



JANUARY 13, 2022 SAN JUAN COUNTY PLANNING COMMISSION MEETING

**117 South Main Street, Monticello, Utah 84535. Commission Chambers
January 13, 2022 at 6:00 PM**

AGENDA

Google Meet joining info

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

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

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

GENERAL BUSINESS

Welcome / Roll Call

Approval of Minutes

1. Approval of Minutes from the December 9, 2021 San Juan County Planning Commission Meeting

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

ADMINISTRATIVE ITEMS

2. Consideration and Approval of a Request for Extension, Shannon Brooks, Monticello College
3. Consideration and Approval of Conditional Use Permit Application, Hal Feinberg, Copa Consulting, LLC
4. Consideration and Approval of Conditional Use Permit Application, Thomas Zimmer, Old Town LLC
5. Set 2022 San Juan County Planning Commission Meeting Schedule

BUILDING PERMIT(S) REVIEW

6. 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 09, 2021 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Planning Commission Chair Trent Schafer called the meeting to order at 6:11 pm

PRESENT

Chairman Trent Schafer
Commissioner Lloyd Wilson
Commissioner Cole Cloward
Commissioner William Johnston
Commissioner Cody Nielson

ABSENT

Commissioner Melvin Nelson
Commissioner Leah Shrenk

Approval of Minutes

1. Approval of Minutes for November 18, 2021 Planning Commission Meeting

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

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

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

Time Stamp 2:45 (Audio)

Public comment was made by the following individuals:

Katherine Lemus made a comment requesting that policies be written down for the public. She also requested a secondary egress for the San Juan Estates Subdivision.

Anne Austin commented regarding term expirations for PC commissioners serving from the Spanish Valley Area, and requested that they continue to serve. She also requested clarification regarding a public notice for a public hearing for the SITLA PC Zone plan application.

PC Chair Trent Schafer expressed appreciation for her support of the Spanish Valley Commissioners, and explained that the public notice was not done by the Planning Commission.

ADMINISTRATIVE ITEMS

2. Pacheco Meadow Subdivision Phase 2, James and Shurrell Meyer ACTION

Time Stamp 8:18(audio)

James Meyer, owner and developer of the property presented phase 2 of this subdivision. Scott Burton, P&Z Administrator explained the existence of a trail use agreement that is in place on the south end of the subdivision. There is not an actual recorded trail easement. There will be a note on the plat about the agreement, and the existence of the trail. Mr. Meyer will decide what the status of the trail going forward.

A few minor line corrections were also discussed, and will be corrected in the final plat.

Motion to approve phase 2 of this subdivision was made by Commissioner Cloward, Seconded by Commissioner Wilson.

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

3. The Ranches at Elk Meadows, Amendment no. 2, Brad Bunker, Bunker Engineering ACTION

Time Stamp 17:19 (audio)

PC Commissioners discussed this subdivision that had been presented previously at the October 14, 2021 PC Meeting, and triggered a request for a zone change at the November PC Meeting. Commissioners decided to pass the subdivision amendment under the condition that if the zone change is approved by the County Commission. If the SJC Commissioners do not approve the rezone, the subdivision amendment will not be approved.

Motion to approve the subdivision amendment with this condition was made by Commissioner Nielson, Seconded by Commissioner Wilson.

Voting Yea: Commissioner Wilson, Commissioner Johnston, Commissioner Nielson

Voting Nay: Chairman Schafer, Commissioner Cloward

4. Hassen Estates Subdivision Amendment 2, Renee Troutt ACTION

Time stamp 23:04 (audio)

Curtis Wells presented this subdivision amendment for property that was applied for and approved for the Spanish Valley Overnight Accommodations Overlay.

Some discussion was made regarding the naming of the roads. The roads need to be named in accordance to the approved San Juan County Road maps.

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

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

5. Request for Extension, Shannon Brooks, Monticello College

Item was skipped for lack of a presenter.

6. San Juan County Planning Commission Priorities for 2022 DISCUSSION

PC Members discussed priorities for 2022. The expressed desire to finish re-writing the county zoning ordinance before moving forward with any other priorities.

BUILDING PERMIT(S) REVIEW

7. Building Permit List DISCUSSION

Planning Commissioners reviewed the current building permit list.

ADJOURNMENT

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



STAFF REPORT

MEETING DATE: January 13, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of a Request for Extension, Shannon Brooks, Monticello College

RECOMMENDATION: Consideration

SUMMARY

Shannon Brooks applied for a conditional use permit in August 2021 to build a bunkhouse dorm building at Monticello College. Monticello College is located a few miles East of Monticello.

One of the conditions placed on the permit was that the existing lyceum building needed to achieve a certificate of occupancy before the end of 2021. Shannon is requesting that the time frame be extended to the end of 2022.

HISTORY/PAST ACTION

CUP Approval was made at the September 9, 2021 Planning Commission Meeting



Burton, Scott <sburton@sanjuancounty.org>

Extension

1 message

Dr. Shanon Brooks <sb@monticellocollege.org>
To: "Burton, Scott" <sburton@sanjuancounty.org>

Wed, Dec 8, 2021 at 3:26 PM

Scot,

I am requesting an extension to finish the construction on the Lyceum building of our campus pursuant to fulfilling the CUP requirements.

I am requesting an extension of 12 months or until December 31, 2022.

Thank you

Sincerely,

Shanon Brooks



STAFF REPORT

MEETING DATE: January 13, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Conditional Use Permit Application, Hal Feinberg, Copa Consulting, LLC

RECOMMENDATION: Consideration and Approval

SUMMARY

Hal Feinberg with Copa Consulting LLC is applying for a conditional use permit for a “eco luxury hotel resort with 82 guest domes, restaurant/reception dome, spa dome, movie dome, pool, laundry dome, 3 employee housing domes, and wedding dome on 133.21 acres of property located south of Hwy 211 near the intersection of US 191 in Dry Valley in San Juan County. The property is in the Agriculture District (A-1). The proposed use is listed as a conditional use in the zoning ordinance.

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 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*

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
- Addition
- Land Use Change
- Appeal

Subject Property Location or Address: George Rock on Hwy 211
SW corner of Hwy 211 & Hwy 191

Parcel Identification Number: 31S23E238400 and 31S23E260000

Parcel Area: _____ Current Use: Vacant

Floor Area: _____ Zoning Classification: G23

Applicant Name: Hal Feinberg
Copa Consulting, LLC

Mailing Address: 21001 N. Tatum Blvd Ste. 1630-513

City, State, ZIP: Phoenix, AZ 85050

Daytime Phone #: 480-650-5201 Fax#: _____

Email Address: hal@juntosaffordablehousing.org

Business Name (If applicable): Copa Consulting, LLC

Property Owner's Name (If different): Dennis Williams

Property Owner's Mailing Address: 105d S. Cholla

City, State, ZIP: Toquerville, Utah 84774

Daytime Phone #: 435-260-1020 Fax#: _____

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

We are looking to do an Eco luxury hotel resort with
(see additional pages for more detail) 82 guest rooms, restaurant, and spa

Authorized Signature: Hal Feinberg Date: 12/17/21

Property Owner's Affidavit

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

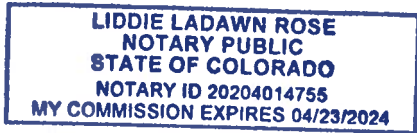
Dennis Williams
Owner's Signature

Owner's Signature (co-owner if any)

Colorado
State of ~~Utah~~)

Montezuma
County of ~~San Juan~~)

Subscribed and sworn to before me this 16th day of December, 2021.



Liddie Ladawn Rose
Notary Public
Residing in Dobres
My Commission expires: 04/23/2024

Parcel
lot #
address

George Rock
31 S 23 E 238400
and
31 S 23 E 260000

Agent Authorization

I (we) Dennis Williams, the owner(s) of the real property located at _____

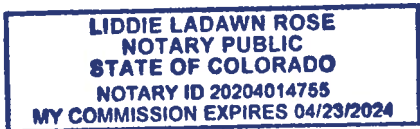
in San Juan County, Utah, do hereby appoint Kristi Whipple/Hal Feinberg as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Kristi Whipple/Hal Feinberg to appear before any County board or commission considering this application.

Dennis Williams
Owner's Signature

Owner's Signature (co-owner if any)

State of Colorado)
~~Utah~~)
County of Montezuma)
~~San Juan~~)

On the 16th day of December, 2021, personally appeared before me Dennis Williams the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.



Liddie Ladawn Rose
Notary Public
Residing in Doores
My Commission expires: 04/23/2024



GEORGE ECO LUXURY HOTEL RESORT
78 GUEST ROOMS PLUS OTHER FACILITIES AS SHOWN ON THE SITE PLAN LAYOUT

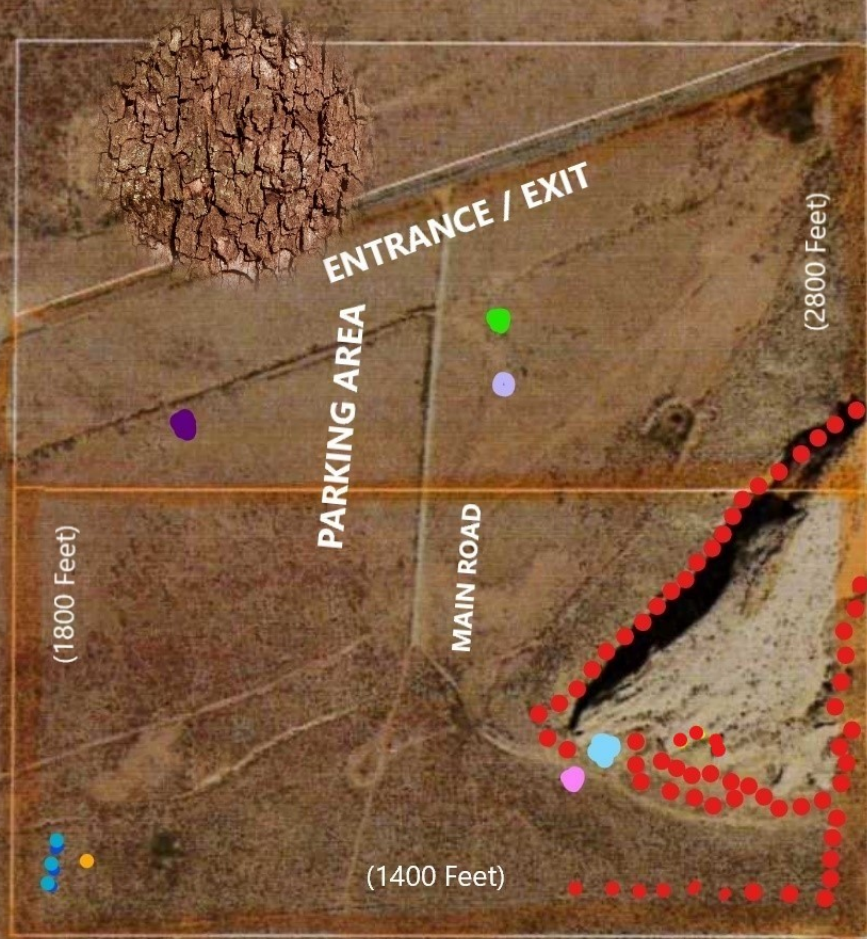
EMPHASIZING THE VIEWS & STARGAZING
(Trex/Wood & Dual Pane Tempered Glass Domes)

For the CUP we will adhere to all state and county rules and regulations shown below and any other requirements not listed:
Water and Septic systems/lines, UDOT Access, Fire codes, Building codes and permits, ADA, Health department, lighting, etc.

GEORGE ECO - LUXURY HOTEL RESORT

(SW CORNER OF HWY 211 & HWY 191)
(133 Acres)

These Plans May Change Slightly
(12/17/21)



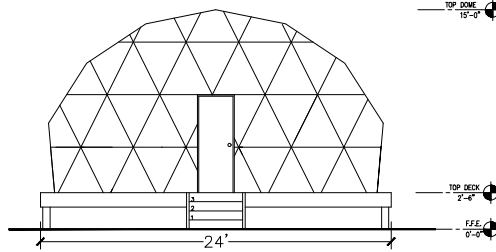
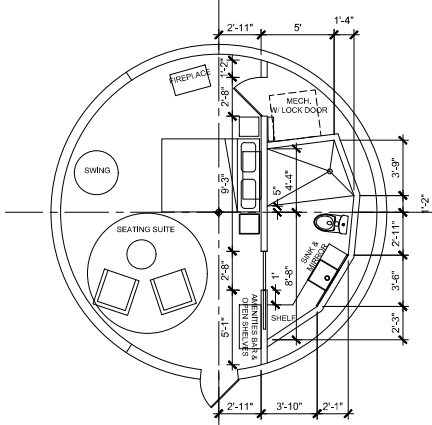
- GUEST DOMES- 82
- SPA DOME- 1
- MOVIE DOME- 1
- POOL- 1
- LAUNDRY DOME- 1
- EMPLOYEE HOUSING DOMES- 3
- WEDDING DOME- 1
- RECEPTION & RESTAURANT DOME- 1

BOUNDRY LINES
& FENCING AROUND OUTSIDE BORDER IN ORANGE

(SOLAR LIGHTS IN DARK SKY FORMAT TO LINE ROADWAYS)

THESE PLAN MAY CHANGE SLIGHTLY

Guest Dome



FRONT ELEVATION 7 METER DOME

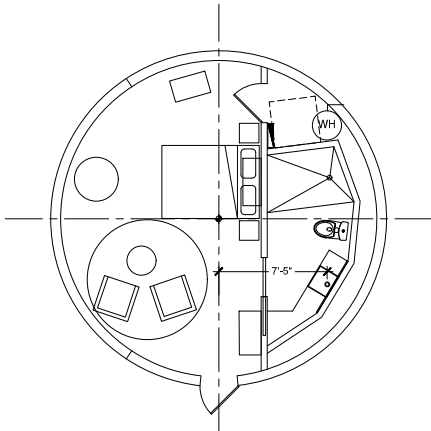
22.97' Ø DOME

1"=1/4"

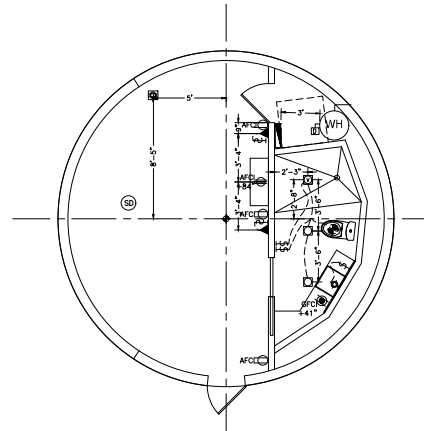
7 METER DOME					
LOAD CALCULATIONS					
LOAD ARE BASED ON STANDARD TABLE VALUES. THE CONTRACTOR SHALL VERIFY ACTUAL LOADS FOR ALL EQUIPMENT AND DEVICES AND SHALL ADJUST CIRCUIT BREAKER SIZES AND CONDUCTOR SIZES AS NECESSARY TO MEET MANUFACTURER'S REQUIREMENTS.					
1. DOME AREA IN SQ.FT. 414 X 3 WATS PER SQ. FT.	1,242				
2. KITCHEN APPLANCE CIRCUITS (3 X 1,500 EACH)	4,500				
3. MICROWAVE (1 X 1,500 EACH)	1,500				
4. GARAGE DISPOSAL / DISHWASHER (2 X 1,500 EACH)	3,000				
5. LAUNDRY CIRCUIT (1 X 1,500 EACH)	1,500				
6. BATHROOM RECEPTACLE CIRCUIT	4,500				
7. WATER HEATER	4,500				
8. RINSE	1,500				
9. DRYER	3,000				
TOTAL	22,742				
TYP. ELECTRICAL PANEL SCHEDULE					
NO. DESCRIPTION	W AMP	LOAD	LOAD AMP	DESCRIPTION	NO.
1. L&C UNIT	12	1200	1200	WATER HEATER	2
3	8	10	10		4
5. GREAT ROOM AFCEI	14	15	14	AFCEI	8
7. BATH (GFCI)	12	20	15	AFCEI SMOKE DETECTOR	8
B					10
11					12
13					14
15					16
17					18

ELECTRICAL & MECHANICAL KEY	
□	VAPOR PROOF LIGHT
⊖	EXHAUST FAN TO OUTSIDE
⊖	STD. 220 V. OUTLET
⊖	GROUND FAULT INTERRUPTER RECEPTACLE
⊖	3-WAY WALL SWITCH
⊖	DUPLEX OUTLET (GROUNDING TYPE)
⊖	SINGLE POLE WALL SWITCH
⊖	RECESSED CAN LIGHT
⊖	WALL MOUNTED LIGHT FIXTURE
⊖	WP GFCI
⊖	PENDANT LIGHT FIXTURE
⊖	LOW VOLTAGE
⊖	SMOKE DETECTOR
⊖	CARBON MONOXIDE DETECTOR
⊖	FLOOR WP GFCI OUTLET
⊖	SCIENCE LIGHT
⊖	ELECTRIC WATER HEATER 40 GAL WITH DRAIN & OIL PAN
⊖	50 AMP ELECTRICAL PANEL
⊖	WATER HEATER

7 METER DOME FLOOR & DIMENSION PLAN 1"=1/4"



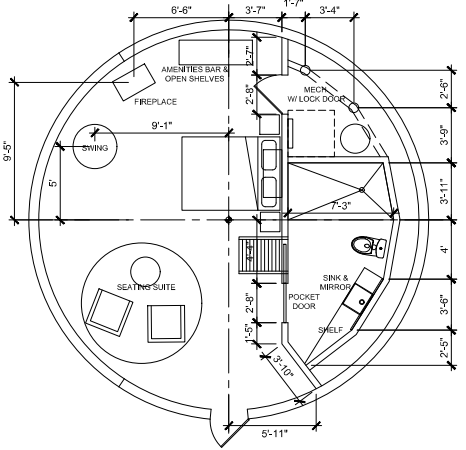
7 METER DOME PLUMBING PLAN 1"=1/4"



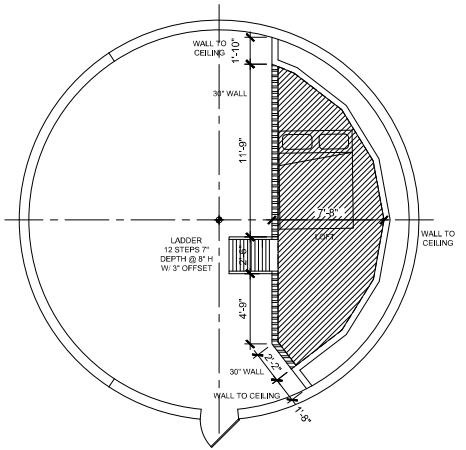
7 METER DOME ELECTRICAL PLAN 1"=1/4"

THESE PLAN MAY CHANGE SLIGHTLY

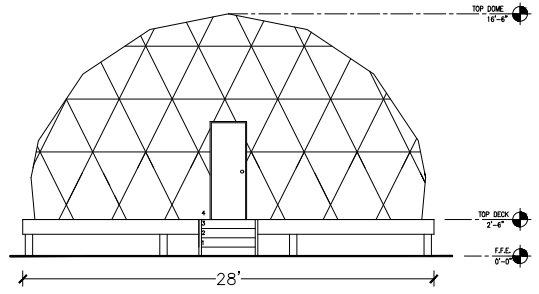
Guest Dome



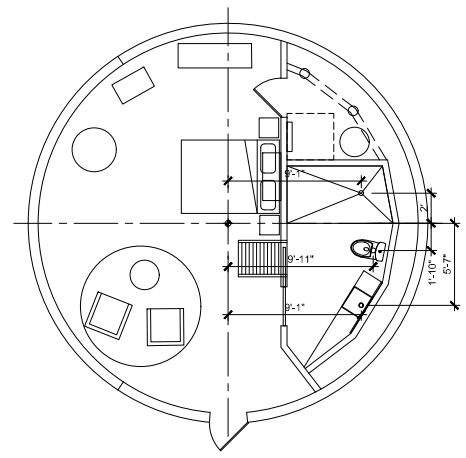
8.3 METER DOME A FLOOR PLAN
1"=1/4"



8.3 METER DOME A LOFT FLOOR & DIMENSION PLAN
1"=1/4"



FRONT ELEVATION 8.3 DOME
27.23' Ø DOME 1"=1/4"



8.3 METER DOME A PLUMBING PLAN
1"=1/4"

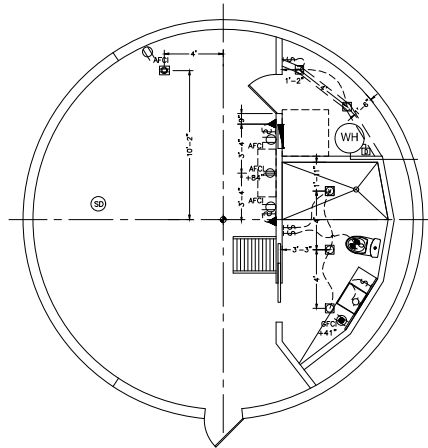
THESE PLAN MAY CHANGE SLIGHTLY

Guest Dome

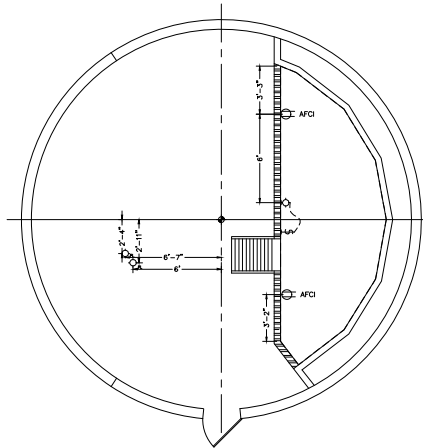
8.3 METER DOME								
LOAD CALCULATIONS								
LOAD ARE BASED ON STANDARD TABLE VALUES. THE CONTRACTOR SHALL VERIFY ACTUAL LOADS FOR ALL EQUIPMENT AND DEVICES AND SHALL ADJUST CIRCUIT BREAKER SIZES AND CONDUCTOR SIZES AS NECESSARY TO MEET MANUFACTURERS' REQUIREMENTS.								
1. DOME AREA IN SQ. FT. 5483 X 3 WITS PER SQ. FT.	1,749							
2. KITCHEN SPLURGE CIRCUIT (3 X 1,500 EACH)	000							
3. MICROWAVE (1 X 1,500 EACH)	000							
4. GARBAGE DISPOSAL / DOWNSIZER (2 X 1,500 EACH)	000							
5. LAUNDRY CIRCUIT (1 X 1,500 EACH)	000							
6. BATHROOM RECEPTACLE CIRCUIT	1,500							
7. WATER HEATER	4,500							
8. RANGE	000							
9. DRINK	000							
TOTAL	7,749							
TOTAL AMPS 1ST 10,000 watts of 100% 10,000								
WATTS 12,665/240 VOLTS	REMAINDER AT 40% TOTAL 000							
53 AMPS	COOLING, UNITS 2,665							
USE 100 AMP PANEL	12,665							
TYP. ELECTRICAL PANEL SCHEDULE								
NO.	DESCRIPTION	W	AMP	LOAD	LOAD	W	DESCRIPTION	NO.
1	AC UNIT	15	2665	4500	30		WATER HEATER	2
3		8			10			4
5	GREAT ROOM AFCI	14	15	1200	15	14	AFCI	6
7	BATH (GFCI)	12	20	1500	15	14	AFCI SMOKE DETECTOR	8
9								10
11								12
13								14
15								16
17								18

ELECTRICAL & MECHANICAL KEY

- ☐ VAPOR PROOF LIGHT
- ☑ EXHAUST FAN TO OUTSIDE
- ⊙ STD. 220 V. OUTLET
- ⊕ GROUND FAULT INTERRUPTER RECEPTACLE
- 3-WAY WALL SWITCH
- ⊕ DUPLEX OUTLET (GROUNDED TYPE)
- ⊕ SINGLE POLE WALL SWITCH
- ☐ RECESSED GAN LIGHT
- ☑ WALL MOUNTED LIGHT FIXTURE
- ⊕ WP GFCI
- ☑ PENDANT LIGHT FIXTURE
- ⊕ LOW VOLTAGE
- ☑ SMOKE DETECTOR
- ☑ CARBON MONOXIDE DETECTOR
- ☑ FLOOR WP GFCI OUTLET
- ▲ SCENCE LIGHT
- WH ELECTRIC WATER HEATER 40 GAL WITH DRAIN & GAL. PAN
- ⊕ 60 AMP ELECTRICAL PANEL



8.3 METER DOME A
ELECTRICAL PLAN 1"=1/4"



8.3 METER DOME A
LOFT ELECTRICAL PLAN 1"=1/4"

9.3 METER DOME A

LOAD CALCULATIONS

LOAD ARE BASED ON STANDARD TABLE VALUES. THE CONTRACTOR SHALL VERIFY ACTUAL LOADS FOR ALL EQUIPMENT AND DEVICES AND SHALL ADJUST CIRCUIT BREAKER SIZES AND CONDUCTOR SIZES AS NECESSARY TO MEET MANUFACTURERS' REQUIREMENTS.

1. DOME AREA IN SQ.FT. 796 X 3 WATS PER SQ. FT.	2,388
2. KITCHEN APPLANCE CIRCUITS (3 X 1,500 EACH)	4,500
3. MICROWAVE (1 X 1,500 EACH)	1,500
4. GARBAGE DISPOSAL / DISHWASHER (2 X 1,500 EACH)	3,000
5. LAUNDRY CIRCUIT (1 X 1,500 EACH)	1,500
6. BATHROOM RECEPTACLE CIRCUIT	1,500
7. WATER HEATER	4,500
8. RANGE	5,000
9. DRYER	5,000
TOTAL	23,888

TOTAL AMPS	1ST 10,000 watts at 100%	10,000
WATTS 20,660/240 VOLTS	REMAINDER AT 40% TOTAL	4,355
86 AMPS	COOLING, UNITS (2,665 X 4)	2,665
USE 125 AMP PANEL		20,660

TYP. ELECTRICAL PANEL SCHEDULE

No.	DESCRIPTION	W	I	AMP	LOAD	LOAD AMP	W	DESCRIPTION	No.
1	AC UNIT 1	15	2665	2665	15			AC UNIT	2
3									4
5	AC UNIT 3	15	2665	2665	15			AC UNIT	6
7									8
9	GREAT ROOM AFCI	14	15	1200	1200	15	14	AFCI	BED 1
11	AFCI SMOKE DETECTOR	14	15	1200	1200	15	14	AFCI	BED 2
13									14
15									14
17									18
19									20
21									22
23									24
25									26
27									28
29									30
31									32
33									34
35									36
37									38
39									40

ELECTRICAL & MECHANICAL KEY

- ☐ EXHAUST FAN TO OUTSIDE
- ⬇️ STD. 220 V. OUTLET
- ⊕ GROUND FAULT INTERRUPTER RECEPTACLE
- ⚡ 3-WAY WALL SWITCH
- ⊕ DUPLEX OUTLET (GROUNDED TYPE)
- ⚡ SINGLE POLE WALL SWITCH
- ☐ RECESSED CAN LIGHT
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ WP GFI
- ☐ PENDANT LIGHT FIXTURE
- ⊕ LOW VOLTAGE
- ☐ SMOKE DETECTOR
- ☐ CARBON MONOXIDE DETECTOR
- ☐ FLOOR WP GFI OUTLET
- ☐ SCIENCE LIGHT
- ⊕ ELECTRIC WATER HEATER 40 GAL WITH DRAIN & GAL. PAN
- ☐ 60 AMP ELECTRICAL PANEL

9.3 METER DOME B

LOAD CALCULATIONS

LOAD ARE BASED ON STANDARD TABLE VALUES. THE CONTRACTOR SHALL VERIFY ACTUAL LOADS FOR ALL EQUIPMENT AND DEVICES AND SHALL ADJUST CIRCUIT BREAKER SIZES AND CONDUCTOR SIZES AS NECESSARY TO MEET MANUFACTURERS' REQUIREMENTS.

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3. MICROWAVE (1 X 1,500 EACH)	1,500
4. GARBAGE DISPOSAL / DISHWASHER (2 X 1,500 EACH)	3,000
5. LAUNDRY CIRCUIT (1 X 1,500 EACH)	1,500
6. BATHROOM RECEPTACLE CIRCUIT (1,500 X 3)	4,500
7. WATER HEATER	5,000
8. RANGE	5,000
9. DRYER	5,000
TOTAL	20,888

TOTAL AMPS	1ST 10,000 watts at 100%	10,000
WATTS 17,020/240 VOLTS	REMAINDER AT 40% TOTAL	4,355
71 AMPS	COOLING, UNITS	2,665
USE 125 AMP PANEL		17,020

TYP. ELECTRICAL PANEL SCHEDULE

No.	DESCRIPTION	W	I	AMP	LOAD	LOAD AMP	W	DESCRIPTION	No.
1	AC UNIT	15	2665	2665	15			WATER HEATER	2
3									4
5	AC UNIT 3	15	2665	2665	15			DRYER	6
7									8
9	AC UNIT	15	2665	2665	15	14	14	AFCI SMOKE DETECTOR	10
11									12
13	BATH (GFCI)	12	20	1500	1200	15	14	AFCI	BED 1
15	MICROWAVE	12	20	1500	1500	20	12		14
17	KITCHEN APPLURANCE	12	20	1500				LAUNDRY	16
19	WASHER MACHINE	12	20	1500					18
21									20
23									22
25									24
27									26
29									28
31									30
33									32
35									34
37									36
39									40

9.3 METER DOME C

LOAD CALCULATIONS

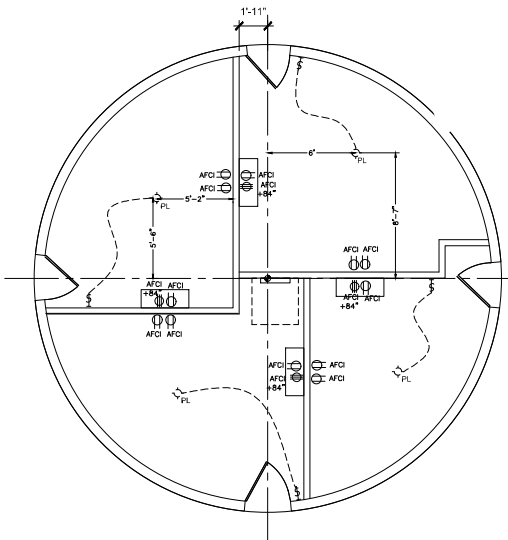
LOAD ARE BASED ON STANDARD TABLE VALUES. THE CONTRACTOR SHALL VERIFY ACTUAL LOADS FOR ALL EQUIPMENT AND DEVICES AND SHALL ADJUST CIRCUIT BREAKER SIZES AND CONDUCTOR SIZES AS NECESSARY TO MEET MANUFACTURERS' REQUIREMENTS.

1. DOME AREA IN SQ.FT. 796 X 3 WATS PER SQ. FT.	2,388
2. KITCHEN APPLANCE CIRCUITS (3 X 1,500 EACH)	4,500
3. MICROWAVE (1 X 1,500 EACH)	1,500
4. GARBAGE DISPOSAL / DISHWASHER (2 X 1,500 EACH)	3,000
5. LAUNDRY CIRCUIT (2 X 1,500 EACH)	3,000
6. BATHROOM RECEPTACLE CIRCUIT	1,500
7. WATER HEATER	4,500
8. RANGE	5,000
9. DRYER (2 X 5,000 EACH)	10,000
TOTAL	21,388

TOTAL AMPS	1ST 10,000 watts at 100%	10,000
WATTS 17,750/240 VOLTS	REMAINDER AT 40% TOTAL	4,555
72 AMPS	COOLING, UNITS	2,665
USE 200 AMP PANEL		17,220

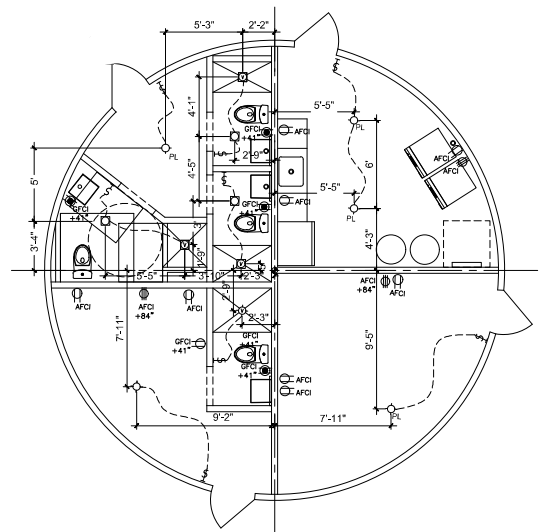
TYP. ELECTRICAL PANEL SCHEDULE

No.	DESCRIPTION	W	I	AMP	LOAD	LOAD AMP	W	DESCRIPTION	No.
1	AC UNIT	15	2665	2665	15			WATER HEATER	2
3									4
5	MICROWAVE	12	20	1500	1200	15	14	AFCI SMOKE DETECTOR	6
7	GREAT ROOM AFCI	14	15	1200					8
9	BATH (GFCI)	12	20	1500					10
11									12
13									14
15									16
17									18
19									20
21									22
23									24
25									26
27									28
29									30
31									32
33									34
35									36
37									38
39									40



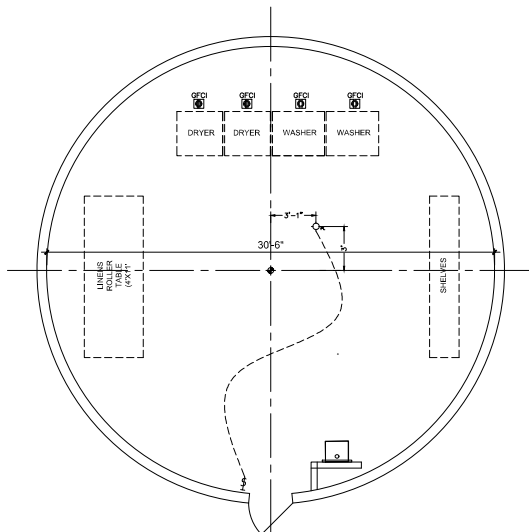
9.3 METER DOME A ELECTRICAL PLAN

1"=1/4"



9.3 METER DOME B ADA OPTION ELECTRICAL PLAN

1"=1/4"



9.3 METER DOME C ADA OPTION ELECTRICAL PLAN

1"=1/4"

THESE PLAN AND CONDUCTOR MAY CHANGE SLIGHTLY

20 METER DOME
LOAD CALCULATIONS

LOADS ARE BASED ON STANDARD TABLE VALUES. THE CONTRACTOR SHALL VERIFY ACTUAL LOADS FOR ALL EQUIPMENT AND SERVICES AND SHALL ADJUST CIRCUIT BREAKER SIZES AND CONDUCTOR SIZES AS NECESSARY TO MEET MANUFACTURER'S REQUIREMENTS.

1. DOME AREA IN SQ FT. (10.22 x 3 METERS PER SQ. FT.)	5,706
2. KITCHEN APPLANCE CIRCUITS (3 x 1,500 EACH)	4,500
3. MICROWAVE (1 x 1,500 EACH)	1,500
4. GRIDDLE TOPS / TOASTERS (2 x 1,500 EACH)	3,000
5. LAUNDRY CIRCUIT (1 x 1,500 EACH)	1,500
6. BATHROOM RECEPTACLE CIRCUIT	4,500
7. WATER HEATER	000
8. RANGE	000
9. DRYER	000
TOTAL	19,206

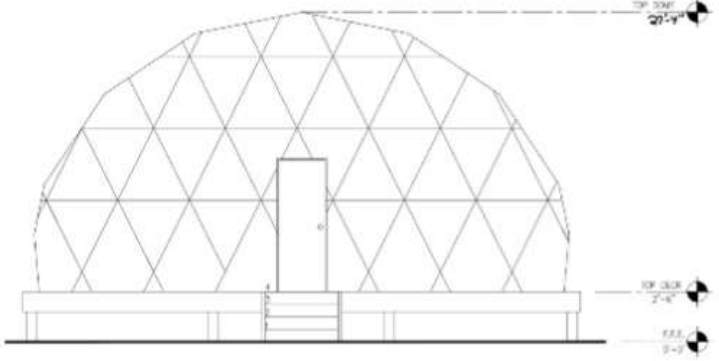
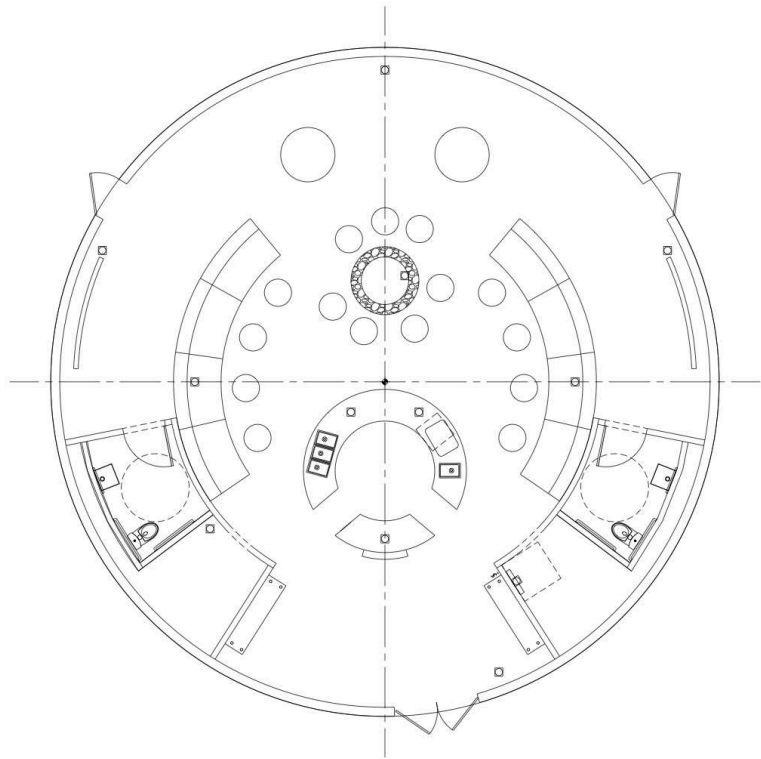
TOTAL AMPS	1ST 10,000 watts at 100%	10,000
WATTS (1,500/2000 VOLTS)	REMAINDER AT 40% TOTAL	3,683
68 AMPS	COOLING UNITS	2,665
USE 125 AMP PANEL		16,347

TYP. ELECTRICAL PANEL SCHEDULE

No.	DESCRIPTION	W (AMPS)	LOAD	LOAD AMP	W	DESCRIPTION	No.				
1	AC UNIT	15	2665	4500	30	WATER HEATER	2				
3		6			6		4				
5	MICROWAVE	12	20	1500	1200	15	14	AFCI	RECEPTION	6	
7	GREAT ROOM	AFCI	14	15	1200	1200	15	14	AFCI	SMOKE DETECTOR	8
9	BATH 1 (GFCCI)	12	20	1500	1500	20	12	BATH 2 (GFCCI)	10	12	
11										12	
13										14	
15										16	
17										18	

ELECTRICAL & MECHANICAL KEY

- VAPOR PROOF LIGHT
- ↕ EXHAUST FAN TO OUTSIDE
- ⊕ 220 V. OUTLET
- ⊕ GROUND FAULT INTERRUPTER RECEPTACLE
- ⊕ 3-WAY WALL SWITCH
- ⊕ DUPLEX OUTLET (GROUNDED TYPE)
- ⊕ SINGLE POLE WALL SWITCH
- ⊕ RECESSED CAN LIGHT
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ WP GFCI
- ⊕ PENDANT LIGHT FIXTURE
- ⊕ LOW VOLTAGE
- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ FLOOR WP GFCI OUTLET
- ▲ SCONCE LIGHT
- ⊕ ELECTRIC WATER HEATER 40 GAL WITH DRAIN & GAL. PAN
- ⊕ 60 AMP ELECTRICAL PANEL



FRONT ELEVATION 20 DOME
65.61' Ø DOME 1"=1/4"

20 METER RECEPTION DOME & Restaurant ELECTRICAL PLAN
1"=1/4"

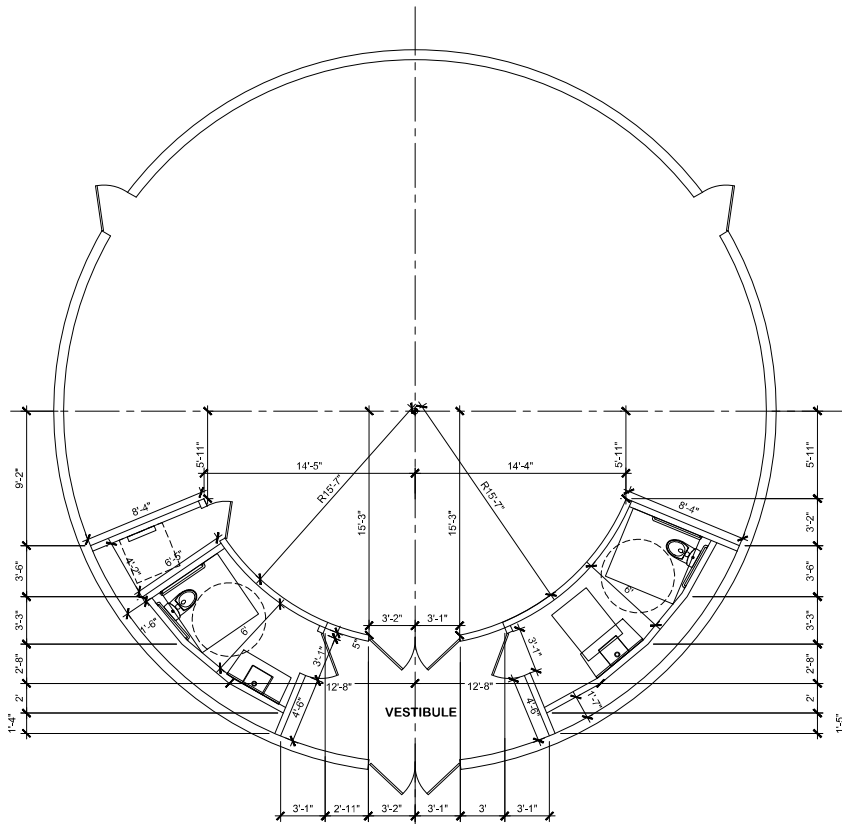
THESE PLAN MAY CHANGE SLIGHTLY

OCCUPANCY LOAD

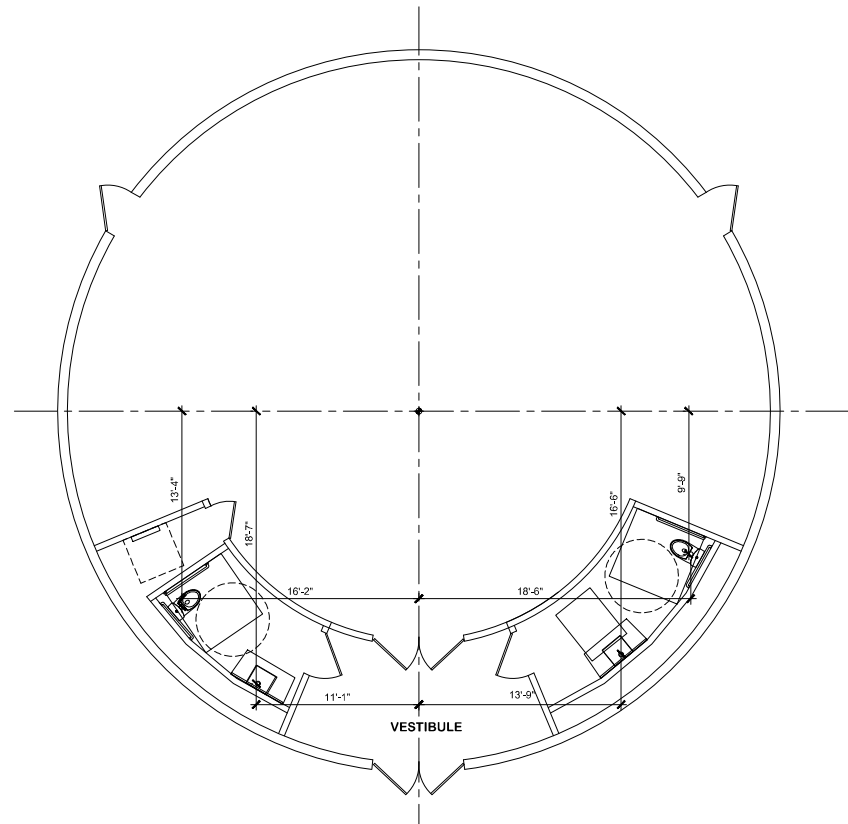
WEDDING TENT
TOTAL NET S.F. - 1410 S.F.
OCCUPANCY TYPE - A-2
OCCUPANCY LOAD - CHAIRS AND TABLES - 15 NET
TOTAL OCCUPANCY. 94 OCCUPANTS

ACCESSIBLE UNIT REQUIREMENTS

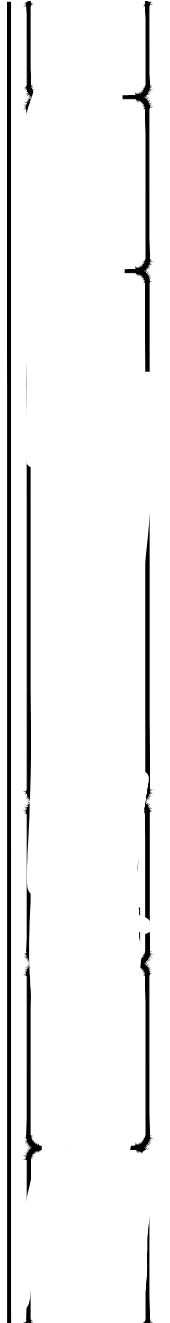
WEDDING DOME
2 RESTROOMS PROVIDED - BOTH RESTROOMS TO BE ACCESSIBLE



**15 METER WEDDING DOME FLOOR
PLAN & DIMENSION PLAN** 1"=1/4"



**15 METER WEDDING DOME
PLUMBING PLAN** 1"=1/4"



THESE PLAN MAY CHANGE SLIGHTLY

15 METER DOME

LOAD CALCULATIONS

LOAD ARE BASED ON STANDARD TABLE VALUES. THE CONTRACTOR SHALL VERIFY ACTUAL LOADS FOR ALL EQUIPMENT AND DEVICES AND SHALL ADJUST CIRCUIT BREAKER SIZES AND CONDUCTOR SIZES AS NECESSARY TO MEET MANUFACTURERS' REQUIREMENTS.

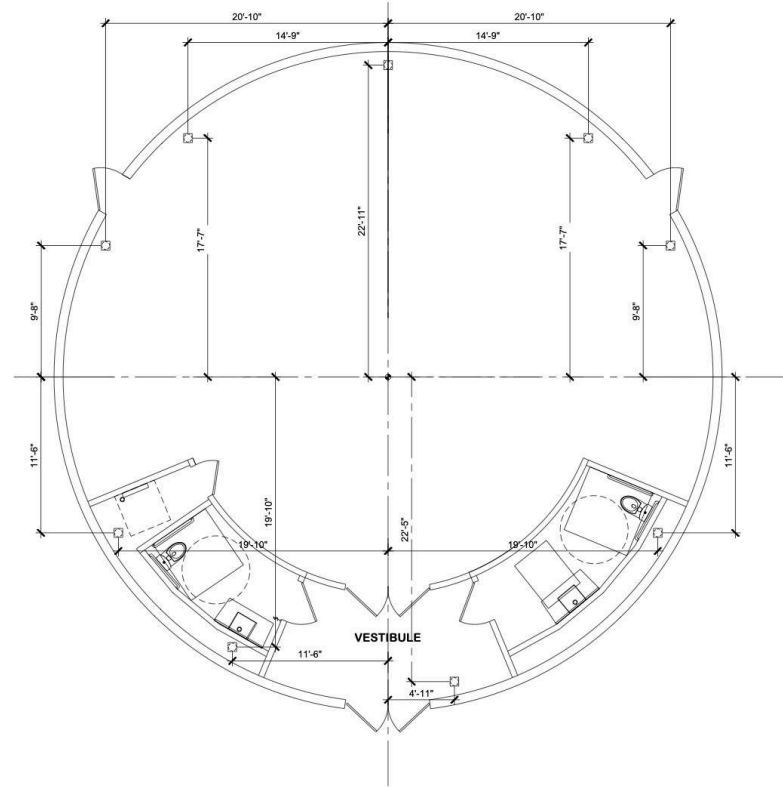
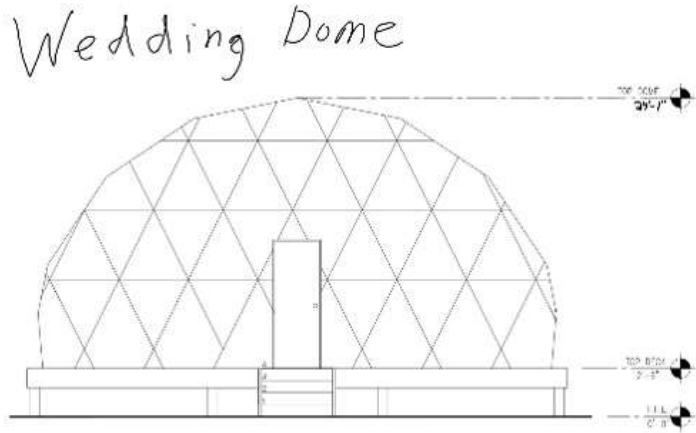
1. DOME AREA IN SQFT. 1500' x 3' WITS PER SQ. FT.	5,708
2. HIDDEN APPLIANCE CIRCUITS (3 x 1,500 EACH)	4,500
3. MICROWAVE (1 x 1,500 EACH)	1,500
4. GARBAGE DISPOSAL / DISHWASHER (2 x 1,500 EACH)	3,000
5. LAUNDRY CIRCUIT (1 x 1,500 EACH)	1,500
6. SHOWER RECEPTACLE CIRCUIT	1,500
7. WATER HEATER	4,500
8. RANGE	500
9. DRYER	500
TOTAL	19,208

TOTAL AMPS	1ST 10,000 watts at 100%	10,000
WATTS 13,347/230V VOLTS	REMAINDER AT 40% TOTAL	3,883
68 AMPS	COOLING UNITS	2,665
USE 125 AMP PANEL		16,347

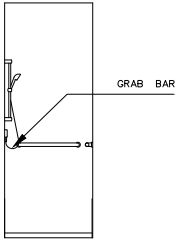
TYP. ELECTRICAL PANEL SCHEDULE

No.	DESCRIPTION	W	AMP	LOAD	LOAD AMP	W	DESCRIPTION	No.
1	AC UNIT	15	2665	4500	30		WATER HEATER	2
3		8			10			4
5	MICROWAVE	12	20	1500	15	14	AFCI	6
9	GREAT ROOM AFCI	14	15	1200	15	14	AFCI	8
9	BATH GFCI	12	20	1500				10
11								12
13								14
15								16
17								18
19								20
21								22
23								24
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35								36
37								38
39								40

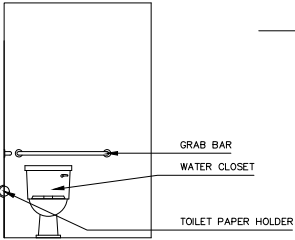
- #### ELECTRICAL & MECHANICAL KEY
- ☐ VAPOR PROOF LIGHT
 - ☐ EXHAUST FAN TO OUTSIDE
 - ☐ STD. 220 V. OUTLET
 - ☐ GROUND FAULT INTERRUPTER RECEPTACLE
 - ☐ 3-WAY WALL SWITCH
 - ☐ DUPLEX OUTLET (GROUNDING TYPE)
 - ☐ SINGLE POLE WALL SWITCH
 - ☐ RECESSED CAN LIGHT
 - ☐ WALL MOUNTED LIGHT FIXTURE
 - ☐ WP GFCI
 - ☐ PENDANT LIGHT FIXTURE
 - ☐ LOW VOLTAGE
 - ☐ SMOKE DETECTOR
 - ☐ CARBON MONOXIDE DETECTOR
 - ☐ FLOOR WP GFCI OUTLET
 - ☐ SCENE LIGHT
 - WH ELECTRIC WATER HEATER 40 GAL WITH DRAIN & GAS PAN
 - ◼ 60 AMP ELECTRICAL PANEL



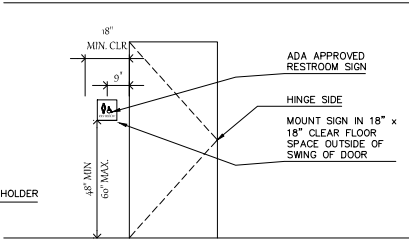
THESE PLAN MAY CHANGE SLIGHTLY



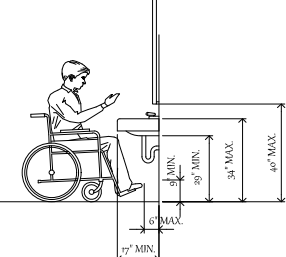
A ADA SHOWER DTL.
SCALE: 1/2" = 1'



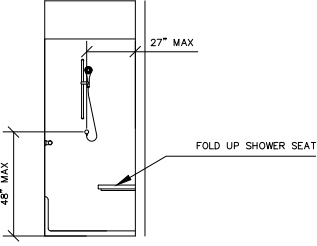
B WATER CLOSET DTL.
SCALE: 1/2" = 1'



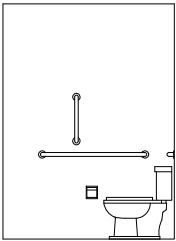
C TYP ADA DOOR DTL.
A3 SCALE: 1/2" = 1'



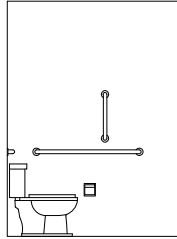
D TYP ADA LAV REQ.
SCALE: 1/2" = 1'



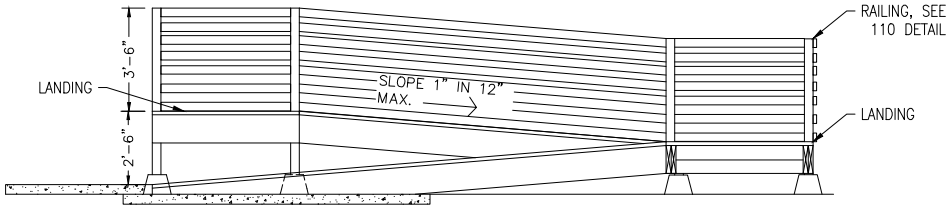
E ADA SHOWER DTL.
SCALE: 1/2" = 1'



F WATER CLOSET DTL.
SCALE: 1/2" = 1'







G BATHROOM ELEVATION
SCALE: 1/2" = 1'

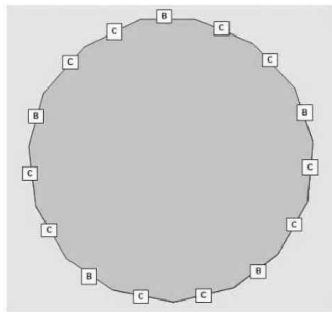


H RAMP SECTION/ELEVATION ADA OPTION
SCALE: 1/2" = 1'

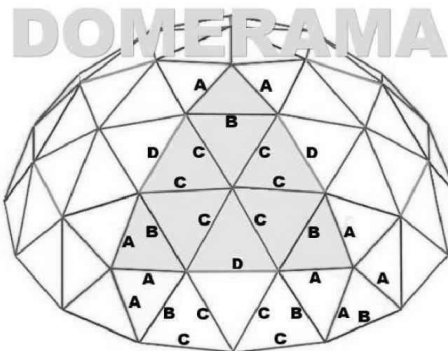
NOTE: SEE STRUCTURAL SHEET FOR RAMP DETAIL

- For a 3V 4/9 (3/8) Krushke flat base geodesic dome you need**
-  **A**
30 X "A" (ends bent or cut at 9.49°)
 -  **B**
30 X "B" (ends bent or cut at 11.02°)
 -  **C**
50 X "C" (ends bent or cut at 12.16°)
 -  **D**
10 X "D" (ends bent or cut at 12.74°)

Strut assembly at base of the dome



3V 4/9 (3/8) Krushke Assembly Diagram



The same pattern is repeated 5 times. The greyed out area represents the core triangle.

Bend angles for pipe or EMT geodesic domes can be rounded to the nearest degree



Deluxe Canopies Canada LTD.
1555 Michael Street Ottawa, Ontario, K1B 3T3
1866-246-6965 | 613-899-7111
www.deluxecanopy.ca | info@deluxecanopy.ca

CERTIFICATE OF FABRIC FLAME RESISTANCE

Deluxe Canopies Canada Ltd or its manufacturer warrants that the 600 Denier polyester fabric used on our branded/non-branded pop up canopies meet or exceed the minimum flame resistance requirements established by the CAN/ULC-S109 Standards.

The fabric, Professional Grade Polyester, has been tested by an accredited third party Testing Laboratory and shown to meet or exceed the minimum requirements of the following fire resistance standards:

- **CPAI-84:** Specification for wall and top material
- **CAN/ULC-S109:** National Standard of Canada, Flame Tests of Flame Resistant Fabrics and Films

Test Report No: T1152-1

Date: June 7th, 2017

SAMPLE ID: White coloured fabric identified by Deluxe Canopies as "600 Denier Polyester Canvas".

SAMPLING DETAIL: Test samples were submitted directly by client.

DATE OF RECEIPT: The samples were received on May 10th, 2017 in good condition.

TESTING PERIOD: May 18th, 2017.

AUTHORIZATION: Signed Test Proposal Number 17NT050801 dated May 8th, 2017.

TEST(S) REQUESTED: CAN/ULC S109-14, "Flame Tests of Flame-Resistant Fabrics and Films".

TEST RESULTS: Deluxe Canopies white polyester fabric, identified as "600 Denier Polyester Canvas" **met** the requirements for flame resistance of small scale flame test as specified in CAN/ULC S109.

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ECO LUXURY HOTEL RESORT
EMPHASIZING THE VIEWS & STARGAZING
(Trex/Wood & Dual Pane Tempered Glass Domes)

* Upscale * Health & Wellness * 133 Acres * Low Density * Rooms 60-75 feet apart



STAFF REPORT

MEETING DATE: January 13, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Conditional Use Permit Application, Thomas Zimmer, Old Town LLC

RECOMMENDATION: Consideration and Approval

SUMMARY

Old Town LLC is applying for a conditional use permit for primitive tent camping on 240 acres of private property in Upper Mill Creek Canyon. They are planning for a maximum number of 100 people total at the site. Group size would be limited to 30 people. The groups will be spread between the camping sites shown on their map. All structures are planned to be temporary tents or mobile storage. They are planning to haul in water and haul out their own garbage and human waste.

San Juan County Health Department Environmental Health Inspector, Ronnie Nieves has been consulted about this application, see attached letter for his comments.

Staff recommends the following conditions as well as any others the Planning Commissions feel are necessary to mitigate the impact of this development.

- *Must comply with any state or federal fire restrictions*
- *Must comply with San Juan County Health Department requirements for camping and waste removal.*

HISTORY/PAST ACTION

N/A



Michael Nielson, MD
Medical Director

Brittney Carlson, RN
Nursing Director

Grant Sunada, PHD, MPH
Executive Director

Ronnie Nieves, BS
Environmental Director

Katie Knight, RN
WIC Director

To whom it may concern,

After reviewing plans submitted by Thomas Zimmer, for the open land/general personal recreation the San Juan County health department has no issues or concerns. This company has agreed to haul off site all wastewater. There will be no composting toilets and camps should be at a minimum of 200 feet from any streams, rivers, lakes etc. There will be random inspections to verify that wastewater is not being dumped onto the ground and that campsites are cleaned up after each visit.

If you have any questions regarding this letter please call me at 435-587-3838 or Cell 435-979-4452

Sincerely,

Ronnie Nieves

Environmental Health Director

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: 240 S. Flat Pass
Moab, Utah 84532

Parcel Identification

Number: 27S23E036000 (Parcel 1); 27S23E048400 (Parcel 2); and 27S23E090000 (Parcel 3).

Parcel Area: 240.21 Acres Current Use: Open Land / General Personal Recreation

Floor Area: _____ Zoning Classification: A-1

Applicant Name: Old Town, LLC - Represented by Member/Agent Thomas Zimmer



Mailing Address: 965 Timber Drive

City, State, ZIP: Lander, WY 82520

Daytime Phone #: 7196481574 Fax#: NA

Email Address: Zimmertomj@gmail.com

Business Name (If applicable): Old Town, LLC

Property Owner's Name (If different): _____

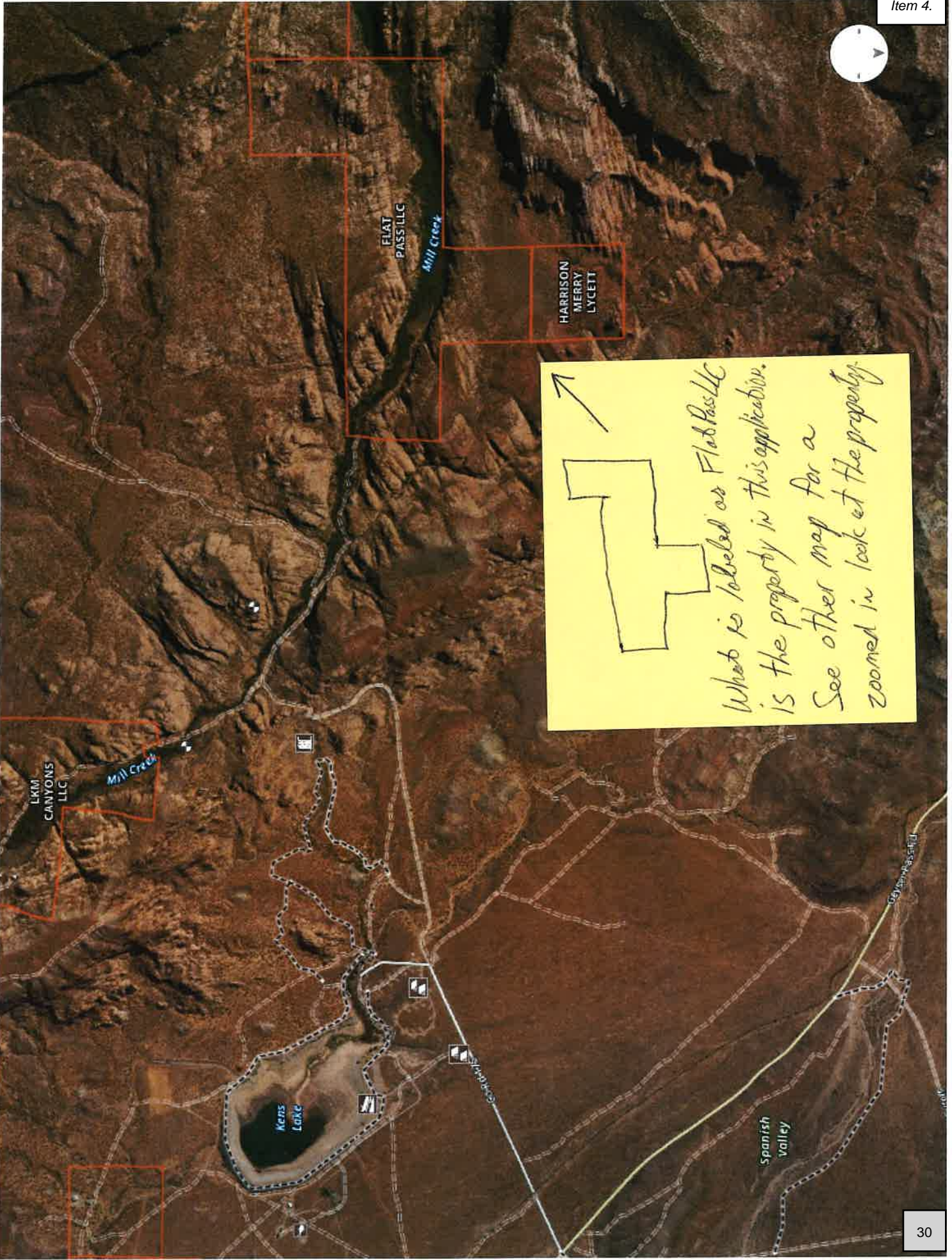
Property Owner's Mailing Address: 5292 S. College Drive, Suite 304

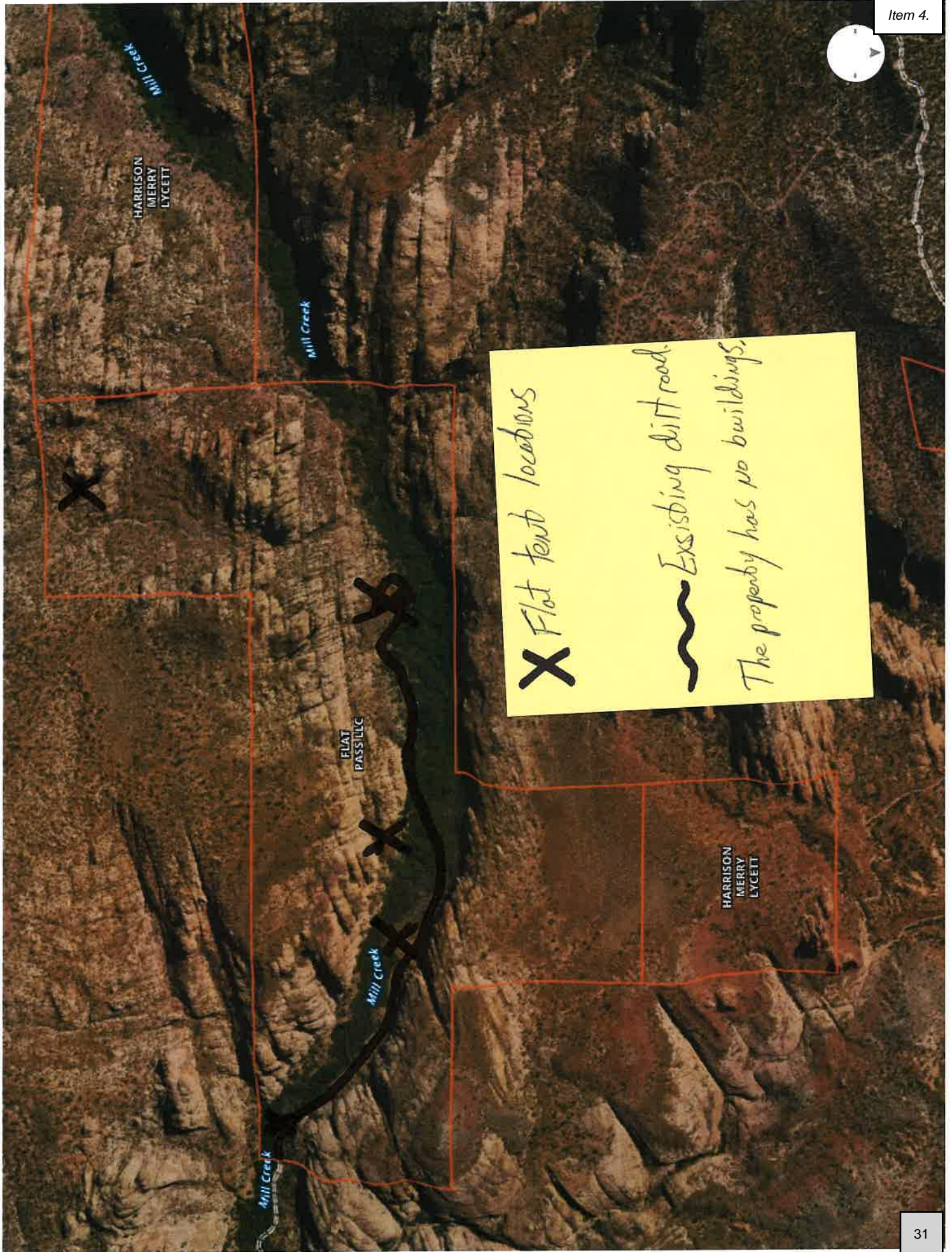
City, State, ZIP: Murray, Utah 84123

Daytime Phone #: 7196481574 Fax#: _____

Describe your request in detail (use additional page(s) if necessary): Conditional use request to use the land for tent camping. This would be primitive tent camping with temporary tent structures. The only structure that would not be temporary, would be a mobile shed for storage.

Authorized Signature: [Signature] Date: 12-9-2021







STAFF REPORT

MEETING DATE: January 13, 2021

ITEM TITLE, PRESENTER: Set 2022 San Juan County Planning Commission Meeting Schedule

SUMMARY

2022 meeting schedule dates if we keep with the second Thursday of each month

January 13
February 10
March 10
April 14
May 12
June 9
July 14
August 11
September 8
October 13
November 10
December 8

HISTORY/PAST ACTION

Meetings have been held on the second Thursday of each month at 7:00 pm. Since mid-2021 Planning Commission Meetings have been held at 6:00 pm.



Permit Report

12/03/2021 - 01/07/2022

Permit #	Permit Date	City or County	Residential or Commercial	Type of Permit	Building CityStateZip	Owner Name	Applicant Name	Parcel #	Parcel Address
22,006	1/7/2022			New Construction	Moab		Stephen Howard		
22,005	1/6/2022	San Juan County	Commercial			Dennis Williams	Hal Feinberg, Copa Consulting LLC		
22,004	1/5/2022	San Juan County	Residential	Solar	Blanding UT 84511	Randall Pemberton	Custom Solar		1667 South 1100 East
22,003	1/5/2022	San Juan County	Residential	New Construction	Blanding UT 84511	Ben Tomco	Ben Tomco	36S23E210600	
22,002	12/8/2021	San Juan County	Residential	Mechanical	Blanding UT 84511	Jordan Blake	Jordan Blake		
22,001	1/4/2022	San Juan County	Residential	Solar	MOAB, UT 84532-6149	Randall Wallis	Brian Cooper	000340010020	43 N CABRILLO ST
21,154	12/22/2021	San Juan County	Residential	Electrical	La Sal, UT 84530	Hal Adams	Hal Adams	29S24E046001	
21,153	12/20/2021	Town of Bluff	Residential	New Construction	Bluff, UT 84512	Eileen Fjerstad	Eileen Fjerstad	C00290290020	525 LARKSPUR AVE
21,152	12/20/2021	San Juan County	Residential	Remodel	Moab, UT 84532	Chad & Stephanie Shepherd	Kent Dalton	26S22E366004	5050 SPANISH VALLEY DRIVE
21,151	12/13/2021	San Juan County		Moved on Structure	La Sal, It, 84530		Tressa Bryant		
21,150	12/13/2021	San Juan County	Residential	Moved on Structure	La Sal, Ut, 84530		Tressa Bryant		
21,149	12/7/2021	San Juan County	Commercial	New Construction	La Sal, Utah, 48530		Under Canvas Inc.		

21,148	12/6/2021	San Juan County		Utilities	La Sal, Utah 84530		Wilfred R Falcon	000320000110		Item 6.
21,147	12/6/2021	San Juan County		Electrical	Moab, UT 84532		Todd Peterson	000380000130	20 N BEHIND THE ROCKS DR	
21,145	12/13/2021	San Juan County	Residential	Manufactured Home-Private Property	Moab, UT 84532	Daniel Wright	Daniel Wright	00130000002A	158 TERA DR.	

Total Records: 15

1/7/2022

Page: 1 of 1