



PLANNING COMMISSION MEETING

**117 South Main Street, Monticello, Utah 84535. Commission Chambers
August 11, 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 July 14, 2022 PC Meeting Minutes

PUBLIC COMMENT

ADMINISTRATIVE ITEMS

2. Consideration and Approval of Spanish Trail Estates, Phase 1, Tract A, Amended, Ann Austin
3. Preliminary Plat Review Spanish Trail Estates, Phase 1, Lot 11 Amended, Matt Camberlango
4. Preliminary Plat Review Hummingbird Nest Subdivision Amendment 1, Brad Bunker, Bunker Engineering
5. Preliminary Plat Review Coates II Subdivision Amendment 2, Brad Bunker, Bunker Engineering
6. Consideration and Approval of Conditional Use Permit Application, Curtis Wells, Old La Sal.
7. Consideration and Approval of Conditional Use Permit Application, Stephen R. Schultz, La Sal
8. Consideration and Approval of Conditional Use Permit Application, Blue Mountain Vacations LLC, Tyler North, Monticello

LEGISLATIVE ITEMS

9. Draft Land Use, Development and Management Ordinance (LUDMO) Discussion

BUILDING PERMIT(S) REVIEW

[10.](#) 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
July 14, 2022 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

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

PRESENT

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

Staff:

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

Approval of Minutes

1. Approval of June 9, 2022 PC Meeting Minutes

Time Stamp 1:14 (audio)

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

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

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

Time Stamp 3:38 (audio)

No public comments were made

PUBLIC HEARING San Juan County Resource Management Plan Update

Time Stamp 4:31 (audio)

Motion to enter the public hearing was made by Commissioner Dobson, Seconded by Commissioner Nielson.

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

Nick Sandberg gave a summary of the proposed changes to the Resource Management Plan (RMP)

Bret Hosler, Blanding City Community Development Director asked about whether transportation was addressed in the RMP. He asked that the federal government be a funding partner for expansion of transportation routes in the county.

Jeff Matson, a resident of Pack Creek asked about alternative energy sources, and whether more revenue would come from solar or wind power generation rather than grazing of those lands.

Motion to close the public hearing was made by Commissioner Dobson, Seconded by Commissioner Johnston.

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

2. Consideration for Recommendation: County Resource Management Plan Amendment

Time Stamp 19:00 (audio)

Motion to recommend approval of the RMP to the County Commission was made by Commissioner Nielson, Seconded by Commissioner Dobson.

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

PUBLIC HEARING San Juan County Land Use Development and Management Ordinance

Time Stamp 20:24 (audio)

Motion to open the public hearing was made by Commissioner Nielson, Seconded by Commissioner Johnston.

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

Scott Burton, Planning and Zoning Director, summarized the public notice process for the draft ordinance and expressed appreciation for the written comments that have been received. Many comments received were asking for a zoning map. He explained that the map will be coming. The County has taken a two step approach to the drafting of these ordinances to make sure the rules were established before the zones were assigned to a map. Public hearings will take place on the map, and a map will need to be passed before the new ordinances can take effect. He

further explained that the ordinance has been through outside legal review prior to getting to this point.

The following individuals make comments:

Verd Byrnes a resident of Old La Sal commented about the map, and asked that it include the commercial boundaries.

Elise Erler with SITLA asked to consider leaving the public hearing record open for an extended period of time so that people can continue to provide input.

Holly Sloan from Northern San Juan County commented on the changes to some of the zones, and what that means to the property owners.

Ann Austin a resident of Spanish Valley asked about the reason why we are going to a countywide ordinance. PC Commissioners Cody Nielson, William Johnston, Lloyd Wilson all commented as to the reasons.

Colby Smith, a resident of northern San Juan County, expressed support for keeping the existing Spanish Valley Ordinance, explaining that the SVO have more planning components, and he expressed that the Spanish Valley area needs an aspect of planning, not just zoning, so we can plan for the type of community we want.

Andrew Austin a resident of Spanish Valley commented about the guidelines for manufacturing homes not allowing single-wide trailers, Addendum D. He also made comments about setbacks in the residential zone.

David Beiber, a resident of Elk Meadows commented about keeping the rural nature with large lots, he also brought up water issues, and fire issues.

Greg Culbreath, a resident of Elk Meadows asked about which takes precedent, HOA rules or the county zoning ordinance. Deputy County Attorney explained that the HOA's can be more restrictive than the zoning, but the county does not enforce HOA's rules. He also asked about water systems.

Bret Hosler, Blanding City's Community Development Director, expressed concern about the ability to enforce the requirements in the ordinance, and the lack of staff.

Time Stamp 55:38 (audio)

Motion to close the public hearing was made by Commissioner Dobson, Seconded by Commissioner Nielson.

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

After the public hearing, Alex Goble explained that there is not an action item at this meeting, and that there will be another meeting in August to discuss the draft ordinance, and to continue to send comments before the August meeting.

ADMINISTRATIVE ITEMS

3. **Consideration and Approval of Conditional Use Permit Application, Terry Barr and Jean Cheever, Rockhound LLC.**

Time Stamp 57:57 (audio)

Terry Barr, and Jean Cheever presented their revised conditional use permit application for their RV park.

Commissioner Johnston asked if they have addressed the pond issue, to which Mr. Barr responded that they moved their sites away from the drainage. Commissioner Johnston asked about whether the project was within the 1000 feet of the highway, and explained that he is against leapfrogging the residential to get to the commercial. He also said that most of the people in attendance were here for this development, and asked that they have an opportunity to speak.

Commissioner Nielson commented that the use is clearly commercial use in a large agricultural subdivision, and stated that the CC&R's clearly don't allow it, and that he would probably vote against the conditional use permit.

Jean Cheever then discussed the different CC&R's of the various subdivisions in the area.

Commission Trent Schafer asked for public comment, and the following individuals commented:

Darla Martin a resident of Old La Sal, neighboring the proposed development, explained that the only access to the site is through the Deer Creek Rd, She expressed concern about light pollution, water and the noise from ATV's.

Brian Ballard, a resident of Old La Sal, and a neighboring property owner explained that he bought the property with the expectation that it was a residential subdivision. He said that they would not be able to control the ATV's and that people will want to visit, but that this is not the location for it.

Marjorie Storland, a resident of Old La Sal, and a nearby property owner explained that the CC&R's clearly do not allow this. She said that even though the sites have been pushed closer to the highway, the impact to Deer Creek Road and Old School House Road still remain. She expressed concern about commercial encroachment in residential areas.

Verd Byrnes, a nearby resident of Old La Sal, asked about the corrective actions on the road. He commented that the benefits of the project are one sided, and will not benefit the current residents of the area. He also expressed that the intent of the original plat was residential, and had some confusion about the current zoning map.

Commissioner Johnston said that we don't have authority to turn it down, and asked if that was correct.

Deputy Attorney Alex Goble explained the authority of board and the ability of the PC to ask the applicant to propose conditions of the concerns. He said they should be looking at this from a conditions perspective, rather than a zoning perspective.

Commissioner Nielson asked about the intent of the subdivision, and that a commercial development clearly does not meet the intent of a residential subdivision.

Commissioner Johnston expressed concern about access down the Deer Creek Road, and expressed opposition.

Commissioner Lloyd Wilson asked how long we prolong the application, and asked whether they are just asking for the conditions or are they asking for permission.

Deputy Attorney Alex Goble explained that the applicant could propose conditions that could satisfy the concern, because the zoning clearly allows it.

The Commission then had a discussion about what conditions could be placed on the applicant.

TJ Adair, County Road Supervisor explained that the Planning Commission can't require the county road department to provide dust suppression or other maintenance for the road. They then had a discussion about the roads and public access to county roads.

Tim Martin, a resident of and adjoining property in Old La Sal commented that he walks up and down the road each day, and expressed concern about the impact of dust on the road.

Commissioner Ed Dobson moved to table the application because is doesn't like it. which was seconded by Commissioner Nielson. Commissioner Wilson stated that we can't table the application because we don't like it, they are asking for conditions not for permission.

Commissioner Cody Nielson reiterated that the intent of the original subdivision was residential, and that he feels like he should be able to vote against it.

Deputy County Attorney Alex Goble explained that the board can ask for more information about the concerns, and can either ask the applicant to present conditions, or come up with conditions for them. He asked the board to identify the concerns, and direct staff and the applicant to provide conditions to reasonably mitigate the concerns.

After much discussion about possible conditions, and how to address the concerns of neighbors;

A motion was made by Commissioner Dobson to have the applicant meet with county staff and propose conditions to mitigate the concerns of the adjacent land owners, Seconded by Commissioner Johnston.

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

Voting Nay: Commissioner Wilson

After the vote, Commissioner Wilson expressed concern about the obstacles that are being placed on these conditional uses, and expressed concern and opposition to continuing to table the application because of the concerns. This led to another discussion about how to handle the neighboring property owner's concerns.

Shirley Frederiksen, A resident of Old La Sal also expressed additional concern about commercial ventures in residential areas.

4. Preliminary Plat Review, San Juan Estates, Phase 3, Second Amendment, Lot 25, Kenny North

Time Stamp 1:59:24 (audio)

The Planning Commission considered all three preliminary plat reviews together, Items 4, 5, and 6.

The applicant was not in attendance to present the plats. Commissioner Wilson asked if they were intending any of the properties to be used as nightly rentals. the commissioners asked for a note on the plat stating that nightly rentals are not permitted.

Commissioner Wilson asked if it needed to be on the plat or if it is sufficient to have the discussion in the PC meeting. It was determined that having it on the plat makes it clear to all people purchasing property that nightly rentals are not allowed on the property.

5. Preliminary Plat Review, San Juan Estates, Lot 5 Amended, Kenny North

This item was considered together with Items 4 and 6

6. Preliminary Plat Review, San Juan Estates, Lot 5 Amended, Kenny North

This item was considered together with Items 4 and 5

7. Preliminary Plat Review, Spanish Trail Estates, Phase 1, Tract A, Amended, Ann Austin

Time Stamp 2:07:11 (audio)

Ann and Andrew Austin presented the subdivision amendment plat, and discussed plans to build a small dwelling approx. 800 sq. ft. on the new lot.

8. Flat Iron Mesa Ranch Subdivision Phase 28, Mike Dervage

Time Stamp 2:09:49 (audio)

Scott Burton explained that this was reviewed last month, and the developer had met the requirements for a road encroachment permit.

Motion to recommend approval was made by Commissioner Dobson, Seconded by Commissioner Nielson.

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

LEGISLATIVE ITEMS

9. Consideration for Recommendation: Overnight Accommodations Overlay Application, Alicia Davis

Time Stamp 2:12:09 (audio)

Alicia Davis presented this application for step two of the overnight accommodations overlay.

There was some discussion about getting a letter from the pipeline operator stating approval of their plan for a driveway or frontage road above the pipeline, and other utilities crossing the pipeline.

There was also discussion about working with the development to the north to share their access to limit the number highway access points in this location.

There was discussion about the site plan and the number of units proposed, and intended uses. It was also mentioned that the development meets the requirements of UDOT, and they have met with them regarding the frontage road plan, and access points.

There was discussion about utility easements

Motion to recommend approval with a letter from the gas pipeline, and incorporate all the conditions listed in the staff report, was made by Commissioner Nielson, Seconded by Commissioner Wilson.

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

BUILDING PERMIT(S) REVIEW

10. Building Permit List

Time Stamp 2:33:22 (audio)

The PC reviewed the building permit list

ADJOURNMENT

Time Stamp 2:34:15 (audio)

Motion to adjourn was at 8:37 pm made by Commissioner Wilson, Seconded by Commissioner Nielson. Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson

*In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk's Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice**



STAFF REPORT

MEETING DATE: August 11, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Spanish Trail Estates, Phase 1, Tract A, Amended, Ann Austin

RECOMMENDATION: Consideration and Approval

SUMMARY

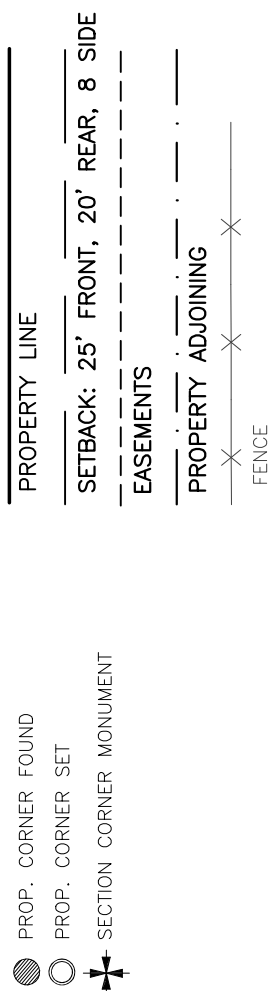
Spanish Trail Estates Subdivision was approved in 1994. This amendment would split Tract A into two lots. Lot A-1 is .41 acres and lot A-2 is .44 acres. These lots have access to water and sewer utilities through the San Juan Spanish Valley Special Service District, and will be required to connect for the smaller lot sizes.

The preliminary plat was reviewed at the July 14, 2022 PC Meeting, and is now ready for approval and recommendation to the Board of County Commissioners.



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND



PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
4949 Spanish Valley Drive
Moab, Utah 84532

PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
Ann Austin

DATE:
05/09/2022

JOB NUMBER:
069-22

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 _____, 2022.

ATTORNEY

SAN JUAN COUNTY ROAD DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2022.

COUNTY BOARD OF HEALTH

APPROVED THIS _____ DAY OF _____, 2022.

CHAIRMAN

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 2022.
BY SAN JUAN COUNTY PLANNING COMMISSION.

COUNTY COMMISSION APPROVAL

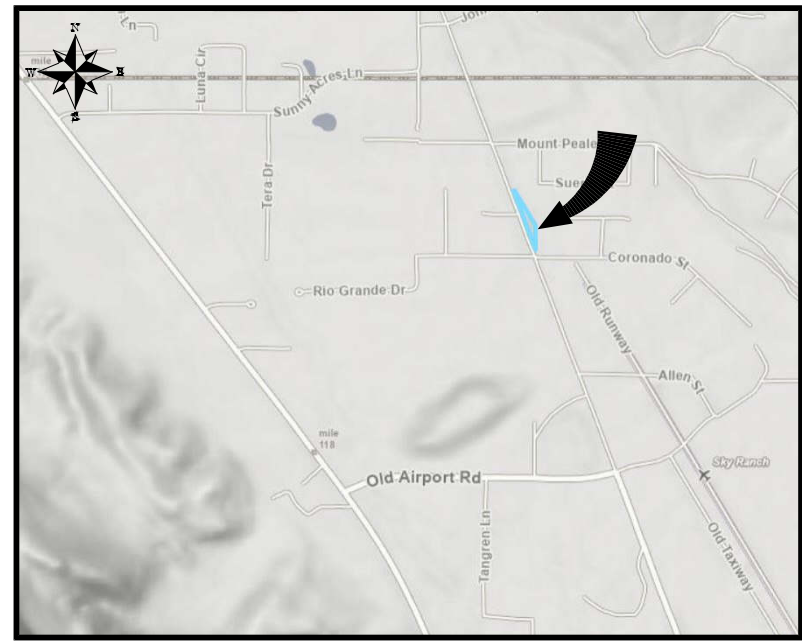
PRESENTED TO THE _____
THIS _____ DAY OF _____, 2022.
SUBDIVISION WAS ACCEPTED AND APPROVED.

ATTEST

COUNTY RECORDER

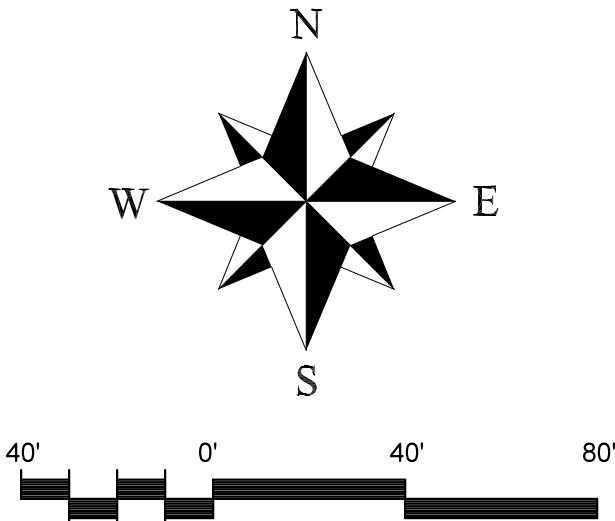
STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF _____

DATE _____ BOOK _____ PAGE _____ FEE _____



VICINITY MAP

NOT TO SCALE



SCALE: 1" = 40'

WEST $\frac{1}{4}$ CORNER
SECTION 36,
T26S, R22E, SLB&M

SOUTHWEST CORNER
SECTION 36,
T26S, R22E, SLB&M

A SUBDIVISION OF TRACT A, SPANISH TRAIL ESTATES, PHASE I AMENDED
LOCATED WITHIN
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

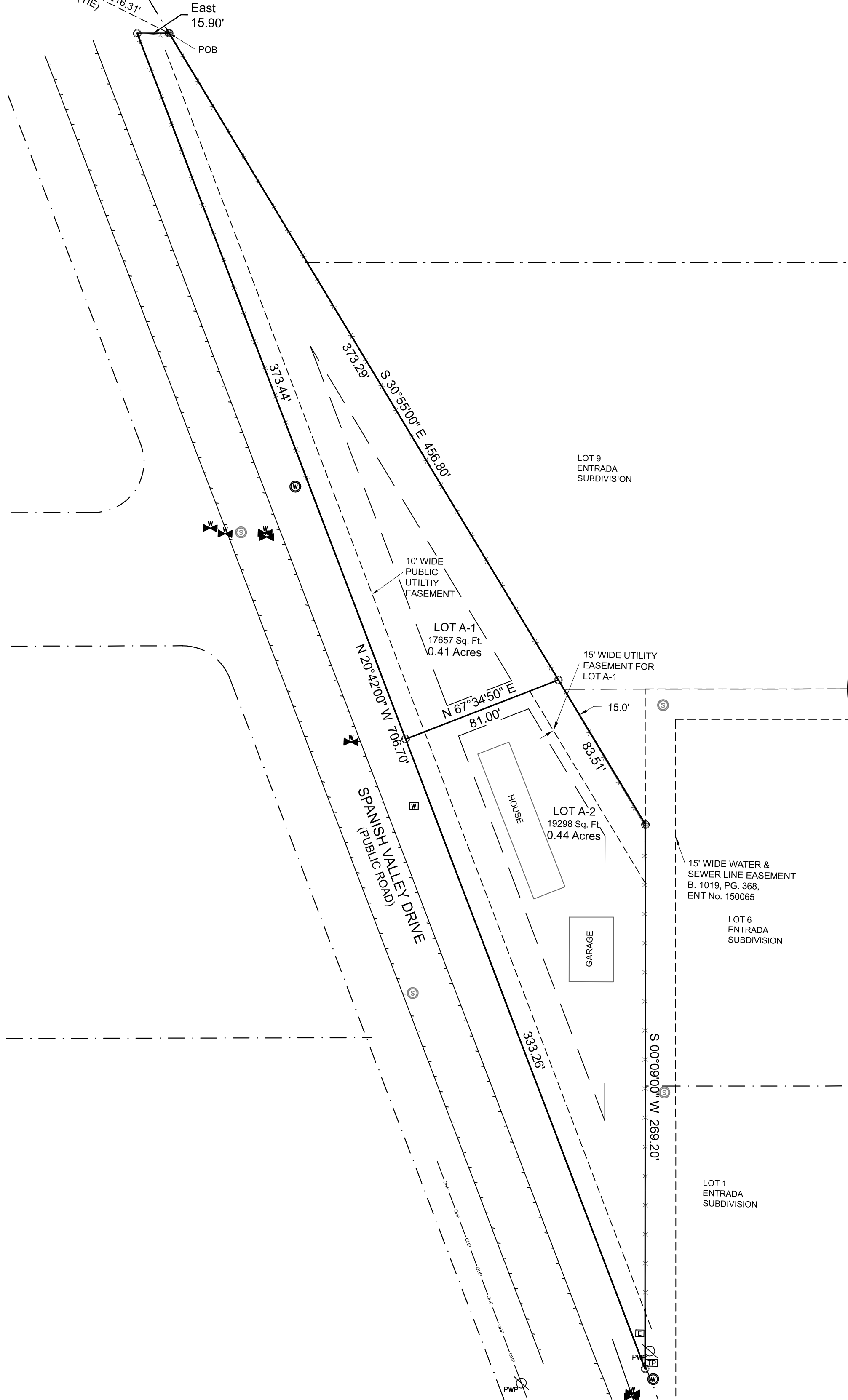
SURVEYOR NOTES

THE BASIS OF BEARING IS S 00°08' W BETWEEN THE WEST QUARTER CORNER ND THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.

THE INTENT OF THE SURVEY IS SUBDIVIDE PARCEL INTO TWO LOTS.

SPANISH TRAIL ESTATES, PHASE I TRACT A, AMENDED

FINAL PLAT OF
A SUBDIVISION BY AMENDMENT OF TRACT A, SPANISH TRAIL ESTATES, PHASE I
AMENDED
LOCATED WITHIN
SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATION

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herein, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **SPANISH TRAIL ESTATES, PHASE I, TRACT A 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 Northeast corner of Tract A, Spanish Trail Estates, Phase I, said point being South 63°19'57" East 1216.31 feet from the West Quarter corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with said Tract A thence South 30°55'00" East 456.80 feet; thence South 00°09'00" West 269.20 feet; thence North 20°42'00" West 706.70 feet; thence East 15.90 feet to the point of beginning, having an area of 0.85 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

SPANISH TRAIL ESTATES, PHASE I, TRACT A AMENDED

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____

Andrew A. Austin

Ann M. Austin

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } s.s.

ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, ANDREW A. AUSTIN AND ANN M. AUSTIN, WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

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



STAFF REPORT

MEETING DATE: August 11, 2022

ITEM TITLE, PRESENTER: Preliminary Plat Review Spanish Trail Estates, Phase 1, Lot 11 Amended, Matt Camberlango

RECOMMENDATION: Preliminary Plat Review

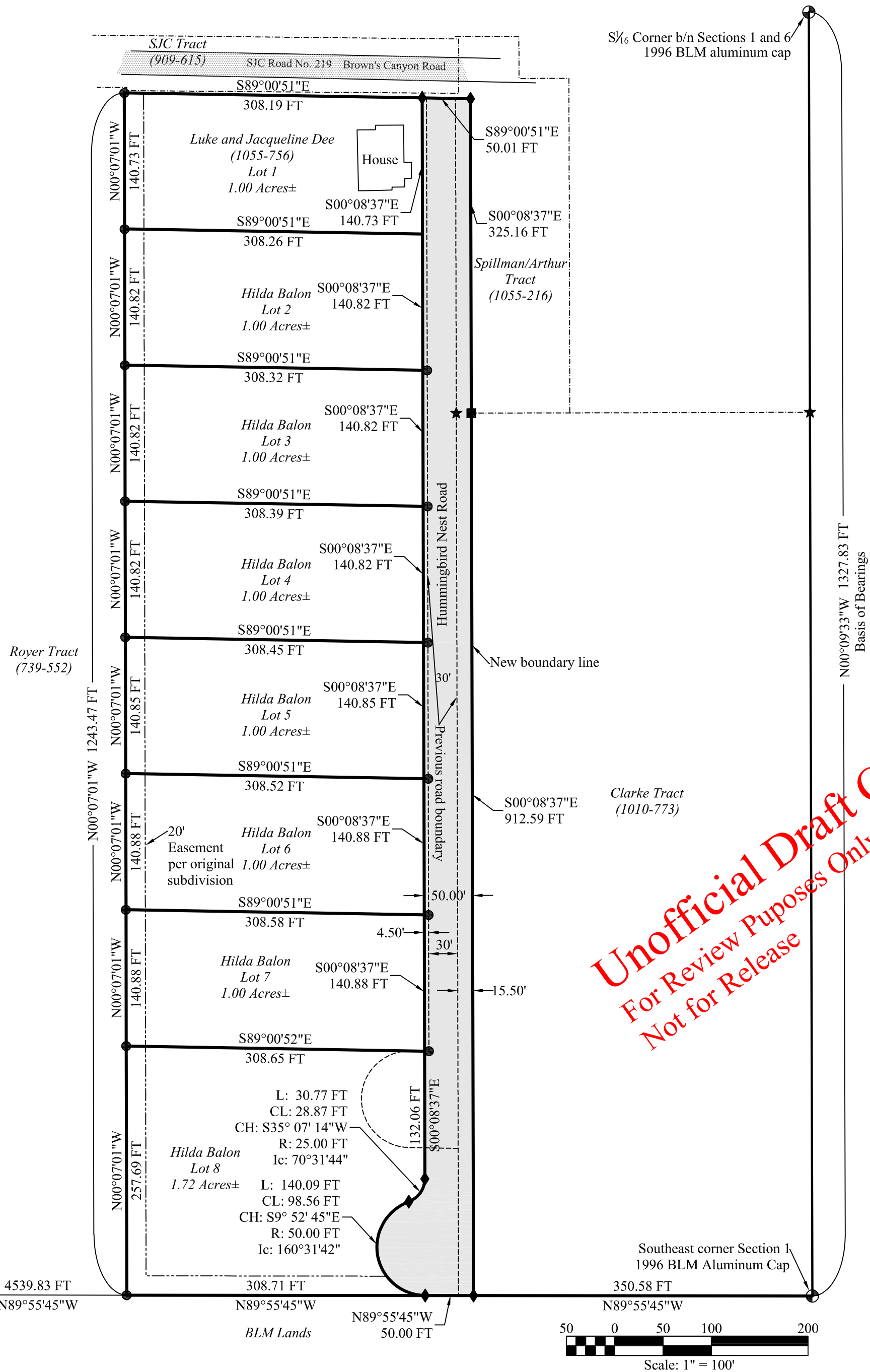
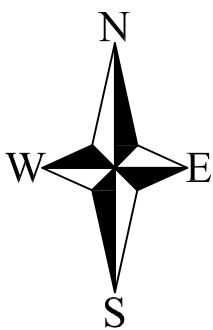
SUMMARY

Spanish Trail Estates Subdivision was approved in 1994. This amendment would split Lot 11 into two lots. Lot 11A would be .39 of an acre and lot 11B would be .84 of an acre. These lots have access to water and sewer utilities through the San Juan Spanish Valley Special Service District, and will be required to connect for the smaller lot sizes.

Access onto Spanish Valley Drive is a concern. There is a berm along Spanish Valley Drive that prevents the area of the proposed lot 11A from flooding. Access for lot 11A may need to be from Avilla Ln.

This plat is presented for a preliminary plat review.

Final Plat
Hummingbird Nest Subdivision
Amendment No. 1
Within Section 1, T37S, R22E, SLB&M



Narrative

The purpose of this subdivision amendment was to widen Hummingbird Nest Road to 50.00 feet. This was done by taking 4.50 additional feet from the subdivision lots and 15.50 feet from the private landowners east of the subdivision as shown hereon.

The basis of bearings for this survey is N00°09'33"W between the southeast corner and the S $\frac{1}{4}$ corner of Section 1, Township 37 South, Range 22 East, SLB&M. This is in accordance with the basis of bearings of the original Hummingbird Nest Subdivision. Other private surveys had been performed previously to the east and the north of this subdivision, however, when the subdivision was created a new basis was used for unknown reasons. Pertinent corner monuments adjoining the subdivision were field located and are shown hereon.

Descriptions

Exterior Boundary

A tract of land within the SE $\frac{1}{4}$ of Section 1, Township 37 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows; Beginning at a point on the south line of said Section 1 located N89°55'45"W 350.58 feet from the southeast corner of said Section 1; thence N89°55'45"W 358.71 feet along the section line, thence N00°07'01"W 1243.47 feet, thence S89°00'51"E 358.20 feet, thence S00°08'37"E 1237.75 feet to the point of beginning, containing 10.21 acres more or less.

Notes

1. The corner monuments along the east lot lines were not adjusted per this survey. They were simply left in place and shall act as 4.50 foot witness corners to the new lot corners.
2. The new area created for Hummingbird Nest Road shall be a private road and utility easement. The old cul-de-sac shall be abandoned.

Legend

- Found PLSS monument as labeled
- Set rebar/cap (LS 4769309)
- Found rebar/cap (LS 4769309)
- Found rebar/cap (LS 161297)
- Calculated location (not set)

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 Byron Clarke.

Brad D. Bunker Utah P.L.S. #4769309 6/21/2022 Date

County Surveyor's Certificate

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

SJC Surveyor Date

**Hummingbird Nest Subdivision
Amendment No. 1**

Within Section 1, Township 37 South, Range 22 East, SLB&M

Final Plat

County Recorder

State of Utah, County of San Juan, Recorded at the request of

Filed : Date: Time: Book: Page: Fee:

Form Approval

Approved this Day of 20

Attorney

Health Department

Approved this Day of 20

Health Official

Owners Dedication

Know all men by these presents that we, the undersigned owners of the affected land shown hereon, cause the same to be amended as shown hereon, hereafter to be known as the Hummingbird Nest Subdivision Amendment No. 1.

In witness whereof I have hereunto set my hand this Day of 20

By: Luke Dee Owner

By: Jacqueline Dee Owner

By: Alva Byron Clarke IV Owner

By: Emily Louise Clarke Owner

By: Cari D. Spillman Owner

By: Denise L. Arthur Owner

Bunker Engineering, LLC

965 South Creek Road, Monticello, UT 84535
P.O. Box 432, Monticello, UT 84535 (435) 459-9152

Date: 6/20/2022 Drawn By: B.D. Bunker Scale: 1" = 100'

Drawing Name: Survey Reference Number: BE1236 Sheet: 1 of 1

San Juan County Planning Commission

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

Chairman

San Juan County Commission

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

Commissioner

Attest



STAFF REPORT

MEETING DATE: August 11, 2022

ITEM TITLE, PRESENTER: Preliminary Plat Review Hummingbird Nest Subdivision Amendment 1,
Brad Bunker, Bunker Engineering

RECOMMENDATION: Preliminary Plat Review

SUMMARY

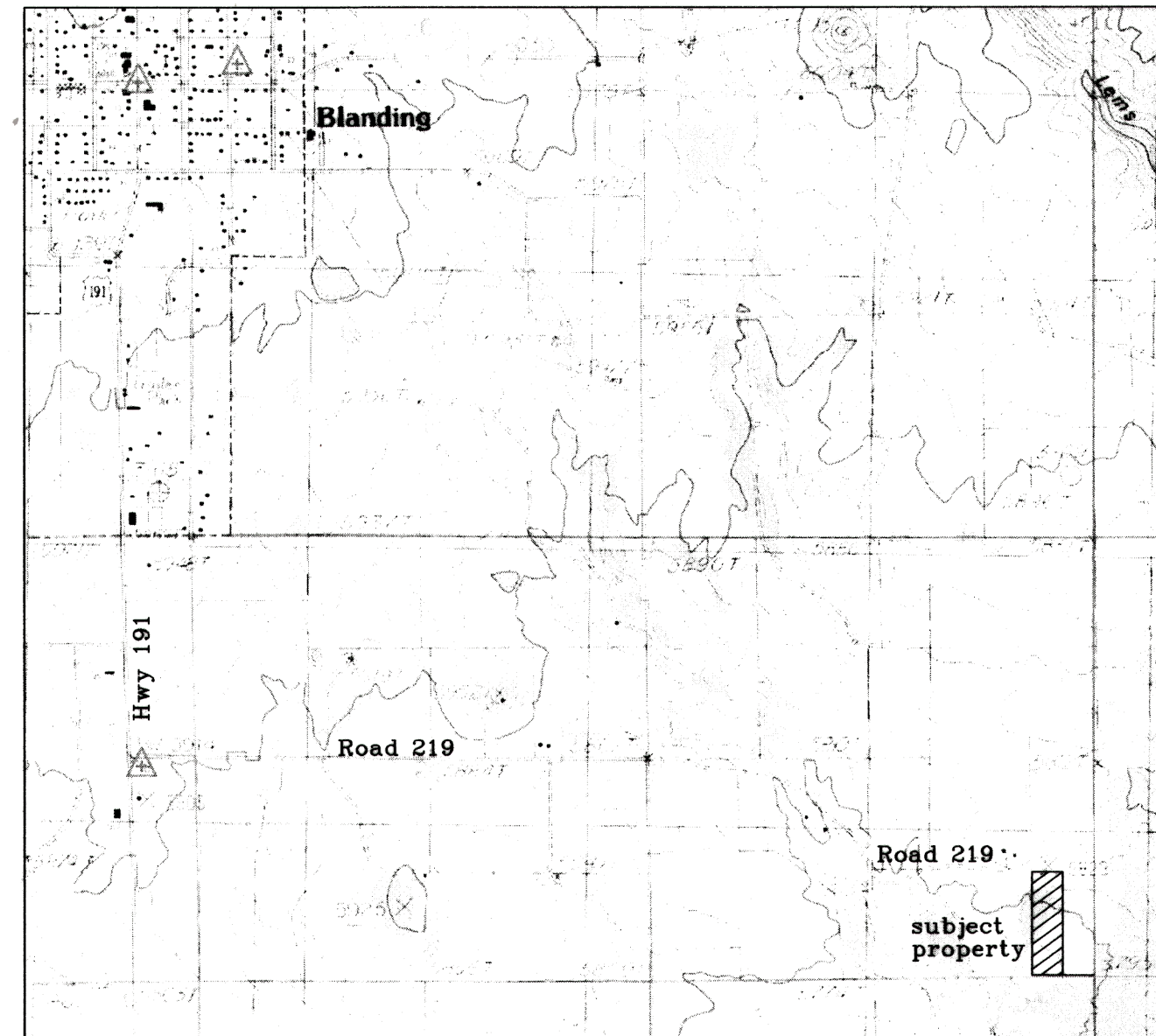
The Hummingbird Nest Subdivision was created in 2019 with 8 lots (see original plat attached). This amendment widens the road, and moves the turnaround. The road is intended to remain private.

This plat is presented for a preliminary plat review.

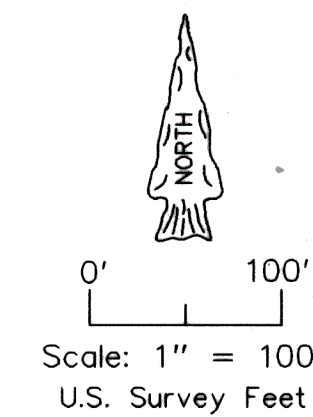
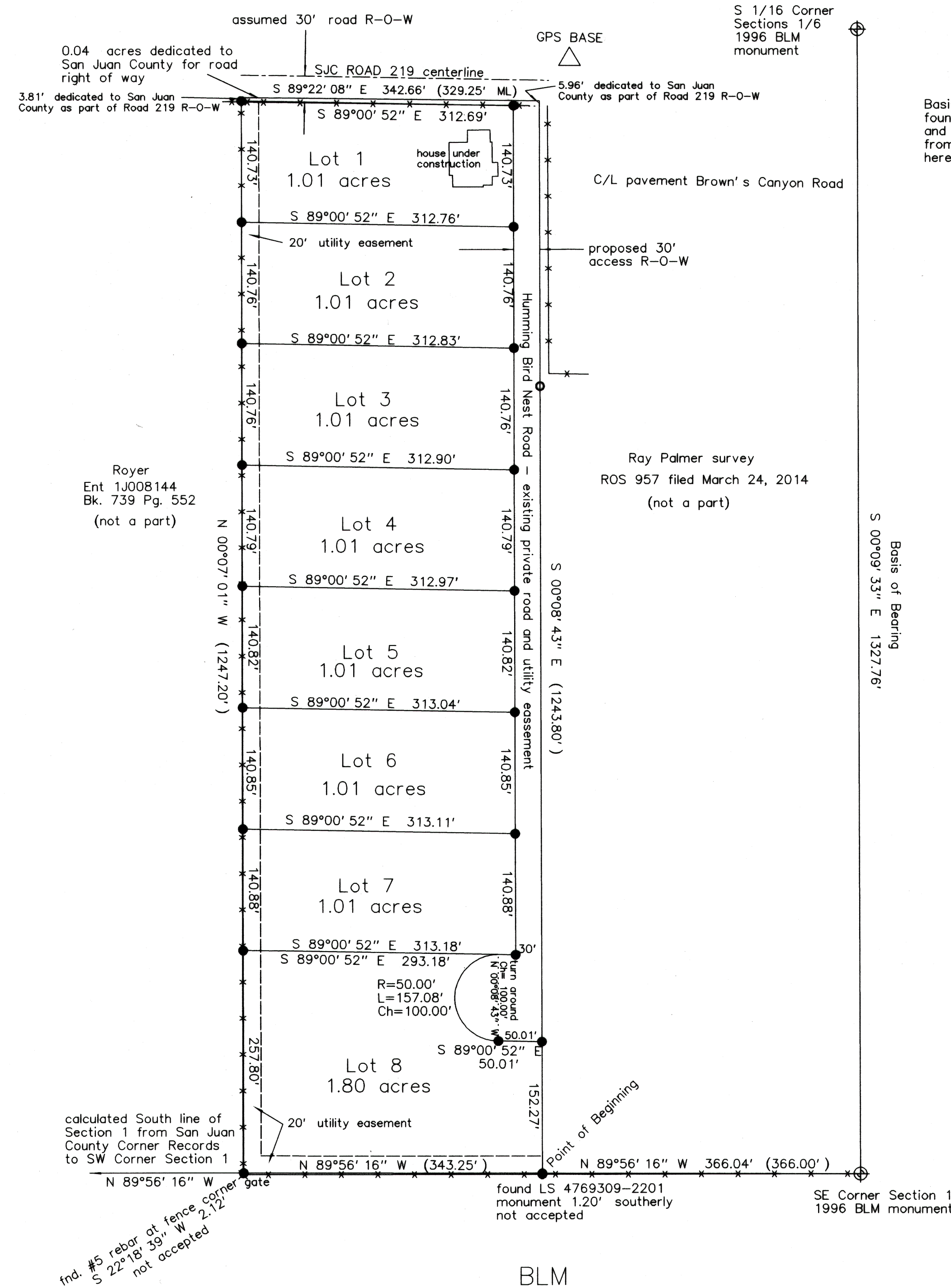
FINAL PLAT OF HUMMINGBIRD NEST SUBDIVISION

Ent 158984 Bk. 1032 Pg. 593

SE/4 SE/4 Section 1, T.37 S., R.22 E., SLM, San Juan County, Utah



Vicinity Map - not to scale



Basis of bearing is S 00°09'33" E between found BLM monuments at the S 1/16 Corner and the SE Corner of Section 1. Determined from GPS True North at the GPS Base shown hereon.

LEGEND -

- found std. BLM 3.25" aluminum cap monument
- found #5 rebar/plastic cap LS 4769309-2201
- found #5 rebar
- set #5 rebar plastic cap
- record dimension
- fence line

SURVEYOR'S CERTIFICATE

I, GERALD G. HUDDLESTON, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 161297 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND I FURTHER CERTIFY THAT UNDER THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, WHICH IS HEREAFTER TO BE KNOWN AS, HUMMINGBIRDBIRD NEST SUBDIVISION.

BOUNDARY DESCRIPTION

A PARCEL OF LAND CONTAINED IN THE SE1/4 OF SECTION 1, T.37 S., R.22 E., S.L.M., SAN JUAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE TRACT DESCRIBED HEREIN, A POINT ON THE SOUTH LINE OF SAID SECTION 1, FROM WHICH POINT THE SE CORNER OF SAID SECTION 1 BEARS S 89°56'16" E A DISTANCE OF 366.04 FEET ; THENCE, N 89°56'16" W A DISTANCE OF 343.25 FEET ALONG THE CALCULATED SOUTH LINE OF SAID SECTION 1; THENCE, N 00°07'01" W A DISTANCE OF 1247.20 FEET TO THE NW CORNER OF THE TRACT DESCRIBED HEREIN; THENCE, S 89°22'08" E A DISTANCE OF 342.66 FEET TO THE NE CORNER OF THE TRACT DESCRIBED HEREIN; THENCE, S 00°08'43" E 1243.80 FEET BACK TO THE POINT OF BEGINNING.

11 10 2019
DATE

Gerald G. Huddleston
GERALD G. HUDDLESTON

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE

HUMMINGBIRD NEST SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC 0.04 ACRES LYING NORTH OF LOT 1 AS SHOWN ON THIS PLAT, INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND THIS 27 DAY OF December A.D., 2019

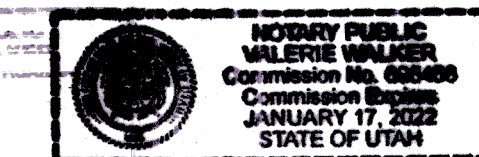
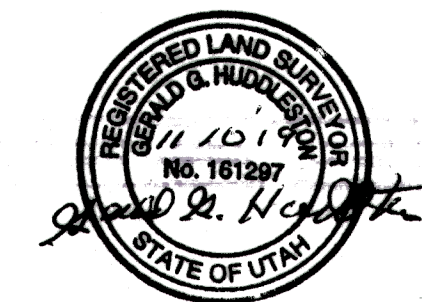
Hilda Balon
HILDA BALON, OWNER

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF San Juan

ON THE 27 DAY OF December A.D. 2019 PERSONALLY APPEARED BEFORE ME HILDA BALON AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGE THAT SHE EXECUTED THE SAME.

MY COMMISSION EXPIRES 1-17-2022
Valerie Walker
NOTARY PUBLIC
RESIDING IN San Juan COUNTY



November 10, 2019

HUDDLESTON LAND SURVEYING

P.O. Drawer KK - Cortez, CO 81321 - (970) 565-3330

COUNTY HEALTH DEPARTMENT APPROVED THIS 19 DAY OF December A.D. 2019, BY <i>Rick Meyer</i>	PLANNING COMMISSION CERTIFICATE APPROVED THIS 19 DAY OF November A.D. 2019 BY SAN JUAN COUNTY PLANNING COMMISSION <i>Just Smith</i> CHAIRMAN SAN JUAN COUNTY PLANNING COMMISSION	COUNTY SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND IT IS CORRECT AND IN ACCORDANCE WITH THE RECORDS ON FILE IN THIS OFFICE. DATE Nov. 19, 2019 SAN JUAN COUNTY SURVEYOR	COUNTY COMMISSION APPROVAL PRESENTED TO THE SAN JUAN COUNTY COMMISSION THIS 19 DAY OF November A.D. 2019 SUBDIVISION WAS ACCEPTED AND APPROVED. ATTEST SAN JUAN COUNTY COMMISSION CHAIR	APPROVAL AS TO FORM APPROVED AS TO FORM THIS 19 DAY OF November A.D. 2019 <i>Walt P.B.</i> SAN JUAN ATTORNEY	COUNTY RECORDER NO. STATE OF UTAH, COUNTY OF SAN JUAN RECORDED AT THE REQUEST OF <i>Hilda Balon</i> FILED: 11-27-2019 TIME 9:13am BOOK 1044 PAGE 766 FEE \$64.00 DAVID G. CARPENTER, Recorder SAN JUAN COUNTY CORPORATION FOR: BALON HILDA
---	--	---	---	---	--



STAFF REPORT

MEETING DATE: August 11, 2022

ITEM TITLE, PRESENTER: Preliminary Plat Review Coates II Subdivision Amendment 2, Brad Bunker, Bunker Engineering

RECOMMENDATION: Preliminary Plat Review

SUMMARY

The Coates 2 subdivision was created in 2018 with one lot. The subdivision was amended in 2020 with 9 lots. This amendment creates utility easements on the lots of the Coates II Subdivision as shown on the plat.

This plat is presented for a preliminary plat review.

Notes

- This property is located within an Enterprise zone, A-1 "Agricultural Use".
- There is no official flood zone designation for any area within this proposed subdivision.
- 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 systems shall comply with R317-4 administrative rules for onsite wastewater systems. All tracts must demonstrate acceptable soils and percolation test results within each tract boundary.
- Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
- Restrictive covenants which pertain to lots within this subdivision San Juan County have been established for adjoining said owners.
- Roads must be constructed to San Juan County standards before acceptance by San Juan County for continual maintenance.
- All underground utilities may not be shown.

Surveyor's Certificate

I, Brad D. Bunker, Professional Utah Land Surveyor, Number 1769309, hold a license in accordance with Title 38, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described herein in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted herein. I also certify that this record of survey has been prepared under my direction at the request of Gny Johnson and Jay and Donna Coates.

Brad D. Bunker
Utah P.L.S. 14769309
Date 6/15/2020



Final Plat Coates II Subdivision Amendment 1

Within the NE1/4 of Section 35, Township 26 South, Range 22 East, SLB&M

Narrative

The purpose of this survey was to amend the Coates II Subdivision and create 8 additional lots.
The basis of bearings for this survey is N00°04'00"E between the E1/2 corner and N1/2 corner of Section 35, Township 26 South, Range 22 East, SLB&M. This is in accordance with the bearing for the same line per the Coates Subdivision.

Description

A tract of land within the NE1/4 of Section 35, Township 26 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at a point on the C1 section line located S89°59'29"W 871.95 feet from the E1/2 corner of said Section 35, S89°59'29"W 239.74 feet to the southeast corner of said Lot 4, thence N00°04'00"E 295.59 feet to the northwest corner of said Lot 4 and the southerly right-of-way of Sunny Acres Lane, thence along said R.O.W. along the arc of a 240.80 foot radius curve to the left 47.28 feet, the chord of said curve is 47.20 feet and bears S41°04'59"W, thence S35°33'13"W 265.30 feet to the beginning of a 251.80 foot radius curve to the right, thence along said curve 178.40 feet to the northeast corner of Lot 1 of Coates Subdivision, the chord of said curve is 174.69 feet and bears S54°28'38"W, thence S00°08'27"W 310.88 feet to the southeast corner of said Lot 1 and a point on the C1 section line, thence N89°59'29"E 564.54 feet to the point of beginning, containing 5.45 acres more or less.

Line Table

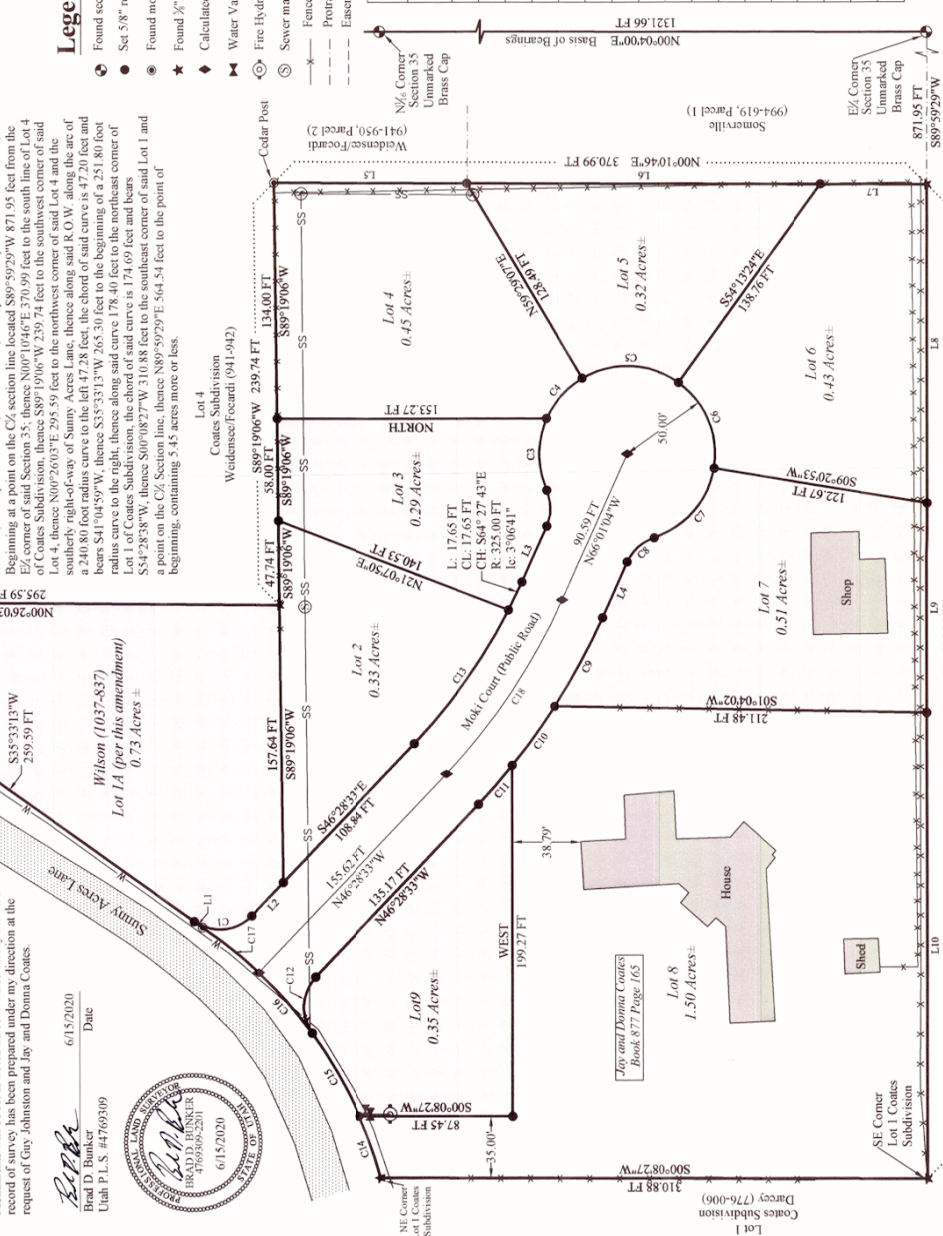
Line	Length (ft)	Direction
L1	5.71	S35°33'13"W
L2	26.16	S66°01'04"E
L3	34.69	S66°01'04"E
L4	34.69	N66°01'04"W
L5	110.00	N07°10'46"E
L6	200.99	N07°10'46"E
L7	60.00	N07°10'46"E
L8	181.00	N89°59'29"E
L9	119.00	N89°59'29"E
L10	264.54	N89°59'29"E

Legend

- Found section monument as labeled
- Sat 5/8" rebar and plastic cap (LS 4769309)
- Found monument as labeled
- Found 2" Rebar (no cap)
- Calculated corner location (not set)
- Water Valve
- Fire Hydrant
- Sewer manhole
- Fence
- Protracted Tracts
- Easement

Curve Table

Curve	Length (ft)	Radius	Delta	Chord Direction	Chord Length
C1	35.79	25.00	82.03	S5°27'40"E	32.81
C2	41.84	50.00	47.94	N89°45'47"E	40.63
C3	31.20	50.00	35.75	S48°23'27"E	30.70
C4	57.85	50.00	66.29	S2°37'51"W	54.68
C5	55.48	50.00	63.57	S67°33'44"W	52.67
C6	54.82	50.00	62.82	N49°14'24"W	52.12
C7	54.82	50.00	62.82	N49°14'24"W	52.12
C8	21.03	25.00	48.19	N41°55'22"W	20.41
C9	57.07	375.00	8.72	N61°39'29"W	57.01
C10	41.53	375.00	6.35	N54°07'33"W	41.51
C11	29.30	375.00	4.48	N48°42'52"W	29.30
C12	34.73	25.00	79.59	N86°16'21"W	32.00
C13	93.20	325.00	16.43	S54°41'28"E	92.88
C14	37.19	251.80	8.46	N70°32'36"E	37.15
C15	54.41	251.80	12.38	N60°07'18"E	54.31
C16	45.74	251.80	10.41	N48°43'39"E	45.67
C17	41.06	251.80	9.34	N38°51'08"E	41.02
C18	119.37	350.00	19.54	N56°14'49"W	118.80



Somerville
(994-619, Parcel 2)



STAFF REPORT

MEETING DATE: August 11, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Conditional Use Permit Application, Curtis Wells, Old La Sal.

RECOMMENDATION: Consideration and Approval

SUMMARY

Curtis Wells has applied for a Conditional Use Permit for 147 acres of private land in La Sal. The application is for 61 glamping/cabin units with a 50 room hotel/lodge, and a wedding amenity as outlined in the attached plan.

Access is from the lower two mile road of SR 46 in Old La Sal.

Possible conditions from similar developments:

- *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 ☐ Land Use Change
☐ Addition ☐ Appeal

Subject Property Location or Address: 28S25E270001 (101.90 Acres) _____

Parcel Identification

Number: 28S25E270001

Parcel Area: _____

Current Use: AG/Grazing

Floor Area: _____

Zoning Classification: _____

Applicant

Name: Curtis Wells

Mailing

Address: 59 E Center Street Moab ,UT 84532

City, State,

ZIP: Moab ,UT 84532

Daytime Phone #: (435) 210 4366 Fax#: _____

Email Address: curtis@luxurymoab.com

Business Name (If applicable): _____

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, ZIP: _____

Daytime Phone #: _____ Fax#: _____

Describe your request in detail (use additional page(s) if necessary: Applicant is requesting Lodging/Overnight Accomodations as a permitted use for glamping and/or single family units. Unit total shall be 40 or less units. Remaining acreage on this parcel to be utilized as wedding/event space and agricultural amenities.

Authorized Signature: _____

Date: 7-18-22

Rec'd
7/18/2022
83

Item 6.

SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- | | |
|--|--|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Land Use Change |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Appeal |

Subject Property Location or Address: 28S25E263600 (40 acres)
Acres) _____

Parcel Identification

Number: 28S25E263600

Parcel Area: _____ Current Use: AG/Grazing

Floor Area: _____ Zoning Classification: _____

Applicant

Name: Curtis Wells

Mailing

Address: 59 E Center Street Moab ,UT 84532

City, State,

ZIP: Moab ,UT 84532

Daytime Phone #: (435) 210 4366 Fax#: _____

Email Address: curtis@luxurymoab.com

Business Name (If applicable): _____

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, ZIP: _____

Daytime Phone #: _____ Fax#: _____

Describe your request in detail (use additional page(s) if necessary: Applicant is requesting
Lodging/Overnight Accomodations as a permitted use for glamping and/or single family
structures. Unit total shall be 20 or less units.

Authorized Signature: _____



Date: 7-18-22

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: 28S25E263601 (.50 acres)
Acres) _____

Parcel Identification

Number: 28S25E263601

Parcel Area: _____ Current Use: AG/Grazing

Floor Area: _____ Zoning Classification: _____

Applicant

Name: Curtis Wells

Mailing

Address: 59 E Center Street Moab ,UT 84532

City, State,

ZIP: Moab ,UT 84532

Daytime Phone #: (435) 210 4366 Fax#: _____

Email Address: curtis@luxurymoab.com

Business Name (If applicable): _____

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, ZIP: _____

Daytime Phone #: _____ Fax#: _____

Describe your request in detail (use additional page(s) if necessary: Applicant is requesting
Lodging/Overnight Accommodations as a permitted use for glamping and/or single family
structures. Unit total shall be 1 or less units.

Authorized Signature: _____

Date: 7-18-22

SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Land Use Change |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Appeal |

Subject Property Location or Address: 28S25E270002 (5 acres)
Acres) _____

Parcel Identification

Number: 28S25E252400

Parcel Area: _____

Current Use: AG/Grazing

Floor Area: _____

Zoning Classification: _____

Applicant

Name: Curtis Wells

Mailing

Address: 59 E Center Street Moab ,UT 84532

City, State,

ZIP: Moab ,UT 84532

Daytime Phone #: (435) 210 4366 Fax#: _____

Email Address: curtis@luxurymoab.com

Business Name (If applicable): _____

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, ZIP: _____

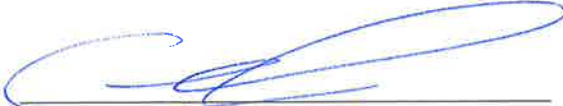
Daytime Phone #: _____ Fax#: _____

Describe your request in detail (use additional page(s) if necessary: Applicant is requesting
Lodging/Overnight Accomodations as a permitted use for a 50-room lodge and
swimming/water/wellness amenities.

Authorized Signature:  Date: 7-18-22

Property Owner's Affidavit

I (we) Curtis Wells, 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.


 Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)

:

County of San Juan)

Subscribed and sworn to before me this 18 day of July, 2022.



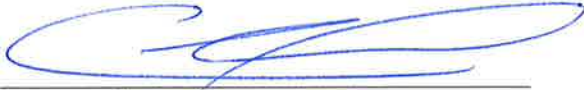

 Notary Public

Residing in Monticello

My Commission expires: 4/01/24

Property Owner's Affidavit

I (we) Curtis Wells, 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.



Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)

:

County of San Juan)

Subscribed and sworn to before me this 18 day of July, 2022.



Notary Public

Residing in Monticello

My Commission expires: 4/01/24

Property Owner's Affidavit

I (we) Curtis Wells, 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.



Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)

County of San Juan)

Subscribed and sworn to before me this 18 day of July, 2022.



Notary Public

Residing in Monticello

My Commission expires: 4/01/24

Property Owner's Affidavit

I (we) Curtis Wells, 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.



Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)

:

County of San Juan)

Subscribed and sworn to before me this 18 day of July, 2022



Notary Public

Residing in Monticello

My Commission expires: 4/01/24

USFS LAND

1780'-9"

Wedding Amenity Area

NORTH AGRICULTURAL AMENITY

Sal Creek, La

1374'-8"

USFS LAND

1333'-11"

1295'-11"

2407'-4"

896'

209'

391'-7"

Existing Vacation Rental Lodge

SOUTH AGRICULTURAL AMENITY

LEGEND

1

SW Glamping/ Cabin Units

2

SE Glamping/ Cabin Units

3

NE Glamping/ Cabin Units

4

East Glamping/ Cabin Units

5

Hotel/ Lodge

6

Cabin

Glamping/Lodging CUP Summary/Overview

1 message

Curtis Wells <curtis@luxurymoab.com>

Fri, Aug 5, 2022 at 4:55 PM

To: "Burton, Scott" <sburton@sanjuancounty.org>

Requested Unit/Use Summary:

Approx. 61 Glamping/Cabin Units at Max Build-out. (Approximately 2 units/acre on 140 Acres total) **Very Low-Density** *per industry standards.*

50-unit Hotel at Max Build-out. (Approximately 10 units/acre on 5 acres) **Extremely Low-Density** *per industry standards.*

Project Summary:

Eco Sensitive resort that provides immersive, authentic experiences, in a natural environment. Guests will enjoy farm-to-table food and beverages, sourced from the property. Resort will include a natural swimming amenity and wellness center using natural springs located on the property. Resort will be Dark Skies-Compliant and is designed to be a private, eco-sensitive experience.

Applicant will follow all building and infrastructure requirements per San Juan County Guidelines.

Phase 1 will include Approximately 20 units, with anticipation for Max buildout in 5-10 years.

Property is directly adjacent to an existing vacation rental lodge, and borders grazing land and the USFS. The USFS is the largest landowner with adjacent property. The concept plan as presented creates minimal-to-no disturbance to neighboring landowners and is in an appropriate location for the proposed development.



STAFF REPORT

MEETING DATE: August 11, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Conditional Use Permit Application, Stephen R. Schultz, La Sal

RECOMMENDATION: Consideration and Approval

SUMMARY

Stephen Schultz has applied for a Conditional Use Permit for 40 acres of private land in La Sal. The application is for a campground with 6 campsites as described in the attached summary.

Possible conditions from similar developments:

- *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.

Stephen Schultz
Po Box 96
La Sal, Utah 84530

July 25th, 2022

I am applying for a conditional use permit to allow camping on my agricultural property. Tax ID is 29S248091200. It is 39 acres +/- of ranch land. Property is currently zoned A1 (I believe) and in Greenbelt. This parcel borders Ranch land to the south and west and a sparsely populated subdivision to the east and north.. Currently there are four houses bordering the property. All are over 700 feet from the campsites. Campsites are in a small valley and cannot be seen from these residences.

The property has an improved gravel access road. Gravel was delivered by Fuller Construction of La Sal, Utah. There is direct access from the corner of Pearly Lane and Cottontail Lane in New La Sal Utah. Gravel road goes directly south from that intersection.

The property currently has a 308 foot deep water well drilled in 2018. Water right number is 05-3746.

The property has a 200 amp electrical service. Inspected and approved on 04/27/2021 by San Juan County. Building permit number is 21058.

There is currently no septic tank or leach field. The property does have a vault toilet (waterless / outhouse). This potty is clean and modern with solar powered fan and lights. The Potties "pit" is lined with a 24 inch poly-culvert so the unit can be pumped out when needed.

Other amenities include: picnic tables, shade sails (with four metal pipes as support), Electrical hook ups, frost free water hydrants, Metal fire pans (when permitted) and a gray water drain system. The gray water system is made with underground French drains set in a bed of gravel. The gray water drain pipe is neck down to 1 inch so that A hose can be used to dispose of gray water but black water (sewer) cannot be disposed of.

There is also gravel pads at each site so they can be used in wet conditions. Camping would be seasonal. March 15 through October 31 of each year. There would be no winter access or camping. During the winter. The land is still used for grazing livestock. And wildlife uses the property regularly.

The entire camp would take up about 1/2 acre of the 39 acre +/- property.

Personal note. This property was purchased in 2008 with the plan of raising a hay crop on the land. There is an old hayfield of about 7 acres. The property came with 74 shares of La Sal irrigation company water right. Due to the extended severe drought, I have received no water for many years. In order to pay taxes, infrastructure improvements and electrical bills, I've opened the property up to an Internet camp booking site called Hipcamp. This was done the second week of May 2022. I did not believe that a business license was necessary for such a minor endeavor. When I was informed by San Juan County they did require a business license, I immediately applied for one and was informed I needed a conditional use permit. I would appreciate your consideration in this endeavor. We are just trying to generate some cash flow off this property. I am currently partially retired but run two long term rental houses in La Sal with local workers and police officers as tenants..

Thank you for your consideration

Stephen Schultz
La Sal, Utah

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: 29524809120
Intersection of Cottontail & Pearly Lane then Suits, La Sal, UT

Parcel Identification

Number: 295248091200

Parcel Area: 39 Acre +/- Current Use: GRAZING - Green Belt

Floor Area: CAMP is 1/2 Acre Zoning Classification: A1(?)

Applicant

Name: Stephen R Schultz

Mailing

Address: PO Box 96

City, State,

ZIP: LA SAL, UTAH 84530

Daytime Phone #: 435-220-0860 Fax#: N/A

Email Address: SRSCHULTZ@HOTMAIL.COM

Business Name (If applicable): Suits-40@LASAL

Property Owner's Name (If different): SAME

Property Owner's Mailing Address: SAME

City, State, ZIP: SAME

Daytime Phone #: SAME Fax#: _____

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

TO Permit camp site on my land - currently 4
MAXIMUM camp site will be 6 -

Authorized Signature: Stephen R Schultz

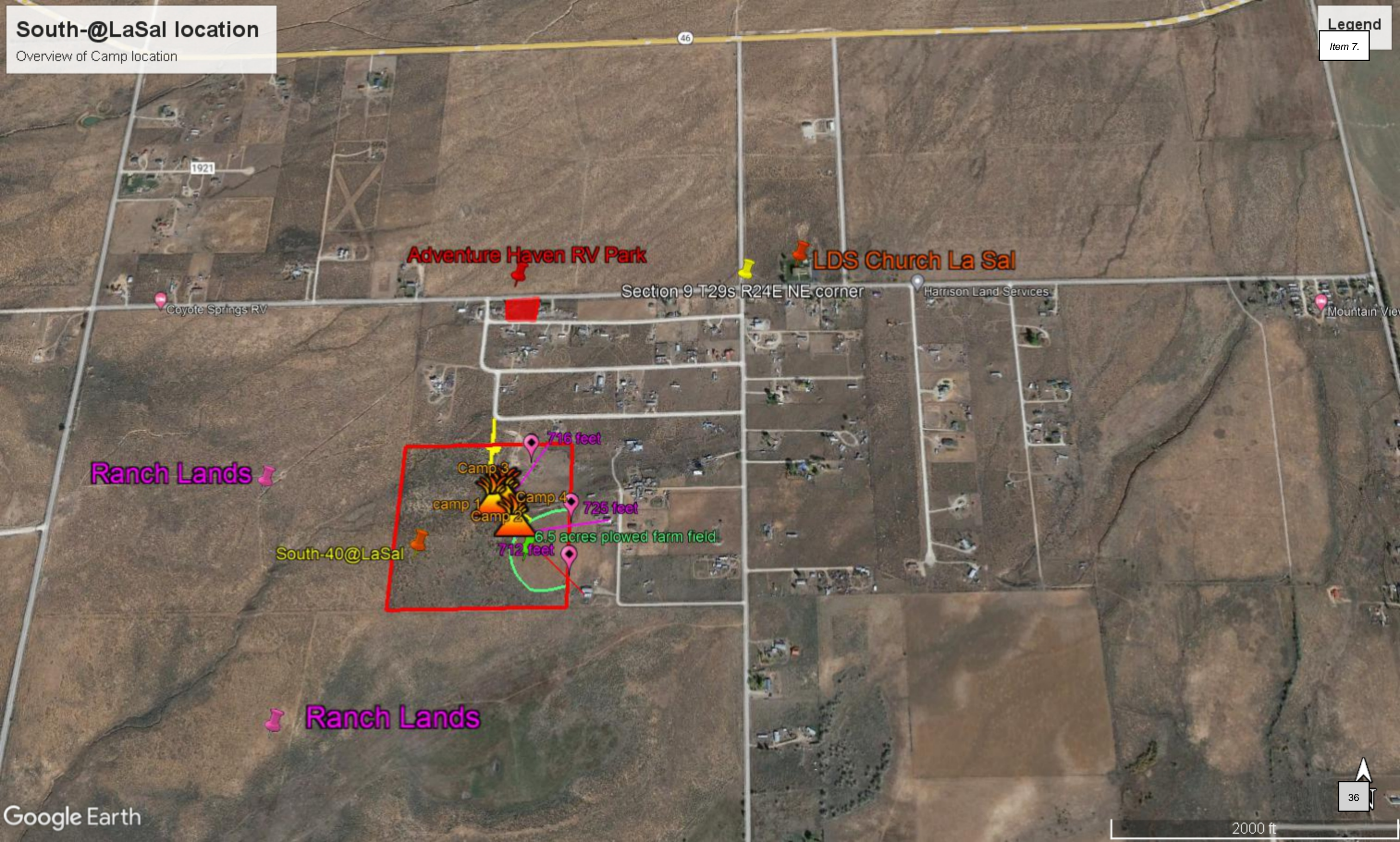
Date: 7-25-2022

South-@LaSal location

Overview of Camp location

Legend

Item 7.

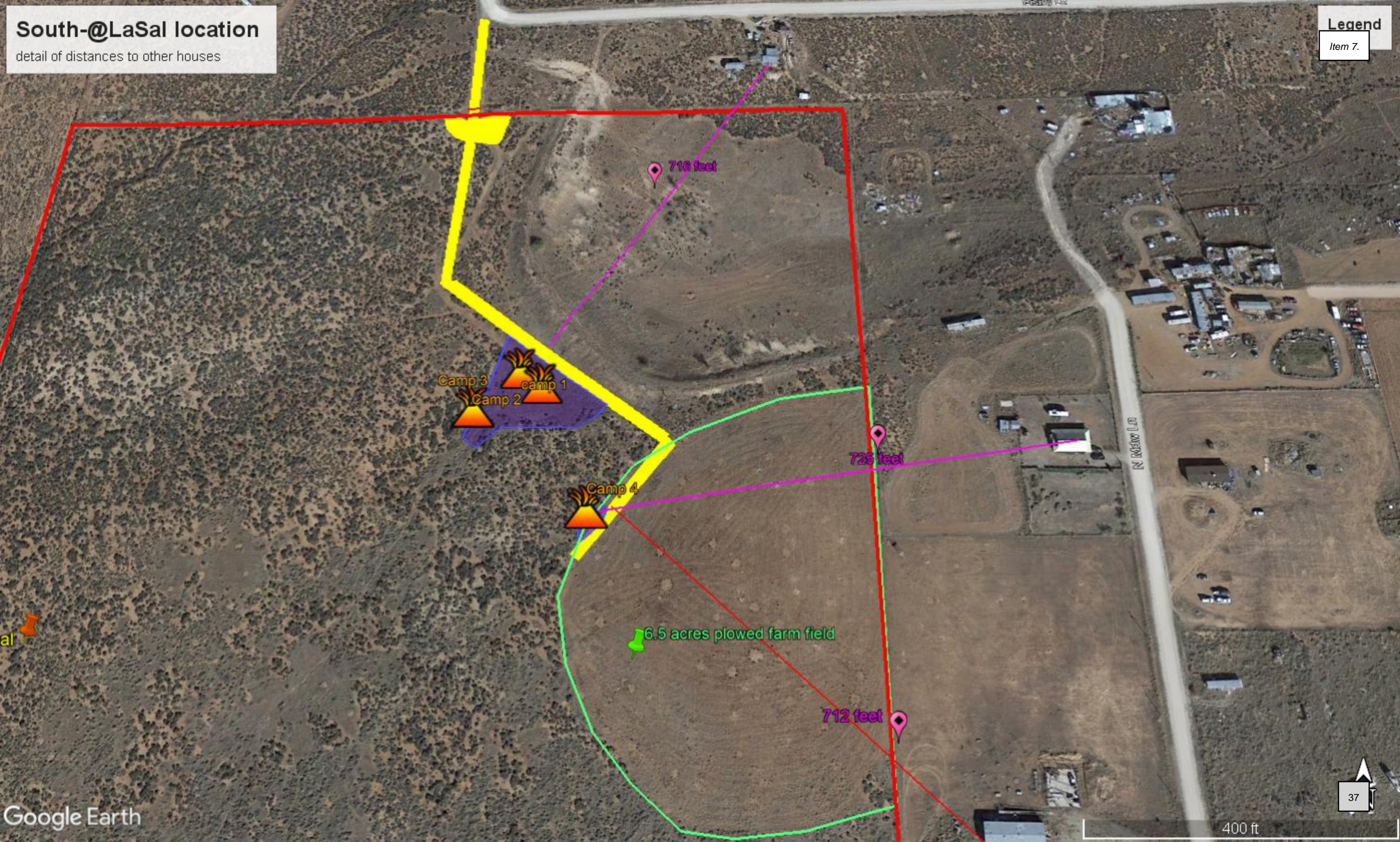


South-@LaSal location

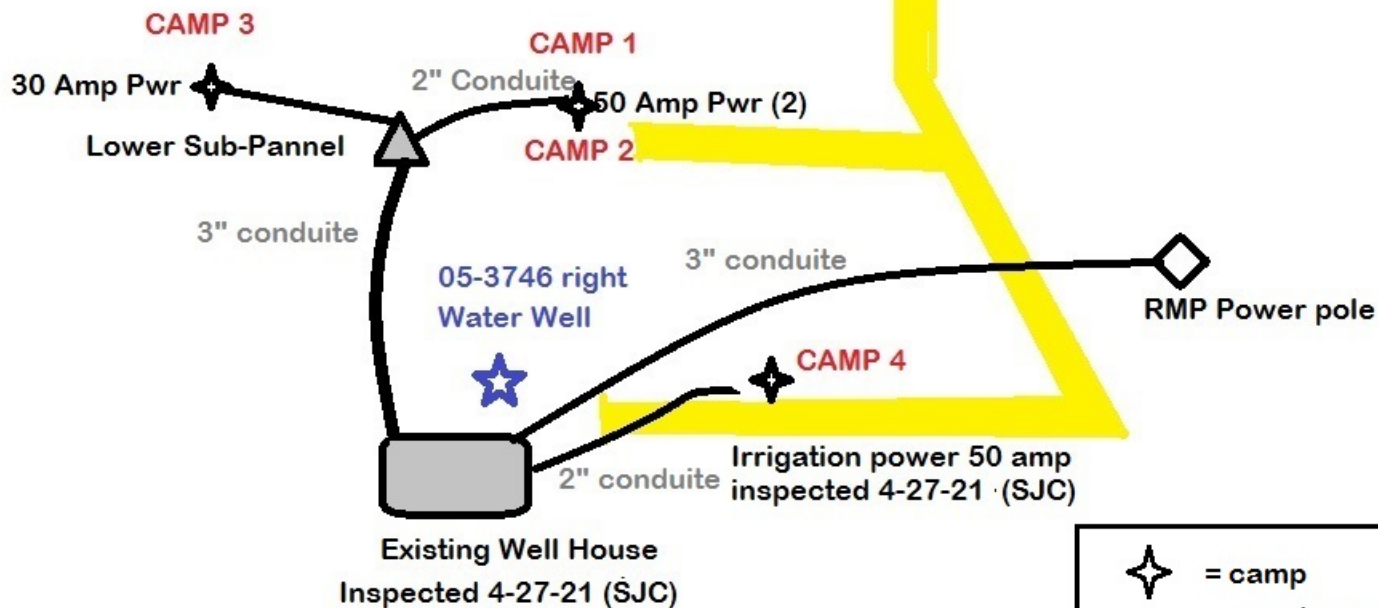
detail of distances to other houses

Legend




Item 7.



Improved Gravel Road
"South-40 Ranch Road"



Dry Hay Field

 = camp
 = underground power line
 = Gravel Roads

Improved Gravel Road
"South-40 Ranch Road"

South-40@LaSal Tent and RV

Water line location and water
hydrants

☆ = water hydrant



Vault Toilet / Potty

CAMP 3

CAMP 1

CAMP 2

Water Right
05-3746

well

CAMP 4



RMP Power pole

Existing Well House
Inspected 4-27-21 (SJC)

Dry Hay Field

☆ = camp

▬ = gravel road

— Water line



Camps 1 and 2

Item 7.

Camp 3







STAFF REPORT

MEETING DATE: August 11, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Conditional Use Permit Application, Blue Mountain Vacations LLC, Tyler North, Monticello

RECOMMENDATION: Consideration and Approval

SUMMARY

Blue Mountain Vacations LLC, has applied for a Conditional Use Permit for lot 3 of the Pine View Subdivision to build three short term rental properties, two yurts and one smaller building as described in the application.

Possible conditions from similar developments:

- *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):

- | | |
|---|---|
| <input checked="" type="checkbox"/> New Construction
<input type="checkbox"/> Addition | <input type="checkbox"/> Land Use Change
<input type="checkbox"/> Appeal |
|---|---|

Subject Property Location or Address: Lot #3 Pine View Subdivision
Montecello, UT 84535

Parcel Identification

Number: 33523E344200 - This is a 40 acre plot that has now
been subdivided.

Parcel Area: _____ Current Use: Open land

Floor Area: _____ Zoning Classification: _____

Applicant

Name: Blue Mountain Vacations LLC, Dallon Boyd, Logan Boyd,
Devan Radle, Tyler North

Mailing

Address: 1407 N. Main St.

City, State,

ZIP: Farmington, UT 84025

Daytime Phone #: 435-429-2693 Fax#: _____

Email Address: bluemvacations@gmail.com

Business Name (If applicable): Blue Mountain Vacations LLC

Property Owner's Name (If different): _____

Property Owner's Mailing Address: 1407 N. Main St.

City, State, ZIP: Farmington, UT 84025

Daytime Phone #: 435-429-2693 Fax#: _____

Describe your request in detail (use additional page(s) if necessary): Build three short
term rental properties to promote the glorious outdoor recreation
available in San Juan county. Two yurts (30') and one smaller
(12'x20') building will be constructed, along with access road and parking
area for each unit.

Authorized Signature: Tyler North Date: 7-18-22

Property Owner's Affidavit

I (we) Tyler North, 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.

Tyler North

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)

County of Salt Lake)
~~San Juan~~

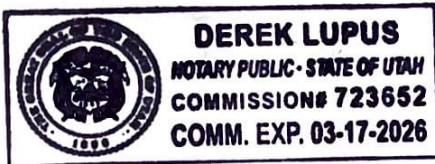
Subscribed and sworn to before me this 20th day of July, 2022.

[Signature]

Notary Public

Residing in Salt Lake Co., Utah

My Commission expires: 03-17-2026



Agent Authorization

I (we) Tyler North, the owner(s) of the
 real property located at Lot #3 Pine View Subdivision
Monticello, UT 84535
 in San Juan County, Utah, do hereby appoint Brian Boyd,
 as my (our) agent to represent me (us) with regard to this application affecting the above
 described real property, and authorize Brian Boyd,
 to appear before any County board or commission considering this application.

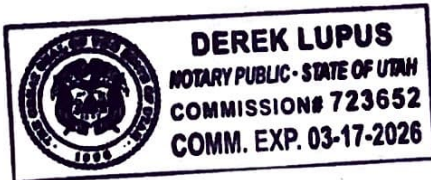
Tyler North
 Owner's Signature

 Owner's Signature (co-owner if any)

State of Utah)

County of Salt Lake) SS
~~San Juan~~

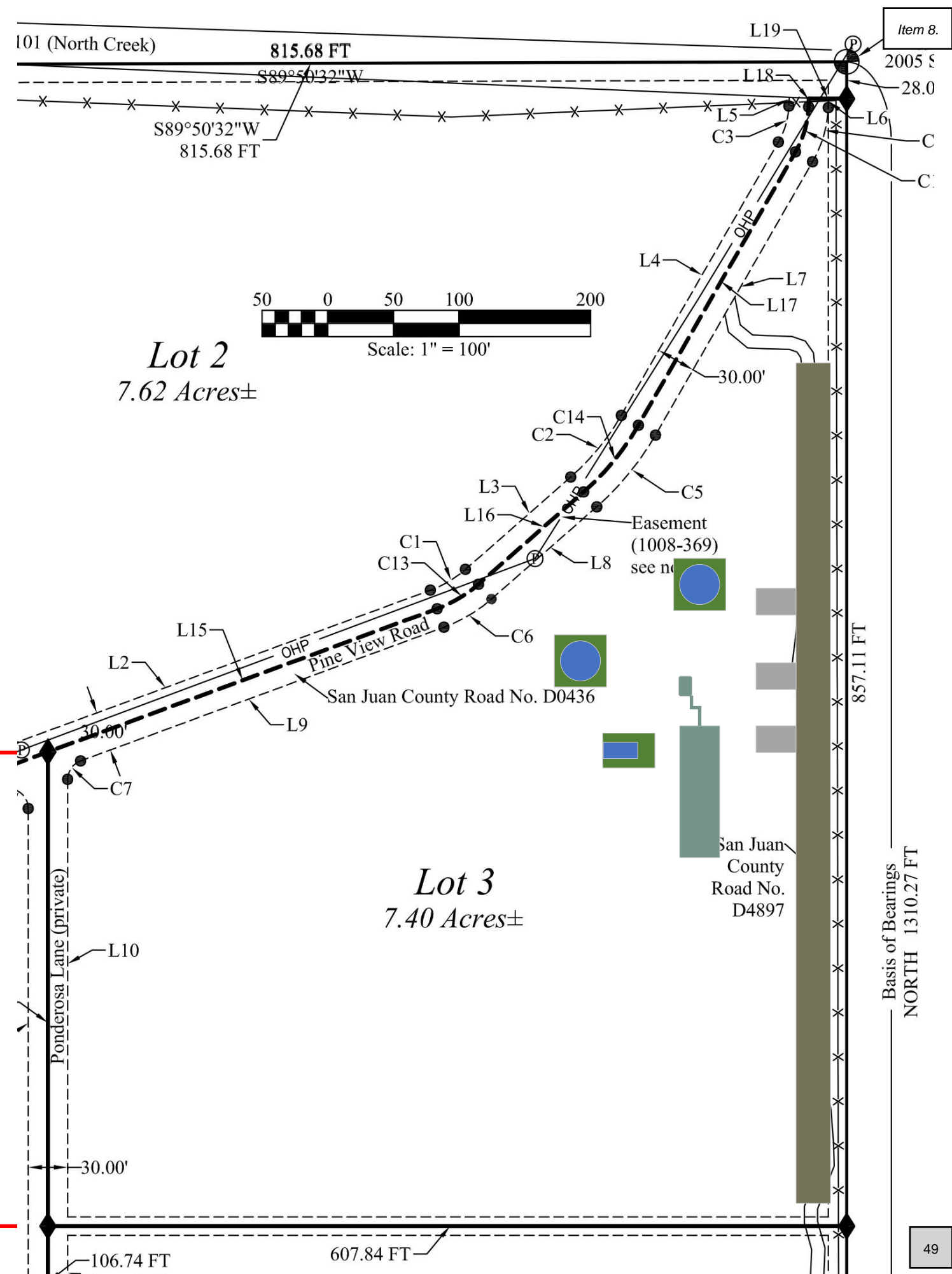
On the 20th day of July, 2020, personally appeared before me
Tyler Scott North the signer(s) of the
 above *Agent Authorization* who duly acknowledge to me that they executed the same.



[Signature]
 Notary Public

Residing in Salt Lake Co., Utah

My Commission expires: 03-17-2026



Item 8.

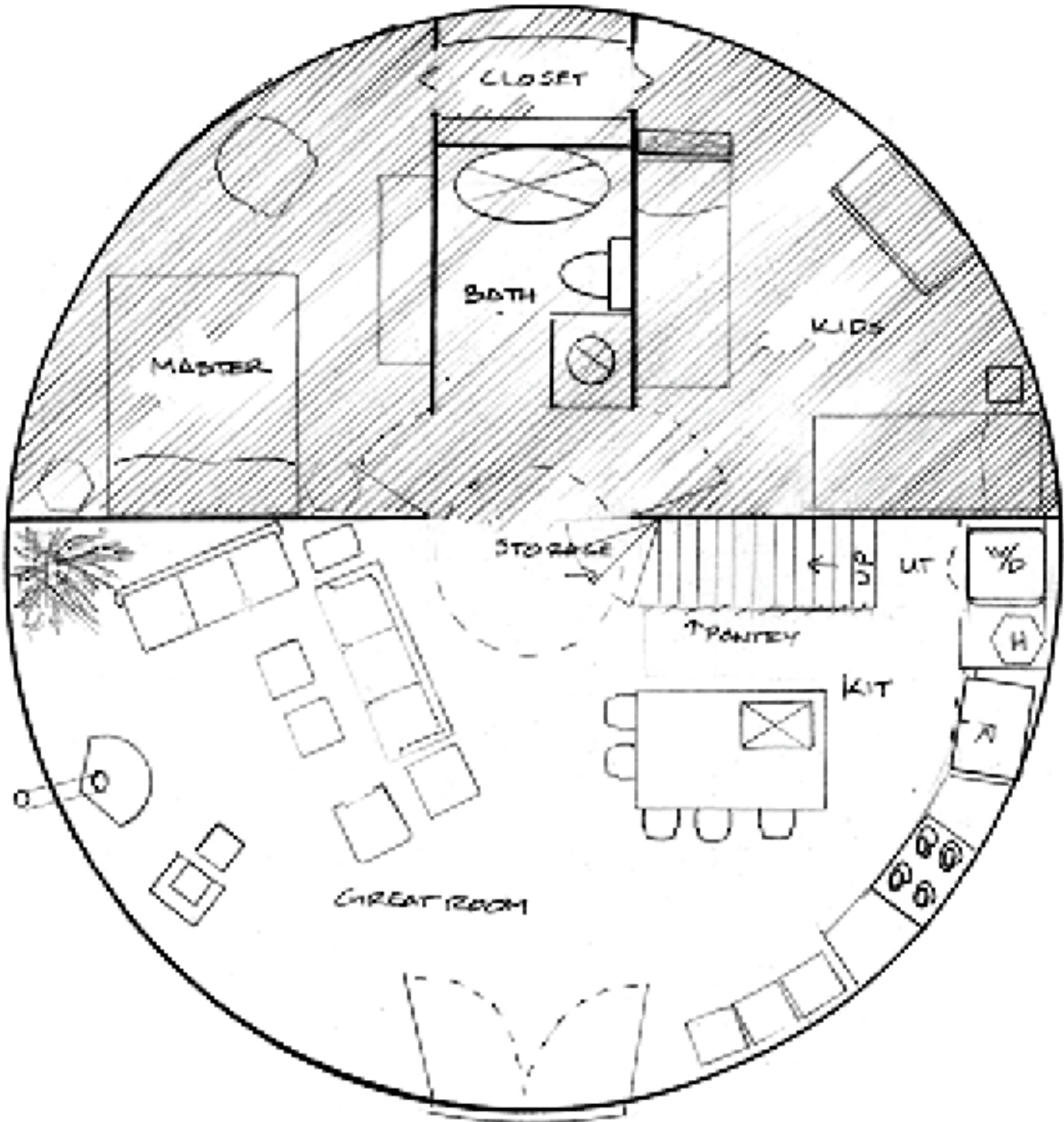
GROUND PLAN

Item 8.

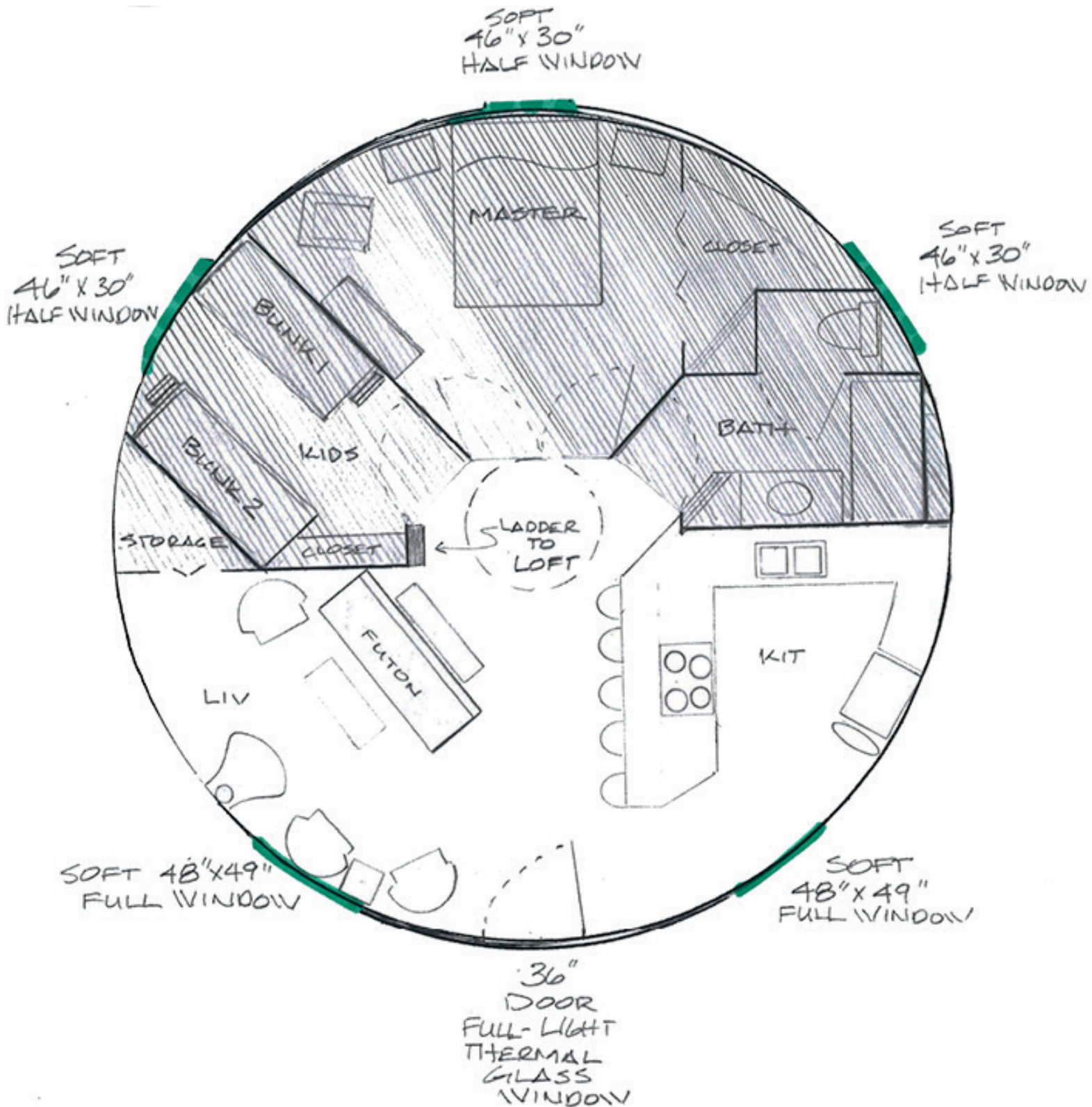


Item 8.

The 30' Eagle Yurt is shown as representation. Scale is not exact.



The 30' Eagle Yurt is shown as representation. Scale is not exact.





Item 8.

55



STAFF REPORT

MEETING DATE: August 11, 2022

ITEM TITLE, PRESENTER: Draft Land Use, Development and Management Ordinance (LUDMO)
Discussion

RECOMMENDATION: Discussion

SUMMARY

The Draft Land Use, Development and Management Ordinance (LUDMO) has been published on the County website since May 17. We have received many comments in writing and in person at the July 14, 2022 public hearing. The Board allowed the comment period to continue up to this meeting.

All written comments received have been forwarded to the Planning Commissioners and the comment period for the Planning Commission is now closed.

Staff reviewed each comment and has identified several talking points in addition to any others that any member of the board would like to discuss at this meeting.



Permit Report

07/08/2022 - 08/05/2022

Permit #	Permit Date	City or County	Residential or Commercial	Type of Permit	Building CityStateZip	Owner Name	Applicant Name	Parcel #	Parcel Address
22,132	8/4/2022	San Juan County	Residential	Electrical	Moab, UT 84532	Mark Katrina	Mark Katrina	001490000200	128 Crimson Cliffs Dr
22,131	8/3/2022	San Juan County	Residential	Plumbing	Blanding UT. 84511		Eric Tooke	37S22E027800	
22,130	7/27/2022	San Juan County	Residential	Solar	Moab, UT 84532	Karree Ewer	Ashton Eaves	00059000011B	16 W WILDFLOWER CIRCLE
22,129	7/21/2022	San Juan County	Residential	New Construction	Monticello, Utah 84535	Janet Albers	Tamara White	00155000001B	60 West Deerneck Rd
22,128	7/21/2022	San Juan County	Residential	Modular Home	La Sal, UT 84530		Kristi Taylor	0000500D0060	16 E PEARLY LANE
22,127	7/20/2022	San Juan County	Residential	New Construction	La Sal, Ut 84530		Stettson Deeter	29S24E100600	
22,126	7/17/2022	San Juan County	Residential	Electrical	84530		Stephen R Schultz	29S24E090002	
22,125	7/15/2022	San Juan County	Residential	New Construction	LaSal, UT 84530		Triple J Construction, Inc	28S25E362400	
22,124	7/15/2022	San Juan County	Residential	New Construction	La Sal, Utah, 84530		Terry Barr Jeannie Cheever	000920010010	17 Old School House Rd
22,123	7/14/2022	San Juan County	Residential	New Construction	Moab, UT 84532	UpGrades By Arch Inc	UpGrades By Arch Inc	1490000240	101 W RIO GRANDE DR.
22,122	7/14/2022			New Construction	Monticello Utah 84535		Ron Nielson	33S23E256003	
22,121	7/13/2022	San Juan County	Residential	New Construction	Monticello UT 84535	Heidi Moss	Doyle Moss	001110000050	
22,120	7/13/2022	San Juan County	Residential	New Construction	BLANDING, UT 84511		Ron Kirk	B0000013003A	
22,119	7/13/2022	San Juan County	Commercial	Addition/Remodel	Blanding UT 84511	Jaxon Lee	Jaxon Lee	36S22E231803	1254 N GRAYSON PARKWAY

22,118	7/12/2022	San Juan County	Mixed Use	New Construction	La Sal Mountains La Sal UT 84530		Redd Summit Ranches LLC		
22,117	7/11/2022	San Juan County	Residential	New Construction	Monticello, UT 84535	Daniel Perry	Daniel Perry	32S23E251202	1231 W DEER PARK DRIVE
22,006	7/18/2022	San Juan County	Mixed Use	New Construction	Moab, UT 84532	Stephen Howard	Stephen Howard	26S22E357840	11910S HWY 191

Item 10.

Total Records: 17

8/5/2022

Page: 1 of 1