



**PLANNING COMMISSION MEETING**  
117 South Main Street, Monticello, Utah 84535. Commission Chambers  
December 08, 2022 at 6:00 PM

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**AGENDA**

Google Meet joining info

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

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

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

**GENERAL BUSINESS**

**Welcome / Roll Call**

**Approval of Minutes**

1. Approval of November 10, 2022 PC Minutes

**PUBLIC COMMENT**

**ADMINISTRATIVE ITEMS**

2. Consideration and Approval of Conditional Use Permit, Tron Bull
3. Preliminary Plat Review, Sturgeon Subdivision, Brad Bunker, Bunker Engineering
4. Preliminary Plat Review, Jensen Subdivision, Brad Bunker, Bunker Engineering

**LEGISLATIVE ITEMS**

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

**OTHER ITEMS**

6. 2023 Planning Commission Meeting Schedule and Priorities List

**BUILDING PERMIT(S) REVIEW**

7. Building Permit List

**ADJOURNMENT**

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



**PLANNING COMMISSION MEETING**  
117 South Main Street, Monticello, Utah 84535. Commission Chambers  
November 10, 2022 at 6:00 PM

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**MINUTES**

**GENERAL BUSINESS**

**Welcome / Roll Call**

PC Commission Chair Trent Schafer called the meeting to order just after 6:00 pm

**PRESENT**

Chairman Trent Schafer  
Commissioner Lloyd Wilson  
Commissioner William Johnston  
Commissioner Ed Dobson  
Commissioner Ann Austin

**STAFF:**

Scott Burton, Planning and Zoning Director  
Ben Tomco, Building Inspector  
Mack McDonald, County Administrator

**Approval of Minutes**

**1. Approval of October 13, 2022 PC Meeting Minutes**

Motion made by Commissioner Dobson, Seconded by Commissioner Wilson.  
Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Dobson, Commissioner Austin

**PUBLIC COMMENT**

PC Chair Trent Schafer opened the meeting for public comment.

No public comment was made

## PUBLIC HEARING

### 2. **Community Structure Plan, South Valley Community, State Institutional Trust Lands Administration**

#### **Time Stamp 4:22 (audio)**

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

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

Elise Erler with the State Institutional Trust Lands Administration (SITLA) gave brief introductory remarks about the Community Structure Plan (CSP) and explained that the plan meets all the requirements in the PC ordinance.

Commission Chair Schafer asked for public comment

Marlene Huckabee a resident of Spanish Valley expressed support for the plan.

PC Commissioner Ann Austin discussed several questions she had about the governing ordinance, and the administration of the plan moving forward. The written questions and the answers will be sent to each PC Commissioner by email.

PC Commissioner Lloyd Wilson asked about the extension of water and sewer infrastructure for the new development areas. He stated that the current policy requires new developers to pay for the new lines needed for the development. Elise Erler explained that the agreement for who will pay for the needed infrastructure would be part of the development agreement.

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

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

## ADMINISTRATIVE ITEMS

### 3. **Preliminary Plat Review, Peaceful Valley Ranch Subdivision, Enoch Foster**

#### **Time Stamp 31:07 (audio)**

Enoch Foster presented his subdivision plat and answered questions. The PC discussed lot sizes, and other considerations such as access locations, suitability of septic systems, and water wells. Enoch said that he mentioned his desire to restrict overnight rentals in the subdivision so that it is a family property for personal use.

Planning and Zoning Administrator Scott Burton explained the process for getting the plat revised for final plat approval.

### 4. **Conditional Use Permit Application, Robert Parrish**

#### **Time Stamp 45:05 (audio)**

Robert presented his plan to build a home in Elk Meadows and live in his camp trailer during construction.

PC Commissioner Lloyd Wilson asked that he get the septic system installed as soon as possible.

After discussion the PC approved the CUP with the following conditions:

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

Motion was made by Commissioner Wilson, Seconded by Commissioner Dobson.  
Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Dobson, Commissioner Austin

## **BUILDING PERMIT(S) REVIEW**

### **5. Building Permit List Review**

Time Stamp 56.06 (audio)

The PC reviewed the building permit list

## **ADJOURNMENT**

### **Time Stamp 57:41: (audio)**

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



## STAFF REPORT

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**MEETING DATE:** December 8, 2022

**ITEM TITLE, PRESENTER:** Consideration and Approval of Conditional Use Permit, Tron Bull

**RECOMMENDATION:** Consideration and Approval

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### SUMMARY

Tron and Christine Bull are applying for a conditional use permit to live in their camp trailer while building their home in Old La Sal as shown on the map included in the application.

The following possible conditions could be considered for this application.

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

### SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction
- Addition
- Land Use Change
- Appeal

Subject Property Location or Address: 45 Deer Haven Park Rd  
La Sal UT 84530

Parcel Identification Number: 28525E200001

Parcel Area: \_\_\_\_\_ Current Use: A-1

Floor Area: \_\_\_\_\_ Zoning Classification: A-1

Applicant Name: Tron Bull

Mailing Address: P.O. Box 113

City, State, ZIP: La Sal UT 84530

Daytime Phone #: 503 812 7691 Fax#: \_\_\_\_\_

Email Address: SecretIslandLLC@outlook.com

Business Name (If applicable): Secret Island LLC


Property Owner's Name (If different): \_\_\_\_\_

Property Owner's Mailing Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Daytime Phone #: 503-812-7691 Fax#: \_\_\_\_\_

Describe your request in detail (use additional page(s) if necessary): To occupy the RV on this property during new construction

Authorized Signature: C Bull  Date: 11/16/2022

Property Owner's Affidavit

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

C Bull  
Owner's Signature

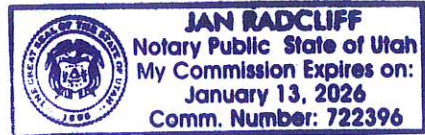
\_\_\_\_\_  
Owner's Signature (co-owner if any) CB

State of Utah )

County of ~~San Juan~~ )  
GRAND

Subscribed and sworn to before me this 16<sup>th</sup> day of November, 20 22

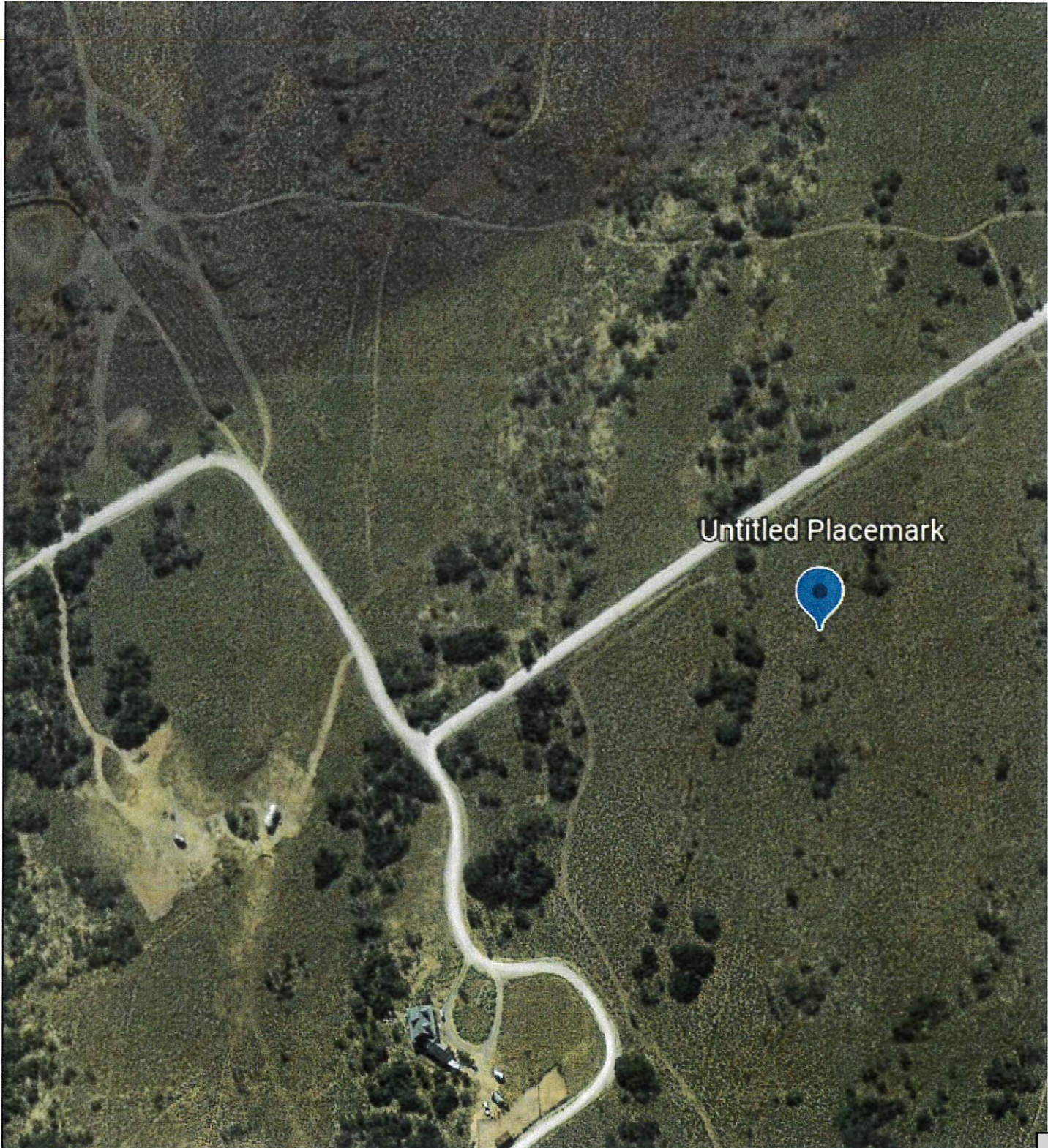
Jan Radcliff  
Notary Public  
Residing in Grand county  
My Commission expires: 1/13/2026

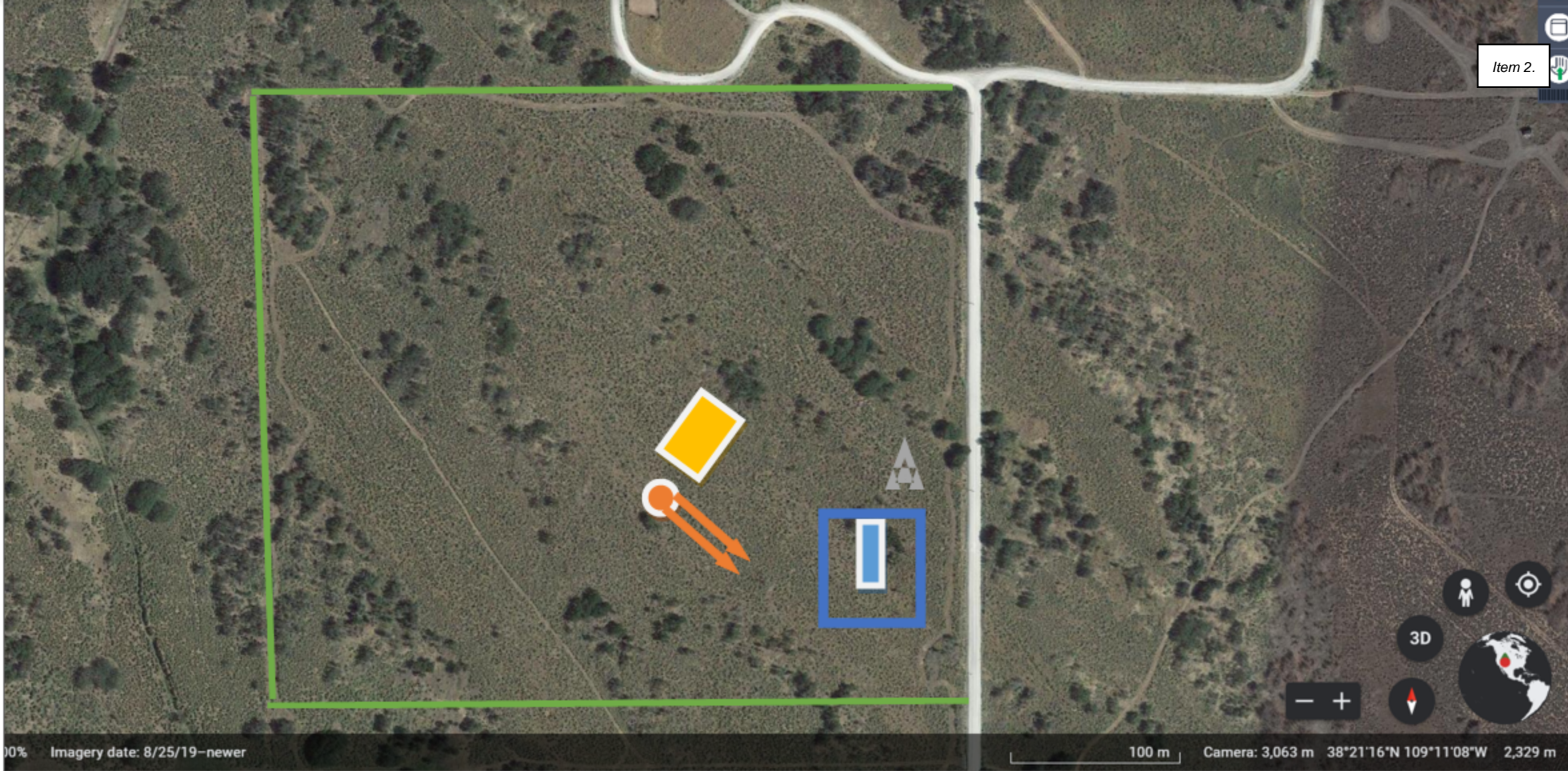


**Christine Bull**

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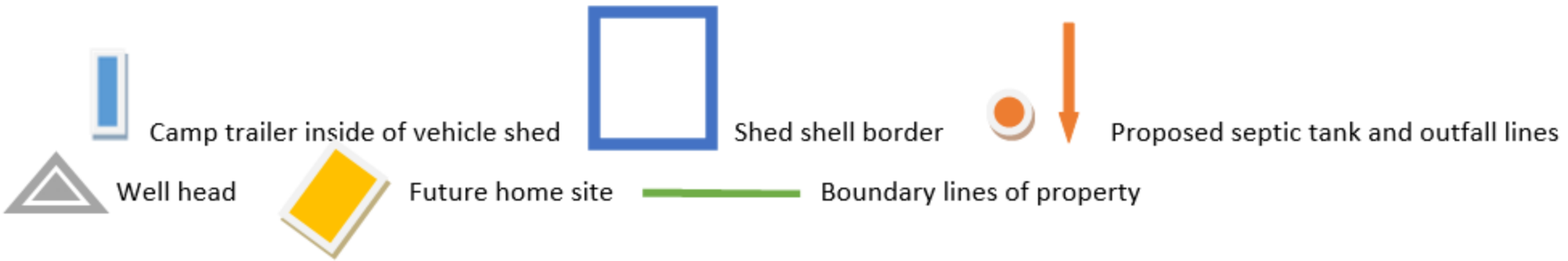
**From:** Christine Bull  
**Sent:** Wednesday, November 16, 2022 12:32 PM  
**To:** Christine Bull  
**Subject:** Map of house location





00% Imagery date: 8/25/19-newer

100 m Camera: 3,063 m 38°21'16"N 109°11'08"W 2,329 m





## STAFF REPORT

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**MEETING DATE:** December 8, 2022

**ITEM TITLE, PRESENTER:** Preliminary Plat Review, Sturgeon Subdivision, Brad Bunker, Bunker Engineering

**RECOMMENDATION:** Plat Review

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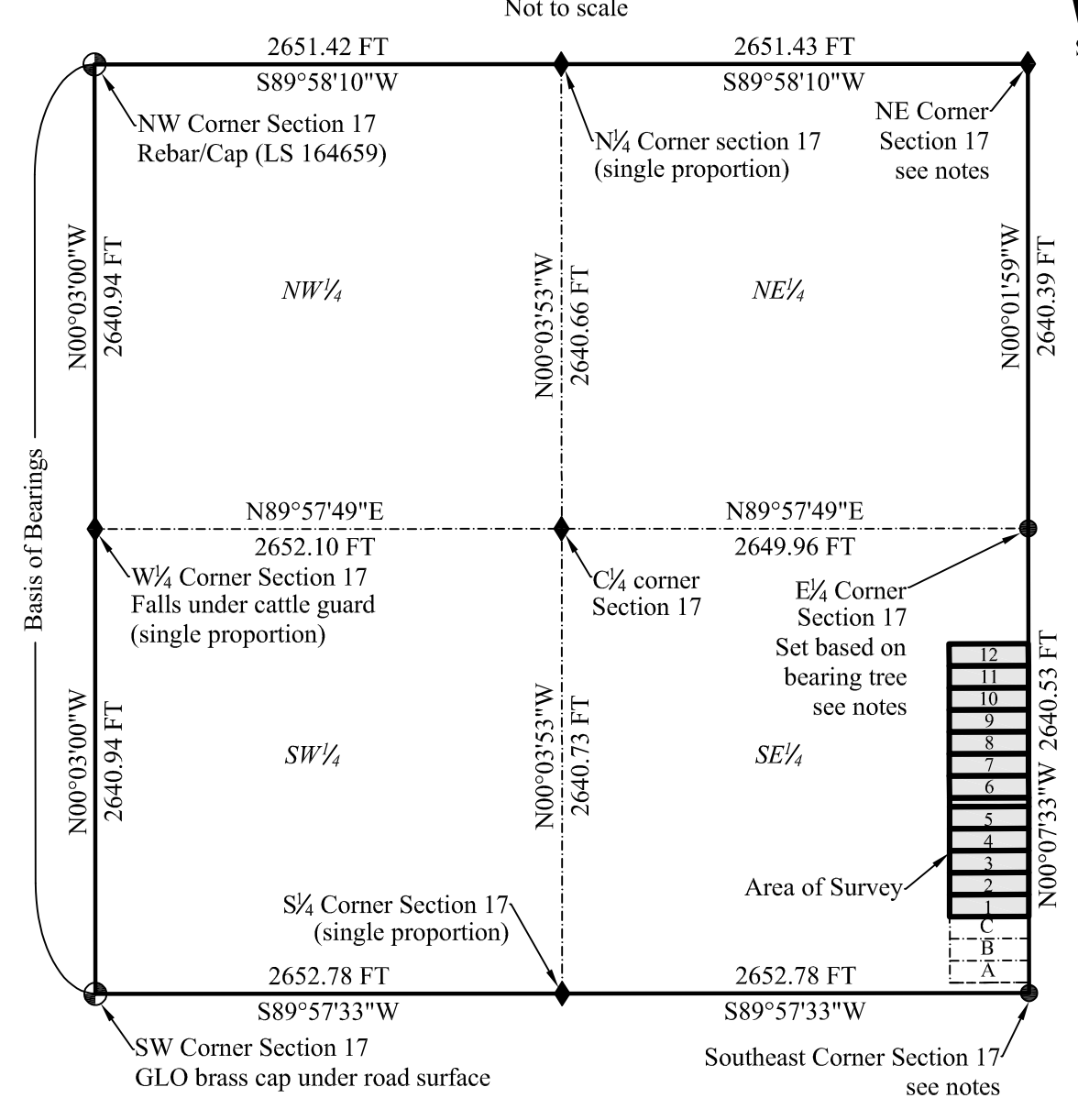
### SUMMARY

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

### HISTORY/PAST ACTION

This plat is on the agenda for a preliminary plat review.

# Section 17 Diagram



## Subdivision Boundary Description

A tract of land within the SE 1/4 of Section 17, Township 32 South, Range 24 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows; Beginning at a point on the east line of said Section 17 located N00°07'33"W 435.00 feet from the southeast corner of said Section 17; thence S89°57'33"W 450.00 parallel with the south line of said Section 17, thence N00°07'33"W 1550.00 feet parallel with the east line of said Section 17, thence N89°57'33"E 450.00 feet parallel with the south line of said Section 17 to a point on the east line of said Section 17, thence S00°07'33"E 1550.00 feet to the point of beginning, containing 16.01 acres more or less.

## Notes

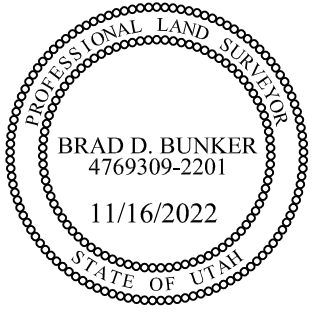
- This property is zoned A-1 "Agricultural Use"
- Columbia Road is intended to be a private road. This roadway is intended for ingress, egress and utilities.
- All lots shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems.
- There is no official flood zone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

## Legend

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

## Surveyor's Certificate

I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Lila LeBaron.

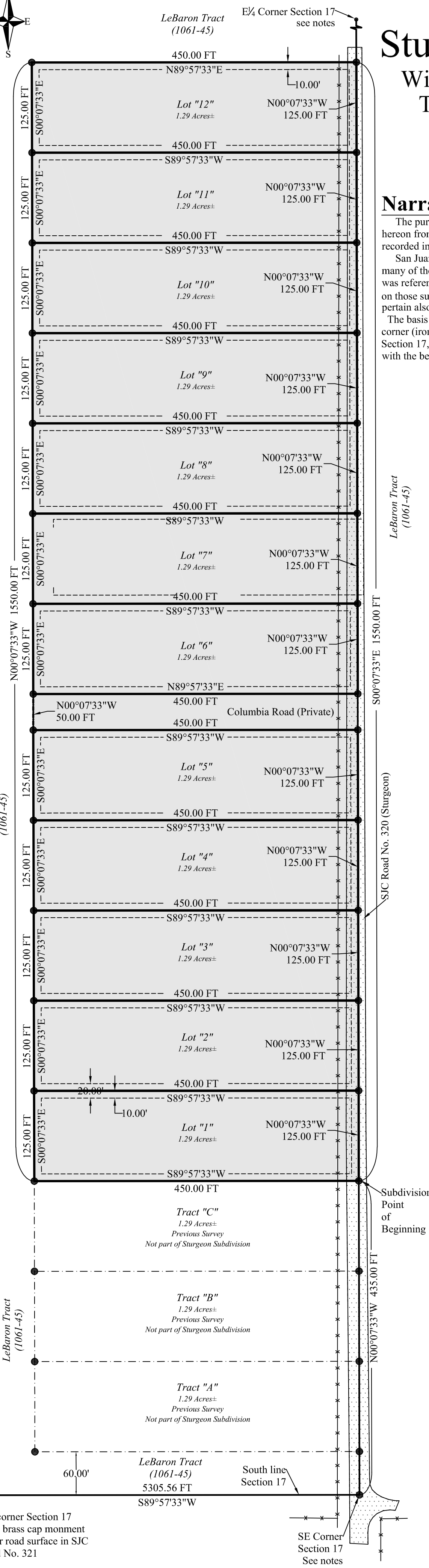


11/16/2022 Date  
Brad D. Bunker Utah P.L.S. #4769309

## County Surveyor's Certificate

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

SJC Surveyor Date



# Preliminary Plat

## Sturgeon Subdivision

Within the SE 1/4 of Section 17,  
Township 32 South, Range  
24 East, SLB&M  
16.01 Acres±

## Narrative

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

San Juan County Record of Survey No.'s 543 and 660 were relied upon for many of the corners required for this survey. The "Partial Township Diagram" was referenced and pertinent corners were verified as part of this survey. Notes on those surveys for the northeast, E 1/4, and southeast corners of Section 17 pertain also to this survey.

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

<p>Preliminary Plat</p> <h3>Sturgeon Subdivision</h3> <p>Within the SE 1/4 of Section 17, Township 32 South, Range 24 East, SLB&amp;M</p>		<p>County Recorder</p> <p>State of Utah, County of San Juan, Recorded at the request of Filed: Date: Time: Page: Fee:</p> <p>Book: _____</p>	
<p>County Recorder</p> <p>Know all men by these presents that I (we), the undersigned owner(s) of the above described tract of land, cause the same to be subdivided into lots and streets hereafter to be known as the Sturgeon Subdivision, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.</p> <p>In witness whereof I have hereunto set my hand this _____ Day of _____, 20____ By: _____</p>		<p>San Juan County Planning Commission</p> <p>Approved by the San Juan County Planning Commission this _____ Day of _____, 20____</p> <p>Chairman _____</p>	
<p>Health Department</p> <p>Approved this _____ Day of _____, 20____</p> <p>Health Official _____</p>		<p>San Juan County Commission</p> <p>The subdivision hereon was presented to the San Juan County Commission this _____ day of _____, 20____, and was accepted and approved.</p> <p>Attest _____</p> <p>Commissioner _____</p>	
<p>Approval as to Form</p> <p>Approved this _____ Day of _____, 20____</p> <p>Attorney _____</p>		<p>Acknowledgement</p> <p>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.</p> <p>My commission expires _____ 20____</p> <p>County _____ Notary Public _____</p>	
<p>County Surveyor's Certificate</p> <p>Approval in accordance with information and records on file in this office:</p> <p>SJC Surveyor Date</p>		<p>Surveyor's Certificate</p> <p>I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Lila LeBaron.</p> <p>11/16/2022 Date Brad D. Bunker Utah P.L.S. #4769309</p>	



## STAFF REPORT

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**MEETING DATE:** December 8, 2022

**ITEM TITLE, PRESENTER:** Preliminary Plat Review, Jensen Subdivision, Brad Bunker, Bunker Engineering

**RECOMMENDATION:** Plat Review

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### SUMMARY

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

### HISTORY/PAST ACTION

This plat is on the agenda for a preliminary plat review.

# Final Plat Jensen Subdivision

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

129.96 acres±



### Narrative

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

### Surveyor's Certificate

I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of David Jensen.



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

### Description

#### Jensen Subdivision Boundary

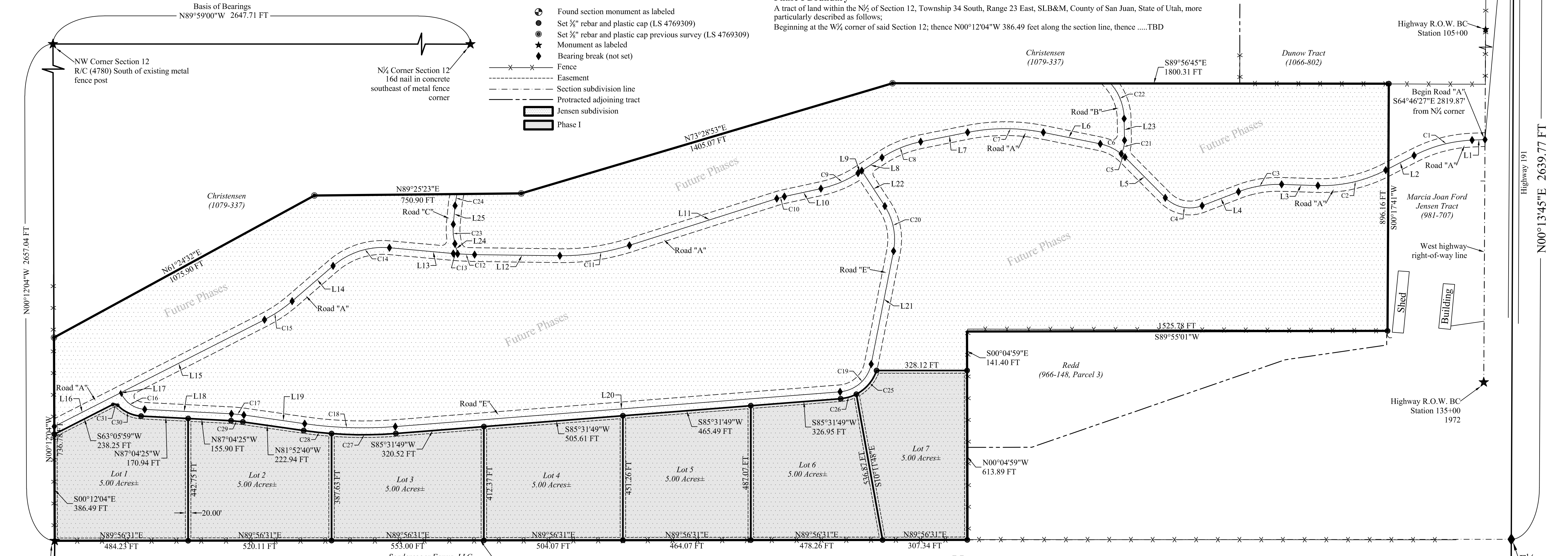
A tract of land within the N½ of Section 12, Township 34 South, Range 23 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:  
Beginning at the W¼ corner of said Section 12; thence N00°12'04"W 736.78 along the section line, thence N61°24'32"E 1075.90 feet, thence N89°25'23"E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

#### Phase I Boundary

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

### Legend

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



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

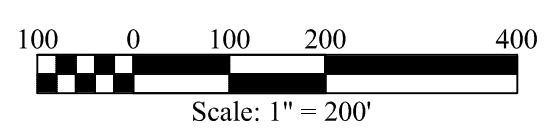
Line No.	Length (FT)	Direction
L19	222.94	N81°52'40"W
L20	1618.57	S85°31'49"W
L21	417.83	S11°11'53"W
L22	153.25	S33°08'26"E
L23	78.39	N0°56'55"W
L24	37.76	S14°57'13"E
L25	67.99	S5°25'51"W

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

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

### Notes

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



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

Date \_\_\_\_\_ County Surveyor \_\_\_\_\_

**Final Plat  
Jensen Subdivision**

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

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

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**Approval as to Form**  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_ Attorney

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**Health Department**  
Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_ Health Official

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**San Juan County Commission**  
The subdivision hereon was presented to the San Juan County Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was accepted and approved.  
\_\_\_\_\_ Attest  
\_\_\_\_\_ Commissioner

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**Owners Dedication**  
Know all men by these presents that I (we), the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets hereafter to be known as the Jensen Subdivision and do hereby grant access to future lot owners on all roads shown hereon including access along Road "A" from Highway 191.  
In witness whereof I have hereunto set my hand this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
Rex Buckley Jensen  
Owner

By: \_\_\_\_\_  
Marcia Joan Ford Jensen  
Owner

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**San Juan County Planning Commission**  
Approved by the San Juan County Planning Commission this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_ Chairman

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

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## STAFF REPORT

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**MEETING DATE:** December 8, 2022

**ITEM TITLE, PRESENTER:** Consideration and Recommendation: Community Structure Plan, South Valley Community, State Institutional Trust Lands Administration

**RECOMMENDATION:** Consideration and Recommendation

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### SUMMARY

The South Valley Community Structure Plan (CSP) provides additional details to the draft version submitted and reviewed with the PC Zone Plan which was approved in December 2021.

The CSP and the approved PC Zone Plan will direct the development agreement for this development.

The Community Structure Plan is available for review at <https://sanjuancounty.org/planning>.

### HISTORY/PAST ACTION

A public hearing for the CSP was held at the Planning Commission meeting on November 10, 2022.

The CSP is on the agenda for consideration and recommendation. The Planning Commission will make a recommendation to the Board of County Commissioners.



## STAFF REPORT

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**MEETING DATE:** December 8, 2022

**ITEM TITLE, PRESENTER:** 2023 Planning Commission Meeting Schedule and Priorities List

**RECOMMENDATION:** Consideration and Approval

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### SUMMARY

2023 meeting schedule dates if we keep with the second Thursday of each month

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

In addition to setting the 2023 meeting schedule, the PC will also be setting their priorities for the 2023 that can be reviewed at the end of each year.

### HISTORY/PAST ACTION

The 2022 PC Meetings have been held on the second Thursday of each month at 6:00 pm.



# Permit Report

11/04/2022 - 12/02/2022

Permit #	Permit Date	City or County	Residential or Commercial	Type of Permit	Building CityStateZip	Owner Name	Applicant Name	Parcel #	Parcel Address
22,185	12/2/2022	San Juan County	Residential	Solar	La Sal, UT, 84530		Chloe Magliocchino	00049000017A	145 E PINE CIRCLE
22,184	11/29/2022	San Juan County	Commercial	New Construction	Moab, UT 84532		Guantanamera LLC	26S22E357840	11910S HWY 191
22,183	11/21/2022	San Juan County	Residential	HVAC	Moab utah 84532		Braden Scow		
22,182	11/17/2022	San Juan County	Residential	Solar	La Sal, Utah 84530		Steve Slemboski	490000190	16 S OAK LN
22,181	11/9/2022	San Juan County	Residential	New Construction	Bluff, UT 84512	Gary Haws	Gary Haws	C40210246600	165 Calf Canyon

Total Records: 5

12/6/2022

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