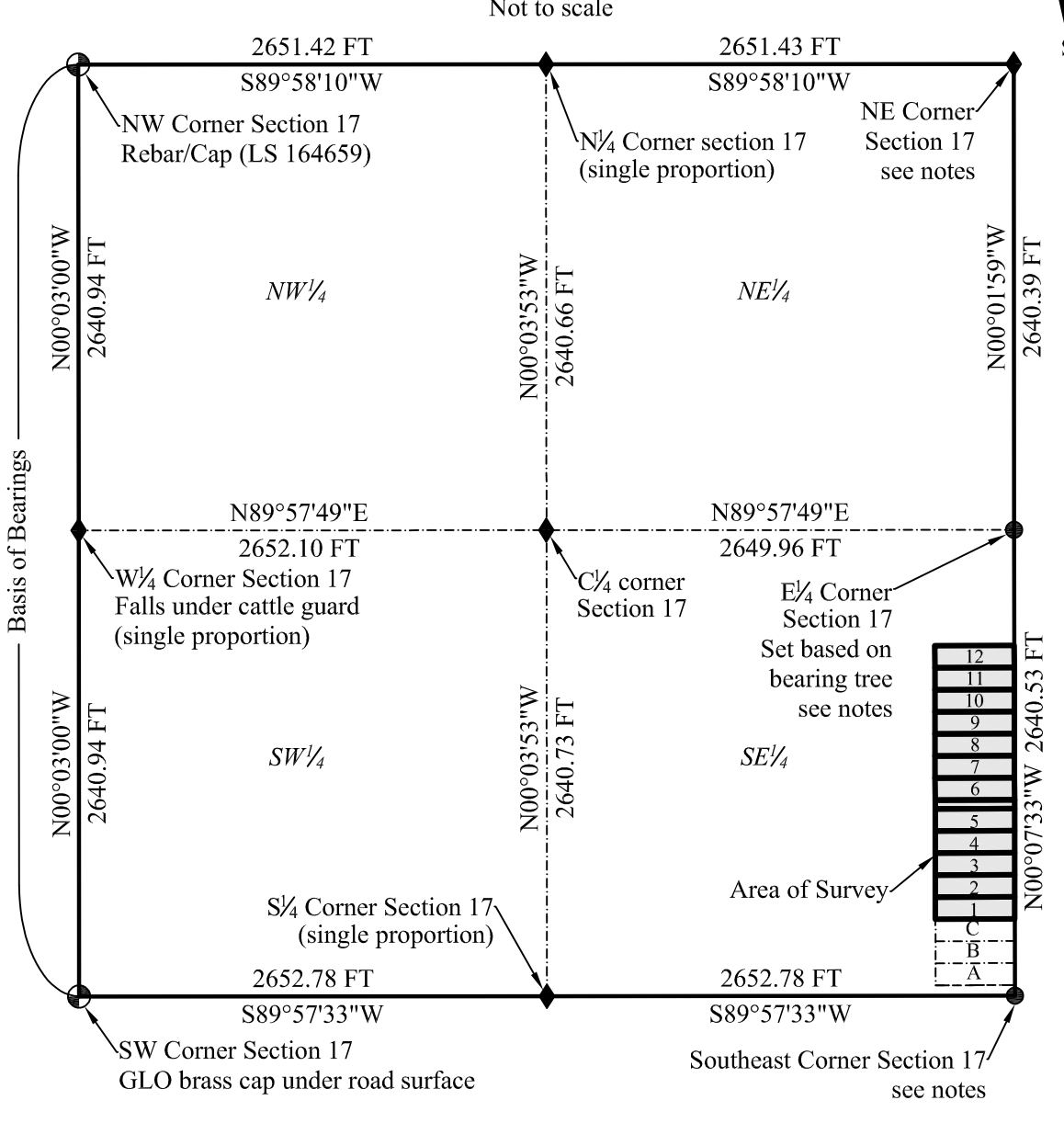
SUMMARY

This proposed subdivision is located on Sturgeon Rd (CR 320) just north of the corner of the Peter's Spring Rd (CR 331). The subdivision is proposing 12 lots each 1.29 acres in size.

HISTORY/PAST ACTION

The preliminary plat was reviewed at the December 8, 2022 PC Meeting.

Section 17 Diagram



Preliminary Plat

Sturgeon Subdivision

Within the SE¹/₄ of Section 17,
Township 32 South, Range
24 East, SLB&M
16.01 Acres±

Narrative

The purpose of this survey was to create the Sturgeon Subdivision as shown hereon from the Lila LeBaron Tract as described in a warranty deed and recorded in book 1061 page 45 as shown hereon.

San Juan County Record of Survey No.'s 543 and 660 were relied upon for many of the corners required for this survey. The "Partial Township Diagram" was referenced and pertinent corners were verified as part of this survey. Notes on those surveys for the northeast, E¹/₄, and southeast corners of Section 17 pertinent also to this survey.

The basis of bearings for this survey is N00°03'00"W between the southwest corner (iron pipe/brass cap) and northwest corner (rebar/cap LS164659) of Section 17, Township 32 South, Range 24 East, SLB&M. This is in accordance with the bearing for the west line of Section 17 in the GLO survey.

Subdivision Boundary Description

A tract of land within the SE¹/₄ of Section 17, Township 32 South, Range 24 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows; Beginning at a point on the east line of said Section 17 located N00°07'33"W 435.00 feet from the southeast corner of said Section 17; thence S89°57'33"W 450.00 parallel with the south line of said Section 17, thence N00°07'33"W 1550.00 feet parallel with the east line of said Section 17, thence N89°57'33"E 450.00 feet parallel with the south line of said Section 17 to a point on the east line of said Section 17, thence S00°07'33"E 1550.00 feet to the point of beginning, containing 16.01 acres more or less.

Notes

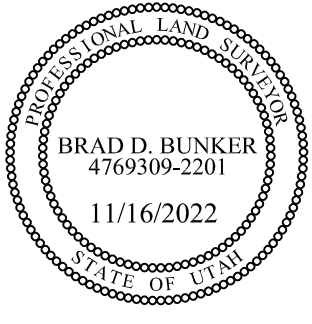
- This property is zoned A-1 "Agricultural Use"
- Columbia Road is intended to be a private road. This roadway is intended for ingress, egress and utilities.
- All lots shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems.
- There is no official flood zone designation for any area within this proposed subdivision.
- There shall be a 10.00 ft wide utility easement inside the exterior boundary of each lot as shown hereon. These shall not be used for ingress and egress except to install and maintain utilities.
- Wells and septic systems shall be installed in conformance with the rules and regulations of the Utah Division of Environmental Health whether they serve individual lots or multiple lots. All lots shall comply with R317-4 administrative rules for onsite wastewater systems. All lots must demonstrate acceptable soils within each lot boundary.
- Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
- This subdivision consists of primarily sage brush and grasses with a few pinon and juniper trees.
- If there are restrictive covenants which pertain to this subdivision, San Juan County has no responsibility for enforcing said covenants.
- Total acreage within this subdivision is 16.01 acres more or less. This includes all roadway areas and easements.
- Lot ownership includes part of the travel surface of Sturgeon Road as well as the shoulder and ditch area on the west side of Sturgeon Road. The approval of this subdivision does not change or alter any existing prescriptive easement(s) or other types of easements that may exist for Sturgeon Road. Sturgeon Road is also known as San Juan County Road No. 320.
- The southeast corner of Section 17 was set based on the information performed in previous surveys and shown on San Juan County Record of Survey No.'s 543 and 660.
- The calculated northeast corner of Section 17 is based on the information performed in previous surveys and shown on San Juan County Record of Survey No.'s 543 and 660.
- The E¹/₄ corner of Section 17 was set based on a found bearing tree and the information performed in previous surveys and shown on San Juan County Record of Survey No.'s 543 and 660.

Legend

- Found section monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309) this or previous survey
- Calculated corner location (not set)
- Fence
- Utility easement
- Subdivision area
- Road travel surface

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 Lila LeBaron.

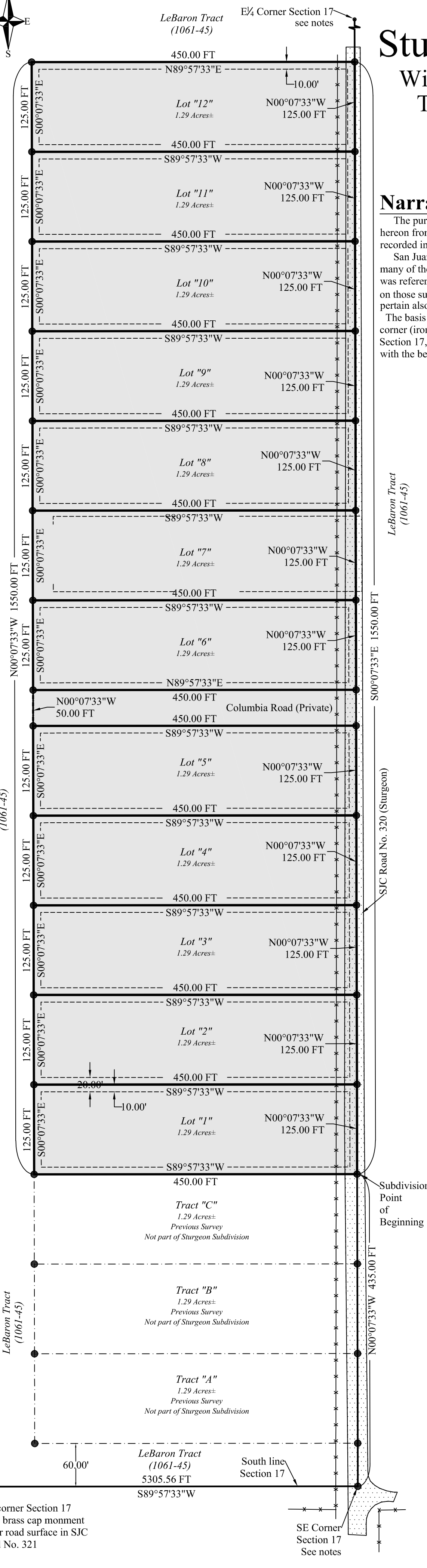


11/16/2022 Date
Brad D. Bunker Utah P.L.S. #4769309

County Surveyor's Certificate

Approval in accordance with information and records on file in this office:

SJC Surveyor _____ Date _____



<p align="center">Preliminary Plat Sturgeon Subdivision Within the SE¹/₄ of Section 17, Township 32 South, Range 24 East, SLB&M</p>		<p align="center">Bunker Engineering, LLC 965 S. South Creek Road, Monticello, UT 84535 P.O. Box 432, Monticello, UT 84535 (435) 459-9152 Date: Nov. 2022 Drawn By: B.D. Bunker Scale: 1" = 100' Drawing Name: Survey Reference Number: BE1274</p>	<p align="center">County Recorder State of Utah, County of San Juan, Recorded at the request of Filed: Date: Time: Page: Fee: Book: _____</p>
<p align="center">San Juan County Planning Commission Approved by the San Juan County Planning Commission this _____ Day of _____, 20____ Chairman _____</p>			
<p align="center">County Recorder State of Utah, County of San Juan, Recorded at the request of Filed: Date: Time: Page: Fee: Book: _____</p>		<p align="center">Owners Dedication Know all men by these presents that I (we), the undersigned owner(s) of the above described tract of land, cause the same to be subdivided into lots and streets hereafter to be known as the Sturgeon Subdivision, 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____</p>	
<p align="center">Approval as to Form Approved this _____ Day of _____, 20____ Health Department _____ Attorney _____</p>		<p align="center">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 _____ Attest _____</p>	
<p align="center">Health Department Approved this _____ Day of _____, 20____ Health Official _____</p>		<p align="center">Acknowledgement State of Utah, County of San Juan, on the _____ Day of _____, 20____, personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein. My commission expires _____ 20____ Residing in _____ County _____ Notary Public</p>	



STAFF REPORT

MEETING DATE: January 12, 2023

ITEM TITLE, PRESENTER: Consideration and Approval of Amendment Tract I, Coronado Park, Tract C Amended, Kelly Dearth

RECOMMENDATION: Consideration and Approval

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. Tract C was amended in June 2022 with an additional 26 lots with two tracts marked for future development.

This amendment reflects the approved Lydia Planned Unit Development (PUD) approved at the September 8, 2022 Planning Commission Meeting.

The PUD includes 13.64 acres of the subdivision in order to increase density and cluster some of the homes on lots smaller than the required ¼ acre lots, while dedicating open space.

This amendment plat creates the smaller lots and dedicates the open space allowed in the PUD.

HISTORY/PAST ACTION

The Coronado Park Tract C Amendment was approved at the June 9, 2022 Planning Commission Meeting, and the June 21, 2022 Board of Commissioners Meeting.

The Lydia PUD was approved at the September 8, 2022 Planning Commission Meeting.



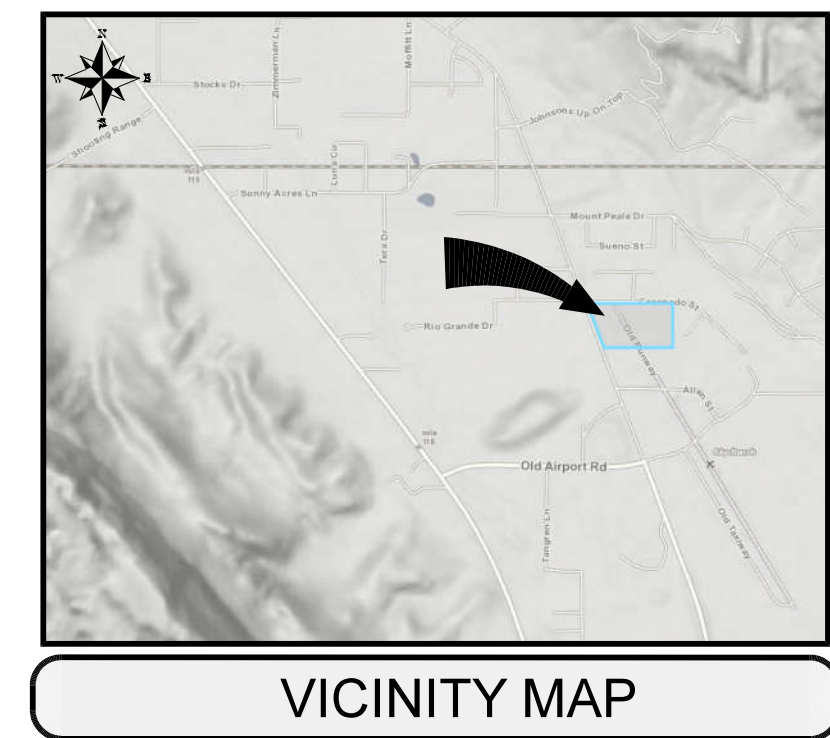
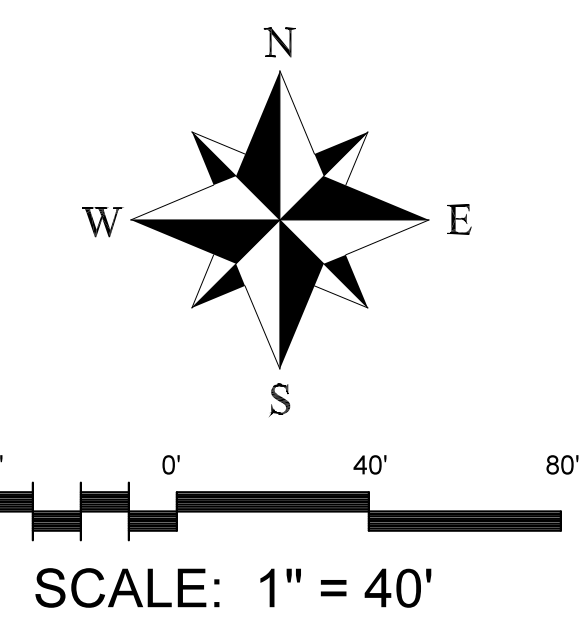
88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

COMMON AREA
LIMITED COMMON AREA
PRIVATE

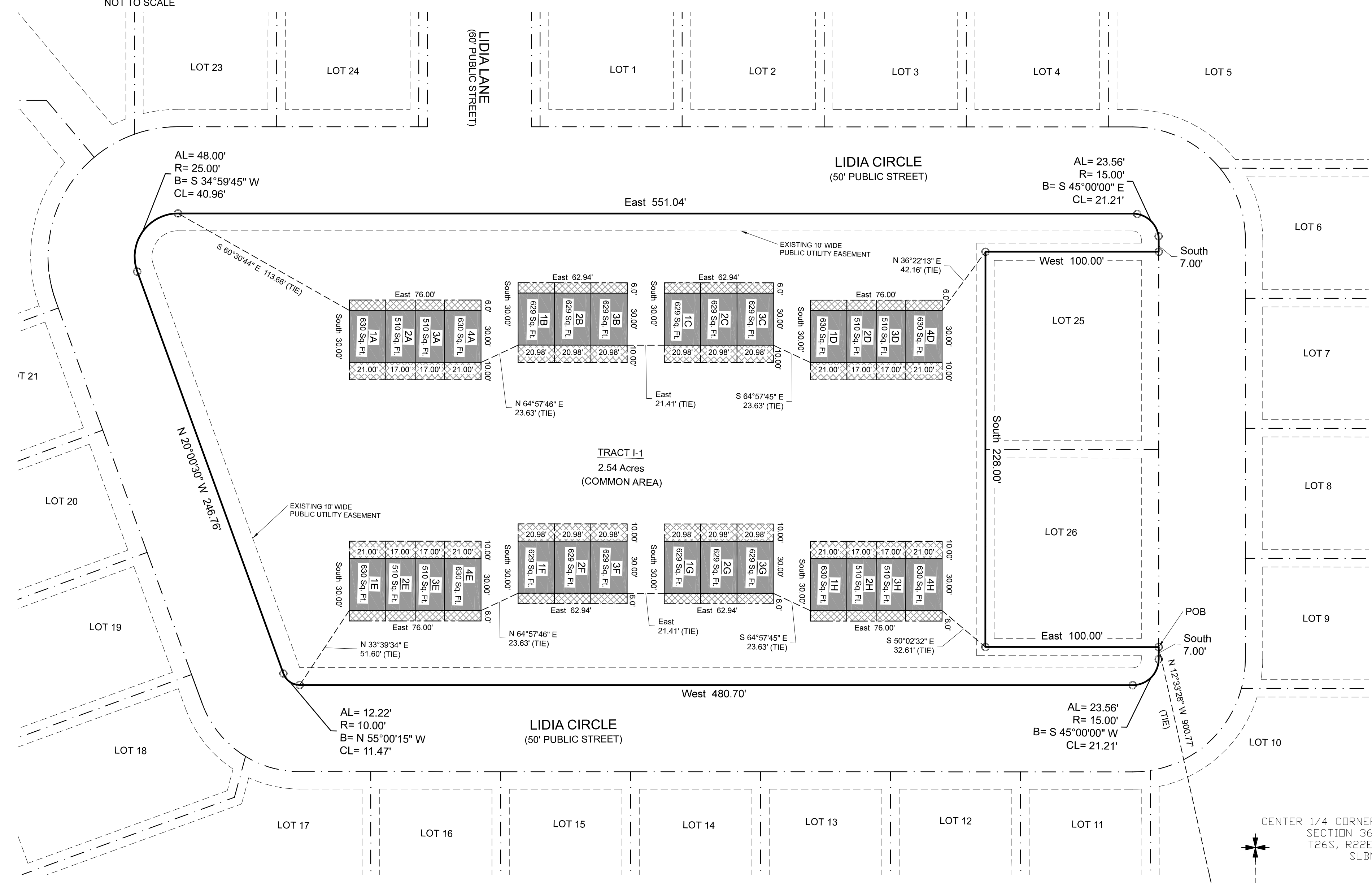
PROPERTY LINES
EASEMENT AS SPECIFIED OR PUBLIC UTILITY EASEMENT (P.U.E.)
PROPERTY ADJOINING

PROP. CORNER FOUND
PROP. CORNER SET
MAG. NAIL FOUND
MAG. NAIL SET
BLOCK CORNER
SECTION CORNER MONUMENT



FINAL PLAT OF
AMENDMENT TRACT I, CORANADO PARK, TRACT C AMENDED

A PLANNED UNIT DEVELOPMENT
A SUBDIVISION BY AMENDMENT OF TRACT I, CORANADO PARK, TRACT C AMENDED
LOCATED WITHIN THE SOUTHWEST QUARTER
OF SECTION 36, T26S, R22E, SLB&M



- PLAT NOTES:**
- ALL AREAS ON THIS PLAT DESIGNATED AS UTILITY EASEMENTS ARE TO SERVE AS PUBLIC UTILITY EASEMENTS, PER UTAH CODE (54-3-27).
 - ALL COMMON AREAS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - ALL COMMON AREAS HERBY DEDICATED AS PUBLIC UTILITY EASEMENTS.
 - LIMITED COMMON AREAS TO BE PATIOS FOR EACH UNIT AND TO BE ENJOYED BY INDIVIDUAL UNITS BUT OWNED BY HOA.

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.

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 I, OF CORANADO PARK, TRACT C AMENDED INTO FOUR-PLEX UNITS AND COMMON AREA WITH COUNTY APPROVED P.U.D. DEVELOPMENT.

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.

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 AMENDMENT TRACT I, 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

Beginning at the Southeast corner of Lot 26, Coranado Park, Tract C Amended, said point being North 12°33'28" West 900.77 feet from the South Quarter corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding thence South 7.00 feet; thence with a curve having a radius of 15.00 feet, to the right with an arc length of 23.56 feet, (a chord bearing of South 45°00'00" West 21.21 feet); thence West 480.70 feet; thence with a curve having a radius of 10.00 feet, to the right with an arc length of 12.22 feet, (a chord bearing of North 55°00'15" West 11.47 feet); thence North 20°00'30" West 246.76 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 48.00 feet, (a chord bearing of North 34°59'45" East 40.96 feet); thence East 551.04 feet; thence with a curve having a radius of 15.00 feet, to the right with an arc length of 23.56 feet, (a chord bearing of South 45°00'00" East 21.21 feet); thence South 7.00 feet; thence West 100.00 feet; thence South 228.00 feet; thence East 100.00 feet to the point of beginning, having an area of 127,006 square feet, 2.92 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 AMENDMENT TRACT I, 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
MANAGER: LIDIA SUBDIVISION, LLC

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME, MICHAEL H. BYNUM, MANAGING MEMBER OF LIDIA SUBDIVISION, LLC, WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
Lidia Circle
Moab, Utah 84532

PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

DEVELOPER:
BUSINESS RESOLUTIONS LLC

Approved this _____ day of _____, 20____
By _____ Title _____

DATE:
1/11/23

JOB NUMBER:
238-22

SHEET 1 OF 1

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 _____, 2023.

ATTORNEY

COUNTY BOARD OF HEALTH
APPROVED THIS _____ DAY OF _____, 2023.

PLANNING COMMISSION CERTIFICATE
APPROVED THIS _____ DAY OF _____, 2023.
BY SAN JUAN COUNTY PLANNING COMMISSION.

CHAIRMAN

COUNTY COMMISSION APPROVAL
PRESENTED TO THE _____
THIS _____ DAY OF _____, 2023.
SUBDIVISION WAS ACCEPTED AND APPROVED.

ATTEST

COUNTY RECORDER
STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF _____
DATE _____ BOOK _____ PAGE _____ FEE _____



Permit Report

12/02/2022 - 01/06/2023

Permit #	Permit Date	City or County	Residential or Commercial	Type of Permit	Building CityStateZip	Owner Name	Applicant Name	Parcel #	Parcel Address
22,194	12/28/2022	San Juan County	Residential	Addition/Remodel	Blanding Utah 84511		Weston Carter	36S22E368406	
22,193	12/26/2022	San Juan County	Residential	Addition/Remodel	84535		Daniel R Davidson	A00200000330	480 E 100 S
22,192	12/22/2022	San Juan County	Residential	Solar	West Haven		Majuma Wesakania	000700000140	48 S HIDDEN VALLEY DR
22,191	12/16/2022	San Juan County	Residential	Electrical	Moab, Utah, 84532		Jake Malatesta	00078000001A	116 W RIO GRANDE DR
22,190	12/7/2022	San Juan County	Residential	New Construction	Blanding, Utah 84511		Javan Shumway	36S22E144201	
22,189	12/6/2022	San Juan County	Residential	Modular Home	Moab UT 84532	Lloyd Wilson	Lloyd Wilson	000770000003B	
22,188	12/6/2022	San Juan County	Commercial	New Construction	Montezuma Creek, Utah 84534		Scott Woodhead	40S24E327802	
22,187	12/5/2022	San Juan County	Residential	Modular Home	Moab Utah 84532		Kelly Dearth	000780000008B	244 W RIO GRANDE DR
22,186	12/5/2022	San Juan County	Commercial	New Construction	Moab		RREM Holding LLC	26S22E357840	11910S HWY 191
22,185	12/2/2022	San Juan County	Residential	Solar	La Sal, UT, 84530		Chloe Magliocchino	00049000017A	145 E PINE CIRCLE

Total Records: 10

1/9/2023

Page: 1 of 1