



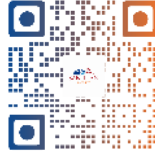
PLANNING COMMISSION MEETING

117 South Main Street, Monticello, Utah 84535. Commission Chambers
Thursday, October 8, 2026 at 6:00 PM

AGENDA

Google Meet – Joining Information

meet.google.com/oco-znwg-gbt



Phone: (US) +1 478-292-3950 PIN: 675 750 213#

WELCOME

ROLL CALL

PLEDGE OF ALLEGIANCE

CONFLICT OF INTEREST DISCLOSURE

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

GENERAL BUSINESS

1. Approval of Planning Commission Meeting Minutes from September 10, 2026 (Corey Coleman, Planning)

LAND USE APPLICATIONS

2. Conner Simmons 160 Terra Drive 001300000013 / SVR
Estimated Time: 40 minutes
3. Brandon Daley 64 East Mount Peale 000620000410 / SVR
Estimated Time: 20 minutes

ADMINISTRATIVE ITEMS (discussions)

4. Non Conforming Uses and Complaints
Estimated Time: 15 minutes

5. Old Business
 - a. Subdivision (no attachment)
Estimated Time: 5 minutes
6. New Business
Estimated Time: 5 minutes

BUILDING PERMIT(S) REVIEW

7. Building permit & Inspection report -
Estimated Time: 5 minutes

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****



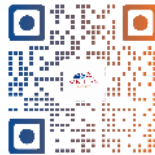
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PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
September 10, 2026

Minutes

CALL TO ORDER AND ADMINISTRATIVE ITEMS

WELCOME (0:00) Trent Schafer

COMMISSION MEMBERS PRESENT

Trent Schafer, Melissa Rigg, Shea Walker, TC Garcia, Ann Austin, Lloyd Wilson,

COMMISSION MEMBERS ONLINE

Cody Nielson

STAFF IN ATTENDANCE

Corey Coleman, Jens Nielson and Tamra Lewis

PLEDGE OF ALLEGIANCE

Corey Coleman

CONFLICT OF INTEREST DISCLOSURE

The Chair asked whether any commissioners had a conflict of interest regarding items on the agenda. No conflicts were declared.

PUBLIC COMMENT

Ed Williamson, a resident of McElhaney Lane in the Mt. Peale addressed the Commission regarding road and drainage conditions near his property. He discussed the history of the road, ATV traffic, flooding and drainage through the wash, culvert capacity, road maintenance, and concerns regarding the financial impact of unresolved road issues on existing property owners.

He stated that residents have paid taxes and worked to maintain their properties and encouraged the County to consider practical solutions to the road and drainage problems.

No additional in-person or online public comments were received.

GENERAL BUSINESS

APPROVAL OF AUGUST 13, 2026 MINUTES

The Commission reviewed the August 13, 2026 Planning Commission meeting minutes. Corrections were identified, including the spelling of Shea Walker and Trent's name referenced within the minutes.

Motion: Melissa Rigg moved to approve the August 13, 2026 Planning Commission meeting minutes as corrected.

Second: Lloyd Wilson.

Vote: Motion carried unanimously.

LEGISLATIVE

WILSON ARCH RESORT COMMUNITY – PHASE 2 CONDITIONAL USE PERMIT

Staff presented a Conditional Use Permit application for lodging and overnight accommodations within Wilson Arch Resort Community Phase 2. The application proposed a maximum of 73 lodging/overnight accommodation units.

Staff explained that available historical zoning information is limited and that there is some uncertainty regarding the property's zoning designation. Staff's review indicated the property appears to be within the A-1 zoning district with a possible commercial overlay. Staff used the 2011 San Juan County Zoning Ordinance as the primary basis for review and determined that recreational uses, supporting dwellings and related commercial service activities provided a basis for considering the application.

Staff recommended approval subject to conditions, including:

1. Development will be limited to a maximum of 73 lodging or overnight accommodation units.
2. Any increase beyond 73 units requires separate County review and approval.
3. Approval of the CUP does not replace future subdivision, building, fire, health, utility, business licensing, transportation, or other applicable approvals.

4. The project must comply with applicable County, State, fire, health, utility and regulatory requirements.
5. The approval is subject to a five-year review period.
6. The approval remains active during that period provided there is ongoing demonstrable progress.
7. The applicant returns to the County and Planning Commission before the end of the review period to report on development, remaining phases, compliance and material changes. Material changes may require additional review or amendment of the CUP.

Staff reported that a Will-Serve had been received from the Special Service District. Final water availability, engineering, fire-flow requirements, sewer, utility capacity and related infrastructure issues will need to be addressed as the project proceeds through subdivision, development and building permit processes.

Applicant Curtis Wells discussed the history and proposed redevelopment of Wilson Arch Phase 2. The existing Phase 2 plat was originally approved for approximately 73 residential lots. The applicant intends to vacate the existing configuration, consolidate most of the property and later submit a new development layout designed around a resort/lodging concept while maintaining a maximum of 73 units.

The applicant discussed the project's relationship to nearby recreational and lodging development, the Wilson Arch Water and Sewer Service Agency, potential infrastructure upgrades, fire-flow requirements, HOA coordination, access, and future UDOT requirements.

Commission discussion included:

- The original intent and historical approvals for Wilson Arch.
- Whether the development was originally intended primarily for residential, vacation or lodging uses.
- Short-term rentals and the County's ongoing LUDMO update.
- The distinction between lodging in a recreation/tourism-oriented area and short-term rentals within established residential neighborhoods.
- The project's location and separation from existing residences.
- Water and sewer capacity.
- Fire-flow and fire-suppression requirements.
- Future subdivision and plat amendments.
- UDOT access and transportation requirements.
- HOA and CC&R considerations.
- Uncertainty within historical County zoning maps.
- The need for future development proposals and material changes to return through the applicable County review process.

The Commission clarified that approval would authorize lodging/overnight accommodations for no more than 73 units but would not approve a final site layout or eliminate future subdivision, building, utility, fire, transportation or other regulatory reviews.

The Commission agreed that Condition No. 3 should specifically reference the Utah Department of Transportation (UDOT).

Motion: (1:00:00) Shea Walker moved to approve the Conditional Use Permit for Wilson Arch Resort Community Phase 2 for lodging and overnight accommodations, subject to Conditions 1 through 7 as presented, with Condition No. 3 amended to specifically include UDOT among the applicable regulatory entities.

Second: Lloyd Wilson.

Vote: All Commissioners present voted in favor. No opposed votes were received. Motion carried unanimously.

ADMINISTRATIVE ITEMS

LUDMO UPDATE (1:03:00)

Staff provided an update regarding the ongoing Land Use, Development and Management Ordinance (LUDMO) revision. Staff reported receiving significant public input and continuing individual discussions with residents, consultants and representatives from rural communities.

Staff stated that the current approach is moving back toward the structure of the 2011 code while tightening and clarifying language. One goal is to clearly identify uses as permitted or prohibited whenever practical rather than relying heavily on conditional uses.

Staff anticipates continuing work through the fall and developing a more complete draft for public and Planning Commission review. Staff encouraged members of the public to contact the department early in the process with concerns or suggestions.

(1:07:00) The Commission discussed requiring public hearings for Conditional Use Permit applications while the LUDMO revision remains underway. Commissioners expressed that public hearings would provide additional transparency and allow the public an opportunity to comment before action is taken. Staff indicated that hearings could generally be noticed in advance and action could still occur during the same meeting.

(1:13:00) The Commission reached general consensus that, during the interim period, Conditional Use Permit applications should be scheduled with public hearings when possible. Commissioners also discussed whether regulations should vary based upon density and

availability of infrastructure such as sewer and water. Discussion included rural areas, future growth, lot sizes, infrastructure planning, Spanish Valley, drainage, roads and the need to anticipate future development when drafting regulations.

CONDITIONAL USE PERMIT TRAINING (1:33:00)

Jens Nielson provided and led the Commission in training and discussion regarding Conditional Use Permits using materials from the Utah League of Cities and Towns.

Topics included:

- The purpose of conditional uses and mitigation of reasonably anticipated detrimental effects.
- The difference between legislative and administrative land-use decisions.
- The importance of clearly written and enforceable conditions.
- Public hearings for conditional uses.
- Legal implications of CUP approvals.
- Vested rights associated with approved land uses.
- Enforcement of conditions.
- Complaint-driven enforcement.
- Home occupations as an example of conditional-use standards.
- The benefit of reducing the number of conditional uses in future ordinances where uses can instead be clearly classified as permitted or prohibited.

The training emphasized that conditions imposed on a CUP should be realistic, relevant and enforceable. Discussion also addressed how application materials, staff reports, presentations and the actual motion interact in documenting what the Commission approved.

The Commission discussed the Wilson Arch approval as a practical example and clarified that the motion approved the general lodging use and conditions rather than every possible development scenario contained within the applicant's informational materials.

PROPOSED BUILDING FEES (2:00:00)

Staff presented proposed changes to the County's building permit fee structure. Staff explained that the goal is to simplify the fee schedule and use a defensible valuation-based system consistent with International Code Council methodology.

The proposed structure would generally calculate permit fees using building valuation data and a percentage of project valuation, while certain smaller projects such as roofing, siding, windows

and similar work may use flat fees. Solar permit fees and manufactured/modular construction were also discussed.

Staff explained that the proposed fee system is intended to better reflect the cost of operating the Building Department while simplifying the current fee structure. Discussion included inspection costs, travel throughout the County, unfinished basements, modular/manufactured homes, reinspection requirements and differences in the number of inspections required by project type. No formal action was taken by the Planning Commission on the proposed building fees.

BUILDING PERMITS

(02:11:00) Corey reviewed the Building Department permit and inspection reports and discussed ongoing projects.

Staff reported on a recent electrical continuing education class that was provided locally for licensed electricians in coordination with Utah State University. The class was taught by Chris Jensen, a UL instructor. San Juan County staff received approximately 32 hours of training, Moab City staff received approximately 16 hours, and 17 licensed electricians were able to complete required continuing education locally.

Staff also explained inspection report terminology. A failed/not-approved inspection means corrections are necessary and another inspection is required. A conditional approval allows construction to proceed when an item can reasonably be verified during a subsequent inspection.

SUBDIVISION ORDINANCE DISCUSSION

The Commission discussed requirements adopted in the 2024 subdivision ordinance regarding amendments to existing subdivisions and signatures from property owners.

Concerns were raised that requiring applicants to obtain signatures from numerous property owners within an existing subdivision can create unnecessary disputes between neighbors, particularly in subdivisions that have changed substantially over time.

The Commission discussed whether subdivision amendments should instead proceed through a public hearing process with appropriate notice, allowing the Planning Commission to consider the application and public input at the meeting.

Staff explained that the issue is under legal review and that the County must also consider CC&Rs, road capacity, fire access, drainage, flooding, infrastructure and historical subdivision approvals. Particular concern was expressed regarding subdivisions in Spanish Valley where

one-acre lots have previously been divided into smaller parcels after water and sewer infrastructure became available.

Staff identified Section 11-2-B-3 of the 2024 subdivision ordinance as containing language related to property-owner signatures and affected lots. Commissioners requested that the applicable language be provided for further review.

Discussion also included private road standards and whether developers should be required to construct roads to County standards when the County does not intend to accept or maintain those roads. Staff advised that upcoming subdivision applications may require the Commission to further address road paving and infrastructure standards.

No formal action was taken. The subdivision ordinance issues will be brought back for additional review.

ADJOURNMENT

Motion: Lloyd Wilson moved to adjourn the meeting.

Second: Melissa Rigg.

Vote: Motion carried unanimously.

The meeting was adjourned.



STAFF REPORT
SAN JUAN COUNTY
PLANNING COMMISSION

MEETING DATE:	October 8, 2026
ITEM TITLE:	160 Tera Drive, Spanish Valley – Subdivision Amendment
PRESENTER:	Corey Coleman, Building Official / Planning Administrator
PARCEL # / ZONE	001300000013 / SVR
REQUEST:	Subdivision / Creation of Two Additional Lots (3 Lots to 5 Lots – Exhibit D)
APPLICANT:	Conner Simmons
RECOMMENDATION:	<p>1. Approval Motion: <i>I move to approve the proposed subdivision amendment based on the findings and conditions of approval, contingent upon satisfactory review and approval by all applicable County departments and affected agencies.</i></p> <p>2. Denial Motion – Statement of Reasons: <i>I move to deny the subdivision amendment for the following reasons, as outlined in the Statement of Findings for Substantial Evidence.</i></p>

Background

The subject property is located at 160 Tera Drive in Spanish Valley and is identified as Parcel No. 001300000013. Based on the information currently available to staff and included in the application packet, the property was largely undeveloped in approximately 2018 and has since undergone a series of land divisions. The current request proposes the creation of two additional lots, increasing the property from three lots to five lots.

Because the property has been divided in stages, Staff has reviewed the current proposal in the context of the overall subdivision pattern, access, and cumulative development rather than solely as an isolated request for two additional lots.

Approximate Date	Property History	Property Ownership
August 2018	Property appears to have been undeveloped land. (Exhibit A)	Sarah J. Mersereau and Daniel Wright
March 2022	Lot Line Adjustment between Lot 1 and lot 2 (Exhibit B)	Sarah J. Mersereau and Daniel Wright
July 2022	An additional lot was created through a subsequent division of the property. (Exhibit C)	Daniel Wright
October 2026 (<i>Current request</i>)	Applicant requests approval to create two additional lots. (Exhibit D)	Daniel Wright, Megan Simmons, Karson Geissinger,

Applicable Ordinances

Several County ordinances apply to the review of this property. Because the regulations were adopted at different times and address different portions of the subdivision and land-use process, staff has reviewed the application under the provisions applicable to the specific issue being considered.

Applicable ordinances include:

- 2011 San Juan County Zoning Ordinance
- 2019 Spanish Valley Supplementary Ordinance
- 2024 San Juan County Subdivision Ordinance, including the current subdivision review process
- 2016 San Juan County Subdivision Ordinance / Development Standards, to the extent the County determines that technical development standards not addressed or replaced by the 2024 Subdivision Ordinance remain applicable.

The 2019 Spanish Valley standards are particularly important because the property is located within Spanish Valley and those provisions contain specific requirements for access, street frontage, flag lots, and development within the area.

Access and Street Frontage Requirements

The 2019 Spanish Valley Supplementary Ordinance provides that every building and lot must have direct access to one of the following:

1. A public street;
2. An approved private street or driveway; or
3. A public or private street via a public or private alley.

The ordinance further requires that:

“Each new lot or building tract shall front upon a public street.”

These provisions address both access and street frontage for new lots within Spanish Valley.

Staff must therefore evaluate how each existing and proposed lot obtains legal and compliant access and whether the proposed lots satisfy the applicable frontage requirements. The existence of an access easement alone may not establish compliance with all applicable frontage and subdivision requirements. A private road maintenance agreement has been submitted and is currently under review.

Mersereau Drive currently provides access to the proposed lots and is privately owned and maintained. Staff recommends that the Planning Commission determine whether Mersereau Drive may provide public access while remaining privately owned and maintained and whether that arrangement satisfies the applicable public-street frontage requirement.

The historic configuration of the property also appears to include at least one flag-lot or panhandle configuration. Staff has reviewed the previous and proposed divisions to determine whether the existing access continues to meet applicable standards as additional lots are created.

The applicant should demonstrate how each newly proposed lot complies with the required public-street frontage requirements.

Subdivision Street Standards

The County's 2016 Subdivision Ordinance development standards provide additional technical requirements for residential streets.

The 2016 ordinance provides that, unless otherwise determined by the San Juan County Road Department, residential streets shall have a minimum right-of-way of fifty feet (50'). It also establishes a minimum paved surface width of 24 feet and provides that gravel streets in Spanish Valley are not permitted and must be paved.

The 50-foot right-of-way standard allows the San Juan County Road Department to determine otherwise; therefore, Staff is not recommending that a 50-foot right-of-way be automatically required. Staff recommends that Mersereau Drive function as a public-access roadway while remaining privately owned and maintained by the benefiting property owners. A 20-foot hard-surfaced roadway represents the minimum fire-access width identified by Staff and should not be interpreted as replacing any greater roadway width determined to be applicable under the subdivision standards.

Summary

The subject property has undergone multiple land divisions since approximately 2018. The current application proposes the creation of two additional lots and must be reviewed for compliance with applicable subdivision, access, frontage, and Spanish Valley development standards.

Mersereau Drive currently provides access to the proposed lots and is privately owned and maintained. The applicable ordinances contain provisions addressing both private access and public-street frontage. Staff recommends that the Planning Commission determine whether the proposed access arrangement satisfies the applicable frontage requirement and, if approved, establish clear conditions regarding public access, private ownership and maintenance, roadway surfacing, and continued access to the newly created lots.

If the application is approved, Staff recommends that Mersereau Drive be hard surfaced through the extent of the newly created lots. A minimum 20-foot roadway width is recommended based upon

fire-access considerations, subject to any greater width or other roadway standard determined to be applicable by the Planning Commission or County Road Department. Mersereau Drive would provide public access while remaining privately owned and maintained by the benefiting property owners, with a road maintenance agreement recorded against each affected lot. Required water and sewer utilities shall be installed prior to recording the amended plat, and any structures made nonconforming by the proposed subdivision shall be removed, relocated, or otherwise brought into compliance, subject to final review by Staff and Legal.

The Planning Commission should take formal action to approve, approve with conditions, or deny the application based upon the applicable ordinances, submitted materials, public input, and findings made at the meeting.

Planning Commission Consideration

Issue	Commission Consideration
Access and Frontage	Determine whether Mersereau Drive, including a public-access/private-ownership arrangement, satisfies the applicable access and public-street frontage requirements for the proposed lots.
Roadway Standards	Determine the roadway improvements applicable to the proposed subdivision, including roadway width, hard surfacing, maintenance responsibilities, and whether the 50-foot right-of-way standard applies or may be modified based upon the existing configuration and determination of the San Juan County Road Department.
Conditions of Approval	If approved, establish the conditions that must be satisfied prior to recording, including roadway improvements, recorded maintenance agreements, installation of water and sewer utilities, and correction of any structures made nonconforming by the proposed subdivision, subject to final review by Staff and Legal.

EXHIBIT A

Original Mersereau Subdivision Plat

160 Tera Drive - 2018



FINAL PART OF
MERSEREAU SUBDIVISION
A SUBDIVISION LOCATED IN
THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 28 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

WEST CORNER
SECTION 35, T38S, R22E, S18M
(FOUND GLO MON. 1912)

SOUTH 89°58' WEST
(BASE OF BEARING)

(1704.9)

EAST CORNER
SECTION 35, T38S, R22E, S18M
(FOUND MON. UNMARKED)

SURVEYOR'S CERTIFICATE

I, Lucie Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540504. I further certify that a land survey was made of the property described below, and have subdivided said tract of land into lots and streets hereafter to be known as
MERSEREAU SUBDIVISION
and that same has been correctly surveyed and staked on the ground as shown on this plat.

Lucie Blake
License No. 7540504

6/14/18
Date



BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 89°58' WEST 1704.90 FEET ALONG THE CENTER SECTION LINE AND SOUTH 292.3 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 172.0 FEET, THENCE WEST 884.6 FEET, THENCE NORTH 30°00' WEST 198.58 FEET, THENCE EAST 703.9 FEET (RECORD=793.8') TO THE POINT OF BEGINNING.
CONTAINS 112.526 SQ. FT. or 2.59 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS:

MERSEREAU SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

Sarah J. Mersereau
SARAH J. MERSEREAU

ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Grand
ON THE 14th DAY OF June, 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Sarah J. Mersereau WHO BEING BY ME DULY
SWORN, DID SAY THAT HE IS THE owner OF
AND THAT THEY EXECUTED THE
FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID COMPANY BEING AUTHORIZED AND EMPLOYED TO DO
SO, AND THEY DID DULY ACKNOWLEDGE TO ME THAT SUCH COMPANY EXECUTED THE SAME FOR THE USES AND
PURPOSES STATED THEREIN.

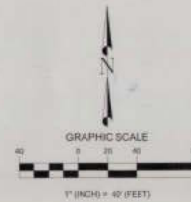
Elizabeth Spivey
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Elizabeth Spivey
COMMISSION NUMBER:
MY COMMISSION EXPIRES:



64 154714, 01 1029 P-4 424
John R. Spivey, Notary Public, State of Utah
My Commission Expires 06/15/2021
FOR MORE INFORMATION
CALL 801.224.1234

RED DESERT
Land Surveying

Project 069-18
Date 6/14/18
Sheet 1 of 1



1" (INCH) = 40' (FEET)

A SUBDIVISION LOCATED IN
THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 28 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT AND FIND IT TO BE
CORRECT AND IN ACCORDANCE WITH INFORMATION
ON FILE IN THE OFFICE OF THE
COUNTY CLERK, STATE OF UTAH



APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 12th DAY OF
September, 2018.

Walter B. B.
ATTORNEY

COUNTY BOARD OF HEALTH

APPROVED THIS 13th DAY OF September, 2018.

Walter B. B.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 14th DAY OF JUNE, 2018.
BY SAN JUAN COUNTY PLANNING COMMISSION.

Paul Schell
CHAIRMAN

COUNTY COMMISSION APPROVAL

PRESENTED TO THE SJC Commission
THIS 25th DAY OF September, 2018.

SUBDIVISION WAS ACCEPTED AND APPROVED:
Bruce Adams

ATTEST

COUNTY RECORDER NO.

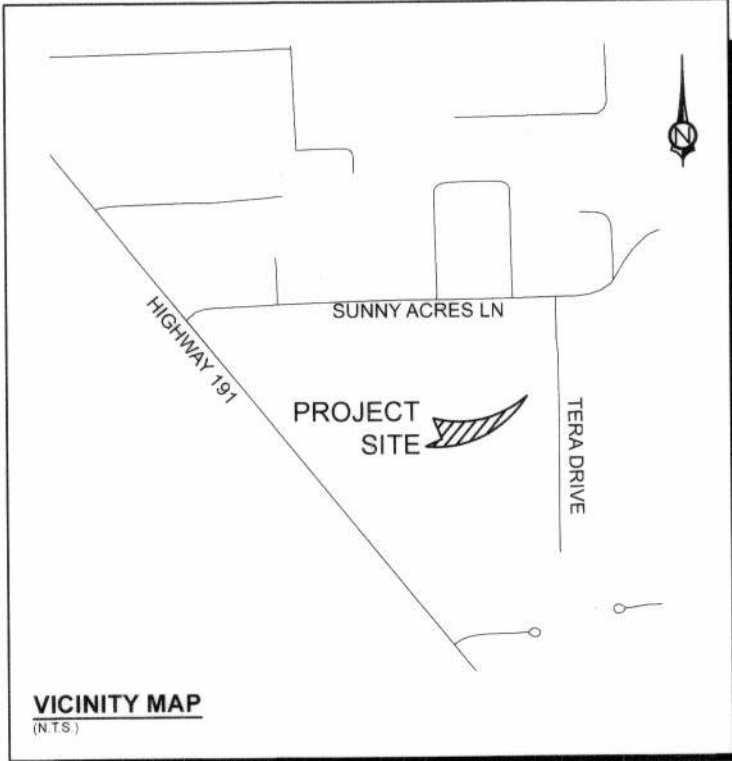
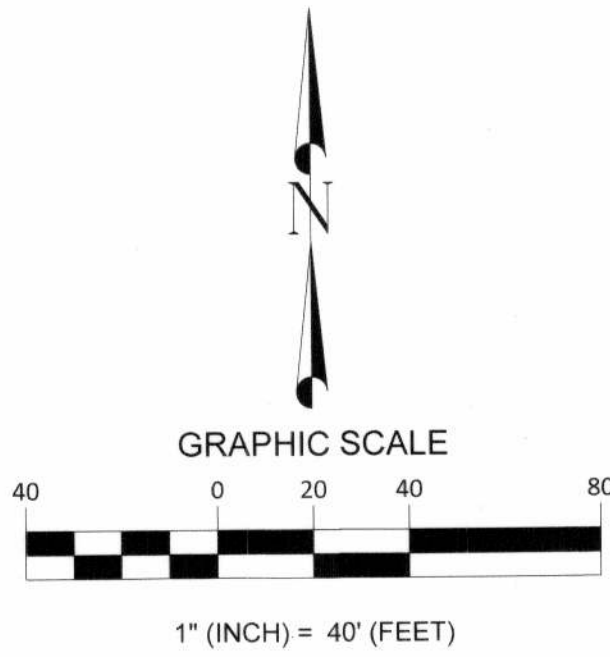
STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF

Daniel Wright
DATE 9-25-18 BOOK 1029 PAGE 424 FEE \$31.00

EXHIBIT B

Mersereau Subdivision, Amendment III

160 Tera Drive - 2022



FINAL PLAT OF
MERSEREAU SUBDIVISION, AMENDMENT III
AMENDING LOT 1, MERSEREAU SUBDIVISION &
AMENDING LOT 2A, MERSEREAU SUBDIVISION, AMENDED LOT 2,
BY LOT LINE ADJUSTMENT
LOCATED IN
THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

WEST 1/4 CORNER
SECTION 35, T26S, R22E, SLB&M
(FOUND GLO MON. 1912)

SOUTH 89°58' WEST
(BASIS OF BEARING)

EAST 1/4 CORNER
SECTION 35, T26S, R22E, SLB&M
(FOUND MON. UNMARKED)

SURVEYOR'S CERTIFICATE

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the state of Utah and that I hold license no. 7540504. I further certify that a land survey was made of the property described below, and have subdivided said tract of land into lots and streets hereafter to be known as:

MERSEREAU SUBDIVISION, AMENDMENT III

and that same has been correctly surveyed and staked on the ground as shown on this plat.

Lucas Blake
License No. 7540504

Date

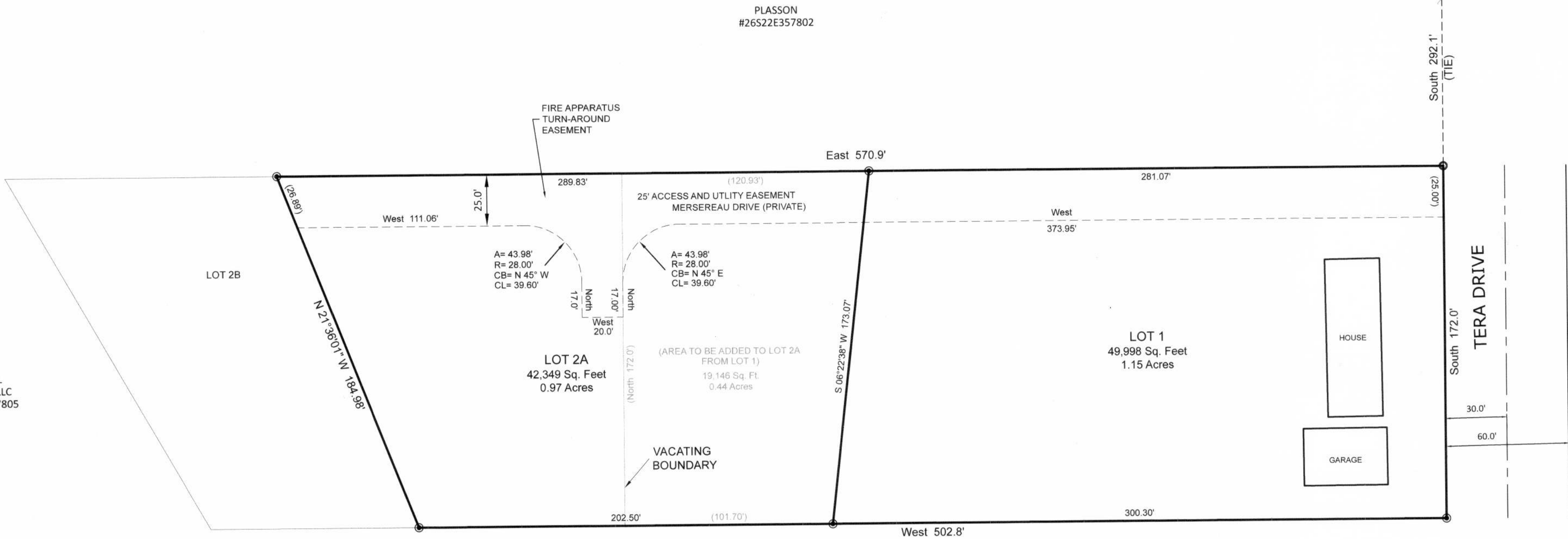


BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, MERSEREAU SUBDIVISION, SAID POINT BEING SOUTH 89°58' WEST 1704.90 FEET ALONG THE CENTER SECTION LINE AND SOUTH 292.1 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 172.0 FEET; THENCE WEST 502.8 FEET; THENCE N 21°36'01" W 184.98 FEET; THENCE EAST 570.9 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.12 ACRES.

CARROLL
DRILLING LLC
#26522E357805



PLASSON
#26522E357802

CARLSON
#26522E357800

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREFTER KNOWN AS:

MERSEREAU SUBDIVISION, AMENDMENT III

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

Daniel Wright
DANIEL WRIGHT

Sarah J. Mersereau
SARAH J. MERSEREAU

ACKNOWLEDGMENT

STATE OF Utah } s.s.
COUNTY OF Grand

ON THE 11 DAY OF March, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED

NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Daniel Wright WHO BEING BY ME DULY

SWORN, DID SAY THAT HE IS THE owner OF

Mersereau Subdivision AND THAT THEY EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO, AND THEY DID DULY ACKNOWLEDGE TO ME THAT SUCH COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Jambeth A. Jones
COMMISSION NUMBER: 702589
MY COMMISSION EXPIRES: October 1, 2022

ACKNOWLEDGMENT

STATE OF Utah } s.s.
COUNTY OF Grand

ON THE 11 DAY OF March, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED

NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Sarah Mersereau WHO BEING BY ME DULY

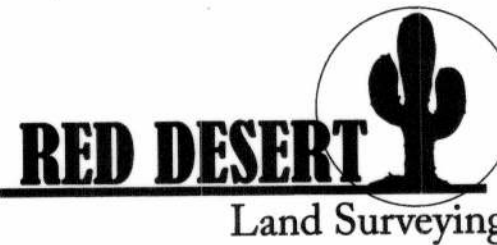
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NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Jambeth A. Jones
COMMISSION NUMBER: 702589
MY COMMISSION EXPIRES: October 1, 2022

Ent 168902 Bk 1077 Pg 384
Date 11-19-2022 1:25:33PM
File #24-00 2-nd-1 Card Filed By: TR
STATE RECORDS, Recorder
SAN JUAN COUNTY CORPORATION
For: DANIEL WRIGHT

A SUBDIVISION LOCATED IN
THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN



88 E. Center Street
Moab, UT 84532
435.259.8171

Project 111-21

Date 2/24/22

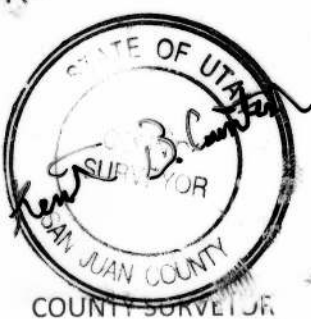
Sheet 1 of 1

SURVEY NARRATIVE

This plat is to adjust the boundaries between Lot 1 and 2A of the Mersereau Subdivision.

COUNTY SURVEYOR

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



2-7-22
DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 8th DAY OF
March, 2022.

[Signature]
ATTORNEY

COUNTY BOARD OF HEALTH

APPROVED THIS 9th DAY OF MARCH, 2022.

[Signature]

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 10th DAY OF February, 2022.
BY SAN JUAN COUNTY PLANNING COMMISSION.

[Signature]
CHAIRMAN

COUNTY COMMISSION APPROVAL

PRESENTED TO THE SIC Commission

THIS 15th DAY OF February, 2022.

SUBDIVISION WAS ACCEPTED AND APPROVED

ATTEST [Signature] [Signature]

COUNTY RECORDER NO.

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

Daniel Wright & Sarah J. Mersereau

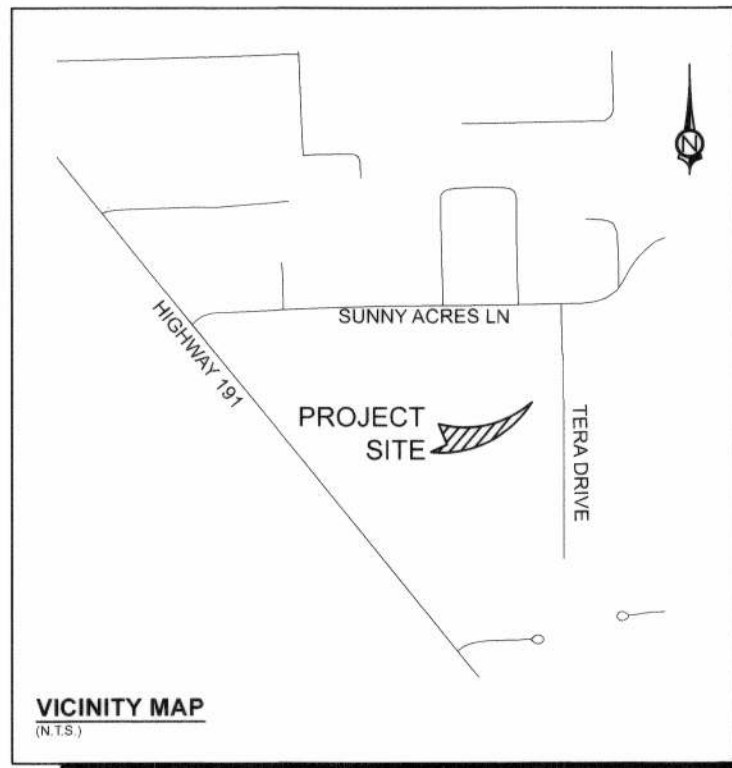
DATE March 11, 2022 BOOK 1077 PAGE 384 FEE \$54.00

[Signature]

EXHIBIT C

Mersereau Subdivision, Amended Lot 2

160 Tera Drive - 2022



FINAL PLAT OF
MERSEREAU SUBDIVISION, AMENDED LOT 2
A SUBDIVISION OF LOT 2, MERSEREAU SUBDIVISION
LOCATED IN
THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

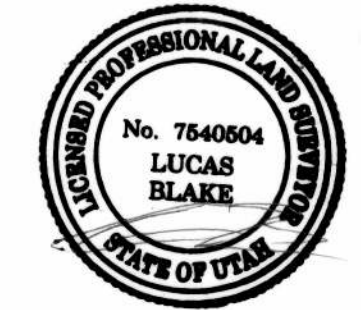
I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the state of Utah and that I hold license no. 7540504. I further certify that a land survey was made of the property described below, and have subdivided said tract of land into lots and streets hereafter to be known as:

MERSEREAU SUBDIVISION, AMENDED LOT 2

and that same has been correctly surveyed and staked on the ground as shown on this plat.

Lucas Blake
License No. 7540504

Date



BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, MERSEREAU SUBDIVISION, SAID POINT BEING SOUTH 89°58' WEST 1704.90 FEET ALONG THE CENTER SECTION LINE AND SOUTH 292.1 FEET AND WEST 402.0 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 172.0 FEET; THENCE WEST 202.6 FEET; THENCE NORTH 30°00' WEST 198.58 FEET; THENCE EAST 301.9 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.00 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREFTER KNOWN AS:

MERSEREAU SUBDIVISION, AMENDED LOT 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

Daniel Wright
DANIEL WRIGHT

ACKNOWLEDGMENT

STATE OF Utah } S.S.
COUNTY OF San Juan

ON THE 22nd DAY OF July, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED

NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Daniel Wright WHO BEING BY ME DULY

SWORN, DID SAY THAT HE IS THE Requestor OF

Mersereau Subdivision, Amended Lot 2, AND THAT THEY EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO, AND THEY DID DULY ACKNOWLEDGE TO ME THAT SUCH COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

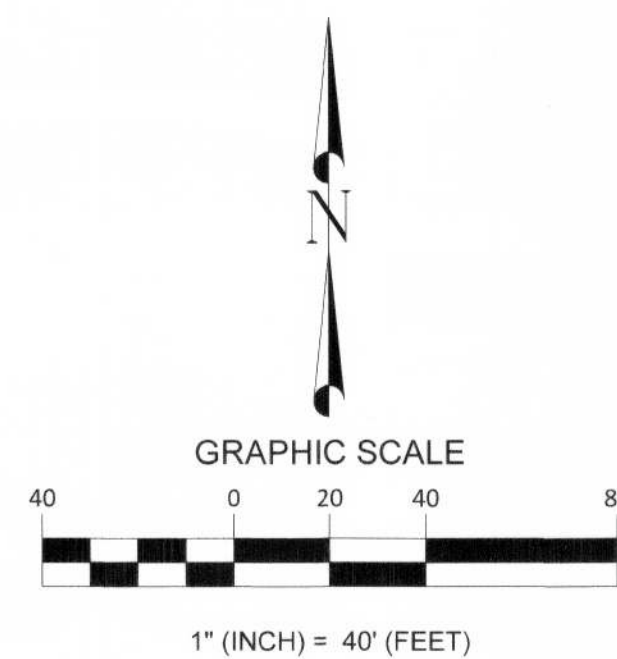
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Cindi Holyoak
COMMISSION NUMBER: 711256
MY COMMISSION EXPIRES: 04/01/2024



Ent 165974 Bk 1065 Pg 789
Date: 22-JUL-2021 12:37:19PM
Fees: \$50.00 Credit Card Filed By: JH
CINDI HOLYOAK, Recorder
SAN JUAN COUNTY CORPORATION
For: WRIGHT DANIEL



Project	111-21
Date	7/12/21
Sheet	1 OF 1



A SUBDIVISION LOCATED IN
THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST
SALT LAKE BASE AND MERIDIAN

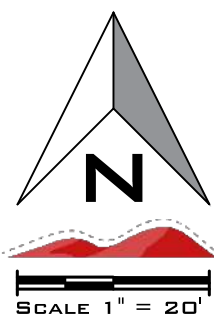
COUNTY SURVEYOR APPROVAL IN ACCORDANCE WITH INFORMATION AND RECORDS ON FILE IN THIS OFFICE <i>Keith B. Catlett</i> COUNTY SURVEYOR DATE 7-12-21	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>16</u> DAY OF <u>July</u> , 2021. <i>Blair</i> ATTORNEY	COUNTY BOARD OF HEALTH APPROVED THIS <u>15</u> DAY OF <u>July</u> , 2021. <i>[Signature]</i>	PLANNING COMMISSION CERTIFICATE APPROVED THIS <u>8th</u> DAY OF <u>July</u> , 2021. BY SAN JUAN COUNTY PLANNING COMMISSION. <i>Just SH</i> CHAIRMAN	COUNTY COMMISSION APPROVAL PRESENTED TO THE <u>San Juan County Commission</u> THIS <u>20th</u> DAY OF <u>July</u> , 2021. SUBDIVISION WAS ACCEPTED AND APPROVED. ATTEST <i>[Signature]</i>	COUNTY RECORDER NO. STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF <i>Daniel Wright</i> DATE <u>7/12/2021</u> BOOK <u>1065</u> PAGE <u>789</u> FEE <u>54.00</u> <i>[Signature]</i>
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EXHIBIT D

Preliminary Plat - Mersereau Subdivision, Amendment 4

Lot 1 Amended

160 Tera Drive - 2026

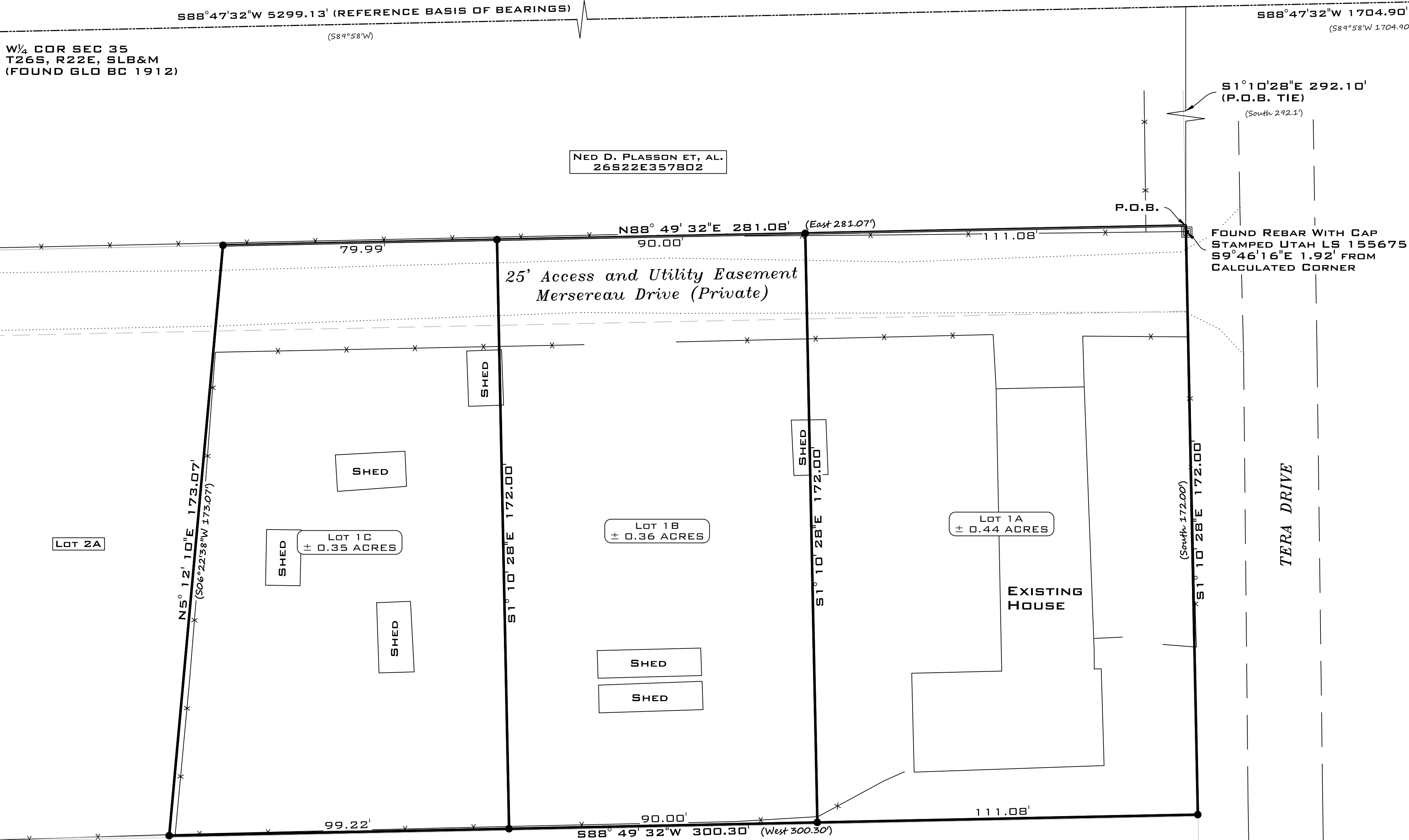


PRELIMINARY PLAT MERSEREAU SUBDIVISION, AMENDMENT 4

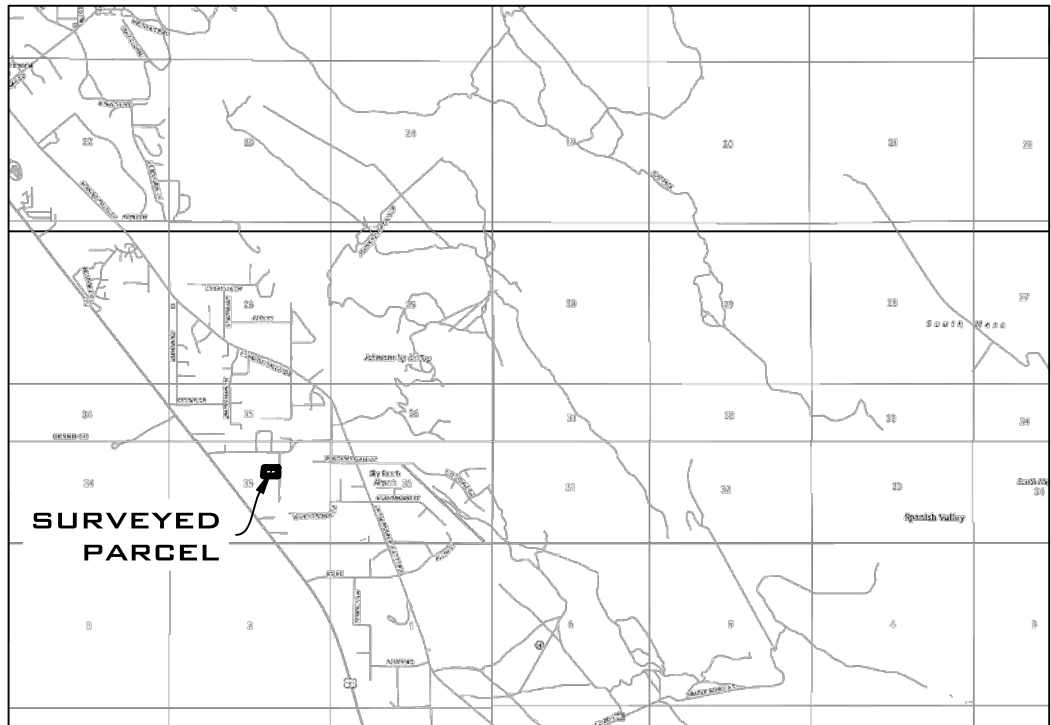
LOT 1 AMENDED

WITHIN SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN
2026

E 1/4 COR SEC 35
T26S, R22E, SLB&M
(FOUND SJC AC 2019)



VICINITY MAP
NOT TO SCALE



OWNERSHIP: SHAYNE HOWELL AND MEGAN SIMMONS

SURVEY DATE: MARCH 3, 2026

AS PART OF THIS SURVEY, RED SANDS GEOMATICS, LLC HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION, OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- WARRANTY DEED: 2023, ENTRY NUMBER 178733, BOOK 1104 AND PAGE 419.
- MERSEREAU SUBDIVISION, AMENDMENT III PLAT AS RECORDED IN THE SAN JUAN COUNTY RECORDERS OFFICE AS ENTRY NUMBER 168902.

NOTES:

DIMENSIONS IN PARENTHESES INDICATE THE DIMENSIONS OF RECORD. NON PARENTHESES DIMENSIONS ARE THE SURVEYED MEASUREMENTS.

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THE _____ DAY OF _____, 20____, MEGAN SIMMONS; PERSONALLY APPEARED BEFORE ME, AND DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN _____

NOTARY PUBLIC (SIGNATURE) _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))



SURVEYOR'S CERTIFICATE

I, TYLER NIELSON, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 13525534, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS PLAT OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-7-1504. I CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE THIS PLAT OF: 'LOT 1 AMENDED, MERSEREAU SUBDIVISION'.

TYLER NIELSON UT PLS 13525534

DATE

SURVEY NARRATIVE

THE PURPOSE OF THIS AMENDED PLAT IS TO AMEND LOT 1 OF THE MERSEREAU SUBDIVISION, AMENDMENT III SHOWN HEREON. LOT 1 WILL BECOME LOTS 1A, 1B, AND 1C. THIS AMENDMENT WAS REQUESTED BY CONNER SIMMONS. ALL OTHER LOTS AND DIMENSIONS REMAIN UNCHANGED. I HAVE CONDUCTED A FIELD SURVEY OF THE SHOWN PROPERTY AND HAVE DISCOVERED DIFFERENCES IN RECORDED BEARINGS AND DISTANCES WHICH ARE SHOWN FOR INFORMATIONAL AND RETRACEMENT PURPOSES ONLY. DUE TO THE LEGAL AND CONVEYING CHARACTERISTIC OF A SUBDIVISION PLAT, PRIORITY IS BEING PLACED UPON THE ORIGINAL BEARING AND DISTANCES WHICH ARE SHOWN IN PARENTHESES ON THIS PLAT. IT IS THE INTENT OF THIS AMENDMENT TO ONLY CHANGE THE ABOVE MENTIONED LOT AND TO LEAVE EVERYTHING ELSE AS IT HAS BEEN RECORDED, RELIED UPON, AND CONVEYED IN DEEDS AND OTHER LEGAL DOCUMENTS, THUS PRESERVING THE INTEGRITY AND BONA FIDE RIGHTS OF ADJACENT OWNERS. EASEMENTS AFFECTED BY THIS AMENDMENT ARE DEPICTED HEREON. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE UTAH STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, U.S. SURVEY FEET. THE BEARING SHOWN BETWEEN THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN IS PROVIDED FOR REFERENCE ONLY AND REFLECTS THE GRID BEARING COMPUTED FROM THE PROJECT CONTROL. GPS OBSERVATIONS WERE PERFORMED ON THE ABOVE-STATED COORDINATE SYSTEM, SCALED TO GROUND WITH NO LOCALIZATION APPLIED. RECORD BEARINGS WERE ROTATED TO THIS BASIS OF DURING BOUNDARY ANALYSIS; HOWEVER, THEY ARE SHOWN HEREON AS PUBLISHED IN THE SOURCE DOCUMENTS.

LEGAL DESCRIPTION

ALL OF LOT 1 IN THE MERSEREAU SUBDIVISION AS RECORDED IN THE SAN JUAN COUNTY RECORDERS OFFICE AS ENTRY NUMBER 168902. (CONTAINING 1.15 ACRES MORE OR LESS).

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE RESPECTIVE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND HEREAFTER TO BE KNOWN AS THE 'MT. PEALE ESTATES, LOT 10 AMENDED,' AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. IN WITNESS WHEREOF, WE HAVE SET OUR HAND THIS THE _____ DAY OF _____, 20____.

SHAYNE HOWELL

MEGAN SIMMONS

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THE _____ DAY OF _____, 20____, SHAYNE HOWELL; PERSONALLY APPEARED BEFORE ME, AND DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN _____

NOTARY PUBLIC (SIGNATURE) _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))

LEGEND

- SET #5 REBAR & PINK PLASTIC CAP
- MARKED RED SANDS GEOMATICS 13525534 (UNLESS NOTED)
- MONUMENT AS DESCRIBED
- NOTHING SET
- PROPERTY LINE
- FENCE LINE
- ADJACENT PROPERTY LINE
- 1/2 SECTION LINE
- EASEMENT EXTENTS
- EXISTING GRAVEL ROAD
- EDGE OF ASPHALT

REV. #	DATE	DESCRIPTION

SHEET

1 OF 1

LATE MATERIAL

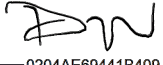
CONSENT TO SUBDIVISION AMENDMENT

Mersereau Subdivision, Amendment 4 - Lot 1 Amended
San Juan County, Utah

We, **Daniel Wright**, owner of the property located at **158 Tera Drive**, San Juan County Parcel No. **00130000002A**, and **Karson Geissinger**, owner of the property located at **152 Tera Drive**, San Juan County Parcel No. **00130000002B**, acknowledge that we have reviewed the preliminary plat attached as Page 2 of this document for the proposed **Mersereau Subdivision, Amendment 4 - Lot 1 Amended**.

We understand that the proposed amendment divides existing Lot 1 into three lots, identified on the preliminary plat as Lots 1A, 1B, and 1C. We hereby state that we **consent to the proposed subdivision amendment and have no objection to San Juan County reviewing and approving the subdivision as shown on the attached preliminary plat**.

This consent is intended to document our approval of the proposed subdivision amendment shown on the attached preliminary plat. It does not independently modify any deed, easement, boundary, covenant, or other recorded property right.

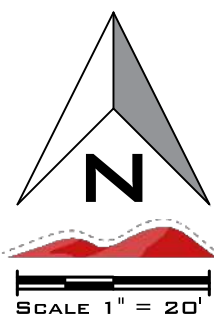
Signed by:

0204AE60441B409...
Daniel Wright
158 Tera Drive — Parcel No. 00130000002A

10/2/2026

Date

Karson Geissinger
152 Tera Drive — Parcel No. 00130000002B

Date

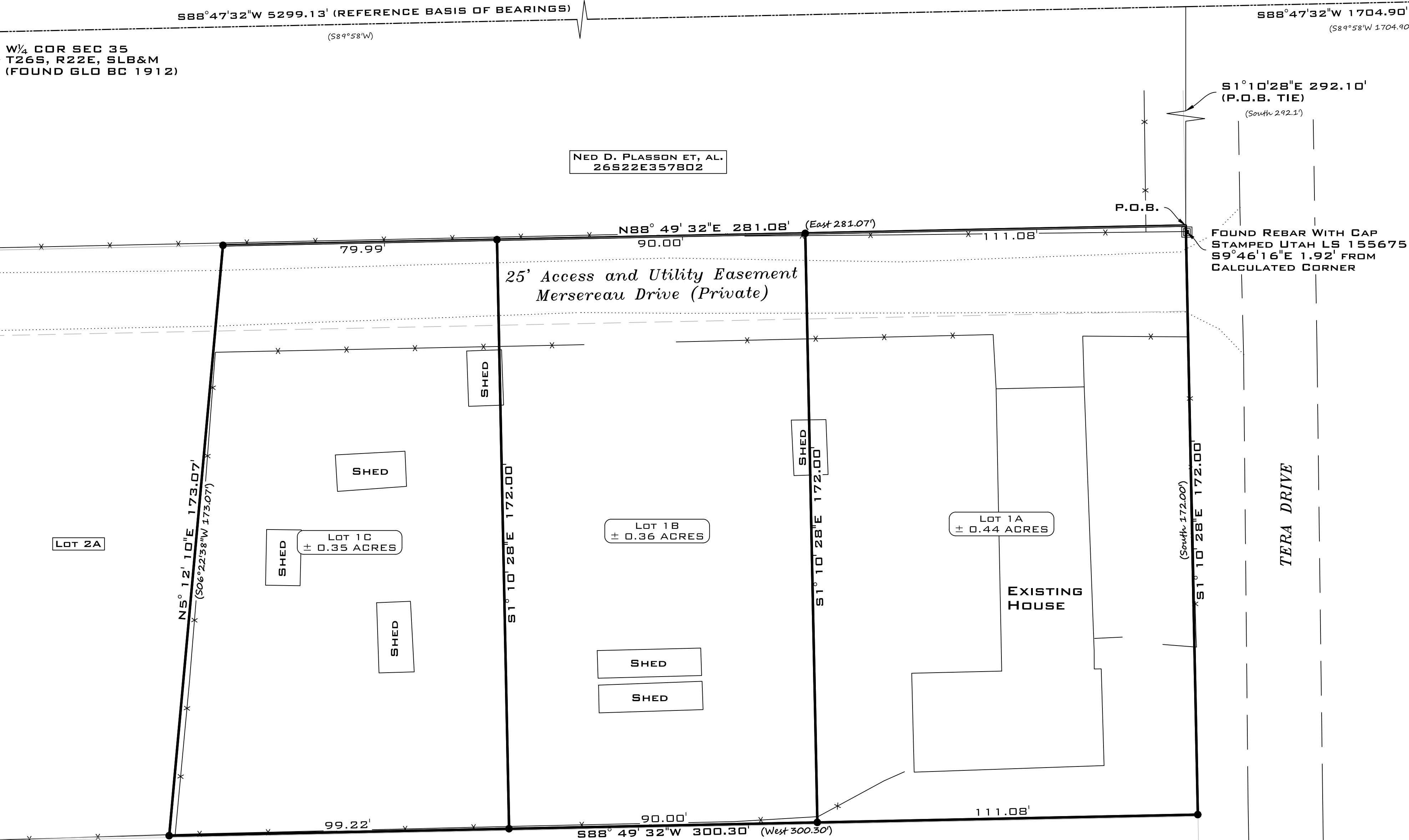


PRELIMINARY PLAT
MERSEREAU SUBDIVISION, AMENDMENT 4

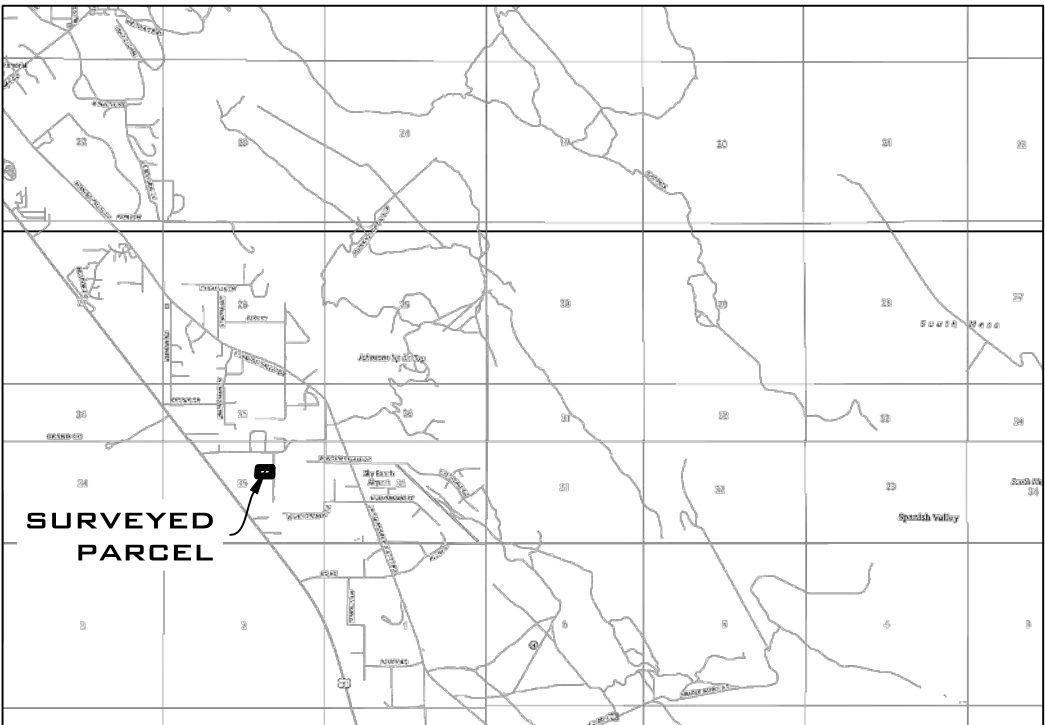
LOT 1 AMENDED

WITHIN SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN
2026

E 1/4 COR SEC 35
T26S, R22E, SLB&M
(FOUND SJC AC 2019)



VICINITY MAP
NOT TO SCALE



OWNERSHIP: SHAYNE HOWELL AND MEGAN SIMMONS

SURVEY DATE: MARCH 3, 2026

AS PART OF THIS SURVEY, RED SANDS GEOMATICS, LLC HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION, OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

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NOTES:

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ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THE _____ DAY OF _____, 20____, MEGAN SIMMONS; PERSONALLY APPEARED BEFORE ME, AND DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN _____

NOTARY PUBLIC (SIGNATURE) _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))

COUNTY SURVEYOR

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

SAN JUAN COUNTY SURVEYOR DATE

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, 20____.

SAN JUAN COUNTY ATTORNEY

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____.

SAN JUAN COUNTY HEALTH OFFICIAL

PLANNING COMMISSION

CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY SAN JUAN COUNTY PLANNING COMMISSION

CHAIRMAN COUNTY PLANNING COMMISSION
SAN JUAN COUNTY, UT

COUNTY COMMISSION

APPROVAL

PRESENTED TO THE SAN JUAN COUNTY COMMISSION THIS _____ DAY OF _____, 20____, SUBDIVISION WAS ACCEPTED AND APPROVED

COUNTY COMMISSIONER
SAN JUAN COUNTY, UT

COUNTY RECORDER

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

BOOK _____ PAGE _____ FEE _____
ENTRY NO.: _____ DATE _____ TIME _____

SAN JUAN COUNTY RECORDER



SURVEYOR'S CERTIFICATE

I, TYLER NIELSON, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 13525534, HOLD THE LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS PLAT OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-7-1504. I CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE THIS PLAT OF: 'LOT 1 AMENDED, MERSEREAU SUBDIVISION'.

TYLER NIELSON UT PLS 13525534

DATE

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LEGAL DESCRIPTION

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OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE RESPECTIVE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND HEREAFTER TO BE KNOWN AS THE 'MT. PEALE ESTATES, LOT 1C AMENDED,' AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. IN WITNESS WHEREOF, WE HAVE SET OUR HAND THIS _____ DAY OF _____, 20____.

SHAYNE HOWELL

MEGAN SIMMONS

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THE _____ DAY OF _____, 20____, SHAYNE HOWELL; PERSONALLY APPEARED BEFORE ME, AND DULY ACKNOWLEDGED TO ME THAT HE/SHE DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN _____

NOTARY PUBLIC (SIGNATURE) _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))

LEGEND

- SET #5 REBAR & PINK PLASTIC CAP
- MARKED RED SANDS GEOMATICS 13525534 (UNLESS NOTED)
- MONUMENT AS DESCRIBED
- NOTHING SET
- PROPERTY LINE
- - - FENCE LINE
- - - ADJACENT PROPERTY LINE
- - - 1/2 SECTION LINE
- - - EASEMENT EXTENTS
- - - EXISTING GRAVEL ROAD
- - - EDGE OF ASPHALT

REV. #	DATE	DESCRIPTION

SHEET

1 OF 1



STAFF REPORT
SAN JUAN COUNTY
PLANNING COMMISSION

MEETING DATE:	October 8, 2026
ITEM TITLE:	64 East Mount Peale, Spanish Valley – Subdivision Amendment
PRESENTER:	Corey Coleman, Building Official / Planning Administrator
PARCEL # / ZONE	0006200000410 / SVR
REQUEST:	Subdivision Amendment / Creation of Two Additional Lots (2 Lots to 4 Lots) Mount Peale Drive (Collector Road) (Exhibit 1 and 2)
APPLICANT:	Brandon Daley
RECOMMENDATION:	<p>1. Approval Motion: <i>I move to approve the proposed subdivision amendment based on the findings and conditions of approval, contingent upon satisfactory review and approval by all applicable County departments and affected agencies.</i></p> <p>2. Denial Motion – Statement of Reasons: <i>I move to deny the subdivision amendment for the following reasons, as outlined in the Statement of Findings for Substantial Evidence.</i></p>

Background

The subject property is located at 64 East Mount Peale in Spanish Valley and is identified as Parcel No. 0006290000410. Based on the information currently available to Staff and included in the application packet, the property is located within San Juan Estates. The current request is a subdivision amendment to create two additional lots, increasing the property from two lots to four lots.

Applicable Ordinances

Several County ordinances apply to the review of this property. Staff has reviewed the application under the provisions applicable to the specific issue being considered.

Access and Street Frontage Requirements

The proposed lots will obtain ingress and egress from Mt. Peale Drive, which is identified as a collector street.

Subdivision Street Standards

The County's 2016 Subdivision Ordinance development standards provide additional technical requirements for residential streets.

The 2016 San Juan County Subdivision Ordinance provides that “unless deemed otherwise by the San Juan County Road Department, residential streets shall have a minimum right-of-way of fifty feet (50').” The ordinance further requires a minimum paved surface width of 24 feet and specifically states that “gravel streets in Spanish Valley are not permitted and must be paved.” These standards should be considered in determining whether the existing or proposed access meets the applicable roadway requirements for the subdivision.

Residents in the area have raised concerns regarding additional lot divisions and increased traffic volume. Staff measured Mt. Peale Drive at two locations and found the existing width to be less than the 24-foot minimum referenced in the applicable subdivision standards. The subdivision is also served by a single point of ingress and egress.

Required notifications have been sent by the County in accordance with state law. The applicant has represented that owners within the subdivision have also been notified. Staff has received six responses as of the date of this report.

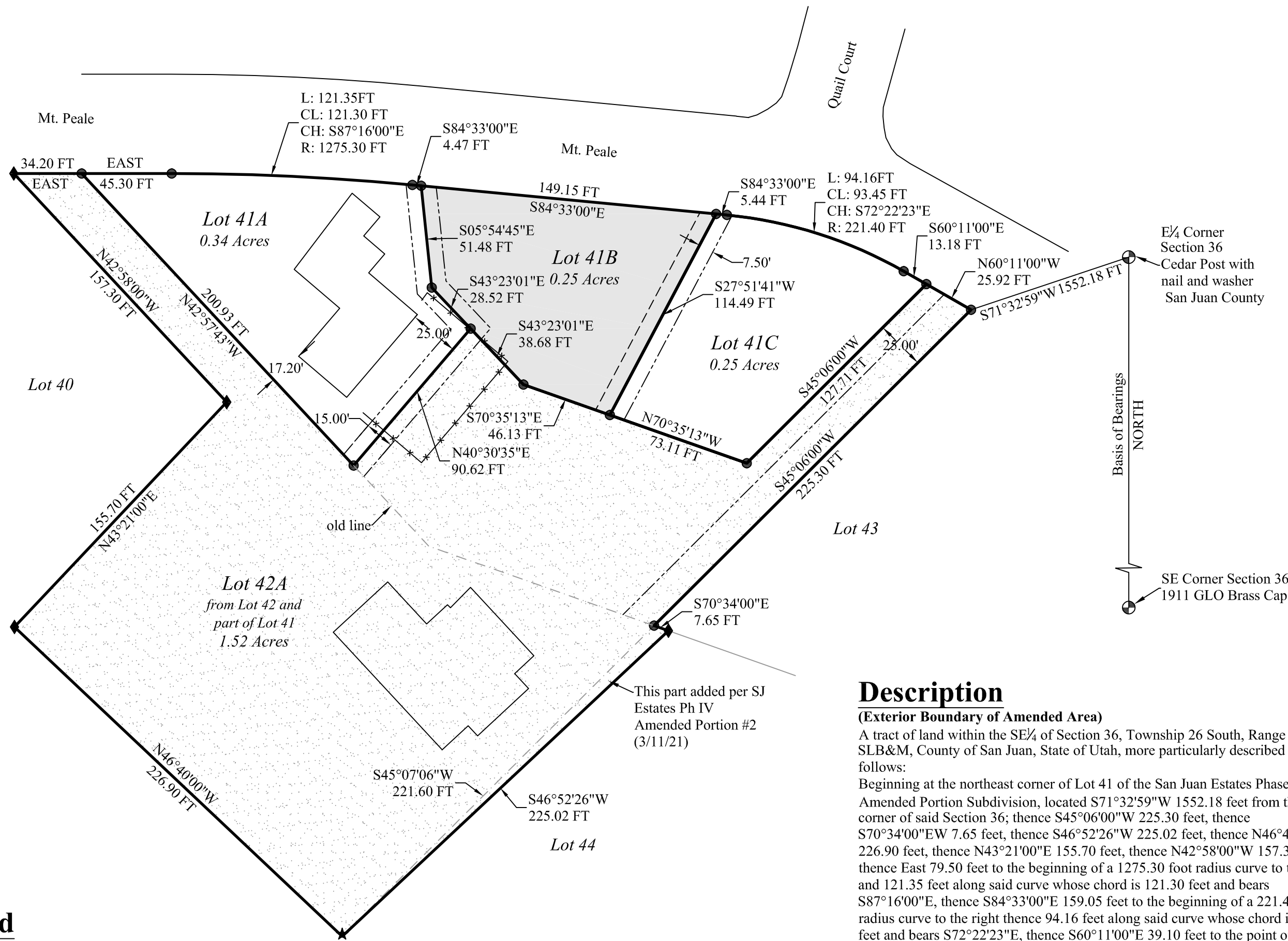
The Planning Commission should consider whether the Subdivision Amendment / Creation of Two Additional Lots (2 Lots to 4 Lots) is consistent with the applicable subdivision, access, and roadway standards and whether additional roadway or access improvements should be required as a condition of approval.

Planning Commission Considerations

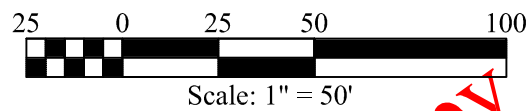
Issue	Commission Consideration
Access & Traffic	Determine whether the proposed creation of two additional lots can be adequately served by the subdivision’s existing single point of ingress and egress and existing roadway conditions.
Roadway Standards	Determine whether Mt. Peale Drive must be improved to satisfy applicable roadway-width and paving standards.
Conditions of Approval	If approved, establish any required roadway, access, drainage, utility, or other improvements that must be completed before recording.

EXHIBIT 1

San Juan Estates - Preliminary Plat

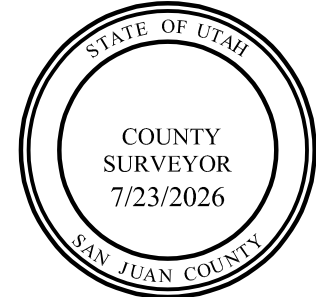


- Legend**
- Found section monument as labeled
 - Set 5/8" rebar and plastic cap (LS 4769309)
 - Found rebar and plastic cap (LS171004)
 - Calculated corner location (not set)
 - 7.50' wide utility easement per previous subdivision plat (public utility easement)
 - Fence
 - Old lines
 - 7.50' wide utility easement per this subdivision amendment (public utility easement)



Surveyor's Certificate
I, Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 24, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the purpose 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 Brandon Daley.
7/22/2026
Brad D. Bunker Utah P.L.S. #4769309 Date

Health Department
Approved this ____ Day of ____ 20__.
San Juan County Health Official



Form Approval
Approved this ____ Day of ____ 20__.
San Juan County Attorney

Fire Official
Approved this ____ Day of ____ 20__.
San Juan County Fire Official

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

Owner's Dedication
Know all men by these presents that we, the undersigned owners of Lot 41, having caused the same to be divided into 4 lots and do hereby understand and agree that all utility easements shown hereon shall be for the placement of utilities whether they be by a public/government utility, or be by a public/private utility.
By: _____ Brandon Daley
In witness whereof I have hereunto set my hand this ____ Day of _____, 20__, Ashbrand, LLC a Utah Limited Liability Company
20__

Acknowledgement
State of Utah, County of San Juan, on the ____ Day of _____, 20__, personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein.
My commission expires ____ 20__
Residing in _____ County _____ Notary Public

San Juan County Planning Administrator
The amendment hereon was presented to the San Juan County Planning Administrator this ____ day of _____, 20__, and was accepted and approved.

Planning Administrator

Bunker Engineering, LLC
965 South Creek Road, Monticello, UT 84535
P.O. Box 432, Monticello, UT 84535 (435) 459-9152
Date: 7/23/2026 Drawn By: B.D. Bunker Scale: 1" = 50'
Drawing Name: Survey Reference Number: BE1581 Sheet: 1 of 1

Description
(Exterior Boundary of Amended Area)
A tract of land within the SE¼ of Section 36, Township 26 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
Beginning at the northeast corner of Lot 41 of the San Juan Estates Phase IV, Amended Portion Subdivision, located S71°32'59"W 1552.18 feet from the E¼ corner of said Section 36; thence S45°06'00"W 225.30 feet, thence S70°34'00"E 7.65 feet, thence S46°52'26"W 225.02 feet, thence N46°40'00"W 226.90 feet, thence N43°21'00"E 155.70 feet, thence N42°58'00"W 157.30 feet, thence East 79.50 feet to the beginning of a 1275.30 foot radius curve to the right and 121.35 feet along said curve whose chord is 121.30 feet and bears S87°16'00"E, thence S84°33'00"E 159.05 feet to the beginning of a 221.40 foot radius curve to the right thence 94.16 feet along said curve whose chord is 93.45 feet and bears S72°22'23"E, thence S60°11'00"E 39.10 feet to the point of beginning, containing 2.38 acres more or less.

Narrative
The purpose of this survey was to divide Lots 41 and 42 as shown hereon.

Notes
1. Lot 41 was originally platted as part of San Juan Estates, Phase IV, and then amended per the San Juan Estates Phase IV, Amended Portion, recorded 9/25/06. There have been 4 amendments since the original plat, as such, this current plat is named "San Juan Estates, Phase IV, Amendment 5" as it is the 5th change to Phase IV according to San Juan County records.
2. There are no new road dedications per this amendment.
3. All lots shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems.
4. Wells and septic systems shall be installed in conformance with the rules and regulations of the Utah Division of Environmental Health whether they serve individual lots or multiple lots. All lots shall comply with R317-4 administrative rules for onsite wastewater systems. All lots must demonstrate acceptable soils within each lot boundary.
5. Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
6. If there are restrictive covenants which pertain to this subdivision, San Juan County has no responsibility for enforcing said covenants.

Final Plat
San Juan Estates Phase 4
Amendment 5
(Affects Lot 41 and Lot 42, Creates Lots 41A, 41B, 41C, 42A)
Within Section 36, Township 26 South, Range 22 East, SLB&M

EXHIBIT 2

San Juan Estates Road



LATE MATERIAL



We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

Subdivision Name:

San Juan Estates

Located in: San Juan County, Utah

PROPERTY OWNED BY THE UNDERSIGNED:

Name: Brandon Dalcy DBA Ash Brand LLC

Parcel/Tax ID No.: 000620000410

Lot 41A

Physical

Address: 64 East Mount Peale Moab UT 84532

Mailing Address:

427 N. Main Street Moab UT 84532

Email: [REDACTED]

Narrative (What you would like to do):

See Attached Development Plan/Subdivide lot 41A

WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT

Owner Name	Signature	Parcel #	Date
[REDACTED]		0006200 [REDACTED]	

* ENOUGH IS ENOUGH - our little neighborhood has
There is already way too much traffic in this area gone
already

to
HELL
=

We **DO NOT** consent to the amendment proposed as shown on the official plat.

Sign [REDACTED] [REDACTED]

Dated this Sept day
of 22 2026.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

Mail this Back to P.O. Box 9 Monticello, UT 84535

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

Subdivision Name:

San Juan Estates

Located in: San Juan County, Utah

PROPERTY OWNED BY THE UNDERSIGNED:

Name: Brandon Dalcy DBA Ash Brand LLC

Parcel/Tax ID No.: 000620000410

Lot 41A

Physical

Address: 64 East Mount Peale Moab UT 84532

Mailing Address:

427 N. Main Street Moab UT 84532

Email: [REDACTED]@il.com

Narrative (What you would like to do):

See Attached Development Plan/Subdivide lot 41A

WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT

Owner Name	Signature	Parcel #	Date
[REDACTED]	[REDACTED]	0006200 00 [REDACTED]	

We **DO NOT** consent to the amendment proposed as shown on the official plat.

Signature:

Dated this _____ day
of _____ 20____.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

over →

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

Subdivision Name:

San Juan Estates

Located in: San Juan County, Utah

PROPERTY OWNED BY THE UNDERSIGNED:

Name: Brandon Dacey DBA Ash Brand LLC.

Parcel/Tax ID No.: 000620000410

Lot 41A

Physical

Address: 64 East Mount Paula Moab UT 84532

Mailing Address:

427 N. Main Street Moab UT 84532

Email: [REDACTED]

Narrative (What you would like to do):

See Attached Development Plan/Subdivide lot 41A

WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT

Owner Name	Signature	Parcel #	Date
[REDACTED]	[REDACTED]	0006200	9-21-26

We **DO NOT** consent to the amendment proposed as shown on the official plat.
Signature:

Dated this _____ day
of _____ 20____.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

over →

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

Subdivision Name:

San Juan Estates

Located in: San Juan County, Utah

PROPERTY OWNED BY THE UNDERSIGNED:

Name: Brandon Dalcy DBA Ash Brand LLC

Parcel/Tax ID No.: 000620000410

Lot 41A

Physical

Address: 64 East Mount Peale Moab UT 84532

Mailing Address:

427 N. Main Street Moab UT 84532

Email: [REDACTED]

Narrative (What you would like to do):

See Attached Development Plan/Subdivide lot 41A

WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT

Owner Name	Signature	Parcel #	Date
[REDACTED]	[REDACTED]	00062000	9/24/2020

We **DO NOT** consent to the amendment proposed as shown on the official plat.

Signature:

Dated this _____ day
of _____ 20____.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

over →

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

Subdivision Name:

San Juan Estates

Located in: San Juan County, Utah

PROPERTY OWNED BY THE UNDERSIGNED:

Name: Brandon Dalcy DBA Ash Brand LLC.

Parcel/Tax ID No.: 000620000410

Lot 41A

Physical

Address: 64 East Mount Peale Moab UT 84532

Mailing Address:

427 N. Main Street Moab UT 84532

Email: [REDACTED]

Narrative (What you would like to do):

See Attached Development Plan/Subdivide lot 41A

WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT

Owner Name	Signature	Parcel #	Date
[REDACTED]		0006200 [REDACTED]	9/23/2026

We **DO NOT** consent to the amendment proposed as shown on the official plat.

Signature:

Dated this _____ day

of _____ 20____.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

over →



Coleman, Corey <ccoleman@sanjuancountyut.gov>

Fwd: Lot 33

2 messages

Lewis, Tamra <tlewis@sanjuancountyut.gov>
To: Contractors <ccoleman@sanjuancountyut.gov>

Mon, Sep 28, 2026 at 8:15 AM

----- Forwarded message -----

From: [REDACTED] <[REDACTED]@sanjuancountyut.gov>
Date: Sat, Sep 26, 2026 at 1:35 PM
Subject: Fwd: Lot 33
To: <permits@sanjuancountyut.gov>

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: June 19, 2023 at 10:51:33 AM MDT
To: [REDACTED]
Subject: Fwd: Lot 33

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: September 11, 2020 at 10:13:57 AM MDT
To: [REDACTED]
Subject: Re: Lot 33

Also I thought that the issue was in planning so now I'm confused. Is it safe to say the Commission voted without public comment?

[REDACTED]

[REDACTED]

On Sep 11, 2020, at 10:05 AM, [REDACTED]

So exactly as I stated. That's unfortunate.
I feel my time was wasted.

[REDACTED]

Sent from my iPhone

On S

That means they didn't move and vote to undo they're previous approval.

On Fri, Sep 11, 2020 at

wrote:

So does that mean they're in fact standing behind the original approval? Or has the process be halted?

Sent from my iPhone

On Sep 11, 2020, at 9:42 AM,

No action was taken.

wrote:

Thanks. Was there a vote on our issue? That was the first time I've actually been to a Public Comment Meeting.

Sent from my iPhone

On Sep 11, 2020, at 7:48 AM,

As I understand it, according to the building code, any construction next to wash has to be higher than the 100 year flood level. I know our building inspector knows much more than I do about that. He'll be back in on Monday so you could call or email him and ask that question. His contact info is:

(435) 459-9879

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

in any manner. Thanks.

On Thu, Sep 10, 2020 at 9:16 PM

[REDACTED]

Just some questions. Sorry
[REDACTED] I've got to leave.
Backfill in wash seems
apparent, is this an EIS issue
and ground stability.

Sent from my iPhone

--



Tamra Lewis
Permit Technician

Office: (435) 587-3829
tlewis@sanjuancountyut.gov
sanjuancountyut.gov/building

Lewis, Tamra <tlewis@sanjuancountyut.gov>
To: Contractors <ccoleman@sanjuancountyut.gov>

Mon, Sep 28, 2026 at 12:05 PM

[Quoted text hidden]



Coleman, Corey <ccoleman@sanjuancountyut.gov>

Fwd: AirBNBpalooza and Class III dirt bike damage

1 message

Lewis, Tamra <tlewis@sanjuancountyut.gov>
To: Contractors <ccoleman@sanjuancountyut.gov>

Tue, Sep 29, 2026 at 10:44 AM

----- Forwarded message -----



Subject: AirBNBpalooza and Class III dirt bike damage
To: <permits@sanjuancountyut.gov>

Sent from my iPhone

--



Tamra Lewis
Permit Technician

Office: (435) 587-3829
tlewis@sanjuancountyut.gov
sanjuancountyut.gov/building

3 attachments

IMG_2969.jpeg
6737K

LATE MATERIAL



IMG_2975.jpeg
5815K



IMG_1725.jpeg
5654K



Coleman, Corey <ccoleman@sanjuancountyut.gov>

Fwd: AirBNBpalooza

1 message

Lewis, Tamra <tlewis@sanjuancountyut.gov>
To: Contractors <ccoleman@sanjuancountyut.gov>

Mon, Sep 28, 2026 at 12:05 PM

----- Forwarded message -----

[REDACTED]
Date: Sat, Sep 26, 2026 at 1:44 PM
Subject: AirBNBpalooza
To: <permits@sanjuancountyut.gov>

Download Attachment
Available until Oct 26, 2026

[Click to Download](#)

IMG_3176.MOV
0 bytes

Sent from my iPhone

--



Tamra Lewis

Permit Technician

Office: (435) 587-3829
tlewis@sanjuancountyut.gov
sanjuancountyut.gov/building



Coleman, Corey <ccoleman@sanjuancountyut.gov>

Fwd: AirBNBpalooza ground zero

Lewis, Tamra <tlewis@sanjuancountyut.gov>
To: Contractors <ccoleman@sanjuancountyut.gov>

Mon, Sep 28, 2026 at 12:05 PM

----- Forwarded message -----

From: Al [REDACTED] at 1:28 PM
Subject: AirBNBpalooza ground zero
To: <permits@sanjuancountyut.gov>

Sent from my iPhone

--



Tamra Lewis
Permit Technician

Office: (435) 587-3829
tlewis@sanjuancountyut.gov
sanjuancountyut.gov/building



IMG_0028.jpeg
2962K

Hello Planning Department,

I received a letter regarding consent to amend a subdivision from a property owner in my community. San Juan County protocol dictates this process. This is the first instance I have encountered concerning this specific issue, which involves Airbnb's in my neighborhood, and the results have been disastrous. I will not sign the consent to amend a subdivision. I will describe the experiences my neighbors and I have had since approximately 2019. In 2019, the commission held a meeting and sent out letters. At the time of that meeting, construction had already begun on an Airbnb located at the southernmost corner of East McElhane Lane and Mount Peale. After numerous emails and attending that meeting, I remain convinced the meeting served as a mere protocol to acknowledge the impact on a neighborhood without any real, actionable results. I believe the commission confirmed this.

Since 2019, multiple short-term Airbnb rentals have operated in my neighborhood. Recently, these multiplexes exhibit all the characteristics of commercial properties. They feature wheeled trash impoundments for multiple containers, parking structures, miniature golf, hot tubs and swimming pools similar to apartment complexes in urban areas. The influx of traffic and the resulting bedlam are atrocious. Most residents in residential areas anticipate weekends as quiet time or periods with reduced traffic. However, in my neighborhood, starting Friday nights and extending through Sundays, or Mondays if a holiday occurs, we experience side-by-sides, parties, loud music, dirt bikes and Class 3 e-bikes on the trail systems for SITLA, occasional fireworks, and using the trail heads as bathrooms. This constitutes my weekend experience.

Just this past weekend, at a property formerly owned by Mr. Daley, the gentleman who sent me the consent to amend a subdivision, multiple side-by-sides with trailers parked everywhere out front. Each evening, individuals gathered with lawn chairs, and beer cans. Urine stains appeared in the mornings. Rap music, depicting a gentleman with 5-inch genitalia, could be heard into the evening. Earlier this summer after finding shards of paper plates with icing in my horse pasture the owner was kind enough to script his house rules to include not feeding local livestock. Ambulatory responses and deputies from both Grand County and San Juan County have responded increasingly for various reasons. None of this is uncommon. Most residences in my area have either sold out or succumbed to the Airbnb monopoly, likely out of frustration over the destruction of our peaceful community. To support this statement, I will also send videos and photos depicting routine occurrences. Some may question why I do not contact the sheriff's office in San Juan or Grand County. I have done so on occasion and initially, but am aware of their workload and do not wish to detract from citizens in need or those experiencing crises from more substantial criminal episodes. Please feel free to email me for further information or if you would like me to review and potentially collect more visual or audio evidence of the ridiculousness San Juan County has allowed to occur in my neighborhood. I am grateful for this opportunity to finally inform someone about these events. I originally planned to retire at my property not having the means to move on. However, as a result of what is occurring and what will continue if subdivisions are allowed to split into multiple units with multiple short-term rentals, I will undoubtedly succumb to leaving, and I am saddened by this decision.

Sincerely,



We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

Subdivision Name:

San Juan Estates

Located in: San Juan County, Utah

PROPERTY OWNED BY THE UNDERSIGNED:

Name: Brandon Dalcy DBA Ash Brand LLC.

Parcel/Tax ID No.: 000620000410

Lot 41A

Physical

Address: 64 East Mount Peale Moab UT 84532

Mailing Address:

427 N. Main Street Moab UT 84532

Email:

Narrative (What you would like to do):

See Attached Development Plan/Subdivide lot 41A

WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT

Owner Name	Signature	Parcel #	Date
[REDACTED]		0006200 [REDACTED]	

We **DO NOT** consent to the amendment proposed as shown on the official plat.

Signature:

Dated this _____ day
of _____ 20____.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

over →

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

Subdivision Name:

San Juan Estates

Located in: San Juan County, Utah

PROPERTY OWNED BY THE UNDERSIGNED:

Name: Brandon Dalcy DBA Ash Brand LLC

Parcel/Tax ID No.: 000620000410

Lot 41A

Physical

Address: 64 East Mount Paula Moab UT 84532

Mailing Address:

427 N. Main Street Moab UT 84532

Email: [REDACTED]

Narrative (What you would like to do):

See Attached Development Plan/Subdivide lot 41A

WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT

Owner Name	Signature	Parcel #	Date
[REDACTED]	[REDACTED]	000620000410	9.28.26

We **DO NOT** consent to the amendment proposed as shown on the official plat.

Signature:

Dated this _____ day

of _____ 20____.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

over →

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

Subdivision Name:

San Juan Estates

Located in: San Juan County, Utah

PROPERTY OWNED BY THE UNDERSIGNED:

Name: Brandon Dalcy DBA Ash Brand LLC.

Parcel/Tax ID No.: 000620000410

Lot 41A

Physical

Address: 64 East Mount Peale Moab UT 84532

Mailing Address:

427 N. Main Street Moab UT 84532

Email:

Narrative (What you would like to do):

See Attached Development Plan/Subdivide lot 41A

WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT

Owner Name	Signature	Parcel #	Date
[REDACTED]		000620000410	[REDACTED]

We **DO NOT** consent to the amendment proposed as shown on the official plat.

Signature

[REDACTED]

Dated this twenty fourth day
of September 2026.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

over →

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

Subdivision Name:

San Juan Estates

Located in: San Juan County, Utah

PROPERTY OWNED BY THE UNDERSIGNED:

Name: Brandon Dalcy DBA Ash Brand LLC

Parcel/Tax ID No.: 000620000410

Lot 41A

Physical

Address: 64 East Mount Peale Moab UT 84532

Mailing Address:

427 N. Main Street Moab UT 84532

Email: [REDACTED]

Narrative (What you would like to do):

See Attached Development Plan/Subdivide lot 41A

WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT

Owner Name	Signature	Parcel #	Date
[REDACTED]			<u>9/2/13</u>

We **DO NOT** consent to the amendment proposed as shown on the official plat.

Signature: _____

Dated this _____ day
of _____ 20____.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

000007

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

Subdivision Name:

San Juan Estates

Located in: San Juan County, Utah

PROPERTY OWNED BY THE UNDERSIGNED:

Name: Brandon Dalcy DBA Ash Brand LLC.

Parcel/Tax ID No.: 000620000410

Lot 41A

Physical

Address: 64 East Mount Peale Moab UT 84532

Mailing Address:

427 N. Main Street Moab UT 84532

Email: [REDACTED]

Narrative (What you would like to do):

See Attached Development Plan/Subdivide lot 41A

WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT

Owner Name	Signature	Parcel #	Date
[REDACTED]			9.24.26

We **DO NOT** consent to the amendment proposed as shown on the official plat.

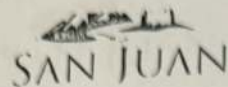
Signature:

Dated this _____ day

of _____ 20____.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

over →



CONSENT TO AMEND A SUBDIVISION

LATE MATERIAL

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

Subdivision Name:

San Juan Estates

Located in: San Juan County, Utah

PROPERTY OWNED BY THE UNDERSIGNED:

Name: Brandon Dalcy DBA Ash Brand LLC.

Parcel/Tax ID No.: 000620000410

Lot 41A

Physical

Address: 64 East Monticule Moab UT 84532

Mailing Address:

427 N. Main Street Moab UT 84532

Email:

Narrative (What you would like to do):

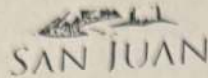
See Attached Development Plan/Subdivide lot 41A

WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT

Owner Name	Signature	Parcel #	Date
[Redacted]			

We **DO NOT** consent to the amendment proposed as shown on the official plat.
Signature:

LATE MATERIAL



CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

Subdivision Name:

San Juan Estates

Located in: San Juan County, Utah

PROPERTY OWNED BY THE UNDERSIGNED:

Name: Brandon Dalcy DBA Ash Brand LLC.

Parcel/Tax ID No.: 000620000410

Lot 41A

Physical

Address: 64 East Mount Paula Moab UT 84532

Mailing Address:

427 N. Main Street Moab UT 84532

Email: [REDACTED]

Narrative (What you would like to do):

See Attached Development Plan/Subdivide lot 41A

WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT

Owner Name	Signature	Parcel #	Date
[REDACTED]	[REDACTED]	[REDACTED]	9-28-26

We **DO NOT** consent to the amendment proposed as shown on the official plat.
Signature: _____

**LATE MATERIAL**

Coleman, Corey <ccoleman@sanjuancountyut.gov>

Notice of proposed subdivision amendment, lots 41 a 41b 41c

3 messages

[REDACTED]
To: ccoleman@sanjuancountyut.gov

Mon, Sep 28, 2026 at 4:53 PM

To whom it may concern,

My husband and I who live at [REDACTED] object to the proposed subdivision amendment for lot 41 A please email me back. Letting me know that you received this objection. You may not need to know this, but my husband and I moved out here so that everybody was at least 1 acre and to get away from all the noise and congestion. I'm really getting sick of the nightly rentals, and the fact that when we call it into the sheriff's department, no one comes and takes care of anything, the noise is getting out of control.

Thank you for your time,

[REDACTED]

Sent from my Galaxy

Coleman, Corey <ccoleman@sanjuancountyut.gov>

Mon, Sep 28, 2026 at 6:07 PM

[REDACTED]
Received we will put this in the packet, you may want to show up and or join the public comment also to empathize your concerns.

Thanks

Corey

Corey Coleman, MCP, CBO

Building Official / Planning Manager

Office: (435) 587-3829

ccoleman@sanjuancountyut.govsanjuancountyut.gov/building

[Quoted text hidden]

Coleman, Corey <ccoleman@sanjuancountyut.gov>
To: Corey Coleman <ccoleman@sanjuancountyut.gov>

Fri, Oct 2, 2026 at 5:08 PM

[Quoted text hidden]

--

[Quoted text hidden]



STAFF REPORT SAN JUAN COUNTY PLANNING COMMISSION

MEETING DATE:	October 8, 2026
ITEM TITLE:	Land Use Regulations, Code Enforcement, and Existing Residential Uses in Commercial Areas
PRESENTER:	Corey Coleman, Building Official / Planning Administrator Various Properties / Commercial and Existing Residential Uses
REQUEST:	Discussion and direction regarding existing residential properties located in commercially zoned areas, code enforcement concerns, and whether the Land Use Ordinance should provide a reasonable pathway for property owners to correct violations, improve existing properties, and bring properties into compliance.
DISCUSSION AND DIRECTION	<i>Staff recommends that the Planning Commission discuss whether amendments to the Land Use Ordinance should be considered to address existing residential uses in commercial areas while maintaining consistent code enforcement.</i>

Background

Staff has encountered several properties where existing residential uses are located in areas currently zoned primarily for commercial uses. In some cases, these residences may qualify as legal nonconforming uses. The ordinance generally allows a nonconforming use or noncomplying structure to continue, but changes or expansions may be limited by current zoning regulations.

This can create difficulties when property owners are attempting to improve a property, correct existing conditions, or obtain permits.

Issue

In some cases, the County's land use regulations can make it difficult for a property owner to correct a problem or improve an existing residential property located in a commercial or mixed-use area.

One example involves an existing residence on Sunny Acres Lane where the owner has expressed a desire to remodel the home, improve the property, and construct a garage. The owner has indicated that zoning limitations have delayed those improvements.

Staff has also received requests from other property owners seeking to replace or improve existing residential living arrangements, including replacing RV occupancy with an accessible residential addition or ADU.

At the same time, staff continues to receive complaints requesting enforcement against RVs, unpermitted development, and other uses believed to be out of compliance.

Staff Discussion

The issue is not whether the ordinance should be enforced. Regulations should be applied consistently.

The question is whether the current ordinance provides a reasonable pathway for existing residential properties in commercial areas to be repaired, remodeled, expanded, or brought into compliance.

Some of these areas already function as a mixture of commercial and residential uses. One property owner suggested that a commercial/residential or mixed-use approach may better reflect the existing development pattern.

Staff believes the current regulations may, in some circumstances, unintentionally discourage property improvements because maintaining the existing condition can be easier than obtaining approval to improve it.

Planning Commission Considerations

Issue	Commission Consideration	Question for Planning Commission
Code Enforcement	Residents expect the County to consistently address RVs, unpermitted uses, and properties that are out of compliance.	How can the County enforce existing regulations while providing a reasonable path to compliance?
Property Improvement	Some owners are willing to obtain permits, repair deteriorated properties, and improve their neighborhoods, but existing zoning may limit what they can legally do.	Should the ordinance provide more flexibility when an owner is actively improving or bringing an existing property into compliance?
Commercial / Residential Areas	Some commercially zoned areas already contain long-standing residential uses, creating conflicts between the zoning designation and the existing development pattern.	Should the County consider mixed-use provisions or another limited process for existing residential properties in commercial areas?

CHAPTER 4

NONCONFORMING BUILDING AND USES

4-1 Nonconforming Use.

A nonconforming use or a non-complying structure may be continued by the present or a future property owner. A nonconforming use may be extended through the same building, provided no structural alteration of the building is proposed or made for the purpose of the extension. For purposes of this Subsection, the addition of a solar energy device to a building is not a structural alteration.

4-2 Establishment and Changes to Nonconforming Use

The county permits the establishment, restoration, reconstruction, extension, alteration, expansion, or substitution of nonconforming uses upon the terms and conditions set forth in this ordinance;

The county shall not prohibit the reconstruction or restoration of a non-complying structure or terminate the nonconforming use of a structure that is involuntarily destroyed in whole or in part due to fire or other calamity unless the structure or use has been abandoned.

The county shall prohibit the reconstruction or restoration of a non-complying structure or terminate the nonconforming use of a structure if:

- (1) the structure is allowed to deteriorate to a condition that the structure is rendered uninhabitable and is not repaired or restored within six months after written notice to the property owner that the structure is uninhabitable and that the non-complying structure or nonconforming use will be lost if the structure is not repaired or restored within six months; or
- (2) the property owner has voluntarily demolished a majority of the non-complying structure or the building that houses the nonconforming use.

4-3 Termination of Nonconforming Use

The County shall terminate all nonconforming uses, except billboards, by providing a formula establishing a reasonable time period during which the owner can recover or amortize the amount of his investment in the nonconforming use, if any; and

The County may terminate a nonconforming use due to its abandonment.

- (1) Time period for abandonment. One (1) year of uninterrupted vacancy as consistent with this Ordinance.



Coleman, Corey <ccoleman@sanjuancountyut.gov>

Fwd: Photo

[REDACTED]
To: ccoleman@sanjuancountyut.gov

Tue, May 5, 2026 at 5:07 PM

----- Forwarded message -----

From: [REDACTED]
Date: Tue, May 5, 2026 at 6:38 PM
Subject: Photo
To: ccoleman@sanjuancountyut.gov
Mr. Coleman,

We own 3 acres at [REDACTED] [unny Acres Lane](#) in Moab which we bought in 2014. We took an old building and working with [REDACTED] we remodeled it into an enjoyable spot in Moab. See attached picture. Just to our west at [REDACTED] Sunny Acres Lane was a property in serious need of an upgrade. We were concerned someone would buy it and it would remain an eyesore. *It has had numerous tenants through the years.* Now we have it and would like to make improvements we can all be proud of. We need to know what direction we can go. We would be pleased to work with you to accomplish this.

Sincerely,

[REDACTED]

Sent from my iPhone



1017160933.jpg
2744K



Coleman, Corey <ccoleman@sanjuancountyut.gov>

Fwd: Photo

[REDACTED] [REDACTED]
To: ccoleman@sanjuancountyut.gov

Wed, May 6, 2026 at 8:45 AM

Corry

Instead of Commercial with Conditional Use which has severe limitations, could an area be zoned Commercial mixed with Residential. Which is what it really is now.

It could be limited to Owner occupied and long term rental. Some areas could allow nightly rentals if appropriate and zoned in.

This would allow existing properties to be renovated to normal residential rules and less restrictions. It would make existing homes more desirable. Deteriorating properties don't help anything.

I would use the opportunity to address outside lighting to avoid "Light Trespass" onto other properties. Especially in a mixed use zone.

(I have some experience with this.)

Just some thoughts. I know there always details to consider.

If I can be of any help, please let me know.

Regards

[REDACTED]
[REDACTED] hidden]



Coleman, Corey <ccoleman@sanjuancountyut.gov>

Fwd: Photo

[REDACTED]
To: ccoleman@sanjuancountyut.gov

Mon, Jun 8, 2026 at 8:01 AM

Cory,

Our plan hopefully is to completely remodel the existing structure. Add additional living space and a freestanding 3 car garage.

We talked to an architect and [REDACTED] and that's what we learned about potential zoning problems.

That brings us to where we are now.

Never anticipated there would be a problem improving the neighborhood.

Thanks [REDACTED]

[Quoted text hidden]



Coleman, Corey <ccoleman@sanjuancountyut.gov>

Fwd: Photo

[REDACTED]

Fri, Sep 11, 2026 at 7:50 AM

To: ccoleman@sanjuancountyut.gov

Cory

I appreciate your time discussing my project. Hopefully we can get this moving forward. My wife and I will be there in about two weeks. I will get in touch with you when we arrive.

Thanks, [REDACTED]

[Quoted text hidden]



Coleman, Corey <ccoleman@sanjuancountyut.gov>

Fwd: Photo

[REDACTED]
To: "Coleman, Corey" <ccoleman@sanjuancountyut.gov>

Sat, Oct 3, 2026 at 9:47 PM



Unfortunately we don't have any good photos of the before we started to clean up the property. This photo shows the chicken coop as we were removing it.

The property is in poor condition, Roof, Siding, windows, carport all in bad shape. Renters had bad dogs. Landscaping was non existent. Junk car not moved in years and old camping trailer.

If we didn't buy it when it became available for sale it was likely to not get better.

We have owned it since January and can't begin to improve the structure without a clear zoning permit. We have ideas of what we would like to do. Never thought we would have problems trying to improve the neighborhood. Hopefully we can react a resolution, I would hate to put it back on the market the way it is.

Thanks for you time.

[REDACTED]
[Quoted text hidden]

LATE MATERIAL



LATE MATERIAL



LATE MATERIAL



LATE MATERIAL

Coleman, Corey <ccoleman@sanjuancountyut.gov>

- RV'S

Wed, Aug 12, 2026 at 5:29 PM

To: Corey Coleman <ccoleman@sanjuancountyut.gov>, J

Hi Corey,

here reaching out regarding the RV's Air B&B in an HOA that was put into place in around 2004, SanJaun County has been notified and has done nothing that any of you have said, you your self has said that you are going to put a stop to this, that you have already put a stop to someone from quating up an Acre of land when that is in the books as having to be an Acre to build on. Let alone subdivision don't allow this in the HOA that are filed with SanJaun County and Grand County. And yet you all still set on your hands and do nothing about it. When you told us that things were going to change what happened?

I would like to know your thoughts of what or when something that is on the books will take place.

Sent from my iPhone

On May 7, 2026, at 9:40 AM, ote:

Hi Corey,

[Quoted text hidden]

LATE MATERIALColeman, Corey <ccoleman@sanjuancountyut.gov>

Mary and Craig - RV'S

[REDACTED] v>
Cc: [REDACTED]

Hi Corey,

As an approved RV Park No. Running anything on the ground No. The county continues to step the other way on rules that have been passed, and put into place when is it that you all are going to use the law that is in place instead of dancing around it. As every day there is someone moving another RV in and around your county our county, when do you stop looking the other way on this matter and start protecting the law that has been put into place. Corey as we set here our property values keep going down. You all have been put there to protect our county from this. The only revenue that the county is getting from all of the RV's are the license plates. As we pay our taxes to the county they pay nothing. All we the homeowners are asking is please do your job and follow what is on the books already. When we purchased our land we followed the rules that are in place, these people don't even come to you all and get permits to build.

Thanks,

Your law abiding citizens of SanJuan County.
Sent from my iPhone

On Sep 5, 2026, at 7:21 PM, Coleman, Corey <ccoleman@sanjuancountyut.gov> wrote:

[Quoted text hidden]



Coleman, Corey <ccoleman@sanjuancountyut.gov>

[REDACTED]

[REDACTED]

Cc: Corey Coleman <ccoleman@sanjuancountyut.gov>, John Kathy Rapacz <krmoab2@yahoo.com>, Tamra Lewis <tlewis@sanjuancountyut.gov>

As tax paying neighbors in San Juan county I agree totally with this email.

Why are we policing the laws when I see little evidence that the county officials are doing anything .

Why pay taxes to the county ?

I would pay for fire and emergency services but what else are we getting.

In Spanish Valley special district we pay a huge amount of money for water.

All these RV s ??? Are they paying the same ?

This should all be on record in the office .

Is it?

[REDACTED]



Coleman, Corey <ccoleman@sanjuancountyut.gov>

Applying for ADU on [REDACTED] Sunny Acres (cell tower house)

4 messages

To: "ccoleman@sanjuancountyut.gov" <ccoleman@sanjuancountyut.gov>



Corey,

Thanks in advance for taking my request seriously and seeing what can be done to be permitted for either a home addition OR ADU for my commercial property on Sunny acres. I learned a lot when we spoke in your office last week and would love to get my parents out of their 5th wheel.

My name is [REDACTED] I own [REDACTED] [Sunny Acres LN](#) in Moab. My parents currently reside on the property as well, currently in a 5th wheel type, travel trailer.

My parents, both in their 70's, reside on my property. They live in a travel trailer at the moment due to my home being on the smaller side. Both of them are going through knee replacements, back issues and general aging related health concerns. Their current accommodations include stairs not only to get into the trailer itself, but also to access their bedroom and the only bathroom. The doorway cannot accommodate either a wheelchair, or standard walker. The bathroom has a stand up shower with no room for a shower chair.

Most everything inside a travel trailer is made for temporary use, and not meant for daily living which causes extra expenses and repairs frequently. The largest expenses incurred are what it has cost conditioning the trailer for people to live through the hot summers any more. Even in our mild winters, things still regularly freeze. The amount of power it takes to keep the inside 75-76 degrees in the summer is just about 1/2 of my actual billed power charges (as compared to my home). Something with better insulation, windows, ETC. would help tremendously.

I also believe that the second bedroom in the ADU/addition/remodel, would make a great rentable office/business space as a dual purpose space.(explained in next section)

My proposal would be to either of the following scenarios:

First choice would be an ADU structure, separate from my home. This structure would be in the 550-650 square foot range, single level with 1-2 small bedrooms, a combo kitchen/living with stackable washer and dryer and wheelchair access. This would be located close to the spot their current 5th wheel is located, which is marked in BLUE on the attached photo. The second requested location would be where my personal 5th wheel is located, marked in RED, directly to the back of my home which is marked in YELLOW. Once my parents pass on or go into a care center, this ADU would become my primary small business office,

Second choice would be just to do an addition to my home, directly behind the home, marked in red. In this scenario, I would just remodel my home and build an addition/apartment for my parents, with seperate entrance and wheelchair access. Single level, same size as stated in the previous section. 1-2 bedrooms, kitchen/living area with accessible laundry room. In this case, we would remodel the basement for the potential future business space.

Please consider this. I will be a forever Moab resident and feel this wouldn't disrupt my commercial neighbors in any sense. I would also be applying for a conditional use permit for my reptile business which is a small home based business where I ship reptiles all over the country and deliver reptile food to my community. I was debating on whether to grow or slow down on this. If this helps my parents, I will do what I need too!

Also, my property has the cell phone tower, so hopefully this helps me in some way. :)

Thanks for your time!!!

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Permit Inspection Report

09/01/2026 - 09/30/2026

Permit #	Permit Date	Building Address	City or County	Inspection Type	Inspection Status
25114	10/7/2025	24 Desert Solitaire Rd.	San Juan County	*Inspection	
26002	1/5/2026	59W Dude Ranch Rd	San Juan County	*Inspection	
26005	1/8/2026	193 E Mt Peale Dr	San Juan County	Electrical	I-APPROVED
26018	1/29/2026	381 E 500 S	San Juan County	*Inspection	I-CONDTIONAL APPROVAL
26018	1/29/2026	381 E 500 S	San Juan County	*Inspection	
26041	3/16/2026	SEC 24 T34S R25E: parcel 34S25E245404	San Juan County	4 way	
26045	3/23/2026	142 N Porcupine Lane	San Juan County	Final	I-APPROVED
26065	4/27/2026	33 N Bobbie lane	San Juan County	Electrical	I-APPROVED
26073	5/8/2026	11860 S. Hwy 191 #2	San Juan County	*Inspection	
26104	7/2/2026	86N Cabrilla St	San Juan County	*Inspection	
26111	7/15/2026	19 N Entrada Cir	San Juan County	*Inspection	I-NOT APPROVED
26111	7/15/2026	19 N Entrada Cir	San Juan County	*Inspection	
26111	7/15/2026	19 N Entrada Cir	San Juan County	*Inspection	
26119	7/22/2026	782 W 1100 N	San Juan County	*Inspection	I-APPROVED
26132	8/1/2026	24 Deer Haven Park Drive	San Juan County	*Inspection	
26136	8/6/2026	5010 Spanish Valley Dr.	San Juan County	Electrical	I-APPROVED
26139	8/11/2026	55 Mt Peale	San Juan County	*Inspection	I-APPROVED
26144	8/27/2026	3240 E Blue Mountain Ridge	San Juan County	*Inspection	
26148	9/8/2026	6198 S. Hwy 191	San Juan County	Final	I-APPROVED

26149	9/9/2026	3561 S Butte Rd	San Juan County	*Inspection	I-CONDTIONAL APPROVAL
26155	9/18/2026	49 N Mountain Vw Dr	San Juan County	Electrical	I-APPROVED

Showing 1 to 21 of 21 entries

LATE MATERIAL

10/05/2026

Permit Report

09/01/2026 - 09/30/2026

Permit #	Permit Date	Residential or Commercial	Building Address	Building CityStateZip	Description	Main Status
26159	9/28/2026	Commercial	14 S Lewis Rd	Monticello, UT, 84535	Business advertising	P-IN REVIEW
26158	9/23/2026		127 Flat Iron Mesa Rd	La Sal, UT 84530	Single Family Residence	P-IN REVIEW
26157	9/23/2026	Residential	25 Quail Ct (Lot 2c on plat attached)	Moab, Ut, 84532	Moving a Manufactured home	P-IN REVIEW
26156	9/22/2026	Residential	In process of. Application submitted	Blanding ut 84511	Tiny home residential build	P-IN REVIEW
26155	9/18/2026	Residential	49 N Mountain Vw Dr	La Sal, ut 84530	Electric hook up	P-CLOSED
26154	9/16/2026	Residential				P-PENDING
26153	9/15/2026	Residential	113 s Lisbon valley rd	la sal, ut, 84532	repair/replace overhead service that has been damaged.	P-IN REVIEW
26152	9/14/2026	Commercial	4945 old airport road	Moab Utah 84532	Recreational Resort	P-PENDING
26151	9/10/2026	Residential	#8 Mountainview dr.	La Sal Utah 84530	Residential living. Our permanent living space.	P-IN REVIEW
26150	9/10/2026		3600 E. University Dr., F-1150	Phoenix, AZ 85034	Telecommuni cation	P-IN REVIEW
26149	9/9/2026	Residential	3561 S Butte Rd	Monticello, UT 84535	RV Hook Up	P-CLOSED
26148	9/8/2026	Residential	6198 S. Hwy 191	Monticello, UT 84535	New Roof	P-OPEN
26147	9/3/2026		152 Tera Dr	Moab, UT 84532	Car Port / Barn / 2 40ft Shipping Containers with covered area	P-IN REVIEW

LATE MATERIAL

Permit #	Permit Date	Residential or Commercial	Building Address	Building CityStateZip	Description	Main Status
26146	9/2/2026	Residential				P-PENDING

Total Records: 14

10/2/2026