

SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction Land Use Change
 Addition Appeal

Subject Property Location or Address: 40 Acres in San Juan County, UT: Township 33 South, Range 23 East SLM
Section 34: N1/2S1/2E1/4

Parcel Identification

Number: 33S23E341202 and 33S23E341200 (north half of each parcel)

Parcel Area: 40 Acres

Current Use: Unused mountain land with natural mountain landscape

Floor Area: 40 Acres

Zoning Classification: _____

Applicant

Name: Mark Anderson

Mailing

Address: Box 516

City, State,

ZIP: Monticello, UT 84535

Daytime Phone #: 801-420-0572

Fax#: _____

Email Address: mark@mastertrac.com

Business Name (If applicable): Pole Creek Enterprises LLC

Property Owner's Name (If different): _____

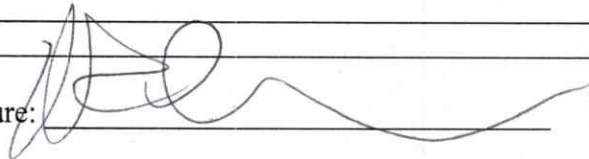
Property Owner's Mailing Address: Same

City, State, ZIP: _____

Daytime Phone #: _____ Fax#: _____

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

Set up (up to) 20 campsites with dome tents.

Authorized Signature: 

Date: 6/2/2021

Property Owner's Affidavit

I (we) Mark & Sharon Anderson, 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.

[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)
 :
County of San Juan)

Subscribed and sworn to before me this 3rd day of June, 2021.



Christina Richardson
Notary Public
Residing in Monticello UT
My Commission expires: May 5 2022

Pole Creek Enterprises LLC

(dba The Domes at Canyonlands/StayAtTheDomes.com)

Proposal for a conditional use permit in San Juan County

6/4/2021

Pole Creek Enterprises LLC is requesting a conditional use permit for 5 existing dome tents (phase 1), 10 addition tents to be put up this summer (phase 2) and 10 more tents (phase 3) to be put up sometime in the future if demand warrants (and I can bring myself to do that much work again).

Phase 1 has been up and running for a year. It has been very successful. In that year it has generated approximately \$14,000 in transient room taxes, which were collected and paid through my exclusive booking agent, Airbnb.com. Phase 1 has 5 tent sites and a central shower house with a private bathroom for each. This phase is on Monticello College property and was set up as a way to help fund the college administrative expenses through monthly donations. Since opening, besides supporting two college families through cleaning services, we have donated well over \$18,000 to the college.

I have recently purchased 40 acres of land from RD Caroll. It is the north half of parcels 33S23E341200 and 33S23E341202. This land is directly behind the college campus property and extends west to the national forest boundary and will initially be accessed via the ½ mile road I built 2 years ago on the east edge of the college campus property. This road was for access to phase 1 domes and our temporary dome tent home.

I am now proposing Phase 2 and 3 with a total of 20 more tents on a portion of this 40 acre parcel. My current intention is to build out 8-10 of these this summer. If details on construction can be worked out, there will be a bathroom in-suite and these 10 will generate and additional estimated \$50,000 in transient room taxes. The in-suite bathroom will allow me to rent them for significantly higher nightly rate.

Phase 1 domes are approximately 25 to 50 feet apart. Phase 2 and 3 will be built approximately 150' apart to give guests a more private/isolated feeling. My hope is that they will feel like they have rented their own little private piece of forest land.

Phase 2 will have 5 septic systems with two tent sites flowing into each. As you look at the map, you will see that I own about a half mile of Pole Creek which flows into the Lloyds Lake Reservoir. I take this responsibility very seriously. As I have designed the site, I have worked with Ronnie Nieves to make sure the septic drain fields are well back from the edge of the ravine so there is no chance of polluting Poll Creek.

Parking for sites 6 – 15 will be either at the tent site itself, or just off the road at the path to the tent site.

As a legend for the map below, note the following:

40-acre parcel property lines are RED.

Roads and paths are BROWN.

Septic tank locations are BLACK.

Phase 1 tent sites are GREEN.

Phase 2 tent sites are BLUE.

Phase 3 tent sites are ORANGE.

I also included a larger view of just the 40 acre parcel and an arial shot of the phase 1 dome site.

