

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

<u>6.</u> 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

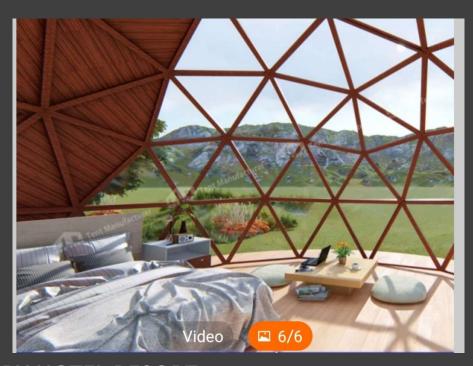
Type of Application (check all that apply):	
New Construction Addition Land Use Change Appeal	
Subject Property Location or Address: George Rock on Huy 2/1 SW Camper of Huy 211 + Huy 191	
Parcel Identification Number: 31823 E 23 8400 and 31823 E 260000	
Parcel Area: Current Use: Va can t	
Floor Area: Zoning Classification: 623	
Applicant Hal Feinberg Name: Copa Consulting, LLC	
Mailing Address: 21001 N. Tatum Blvd Ste. 1630-513	
City, State, Phoenix, 92 85050	
Daytime Phone #:	
Email Address: hale junto a ffordable housing, org	
Business Name (If applicable): Copa Consulting, LLC	
Property Owner's Name (If different): Dennis Williams	
Property Owner's Mailing Address: 10 Sd S, (ho//a	
City, State, ZIP: Toquer ville, VTah 84774	
Daytime Phone #: <u>\(\frac{435-260-1020}{}\)</u> Fax#:	
Describe your request in detail (use additional page(s) if necessary: We are looking to do an Eco luxury hotel reso Csee additional pages for more detail) 80	rtwith 1 guest
Authorized Signature: Walthurg Date: 12/17/21	restaurant and spa

Property Owner's Affidavit								
I (we), 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								
Derwidelige.								
Owner's Signature (co-owner if any)								
State of Utah)								
County of San Juan)								
Subscribed and sworn to before me this 10 day of 2000 day.								
LIDDIE LADAWN ROSE NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20204014755 MY COMMISSION EXPIRES 04/23/2024 Notary Public Residing in My Commission expires: My C								
Paveell # Geovse Rock 135400 Col # Geovse 2000 315 23 £ 25000 315 23 £ 26000								

Agent Authorization

I (we) Lennis Will	the owner(s) of the
real property located at	
in San Juan County, Utah, do hereby appoint	Krist-c WhipplofHal Feinberg
as my (our) agent to represent me (us) with re	gard to this application affecting the above
described real property, and authorize	stickly sole / Wal teinberg
to appear before any County board or commis	ssion considering this application.
Denne Walliam	
Owner's Signature	Owner's Signature (co-owner if any)
State of Utah Montezuma: County of San Juan)	
On the 16th day of December December above Agent Authorization who duly acknowledge to the control of the con	the signer(s) of the ledge to me that they executed the same.
LIDDIE LADAWN ROSE NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20204014755	Notary Public Residing in My Commission expires: (VIII 22) 2002(1)





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)

PARKING AREA THE MAIN ROAD TO THE MAIN R

(1400 Feet)

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

HWY 211

GUEST DOMES- 82

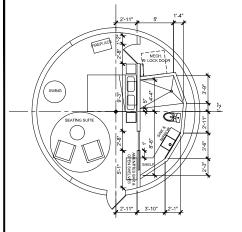
- SPA DOME- 1
- MOVIE DOME- 1
- POOL- 1
- LAUNDRY DOME- 1
- EMPLOYEE HOUSING DOMES- 3
- WEDDING DOME- 1
- RECEPTION & RESTAURANT DOME- 1

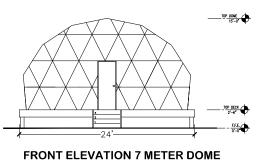
BOUNDRY LINES& FENCING AROUND OUTSIDE BOARDER IN ORANGE

(SOLAR LIGHTS IN DARK SKY FORMAT TO LINE ROADWAYS)

THESE PLAN MAY CHANGE SLIGHTLY

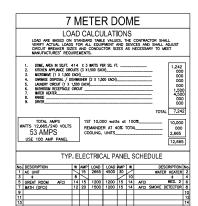
1'=1/4"





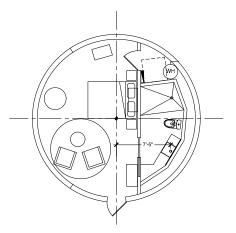
22.97' Ø DOME

Guest Dome

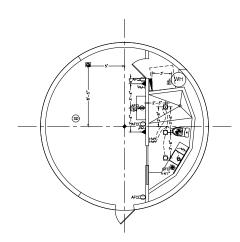


ELECTRICAL & MECHANICAL KEY WAPOR PROOF LIGHT STD. 220 V. OUTLET GROUND FAULT INTERRUPTER RECEPTACLE \$ 3-WAY WALL SWITCH DUPLEX OUTLET (GROUNDED TYPE) SINGLE POLE WALL SWITCH RECESSED CAN LIGHT WALL MOUNTED LIGHT FIXTURE LOW VOLTAGE SD SMOKE DETECTOR CARBON MONOXIDE DETECTOR FLOOR WP GFCI OUTLET ▲ SCONCE LIGHT WH ELECTRIC WATER HEATER 40 GAL WITH DRAIN & GAL. PAN 60 AMP ELECTRICAL PANEL

7 METER DOME **FLOOR & DIMENSION PLAN**

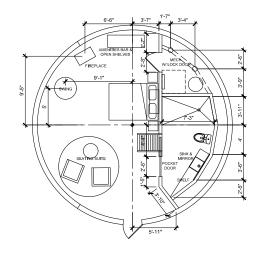


7 METER DOME PLUMBING PLAN



7 METER DOME ELECTRICAL PLAN

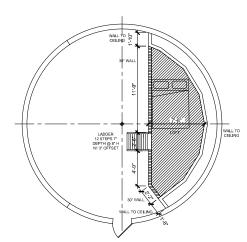
THESE PLAN MAY CHANGE SLIGHTLY



8.3 METER DOME A FLOOR PLAN

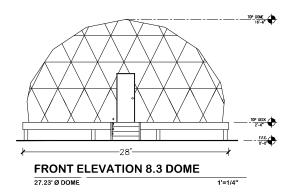
8.3 METER DOME A PLUMBING PLAN

1'=1/



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

Guest Dome

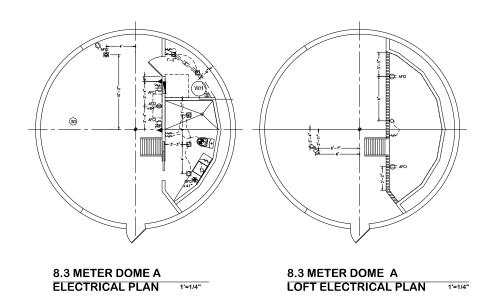


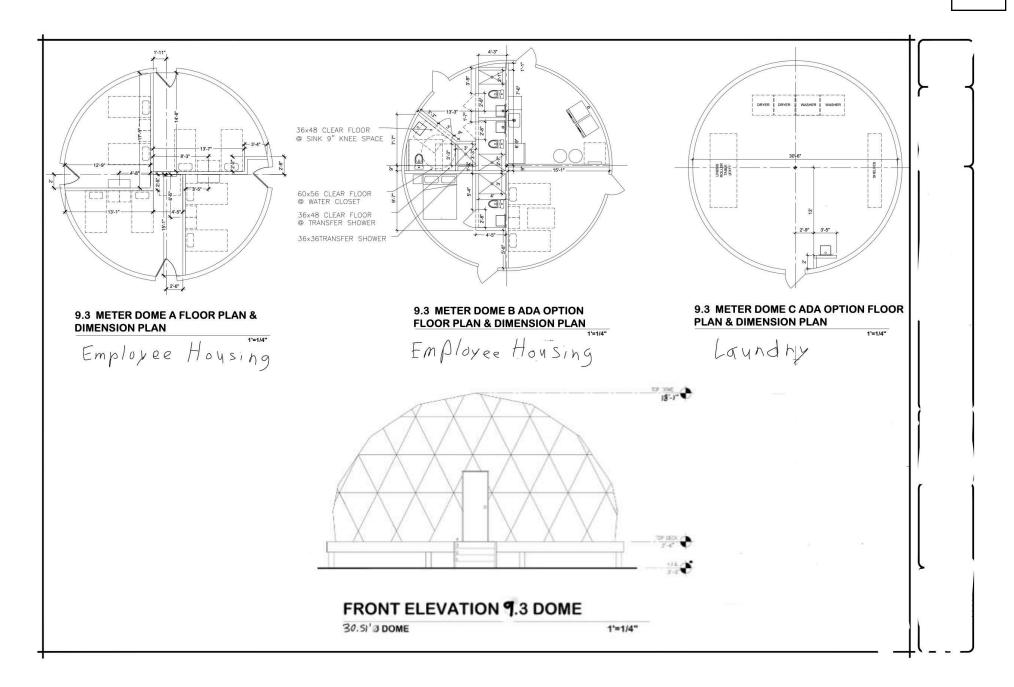
Guest Dome

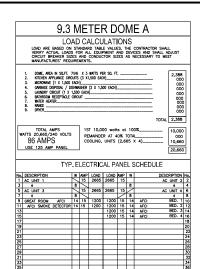
THESE PLAN MAY CHANGE SLIGHTLY

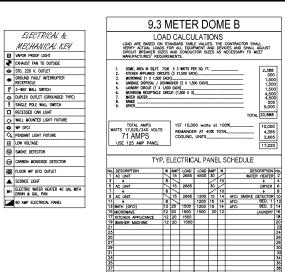
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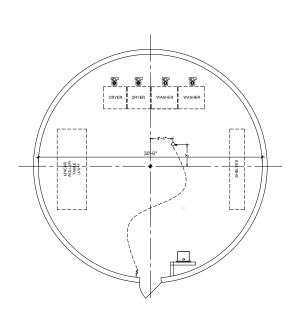
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9.3 METER DOME C

LOAD CALCULATIONS

LOAD ARE BASED ON STANDARD TABLE VALUES. THE CONTRACTOR SHALL VERBYY ACTUAL LOADS FOR ALL EQUIPMENT AND DIVESS AND SHALL ADJUST CANCULT BERZERS SIZES AND CONDUCTOR SIZES AN EXCESSARY TO MEET

1ST 10,000 watts at 100%

TYP. ELECTRICAL PANEL SCHEDULE

2,388 000 000 000 3,000 1,500 4,500 000 10,000

10,000 4,555 2,665

17,220

TOTAL 21,388

DONE, AREA IN SULFT. 796 X 3 WATTS PER SO, FT.
KITCHEN APPLIANCE CREUITS (3 X1,500 EACH)

ANGENIARY (1 X1,500 EACH)

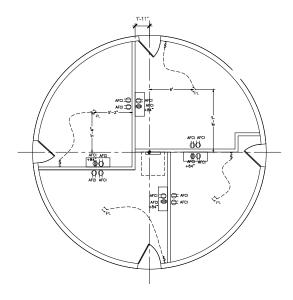
BANKE

BETTR (2 X 5,000 EACH)

TOTAL AMPS WATTS 17,750/240 VOLTS 72 AMPS

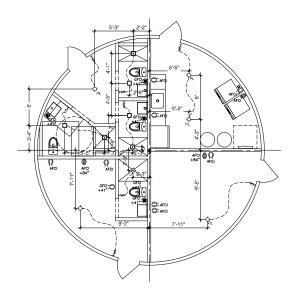
USE 200 AMP PANEL

GREAT ROOM BATH (GFCI)



9.3 METER DOME A **ELECTRICAL PLAN**

1'=1/4"



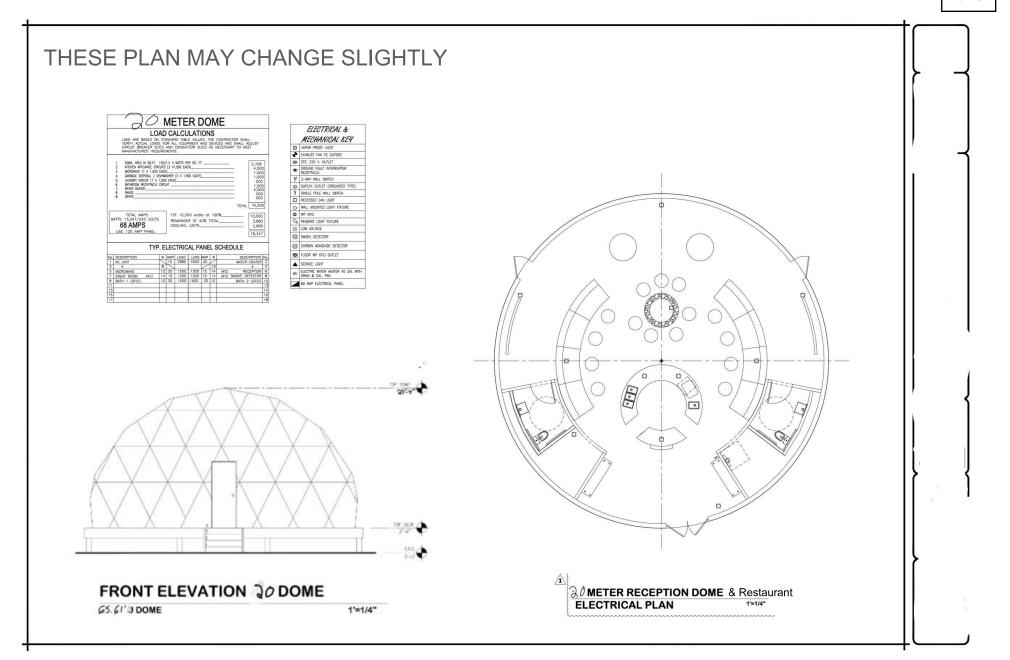
9.3 METER DOME B ADA OPTION **ELECTRICAL PLAN**

1'=1/4"

9.3 METER DOME C ADA OPTION **ELECTRICAL PLAN**

1'=1/4"

THESE PLAN MAY CHANGE SLIGHTLY **OCCUPANCY LOAD ACCESSIBLE UNIT REQUIREMENTS** RECEPTION DOME 2 RESTROOMS PROVIDED - BOTH RESTROOMS TO BE ACCESSIBLE RECEPTION TENT TOTAL GROSS S.F. - 3600s.F. OCCUPANCY TYPE - B OCCUPANCY LOAD - 150 S.F. GROSS TOTAL OCCUPANCY. - 12 METER RECEPTION DOME & Restaurant PLUMBLING PLAN 1'=1/4" PLUMBLING PLAN FLOOR & DIMENSION PLAN

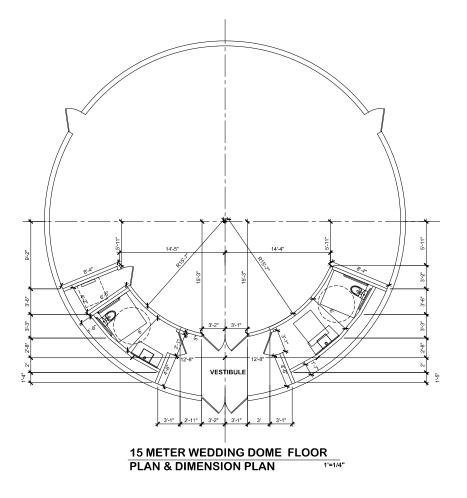


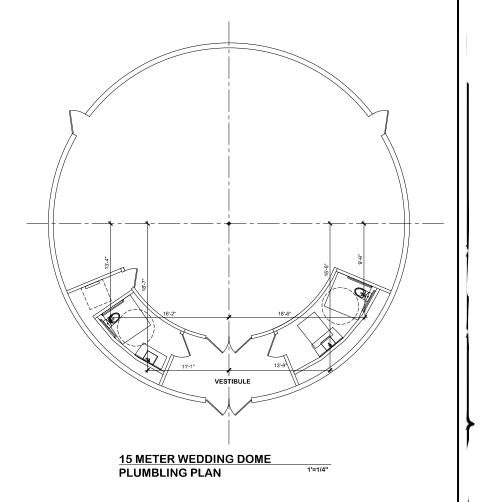
THESE PLAN MAY CHANGE SLIGHTLY

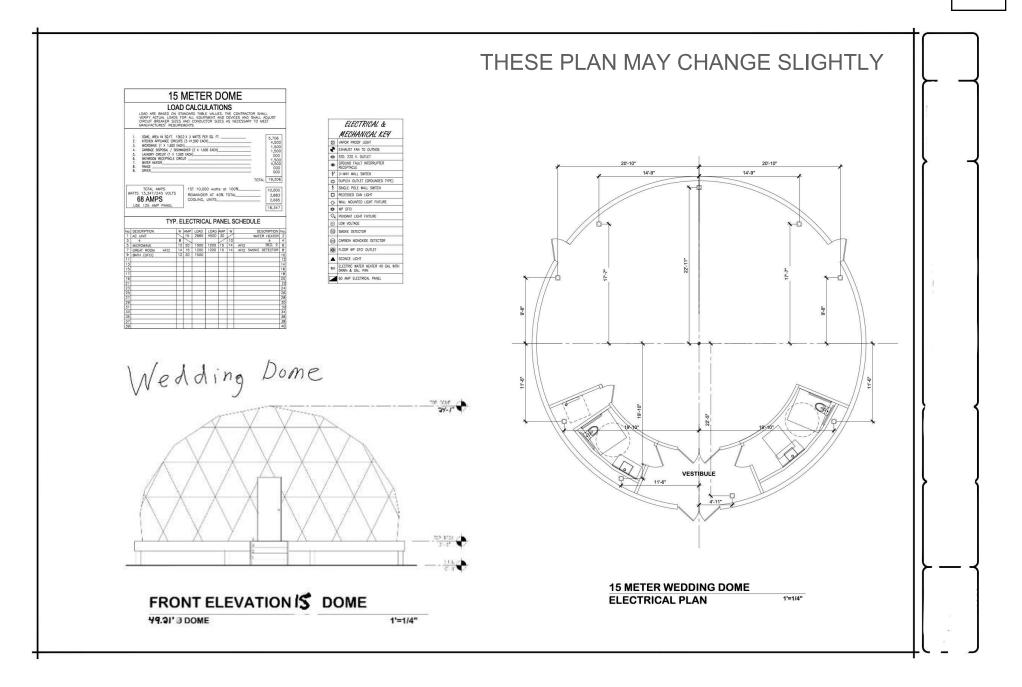
OCCUPANCY LOAD

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

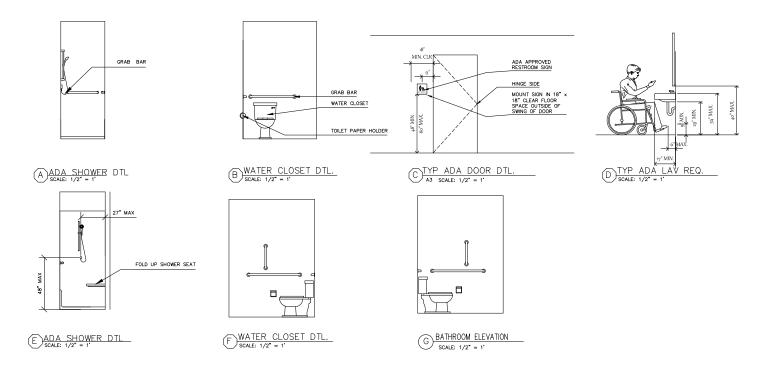
ACCESSIBLE UNIT REQUIREMENTS WEDDING DOME 2 RESTROOMS PROVIDED - BOTH RESTROOMS TO BE ACCESSIBLE

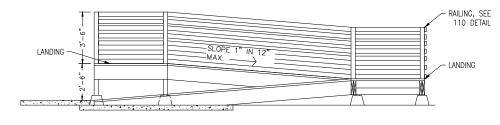






THESE PLAN MAY CHANGE SLIGHTLY





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

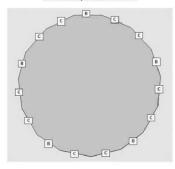
30 X "A" (ends bent or cut at 9.49°)

30 X "B" (ends bent or cut at 11.02°)

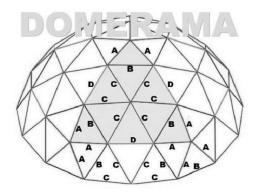
50 X "C" (ends bent or cut at 12.16°)

10 X "D" (ends bent or cut at 12.74°)

Strut assembly at base of the dome



3V 4/9 (3/8) Kruschke 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

Test Report No: T1152-1 Date: June 7th, 2017

SAMPLE ID: White coloured fabric identified by Deluxe Canopies as '600 Denier Polyester

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

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 CANIJULC \$109.

Copyright © 2017 Deluxe Canopy. All Rights Reserved.

THE CONTRACTOR IS RESPONSIBLE FOR THE SEQUENCE OF CONSTRUCTION AND ALL MATERIALS, STORED AND IN-PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL DRAWINGS OF THE CONTRACT DOCUMENTS.

F CORFLICTS ARES ERHERS MAY OF THE CONTROCT DOCUMENTS AND THE BILDING COSE, THE STRUCTURAL CHOINEST SHALL BE ADMED AN BRITISE, AND HE SHALL MAKE THAN ESCULTION WITH THE BILDING DEPARTISET. ANY SIGN ALLEGOD DEVARION FROM THE ESCUREDARYS OF THE BILDING COCK BILL NOT BE ACTED ON BY THE STRUCTURE WAS THE ALLEGOD DEVARION IS PRESENTED IN MORRIES AND SORDE THE BILDING OFFICIAL.

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ALL BETALS SHOWN ARE TYPICAL FOR ALL SMULAR CONDITIONS ALTHOUGH NOT SPECIFICALLY SHOWN AS SUCH BY CUTS, THESE OR REFERENCE. THE INTENT IS TO PROVICE A COMPIETE, SUGAR BUILDING AT THE CONTRACT PRICE AND FLRWISHING THIS IS THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING, SHORING, GUYING AND OTHER MEANS NECESSARY TO STABILIZE IN-PLACE CONSTRUCTION AND PREVENT UNDUE STRESSES.

DOOR STREAMS. BUT HE WAS AN APPROFE OR CONDITIONALLY APPROVE, IN THE CONTINUOUS BOAL BEAVER AND APPROVE OR CONDITIONALLY APPROVE, IN THE CONTINUOUS OF THE STORY OF THE STORY

THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS, DETAILS, SPECIFICATIONS AND SHOP DRAWINGS BETWEEN ALL TRADES.

THE BUILDING SHALL BE CONSTRUCTED ACCORDING TO THE REQUIREMENTS OF THE NERWINDLE BUILDING CORE, 2018 EDDITON, AS AREADED. IF CONFLICTS ARSE BETTEEN THE CONFIDENCE COURSENS AND THE BUILDING CORE EQUIREMENTS, HIS STRUCTURAL DEBINERS SHALL BE AVAISED. IN METING, FOR FINAL RESOLUTION, COCK MULATION ASSOCIATION OF THE AVAISED AND PROCEDURES SHALL BESIDENCE SHALL BE RESOLUTED THE ACCORDINATION.

ANY INSPECTIONS, SPECIAL OR OTHERWISE, THAT ARE REQUIRED BY THE BULDING DEPARTMENTS, BULDING CODES, OWNER, OWNER'S REPRESENTATING OR THESE CONTRACT COGNITISTS SHALL BE FROMED BY AN INSPECTION INSPECTION, THE STATE OF THE PROJECT PROMEDER ON NOT CONSTITUE AN INSPECTION, THE REPUBLICATION OF THE PROJUCT OF

NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE PILLD HUESS, PRIOR TO HOMBOUS SCHOOL CHANGES, MINITED APPROVED, GREATER THE PROPERTY OF THE CHANGES SHALL BE THE LEGAL AND FRHOMAL RESPONSEBUTY OF THE CONTROLOGY OF SIB—CONTROLOGY AND THE SHALL BE THERE RESPONSIBILITY TO REPLACE ANO/OF REPAIR THE CONDITION AS DOCESTED BY THE STRUCTURAL NUMBERS.

THE CONTRACTOR MUST FIELD MEASURE THE EXISTING CONSTRUCTION FOR THE DIMENSIONS AND QUANTITY OF ALL EXISTING AND NEW MATERIALS PRIOR TO GREENING SUCH MATERIALS.

THE LOCATIONS OF ALL DISTING CONSTRUCTION OF THE PROJECT ARE SHOWN IN AM-PROMANTE BAY ONLY AND HIM NOT THE BEEN INSEPTED ONLY THE PROJECT ARE SHOWN IN AM-PROMANTE BAY ONLY AND HIM THE PROJECT OF ALL DISTING CONSTRUCTION, ADDIC AND BEING ROOMAD, BETOR COMMISSION OF ALL DISTING CONSTRUCTION, ADDIC AND BEING ROOMAD, BETOR COMMISSION OF ALL YES SOVERELE FOR AMY AND ALL DISMOSTERS OF HIM THE CONFINCTION OF ANY AND ALL DISMOSTERS OF THE COMMISSION OF THE CONFINCTION OF T

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THE ENGNEER MILL NOT BE RESPONSIBLE FOR CONTRICTOR'S MEANS, METHODS, TECHNOLISS, SEQUENCES OF PROCEDURES OF CONSTRUCTION, OR THE SMETT PRECULTURES AND PROCEPULS THESETO, AND FUNDERS WILL NOT BE RESPONSIBLE FOR CONTRICTOR'S FALLINE TO PERFORM THE WORK IN ACCORDANCE MILL NOT BE METHOD.

REDUCTION OF NAIL SLIPPAGE

TO REDUCE NAIL SUPPAGE DUE TO THE DIMENSIONAL AND STRUCTURAL UNIFORMITY OF JOISTS, SEE THE FOLLOWING UST RECOMMENDATIONS:

- WAS MIST EXCELLENTLY SET WITH HE HOU OF THE WAL DONCH THOIR TO THE WASCE AND CONTROLLENTLY SET WITH HE HOU OF THE WAL DONCH THOIR TO THE WASCE AND CONTROLLENT WASCE AND CONTROLLENT WASCE AND CONTROLLENT WASCE AND CONTROLLENT THE WASCE AND CONTROLLENT WASCE AND CON

THE LIST ABOVE WILL HELP REDUCE HANGER DISTORTION AND NOISES DUE TO

STRUCTURAL ENGINEERING DESIGN DATA I.B.C. 2018 EDITION

DEAD LOAD LIVE LOAD LOFT DEAD LOAD SNOW LOAD FROST LINE DEPTH

SOIL

SPREAD FOOTINGS: USE ALLOWABLE SOIL BEARING PRESSURE 3,000 PSF AT 30" BELOW LOWEST ADJACENT GRADE ON NATIVE UNDISTURBED SOIL SANDSTONE SOIL PRESENT

ALL CONCRETE CONSTRUCTION SHALL CONFORM TO CHAPTER 19 OF THE 2018 INTERNATIONAL BUILDING CODE, AS AMENDED.

CONCRETE HAS BEEN DESIGNED ACCORDING TO ACI 318-11 WITH THE STRENGTH DESIGN METHOD, INSTALLED CONCRETE SHALL CONFORM TO THE FOLLOWING:

28 DAY FG MAX SLUMP 3000 FSI 5 IN 5000 FSI 5 IN 5000 FSI AT 7 DAYS 5000 FSI AT 2 DAYS **CONSTITUTION.** CONCRITE SURS ON GRADE POST-TISCOMED SURS-ON-CARRE COURSE, CHIEFS, SURS-ON GRADE EXURPS ON GRADE EXURPS ON GRADE EXURPS IN SURS-ON GRADE EXURPS IN SURS-ON GRADE SURS-ON GRADE SURS-POST-ON SURS-PORTON SURS-PORTON FORM FORMAT SURS-PORTON SURS

CONCRETE SHALL BE PROPORTIONED ACCORDING TO THESE REQUIREMENTS AND THOSE OF ACLI. 316-1 WITH THE 'E COLENT FOR THE STRENGTH DESIGN METHOD, MINKING MEREY/CENERY ROYS SHALL HOT DECEDED AND ADDRESSES SHEET IS ROSES MANAMA FOR FOOTINGS. OTHER MINKS CONCRETE SHEET SHEE

ALL CONCRETE SHALL BE MECHANIOLLY MBRATED IN PLACE BY EXPERIENCED MORROMEN IN ORDER TO CONDENSE THE IN-PLACE CONCRETE, BUT NOT TO SEGREGATE MOREOTENIS.

NO ADMIXTURES SHALL BE USED WITHOUT SPECIFIC PRIOR WRITTEN
APPROVAL FROM THE BULLDING OFFICIAL. ADMIXTURES USING ANY
FORM OF CHLORIDES SHALL NOT BE USED,

CONCRETE SIMIL BE CLIEBD IN PLACE BY ENCLOSING WITH POLYETHYLENE FILM OR APPROVED EMULSION SPACE FILM FOR AT LEAST 10 DAYS AFTER PUACING. ALL SURFACES OF THE CONCRETE SHALL BE PROTECTED FROM DAMAGE.

JONIS IN CURBS, SUAB-ON-GRADE, GUTTERS, INJUSS, RIVARS, ETC. SHALL BE INSTALLED NOT MORE THAN 15 FEET APART. JOINTS IN FLOOR SUAB-CHA-CHARGE HE ENSTALLED AT MORE THAN 15 FEET APART IN ANY DRECTION. JONIS IN SINCURED FLOOR SUAS SHALL BE INSTALLED FOR THE APARTMENT DRAWNERS MORE MORE THAN 3 DEET APART IN ANY DRECTION. JOINT MATERIAL SHALL BE LOCATED 1/2 MORE BRADE OF APART IN ANY DRECTION. JONIS MATERIAL BE LOCATED 1/2 MORE BRADE OF APART IN ANY DRECTION. JONIS MATERIAL SHALL BE LOCATED 1/2 MORE BRADE OF APART IN ANY DRECTION. JONIS MATERIAL SHALL BE LOCATED 1/2 MORE BRADE OF APART IN ANY DRECTION. JONIS MATERIAL SHALL BE LOCATED 1/2 MORE BRADE OF APART IN ANY DRECTION. JONIS MATERIAL SHALL BE LOCATED 1/2 MORE BRADE OF APART IN ANY DRECTION. JONIS MATERIAL SHALL BE LOCATED 1/2 MORE BRADE OF APART IN ANY DRECTION. JONIS MATERIAL SHALL BE LOCATED 1/2 MORE BRADE OF APART IN ANY DRECTION. JONIS MATERIAL SHALL BRADE APART IN ANY DRECTION. JONIS MATERIAL SHALL BRADE APART IN ANY DRECTION. JONIS MATERIAL BRADE APART AND JONIS MATERIAL BRADE APART ANY DRECTION. JONIS MATERIAL BRADE APART AND JONIS MATERIAL BRADE APART

CONCRETE MIX DESIGNS SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING ANY CONCRETE.

SPECIAL INSPECTION IS REQUIRED FOR ALL RETIANING WALL FOUNDATIONS DURING TURNS OF ALL TEST SPECIAEIS AND PLACING OF CONCRETE. NOTIFICATION BY THE CONTROLLOR TO THE SPECIAL INSPECTOR SHALL BE MADE A MINAMUM OF 48 HOURS IN JOHANICE TO PLACING CONCRETE.

TESTING OF CONCRETE SHALL CONSIST OF ONE TEST (3 SPECIMEN), ACCORDING TO ASTM CS.1, FOR EACH 30 CHEC YARDS OF CONCRETE PLACED OF PORTION THEREOF, FOR EACH DAY'S PLACEMENT. AN INDEPENDENT TESTING LIB SHALL PERFORM ALL TESTING WHICH SHALL BE PAR FOR BY THE ALL REINFORCING SHALL BE DEFORMED EXCEPT #2 BARS AND WELDED WIRE FABRIC. ACI 318-05 AND LATEST CRSI SHALL APPLY.

CLEAR CONCRETE COVERAGE TO ANY REINFORCEMENT, INCLUDING TIES, SHALL BE AS FOLLOWS:

CONCRETE PLACED AGAINST EARTH 3° CONCRETE FORMED AGAINST SOIL 2° 1-1/2°

LAP SPLICES AND EXTENSIONS IN CONCRETE SHALL BE 40 BAR DIAMETERS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.

PROVIDE SHOP DRAWINGS FOR THE ENGINEER'S REVIEW AT THE CONTRACTOR'S OPTION. REINFORCEMENT SPACINGS INDICATED ON THE DRAWINGS AND DETAILS ARE GIVEN AS A MAXIMUM ON CENTER.

PROMDE BOYL CORNER DAYS TO MATCH AND LAP WITH HORIZONIAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND INJLS. REPORTING DAY SPACINGS GAPE HE MAXIMAN ON CONTIES. ALL DAYS PER OSS SPECIFICATIONS AND INABBOOK. DOIES LAL VERTICAL REPORTORNO TO FOUNDATION. SECURELY TE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.

WOOD AND LUMBER PRODUCTS
ALL WOOD CONSTRUCTION SHALL CONFORM TO CHAPTER 23 OF THE 2018
INTERNATIONAL BULLDING CODE.

ALL LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY OR WITHIN 8" OF EXPOSED EARTH SHALL BE TREATED WITH A PRESERVATIVE.

ADDIONAL JOSTS AND/OR TRISSSS OF FOUN. SZE SWILL BE PROMED AT ALL LOCATIONS OF LOOKS OFFER THAN MOTED DEAD AND LIVE LOWS. THESE MORBERS SHILL BE FROMEDED AT THE NEW OF ONE PER EACH ADDIONAL 500 POUNTS OF PORTION THEREOF. JODIONAL WELL HAMBERS AND LECKER BOLTS SHILL BE PROMEDE AT THE RUTE OF ONE HAMBERS AND ADDIOR BOLT AT LOCATION. SPECIAL SPECIAL STORMED AND ONE PROMINGS (MCONWALL, ELF) OR SPECIAL SPECIAL STORMED AN ORDER TROSCS.

BOLT HOLES SHALL BE BORED NOT MORE THAN 1/8 NCH OKERSZE AND ALL BOLTS SHALL BE PROVIDED WITH WASHERS UNDER NUTS SET AT 100 FOOT POUNDS TORQUE, LOG BOLTS/SCREEN AND NASL LANGER THAN 200 SHALL BE INSTALLED THROUGH LEGH HOLES EQUAL IN DAMETER AT THE ROOT OF THE THREADS, MUNUS 1/8 INCH.

ALL MICHARCAL FACTEMENS SHALL BE INSTALLED ON APPROPRIATE MEMBERS FOR WHICH THEY ARE DESIGNED ACCORDING TO THE MANUFACURERS RECOMMENDIATIONS AND WITH ALL CONNECTORS FOR WHICH THEY ARE APPROVED.

SPECIFICATIONS FOR LUMBER AND WOOD PRODUCTS:

RODE SHEATHING: 1/2" PLYMOOD, APA RATED 5-PLY, 32/16
(AR: 1/2" OR: 15/32" ORS, EDVOSURE: 1, APA RATED SHEATHING,
32/16) WITH 104 MASS (GAN MA. ACCEPTRIELE);
BOUNDAMY/EDGE: 6" OL. U.N.O.
NITEMBERGEME: 12" OL. U.N.O.

TO A TO SEALS

20 of 27 to before our states

25. 27 FAINS

26. COLUMN TO SHITTER, FAZE NAL.

27. JACK SHITTER 10 MP. TOENNIL.

28. COLUMN TO SHITTER 10 MP. TOENNIL.

28. COLUMN TO SHITTER 10 MP. TOENNIL.

29. COLUMN TO SHITTER 10 MP. TOENNIL.

29. COLUMN TOENIL.

29. COLUMN TOENIL FLOOR SHEATHING: 3/4" PLYMOOD, GLUED & SCREWED, APA RATED, T & G. 5-PLY, 48/24, (At: 23/32" OSB, EXPOSURE 1, APA RATED, 48/24) MTH #10 SCREWS: (ALT: 104 RING SHANK NALS) BOUNDARY/ EDGE: 6" O.C. U.N.O. INTERMEDIATE: 10" O.C. U.N.O.

| ALT: 109 BND: SMAX: MASS|
BORNOW; IDDE: 0 for UNIO.	ALT
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12" INVLIGUORO NAILS,
AT EDIES: 6" O.C. U.M.D.
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BEANS, STRINGERS AND BUILT-UP HEADERS: DF NO. 2, KD-15

TIMBERSTRAND BEAMS: Fp = 2600 PSI, 1.7E PARALLAM BEAMS/COLUMNS: FB-2900 PSI, 2.0E

GUULAN BEANS: COMBINATION 24F-V4 (-VB AT CAMPILEVERS), DF/DF, FB=2400 PSI, 1.8E, EXT. GLUE - ALL PER ALT.C. ROUGH HARDWARE: SIMPSON STRONG-TIE OR EQUIVALENT PER LC.C. APPROVALS. PNEUMATIC & NECH FASTENERS: NER 272

ALL BAR REINFORCEMENT SHALL BE ASTM A-615, #5 BARS AND LARGER SHALL BE GRADE 60, #4 BARS AND SMALLER MAY BE GRADE 40. WELDED WIRE FABRIC (WWF) SHALL BE ASTM A-185.

ALL WEIDED REINFORCING SHALL RE ASTM A-706

) 60⁵ 80⁵ 100⁴ or 80⁵

NO. 11 ga 8 6d NO. 16 ga 9 NO. 11 ga 8 NO. 16 ga 9

6d6 8d6

NOTICE SCHELOUIE

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1. JOST 10 SL. OR GREEK, TOWN, DE JOS. 2004.10

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1. JOST 10 SL. OR GREEK, TOWN, DE JOS. 2004.10

JOST 20 ST. OR JOST 10 SL. OR JOST 1

33. FIBERBOARD SHEATHING: 7 1/2" OR LESS

34. INTERIOR PANELING 1/4* 3/8*

(REF: IBC 2018 EDITION, TABLE NO. 2304.9.1)





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 Moob, 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 Mamber Agent Thomas Zimmer
Mailing 965 Timber Drive
City, State, Lander, WY 82520
Daytime Phone #: 7/96481574 Fax#: 1/A
Email Address: Zimmertomj@gmavil.com
Business Name (If applicable): Old Town, LLC
Property Owner's Name (If different):
Property Owner's Mailing Address: 5292 S. College Drive, Swite 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 comping. This would be primative tent comping with temporary tent structures. The only structure that would use the perforary would be a mobile shed for storage. Authorized Signature: Date: 12-9-2021
Authorized Signature: Date: 127 2021

https://webmap.onxmaps.com/hunt/map?ref=main-nav

onXmaps Web App

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

Total Records: 15 1/7/2022

Page: 1 of 1