

**San Juan County Highway Commercial Moratorium
Public Workshop Notes & Comments Received**

August 29, 2019

1. SUMMARY

San Juan County recently adopted a 180-day moratorium that temporarily prohibits the approval of commercial development along US-191 where it passes through the San Juan County portion of the Spanish Valley (see a copy of the moratorium ordinance in Appendix A).

Landmark Design has been contracted by the County to assist with the following tasks as part of instituting zoning changes within the six-month deadline of the moratorium:

- *Public engagement and community visioning*
- *Review and analysis of existing plans, policies and ordinances*
- *Development of ordinance alternatives*
- *Development of preferred policies and ordinances*
- *Consultation and revision through the adoption process*

A Public Workshop was held on the evening of August 5, 2019 at the Grand Center. Three land use concepts for commercial development along both sides of US-191 in the San Juan County portion of the Spanish Valley were presented to members of the public and feedback was taken

WORKSHOP AND PUBLIC INPUT FACTS

Number of Workshop Attendees Who Signed in: 48

Number of Written Comments Received at Workshop: 3

Number of Comments Received via Email: 171

A. SR-191 HIGHWAY COMMERCIAL USES AND OVERNIGHT ACCOMMODATIONS

There was general concern that Spanish Valley should not turn into “another Moab.” Spanish Valley is not a resort town and should focus on residents’ needs not tourists’ needs. Many residences were concerned development will disrupt the rural character of the Valley.

Over 92% of written comments supported Option Three, followed by 5% supporting Option Two, and less than 3% supporting Option One. Approximately a third of comments supporting Option Three were variations of a template. The template serves as good summary of concerns

expressed by people who supported Option Two and Three as many of the other comments emphasized the same points as the template. The following is an excerpt from the template:

“In general I want:

- Option 3 of the proposed plans, with a few modifications
- To preserve Spanish Valley’s rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances
- A buffer zone between commercial and residential areas
- Commercial development in the Hwy. Commercial zone along HWY 191
- Commercial Zone should emphasize businesses that serve local residents’ needs rather than be focused on tourist accommodations and amenities

More specifically, I want:

- To allow commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; community centers, recreation centers, government offices, retail sales, etc.
- To have a Hwy. Commercial zone Use Table with only permitted uses listed
- Small, finite Overlay areas for Overnight Accommodations with specific criteria such as
 - Size restrictions on all Overnight Accommodations including hotels (# of beds), condos, and RV parks.
- Height restrictions on all development
- Sign restrictions with specifics of size, type, brightness and hours allowed
- Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert
- Noise, diesel Idling, exhaust fumes, and lighting ordinances with measurable limits to protect the health, safety and welfare of residents.

I do NOT want:

- Commercial development allowed along Spanish Valley Drive or connector roads
- Overnight Accommodations as a “Use by Right”
- Any conditional uses permitted
- High impact large businesses such as:
 - truck stops/truck plazas
 - big box stores
 - light/heavy industrial developments
 - utility transmission substations/ electrocommunications or radio towers
 - airports/helipads

- warehouse/distributions centers
- waste facilities of all type
- oil refineries/gas plants”

Though there were very few written comments supporting option one, there was some support voiced during the workshop. Some thought Option One is appropriate for a highway environment where Option Three is not – local businesses and smaller uses should be located closer to neighborhoods and not along the highway as Option Three suggests. Jobs and growth are needed to support the community and concern was expressed that option three would be too restrictive for economic growth and unfair to existing property owners who have invested in the commercial property. A few residents expressed a need for more services such as cheaper grocery and clothing stores. However, these big box stores should be selected carefully so that businesses should be carefully selected to not put local businesses in Moab and Spanish Valley out of business.

There were additional comments regarding overnight accommodations including their effect on housing affordability and community character. They don't want to make the same mistake as Moab. Many thought overnight accommodations should be clustered in the highway commercial zone and restricted in residential neighborhoods. Bed and breakfasts should have to be owner occupied.

B. DARK SKIES ORDINANCE

There was overwhelming support for a Dark Skies Ordinance. Many want a similar ordinance to Moab and Grand County's recently adopted Dark Skies Ordinance. It was noted that Spanish Valley shares the "same sky" with them. It was felt that such an ordinance would also help mitigate the impact of commercial uses, such as the truck stop. Love's can be dark skies compliant.

C. LOVE'S TRUCK STOP

There was strong resistance to Love's Truck stop, primarily to its current slated location. The truck stop contradicts Spanish Valley's rural character, is noisy and pollutes the air. The current location is too closed to residential neighborhoods and many residents are demanding a different location. There should be a large buffer between residential zones and highway commercial zones. Some suggested moving the truck stop south, such as to the LaSal Junction.

However, a few voiced support for the truck stop (though not necessarily its location). In Moab, there are truck safety and blockage issues and there is a need for a truck stop nearby. Love's will bring in tax revenue, and compared to other truck stops, Loves is clean and efficient. If approved, the truck stop should have to comply to idling/noise ordinances and provide electric plug-ins.

D. ADDITIONAL RESIDENT CONCERNS

Many residents expressed frustration with the lack of communication and outreach to residents and property owners.

Water availability and traffic are also major concerns. Spanish valley Drive should not be a thoroughfare – the valley needs feeder roads to Highway 191.

Even though San Juan County cannot currently enforce strict ordinances, strict ordinances are necessary for the future.

2. PUBLIC WORKSHOP NOTES

- The phrase “all other uses” sets a scary precedent.
- Need more definition of specific uses permitted.
- Administrative ability in the Spanish Valley portion of San Juan County is going to need to grow over time. It should be looked at as an investment.
- Option 1 makes the most sense for a highway location.
- Would like to see the ordinances that are adopted extend to mile marker 110 as growth will head further south eventually.
- Love's should be located at LaSal Junction instead.
- Question was raised whether Option 2 allows hotels and motels anywhere in the commercial zones. What about Option 3?
- Is the node model (overlay zones) meant to limit the amount of overnight accommodations?
- Business owners haven't been reached out to. Commenter has had his business operating for 33 years and 18 people [refers to members of the North San Juan County – Coalition that attended focus group meeting with Landmark Design] shouldn't suddenly be able to dictate what is done on his property. It's a huge corridor so why is Spanish Valley business areas being singled out? Preference is Option 1. “I'm worried about my ass.”
- San Juan County is the poorest county in the state so onerous regulation shouldn't be its priority. A Walmart would bring in more tax revenue. Keep the zoning as is (Option 1)
- Has seen the change in Moab over the years. Would like Spanish Valley to be an alternative to the chaos in Moab. Let Moab have the tourists. We want a community of and for residents. Preferences Option 1, but also supports the adopted Spanish Valley Area Plan.

- “Who is the NSJC-C? I didn’t vote for them.” They appointed themselves and don’t represent all residents’ views.
- Love’s is a clean, efficient and well-run operation. Supports the truck stop.
- US-191 is the only direct route from Denver to Phoenix. The Love’s would give truckers a place to rest and generate tax revenue for San Juan County. Don’t want to see Spanish Valley turn into another Moab. Doesn’t **NOT** want Option 3.
- Love’s can be dark skies compliant.
- Walmart [or similar retailer] would give more affordable shopping options instead of driving to Grand Junction to shop.
- Families need affordable shopping options. It’s *classism* at its worst to try to limit commercial options. Supports Options 1 and 2.
- Whatever side of the issues you land on, there was not enough outreach by San Juan County. Both Pack Creek residents and Spanish Valley business owners were left out of the process.
- There was clearly a lot of thought that went into Option 2. The opinions represented by Option 3 are a reaction to the Moab craziness. People on both sides of the issues don’t want Spanish Valley to be another Moab. Supports a blend of Option 2 and 3.
- Truckers block and cause safety issues in Moab. We’ve needed a truck stop in the area for years. Whatever direction is decided on, it should make property rights a priority. Would like to see a blend of Option 1 and 2.
- Long-time resident remembers what it was like in Moab in the old days – no stores were open, children left town because of lack of jobs, dark economic times. “I have lived with limitations. I’m so glad to see the changes and growth in Moab.”
- Traffic in Moab is out of control. Don’t want to see Spanish Valley make the same mistakes.
- Outreach to property owners in Spanish Valley should have been common sense.
- San Juan County Commission hasn’t communicated with Spanish Valley residents from the beginning. NSJC-C is organizing in response to an alarming development [Love’s]. Never met their Spanish Valley representative to the county. “I wasn’t even aware there was one.”
- Less than 2% of the school district’s budget comes from SITLA. And this is what we get in return for a truck stop and all the effects that come with it?
- “There is a compromise to be had.”
- NSJC-C is a nonpolitical group of 93 people organizing in response to Love’s. There are both Democrats and Republicans in the group. “We are scared for our community.”
- Moab is expensive because lots of apartments have been converted to overnight rentals. Spanish Valley has the opportunity not to make the same mistakes as Moab did.
- Permitted uses outlined in Option 3 are not compatible with a highway context. Smaller, neighborhood-type uses should be located close to residents. Support Options 1 and 2.
- Sympathize with the residents who live close to Love’s, but supports it. Also support Option 2.
- The list of permitted uses provided by the NSJC-C was just a starting point and more could be added. The primary concern is intrusive, obnoxious uses. Want businesses that are compatible with surrounding uses. Sunny Acres is zoned residential and shouldn’t have commercial development on it.
- Diesel fuel is a carcinogen. Electric plug-ins should be required and there should be idling and noise ordinances.

- Property owners can't negatively affect their neighbors. There are lots of people who don't want to see "anything goes" development.
- Who defines obnoxious and compatible?
- Owns the business next to Love's and is all for it. Highways are noisy. His metal commercial buildings offer a buffer for Love's so it's a natural spot. The drainage in the area is a mess currently and this will be addressed by the engineering done by Love's. "It's exactly where it should be."
- Truckers need to be treated well.
- "What about the woman who has lived here for decades?"
- "I moved when the commercial zone I had built in was developed."
- Diesels don't run all-night. One cylinder runs to power heating and cooling in the cab. All trucks on the highway are Tier 4. They are safer for your health than your car exhaust.
- Need clothing stores, grocery stores, etc., not a truck stop. We can recruit other compatible uses.
- Important for the County to put infrastructure in place (e.g. a fire station). Can't rely on Grand County for services.
- Property owner concerned about future development their ten acres if more restricted uses are required.
- Wouldn't a truck stop produce more tax revenue from fuel than a few barber shops?
- Would rather give their money to San Juan County than Grand Junction.
- Most attendees have expressed they don't want Spanish Valley becoming another resort town. Option 3 is the only option that addresses the issues that would prevent this.
- The only overnight accommodations that concerns attendee are AirBnbs in residential neighborhoods and the noise/traffic they produce.
- Should cluster overnight accommodations in the highway commercial zone. Don't want to limit the number and risk legal challenges/issues now facing Moab and Grand County.
- Overnight accommodations should be located outside of residential zones.
- Like the idea of a distribution center to generate jobs for local residents.
- Don't want to see Spanish Valley look like the sprawl surrounding Aspen and Jackson Hole where it goes on and on for miles. Want to keep its rural feel, not the suburban development that just looks the same as the places that visitors came from.
- Noise echoes off of the area's unique geologic features. Don't forget how far noise travels in this valley.
- Move commercial zones to the south end of the valley where they are buffered from residential uses.
- Purchased a lot of property along the highway. "My investment would be gone with Option 3." It was bought in a commercial zone. Supports a direction between Option 1 and 2.
- Look at what's existing already before zoning an area commercial.
- Against control, control, control.

3. WRITTEN COMMENTS RECEIVED AT WORKSHOP (PERSONAL INFO REMOVED)

The County needs tax revenue and industry. My opinion is #1 and #2 combination.

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1. Have B&Bs be owner occupied

2. Option 2

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Mark – You are doing a great job of getting people talking, listening to them, and getting the issues out on the table.

This is a contentious bunch of people.

You handled everyone with respect.

Thank you.

4. COMMENTS RECEIVED VIA EMAIL (PERSONAL INFO REMOVED)

Mark, John,

I am writing this at the meeting with reference to what Mark stated re conditional use and mitigation. I believe that what Mark stated does not accord with Utah law. Please see link below. Please advise how we may address this issue with regard to obtaining proper legal clarification. Thank you.

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8/9/19

Landmark Design Greetings,

I own property in the northern San Juan County/Spanish Valley area and have input for the zoning discussion.

I want this area to remain primarily rural and residential with small businesses that focus on serving the residents as opposed to tourists. There shouldn't be large lighting installations that would diminish our dark skies – including sign lighting.

Residential areas should be significantly buffered from commercial enterprises.

This area shouldn't become another Moab. I think the following should be kept out of this area:

- Large truck stop gas stations.
- Big box stores.
- Large hotels and tourist camping facilities.

I appreciate the ability to give input into the future of our area.

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Hi,

I own a little house on Pack Creek Ranch that is my sanctuary. In order to keep it so, I want:

- Option 3 of the proposed plans, with a few modifications
- To preserve Spanish Valley's rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances
- A buffer zone between commercial and residential areas
- Commercial development in the Hwy. Commercial zone along HWY 191 Commercial Zone should emphasize businesses that serve local residents' needs rather than be focused on tourist accommodations and amenities

More specifically, I want:

- To allow commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; community centers, recreation centers, government offices, retail sales, etc
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- Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert

- Noise, diesel idling, exhaust fumes, and lighting ordinances with measurable limits to protect the health, safety and welfare of residents.

I do NOT want:

- Commercial development allowed along Spanish Valley Drive or connector roads
- Any conditional uses permitted
- High impact large businesses such as:
 - truck stops/truck plazas
 - big box stores
 - light/heavy industrial developments
 - utility transmission substations/ electrcommunications or radio towers
 - airports/helipads
 - warehouse/distributions centers
 - waste facilities of all type
 - oil refineries/gas plants

Sincerely,

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I am writing this letter as a Grand County resident that frequents Spanish Valley and values its rural character. I am in the process of purchasing a home in SV and am concerned about the rampant development taking place throughout Grand County. Below are my talking points that I would like acknowledged by LandMark to be included in their Land Use recommendations to the County.

Thank you for representing the people that actually live here.

Grand County Resident since 1988

In general I want:

- Option 3 of the proposed plans, with a few modifications
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I might add that Option #3 most represents my values with the inclusion of the said talking points in my previous email.

Grand County Resident

since 1988

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Like Ive said before I don't want any development on all of the beautiful open land in the southern part of Spanish Valley. That 5000 acres of Sitlas should stay the way it is. Im a no growth kind of gal and even tho Moab is overrun Id rather just go in and deal with the crowds then have the other half of the valley grow grow grow. I agree with Linda Smirz who commented at the recent meeting that protective ordinances and zoning should apply all the way to just past Hole n the Rock, she said mile marker 110. We live in Pole Canyon, the OA, Dark Skies, commercial regulations/ordinance should apply to our area as well which is at the top of Blue Hill on the East side of the highway where Area Bfe is. No resorts should be allowed in Pole Canyon or anywhere else in southern SV to Hole n the Rock, Pack Creek Ranch region.

Sitla is doing a land exchange with the BIm and will own all of the land along the highway corridor from the GC line to the northwest corner of my property atop of Blue Hill so all of option 3 should apply to that section of land as well. Springdale Utah is a great example of a community that has been overrun by tourism but has a good architectural aesthetic, Telluride Co. as well. The majority of us who live in this valley do not want more of what Moab has become and would like to see the southern end of the valley development be in a more tasteful way. If its gonna be forced on us then at least have really good progressive design concepts. We don't want an ugly strip of crappy mainstream corporate America blight along 191 or in future development of the other residential areas Sitla will be developing.

We don't want Walmart or Applebees or Wasatch Front style sprawl. We want small independent businesses we want quaint.

I want:

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 - airports/helipads
 - warehouse/distributions centers
 - waste facilities of all type
 - oil refineries/gas plants
 - NO RESORTS
 - NO OHV, Jeep rental businesses

Thanks

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I don't want any growth in the valley, I know that's not a reality.

I agree with Linda Smirz who commented at the recent meeting that protective ordinances and zoning should apply all the way to just past Hole n the Rock, she said mile marker 110. We live in Pole Canyon, the OA, Dark Skies, commercial regulations/ordinance should apply to our area as well which is at the top of Blue Hill on the East side of the highway where Area Bfe is. No resorts should be allowed in Pole Canyon or anywhere else in southern SV to Hole n the Rock, Pack Creek Ranch region.

Sitla is doing a land exchange with the BLM and will own all of the land along the highway corridor from the GC line to the northwest corner of my property atop of Blue Hill so all of option 3 should apply to that section of land as well.

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 - oil refineries/gas plants
 - NO RESORTS
 - NO OHV, Jeep rental businesses

--

Dear Landmark/San Juan County,

I am in favor of Option 3 of those offered by Landmark and San Juan having to do with the development plans for Southern San Juan county.

I am very concerned that one of the few remaining areas of Moab and its outskirts is about to be ruined by developers both local and national.

From preservation of our night skies to that of our still fairly quiet neighborhoods where children still actually play, in other reasons the reason my husband and I built what will be our last home here.

I very much understand the need for some development but think it should be restricted to that of local businesses that those of us who live here can benefit from - not giant gas stations or private air strips whose landing pattern will include public roads that carry our children's school buses as well as our own cars and trucks.

We are not trying to be hard to deal with, we just want to have the neighborhood we bought into and have supported with our taxes!

Thank you for your time and consideration of this letter.

--

Dear Landmark,

I am writing to express my support for Option 3 although I would like the following modifications to ensure that Spanish Valley's rural character, quiet neighborhoods, and dark skies are preserved. Specifically, I would like to request (in rough order of priority):

1. Protecting our Dark Skies with specific and enforceable ordinances, including allowing only the use of downlighting, limiting the brightness of signs, and limiting the hours that signs will be illuminated.
2. Providing a buffer zone between commercial and existing/planned residential areas.
3. Prohibiting businesses that are out of step with Spanish's Valley's rural character. This should include limiting the heights, square footage, and parking areas of businesses, and it should prohibit

big-box type stores, hotels/motels, large RV parks, industrial development, waste management facilities, oil and gas operations, incinerators, and operations that will cause a nuisance to the local residents.

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Dear Land Marketing Team,

What I love most about Spanish Valley is serenity and the quick getaway from the hustle and bustle of down town Moab. Spanish Valley has character that needs to be preserved, not over developed. I visit Spanish Valley everyday, splitting my time at my partner's home on Spanish Valley Drive/Spanish Trail and mine closer to town. The dark skies of Spanish Valley have been a special feature for the area I chose to live, for the past 25 years. Exploiting the valley with development will destroy Spanish Valley. I love rural Utah!!!

In general I want:

- Option 3 of the proposed plans
- To preserve Spanish Valley's rural character and quiet residential neighborhoods.
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances that are being used in Moab City
- A buffer zone between commercial and residential areas
- All commercial development restricted to the HWY 191 Commercial Zone
- The 1000' width that can be used by commercial developers on either side of 191 reduced in size

More specifically, I want:

- To allow commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; etc
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I do NOT want:

- Commercial development allowed along Spanish Valley Drive or connector roads
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- High impact large businesses such as: truck stops/truck plazas, big box stores, light/heavy industrial developments, utility transmission substations, airports/helipads, warehouse/distributions centers, waste facilities of all type, oil refineries, gas plants

Thank you kindly for listening!

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No No No No Loves Truck Stop.

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NO Loves Travel Plaza Truck Stop NO NO NO.

San Juan County

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Want option three for Spanish valley

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Dear Landmark Design,

First let me take this opportunity to thank you for holding the meeting August 5, 2019 to solicit opinions from residents. I stayed until 7:55 when respectful discourse stopped. I looked at all three options and below are my thoughts.

With the recent BLM-SITLA land swap along Blue Hill, **I feel VERY strongly that the ordinances you will be putting into place need to cover the 191 highway corridor south to MM 110.** The ordinances should be a process for progress as our valley is going to be expanding and that is a fact of life. I care about noise pollution, air pollution, dark skies and no overnight rentals as a “use by right.”

Therefore the option that most closely aligns with my views is **OPTION 3**. The only change I would make to option 3 is that I am OK with a Walmart or “big box” store that would have clothing and groceries.

Thank you for allowing me to express my opinion.

--

Greetings Councilmen,

I am writing as a concerned citizen and 15 year property owner in Spanish Valley/San Juan County. After many years in the valley with no services whatsoever, I am very excited about the new water and sewer service and proposed medical, fire and police facilities. I do have a concern that the citizens of San Juan county may not be able to fund these services without producing more tax revenue either thru economic development, or a rise in our already high property taxes.

I support the proposed Love’s Truck Stop and would also support other large retail stores if built along the highway corridor. San Juan needs this revenue. The demand is there by the citizens of Northern San Juan, and quite honestly by Grand residents as well. Growth brings challenges, and we need proper planning. I feel that option 2 of Landmark Designs Land use plan is sufficient and protects the commercial land owners for future development plans as well as the residents in residential zones to keep nightly rentals out of neighborhoods. We can not halt development, but the nightly rentals belong along the highway corridor and not in quiet neighborhoods.

Option 3 supported by the Northern San Juan County Community Coalition is far too restrictive for any economic growth in our area and does not protect highway corridor land owners. The two proposed

overnight rental overlays that are shown in option 3 are located at the LeGrand Johnson gravel pit and the Nelsons gravel pit. This is no compromise. I would support the night sky initiative to try and mitigate commercial growth impacts to residents.

Thank you for your time and consideration.

--

Dear Mr. Vlastic and Staff,

I live in northern San Juan County.

I did not express my opinion at last Monday night's meeting though I attended; I appreciate this opportunity to express preference for:

I vote for between Options 2 and 3, with these priorities:

- rural character preservation, quiet rural neighbor
- dark sky preservation, enforceable
- substantial buffer zone between large-commercial and residential
- commercial development in the 191 highway zone
- control of overnight housing development via Overlay zones: without that planning and restriction, we will end up with minimal wage jobs and huge water use to show for it.
- Overnight housing should be limited to the commercial zones.
- Height restrictions on development outside of Highway commercial zone
- Highway commercial ok with me for big box -- I can see that the community at large needs to be able to buy kids' clothes for school etc. But if it's a Home Depot or full Walmart it will put Moab businesses right out of business -- longtime local hardware stores and food stores! This is what Walmart does. Also Walmart allows campers in their parking lot and we should allow private owners to develop campgrounds, not free camping in Walmart lot. We should have a clothing store like TJ Maxx or Marshalls and a supermarket for Spanish Valley.
- Design requirements with low-water landscaping and signage restrictions
- Limit noise, diesel idling, fumes, dust, to Highway commercial and require dark skies compliance
- Spanish Valley Drive: small shops, restaurants, small grocery: this is for the locals.
- I am fine with Love's with 1000 foot buffer as outlined in Option 2, but not right at current proposed site at the Grand-San Juan border where housing is within 35 feet. Move it lower in the Valley. Buy the land from the private landowners further south in the Valley! SITLA is not the only seller. The SITLA site would be ideal for a medical and/or dental office, hotel, restaurant, laundromat...small strip mall.
- AIRSTRIP has no place in a residential zone that is being densified from current agricultural zoning!!! Unsafe and noisy.

- YES to Fire and Safety/Sheriff secondary centers to service developed areas in southern Spanish Valley

Thank you very much.

I appreciate your work.

--

Dear Landmark,

The commercial corridor Option 3 makes the most sense both for Spanish Valley residents and for San Juan County's tax base. Gateway cities do far better economically in the long run with strict zoning, careful commercial growth, strong ordinances, and a look that tourists love to drive through on their way to Moab.

I am a resident of Spanish Valley and very important to me is to:

- To preserve Spanish Valley's rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances
- Have a significant buffer zone between commercial and residential areas
- Commercial development in the Hwy. Commercial zone along HWY 191 Commercial Zone should emphasize businesses that serve local residents' needs rather than be focused on tourist accommodations and amenities
- To allow commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; community centers, recreation centers, government offices, retail sales, etc
- To have a Hwy. Commercial zone Use Table with only permitted uses listed
- Sign restrictions with specifics of size, type, brightness and hours allowed with measurable limits to protect the health, safety and welfare of residents.

I do NOT want:

- Love's Truck stop
- Overnight Accommodations as a "Use by Right"
- Any conditional uses permitted
- High impact large businesses such as:
 - truck stops/truck plazas

- big box stores
- light/heavy industrial developments
- warehouse/distributions centers
- waste facilities of all type

Help us!

Thank you,

--

Dear Landmark,

As a Spanish Valley resident, I would like to endorse option 3. I think the kerfuffle over the Love's Truck Stop indicates that most of us oppose rampant commercial/industrial development in the Valley, especially when the proposed businesses are chains owned by distant companies. Of course we could use more moderate-income housing out here, as well as even a motel or two, but what we do not want is simply unregulated strip development such as we somewhat already have in the northern portion of the Valley. This is our one chance to get it right and avoid turning SV into an endless line of unsightly and unnecessary developments. Please take a cue from the southern end of the Sedona Area (Oak Creek Village). That is what we should have: roundabouts with businesses on them (but tasteful ones), some open space, and some housing developments on streets radiating out from the main thoroughfare, Highway AZ 179.

--

I attended the Public Workshop on Aug 5th and have the following comments.

My main concern with development in Spanish Valley is that a comprehensive, detailed Dark Sky ordinance be included in the plan.

I generally support Option #2 with the addition of the Dark Sky Ordinance from Option #3.

I believe the most important element of the commercial development along the highway should be restrictions on height, size and scale of the development and a buffer between any commercial and residential uses.

Finally I do not support limiting the ordinance to the current administrative abilities of San Juan County government. The new planning ordinance should be forward looking. The County can then plan and budget for measured progress towards the ability to monitor and enforce the requirements.

Thank you for the opportunity to comment.

--

The following items need to be included in the proposed Land Use Code for the Highway 191 Commercial Zone. Protection of the current residents and protection of Pack Creek from pollution are the primary concerns.

1. A 1000 foot radius of protection is needed around any current residence along Highway 191.
2. A no build zone 150 feet on either side of Pack Creek or a no build zone in the 100 flood flood plain what ever is larger. An 150 foot easement on each side of Pack Creek given to SJC for flood control and access for non-motorized travel required from landowners.
3. Potential pollution sources as defined by Utah or the Federal government are not allowed within 500 feet of Pack Creek unless fully contained in a secondary structure. This includes drainage from parking areas from vehicles or trucks.
4. No idling zone along Highway 191 to control air pollution.
5. Restricted building height and setbacks.
6. SITLA and Federal Government exemptions from Land Use Code only as defined by Federal or State Laws.
7. Use Grand County Light pollution ordinance

--

I want:

Option 3 of the proposed plans

To preserve Spanish Valley's rural character and quiet residential neighborhoods.

To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances that are being used in Moab City

A buffer zone between commercial and residential areas

All commercial development restricted to the HWY 191 Commercial Zone

The 1000' width that can be used by commercial developers on either side of 191 reduced in size

More specifically, I want:

To allow commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; etc

To have a Use Table with only permitted uses listed (no conditional uses.)

Small, finite Overlay areas for Overnight Accommodations with specific criteria

Size restrictions on all Overnight Accommodations including hotels (# of beds), condos, and RV parks.

Height restrictions on all development

Sign restrictions with specifics of size, type, brightness and hours allowed

Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert

I do NOT want:

Commercial development allowed along Spanish Valley Drive or connector roads

Overnight Accommodations as a Use by Right

Any conditional uses permitted

High impact large businesses such as:

truck stops/truck plazas

big box stores

light/heavy industrial developments

utility transmission substations

airports/helipads

warehouse/distributions centers

waste facilities of all type

oil refineries

gas plants

--

Hi Mark

I believe you know that are proposal for the most part is up for corrections, and even for negotiations and compromises.

The only exceptions would be the Dark Sky which I do not see as being negotiable and as you may know just restricted to the commercial but rather it is wanted valley wide including all the way down to Hole-N-Rock by mile marker 110. The Dark Sky is what started this whole thing.

Side note: Here is what I say when people ask me for the definition of Dark Sky? my reply is; "**You know you have a Dark Sky when you can see the Milky Way (Galaxy)!**"

I condensed my proposed draft down to 26 pages but of this 13 pages are the Dark Sky and 5 are overnight rentals.

I am sure you could even condense the 8 pages left plus the 5 overnight rentals even more if need be.

Regarding your presentation it was very good and accurate. I see 1 error unless I am reading it wrong and perhaps some misconceptions of what folks want..

No errors up to #4: **Existing uses to the north of the truck stop are primarily residential and the current zoning is commercial.** Marlene's place is zoned residential and our whole Estrella Estates subdivision on Sunny Acres where I live is also zoned residential. Marlene checked with san Juan County to confirm it. I was part of the formation of our HOA and I know for a fact that it is zoned Single Family Residential with no overnight rentals permitted. It is recorded in both Grand & San Juan County because of it is located in both counties and my property tax statement also confirms it.

Unless you mean you are talking about the proposed Loves being zoned commercial then the statement is correct.

There are some other possible misconceptions that I think can be negotiated between the residents here.

Example: I personally and I think others are not against Chain Hotels but rather large size wise hotels over 2 stories. Basically don't want the views block. I also personally think that the southern commercial-residential mixed use area is prime for most commercial right now as there is only one house I think. There is a good size hill that protects the south and east side of the area from many issues like noise, air, light, etc.

I fear Sky Ranch is going to end up in court someday and the County is going to be liable if this is allowed to go forward and some innocent person gets killed. How is the County going to be exempt from this after already receiving so many complaints and warnings by residents. I think that courts would agree with these "reasonable concerns" that folks have for safety.

Some of us are going up to the Salt Lake on Wednesday. Maybe you could think about what sort of compromises can be made? I would like to stop by for a brief period after our meetings to just chat about what might work?

I also changed the request from a separate zoning to an ad hoc advisory to the Commissioners in mt attachment.

Thanks again Mark for all you do and for all your help.

--

Of the 3 options presented, I prefer option 3.

Thanks

--

Please consider these opinions in your planning for Spanish Valley. I am a 15 year resident of the upper valley, on Pack Creek.

- **Option 3 of the proposed plans is preferred**
- To preserve Spanish Valley's rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances
- A buffer zone between commercial and residential areas
- Commercial Zone should emphasize businesses that serve local residents' needs rather than be focused on tourist accommodations and amenities
- Height restrictions on all development
- Sign restrictions with specifics of size, type, brightness and hours allowed
- Noise, diesel Idling, exhaust fumes, and lighting ordinances with measurable limits to protect the health, safety and welfare of residents.
- No heavy industrial use

--

Hello, my husband and I have lived in Spanish Valley for 20 years. We are very concerned about the proposed development of the Valley in San Juan County.

We support Option Three of the proposed plan. We believe all commercial development be restricted to Hwy 191's commercial zone. We are also opposed to any "fly in" housing developments. Air traffic in the valley would be incredibly dangerous and noisy.

--

To whom it may concern, I have lived in Spanish Valley for more than 30 years. I am very concerned about the proposed density in San Juan County. I support Option Three of the plan. Please help protect our quiet, rural lifestyle.

--

I am a resident of San Juan County Utah, and support the Northern San Juan County Coalition's development proposal . Protection of the current residents from Love's truck stop and protection of Pack Creek are my primary concerns.

San Juan County Resident

--

I would like to give you my opinions on the Spanish Valley Highway Zone.

I want:

- Option 3 of the proposed plans, with a few modifications
- To preserve Spanish Valley's rural character and quiet residential neighborhoods.
- To preserve the Dark Skies of Spanish Valley (similar to Grand County and Moab ordinances)
- A buffer zone between commercial and residential areas.
- A commercial zone emphasizes businesses that serves local residents needs rather than be focused on tourist accommodations and amenities.
- I want to allow commercial development that serves local residents such as : restaurants/cafes; grocery stores; day care; small scale auto repair; convenience stores, farm stands; barber and

beauty shops; gyms; banks and credit unions; community centers, recreation centers, government offices, retail sales, etc.

- Commercial zone is to use table with only permitted uses listed.
- Small, finite Overlay areas for Overnight Accommodations with specific criteria such as : size restrictions on all Overnight Accommodations including hotels (number of beds), condos and RV Parks.
- Height restrictions on ALL DEVELOPMENT.
- Sign restrictions with specifics of size, type, brightness and hours allowed.
- Hours of delivery to business. No night time deliveries to businesses.
- Noise, diesel idling, exhaust fumes and lighting ordinances with measurable limits to protect health, safety and welfare of residents.
- If truck stops are allowed in commercial zones there needs to be armed security at all times paid for by the business.

I do NOT want:

- Commercial development allowed along Spanish Valley Drive or connector roads.
- Overnight Accommodation as a "Use By Right"
- Any conditional uses permitted.
- High impact large businesses such as : Truck Stops/Truck Plazas, Big Box Stores, Light and Heavy Industrial Developments, Utility Transmissions Substations or Microwave, Cellular or Radio Towers.
- AIRPORTS/HELIPADS
- Warehouse/Distribution Centers
- Waste Facilities of all types
- Oil Refineries/Gas Plants.

We moved here to get away from all the things that have been proposed in the Spanish Valley. We have put all of our savings into an area that we wanted to retire in and if these plans (like the Loves Truck Stop) are approved we will loose what we have worked so hard for all of our lives. Not only monetarily but health wise.

--

I would like to give you my strong opinion on the Spanish Valley Highway Zone.

This could lead to major lawsuits if not restructured but the homes in Spanish Valley when checking closing papers the realtors and Land Title companies **DID NOT DISCLOSE** that this section of the 191 HWY was commercial nor that a carcinogenic chemical fuel plant operation like Love's was being dropped down in the middle of homeowners backyards.

What makes common, logical & moral sense:

- At the intersection of the 191 Hwy. & Sunny Acres (southside) 13 acres is where the Fire Department, EMS, State Trooper and Sheriff Offices should be located for quick access onto the 191 and East on Sunny Acres into neighborhoods **NOT** the old airport. Also an emergency helicopter pad for all the serious accidents that occur on the 191 Hwy.
- Build your carcinogenic chemical fuel plant Loves operation south of LeGrand/Johnson or even farther south to La Sal Junction.
- Return the speed limit to 25 miles/hour and monitor all the other traffic violations on Sunny Acres and actually enforce the laws!
- Build homes, townhomes and condos only and a section for affordable housing.
- Build ALL businesses/schools and other entities south of Legrand/Johnson to La Sal Junction.
- A church or two would be fine.

What I don't want:

- A **carcinogenic chemical fuel plant** like Loves in my backyard.
- **Noise** from the possibility of up to 50 semitrucks running 24/7/365 and 50 to 100 regular vehicles doing the same. Doors slamming, people talking and smoking plus noise from vehicle stereos.
- **Pollution** from the possibility of up to 50 semitrucks running 24/7/365 and 50 to 100 regular vehicles doing the same.
- **Criminal activity of ALL FORMS!!!** Because some neighbor(s) in Spanish Valley is going to get hurt, raped or killed. This will come down on SITLA, Landmark, Loves and all other entities involved!
- **Lighting** that no matter how you try and deflect it and tone it down it reflects off all the vehicles windshields in all directions.
- **Shopping centers** of any kind!
- **Garages** of any kind!
- **Hotel/motels** of any kind!
- **Schools** of any kind!
- **Businesses** of any kind!
- **Industries** of any kind!
- **Fast Food & restaurants** of any kind!

--

To whom it concerns:

I write to support Option Three in the proposed development plans for Spanish Valley. This option would strictly limit lodging developments and would focus on community- centered commercial

development, i.e. local businesses that serve the locals rather than tourist driven businesses. I strongly favor Option 3 as it would give maximal protection to Spanish Valley and preserve its character.

I own a house close to Spanish Valley and travel through there often.

--

To whom it concerns:

I write to support Option Three in the proposed development plans for Spanish Valley. This option would strictly limit lodging developments and would focus on community- centered commercial development, i.e. local businesses that serve the locals rather than tourist driven businesses. I strongly favor Option 3 as it would give maximal protection to Spanish Valley and preserve its character.

I own a house close to Spanish Valley and travel through there often.

--

Hello:

I am a long-time resident of Spanish Valley and moved out of Moab to get away from the loud, congested and over-run tourist town that Moab has become. Understanding the growth of Spanish Valley is inevitable, I strongly support wise growth that looks to the future and livability of this valley that we all share.

There is a maximum of two vehicle corridors through the valley—Hwy. 191 and Spanish Valley Dr. These have a carrying capacity that must be considered now to prevent the congestion that Moab experiences on a daily basis. The only way to do that is to limit the number of developments and businesses that move into Spanish Valley and develop a reasonable plan that takes this key fact into consideration.

I strongly support Option 3 of the proposed plans, specifically to:

- To preserve Spanish Valley's rural character and quiet residential neighborhoods

- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinance in alignment with Grand County and Moab City ordinances
- To create effective buffer zone between commercial and residential areas
- Focus commercial development in the Hwy. Commercial zone along HWY 191 to emphasize businesses that serve local residents' needs rather than be focused on tourist accommodations and amenities

I also support:

- To allow commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; community centers, recreation centers, government offices, retail sales, etc
- To have a Hwy. Commercial zone Use Table with only permitted uses listed
- Small, finite Overlay areas for Overnight Accommodations with specific criteria such as size restrictions on all Overnight Accommodations including hotels (# of beds), condos, and RV parks.
- Height restrictions on all development
- Sign restrictions with specifics of size, type, brightness and hours allowed that preserve the rural character of the valley and protect our night skies.
- Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert
- Noise, diesel Idling, exhaust fumes, and lighting ordinances with measurable limits to protect the health, safety and welfare of residents.

I do NOT support:

- Commercial development allowed along Spanish Valley Drive or connector roads
- Overnight Accommodations as a "Use by Right"
- Any conditional uses permitted
- High impact large businesses such as:
 - truck stops/truck plazas
 - big box stores
 - light/heavy industrial developments
 - utility transmission substations/ electrcommunications or radio towers
 - airports/helipads
 - warehouse/distributions centers
 - waste facilities of all type
 - oil refineries/gas plants

Thank you for your time and consideration of our strong desires for a livable community.

--

Dear Landmark,

I live in Grand County, about half a mile from Spanish Valley and thus frequently visit Spanish Valley. I am very concerned about the proposed development.

I do not want to see a Love's truck stop or any truck stop placed in this Valley. It is too close to people's homes. It would be toxic and a noise nuisance for the people who live in this area. It would like to reiterate the following points that many of us are making

Thank you very much,.

In general I want:

- Option 3 of the proposed plans, with a few modifications
- To preserve Spanish Valley's rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances
- A buffer zone between commercial and residential areas
- Commercial development in the Hwy. Commercial zone along HWY 191 Commercial Zone should emphasize businesses that serve local residents' needs rather than be focused on tourist accommodations and amenities

More specifically, I want:

- To allow commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; community centers, recreation centers, government offices, retail sales, etc
- To have a Hwy. Commercial zone Use Table with only permitted uses listed
- Small, finite Overlay areas for Overnight Accommodations with specific criteria such as
 - Size restrictions on all Overnight Accommodations including hotels (# of beds), condos, and RV parks.
- Height restrictions on all development
- Sign restrictions with specifics of size, type, brightness and hours allowed
- Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert
- Noise, diesel Idling, exhaust fumes, and lighting ordinances with measurable limits to protect the health, safety and welfare of residents.

I do NOT want:

- Commercial development allowed along Spanish Valley Drive or connector roads
- Overnight Accommodations as a “Use by Right”
- Any conditional uses permitted
- High impact large businesses such as:
 - truck stops/truck plazas
 - big box stores
 - light/heavy industrial developments
 - utility transmission substations/ electrcommunications or radio towers
 - airports/helipads
 - warehouse/distributions centers
 - waste facilities of all type
 - oil refineries/gas plants

--

Dear Landmark Design

As a resident of Northern San Juan County I want:

- Option 3 of the proposed plans, with the modification that Spanish Valley ordinances extend all the way to Mile Marker 110 on Highway 191
- To preserve Spanish Valley’s rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances
- Ordinances that govern noise and air pollution along with overnight rentals (no use by right)
- A buffer zone between commercial and residential areas
- Commercial development in the Hwy. Commercial zone along HWY 191 Commercial Zone should emphasize businesses that serve local residents’ needs rather than be focused on tourist accommodations and amenities

Thank you

--

I live full time in Northern San Juan County just south of Spanish Valley.

Please count me in favor of Option 3. My second choice is Option 2.

--

Dear Landmark,

I am writing to express my support for third option (among those currently under consideration). However, I would strongly endorse some modifications to ensure that Spanish Valley's rural character, quiet neighborhoods, and dark skies are preserved. Please insure the following:

1. Please protect our dark skies with specific and enforceable ordinances, including allowing only the use of downlighting, limiting the brightness of signs, and limiting the hours that signs will be illuminated. There are cost effective ways of doing these things that ensure public safety, convenience, and dark skies.
2. Please provide a buffer zone between commercial and existing/planned residential areas.
3. You should prohibit businesses that are out of step with Spanish's Valley's rural character. This should including limiting the heights, square footage, and parking areas of businesses, and you should prohibit big-box type stores, hotels/motels, large RV parks, industrial development, waste management facilities, oil and gas operations, incinerators, and operations that will cause a nuisance to the local residents.

Thanks for considering my input.

--

Hello Landmark Design,

I reside in Spanish Valley. I am very worried and concerned about the development plans for Spanish Valley. Below are my comments regarding planning for Spanish Valley:

In general I want:

- Option 3 of the proposed plans, with a few modifications
- To preserve Spanish Valley's rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances
- A buffer zone between commercial and residential areas
- Commercial development in the Hwy. Commercial zone along HWY 191 Commercial Zone should emphasize businesses that serve local residents' needs rather than be focused on tourist accommodations and amenities

More specifically, I want:

- To allow a small amount of commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; community centers, recreation centers, government offices, retail sales, etc
- To have a Hwy. Commercial zone Use Table with only permitted uses listed
- Small, finite Overlay areas for Overnight Accommodations with specific criteria such as
 - Size restrictions on all Overnight Accommodations including hotels (# of beds), condos, and RV parks.
- Height restrictions on all development
- Sign restrictions with specifics of size, type, brightness and hours allowed
- Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert
- Noise, diesel Idling, exhaust fumes, and lighting ordinances with measurable limits to protect the health, safety and welfare of residents.

I do NOT want:

- Commercial development allowed along Spanish Valley Drive or connector roads
- Overnight Accommodations as a “Use by Right”
- Any conditional uses permitted
- High impact large businesses such as:
 - truck stops/truck plazas
 - big box stores
 - light/heavy industrial developments
 - utility transmission substations/ electrcommunications or radio towers
 - airports/helipads
 - warehouse/distributions centers
 - waste facilities of all type
 - oil refineries/gas plants

Thank you,

--

Dear Mr. Vlastic:

As a full-time resident of Northern San Juan County for 23 years, I am writing to register my strong support for Option #3 of the proposed commercial development plans **for my home**. I have been in the audience when you have spoken about your design process. I appreciate the opportunity to weigh in on **issues that impact my daily life**.

Specifically, these are my wants:

- preserve rural character & quiet neighborhoods
- protect dark skies with precise & enforceable ordinances
- create substantial buffer zones between commercial & residential areas
- allow development along the highway in the form of small scale businesses ONLY, focused on serving locals - for example, a day care facility, medical &/or dental office, a community/recreational center, barber/beauty shop, small food market, bookstore, yoga studio, government office
- provide a commercial zone "Use Table" listing the only permitted uses
- restrict the height of all commercial buildings
- restrict signage - relative to size, type, brightness
- require new commercial buildings to utilize "green" materials & xeriscaping
- create measurable noise & idling & exhaust restrictions - to protect our health

These are things I absolutely DO NOT want:

- any commercial development along Spanish Valley Drive or its connector roads
- overnight accommodations as a "use by right"
- any conditional use permitting
- large businesses like truck stops & "big box" stores
- industrial operations
- utility transmission substations, radio towers
- airports
- warehouses / distribution centers
- waste facilities
- oil refineries, gas plants

As a Licensed Clinical Social Worker, my focus is "person in context." Please know that the decisions you make will have a strong impact on the healthy context families in Northern San Juan County have made great effort to create for their families.

Please help us move forward in a community-building manner that supports health & safety & the precious sense of well-being I trust you would want for your family.

--

August 13, 2019

Dear Landmark,

I own a cabin at 381 Pack Creek Road in Pack Creek Ranch where I spend a few months each year. I am very concerned about the planning and zoning issues in Spanish Valley through which I drive every day when I am in Moab.

In general I want:

- Option 3 of the proposed plans, with a few modifications
- To preserve Spanish Valley's rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances
- A buffer zone between commercial and residential areas
- Commercial development in the Hwy. Commercial zone along HWY 191 Commercial Zone should emphasize businesses that serve local residents' needs rather than be focused on tourist accommodations and amenities

More specifically, I want:

- To allow commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; community centers, recreation centers, government offices, retail sales, etc
- To have a Hwy. Commercial zone Use Table with only permitted uses listed
- Small, finite Overlay areas for Overnight Accommodations with specific criteria such as
 - Size restrictions on all Overnight Accommodations including hotels (# of beds), condos, and RV parks.
- Height restrictions on all development
- Sign restrictions with specifics of size, type, brightness and hours allowed
- Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert
- Noise, diesel idling, exhaust fumes, and lighting ordinances with measurable limits to protect the health, safety and welfare of residents.

I do NOT want:

- Commercial development allowed along Spanish Valley Drive or connector roads
- Overnight Accommodations as a "Use by Right"
- Any conditional uses permitted
- High impact large businesses such as:
 - truck stops/truck plazas
 - big box stores
 - light/heavy industrial developments
 - utility transmission substations/ electriccommunications or radio towers
 - airports/helipads
 - warehouse/distributions centers
 - waste facilities of all type

- oil refineries/gas plants

Thank you for your consideration.

--

Dear Landmark,

Please consider this a “vote” in favor of Option Three concerning development in Spanish Valley, south of Moab.

I do not live in Spanish Valley, but I visit there regularly, having friends who live there.

I do live in Kayenta Heights. Spanish Valley is therefore a significant part of my viewshed.

In addition, of course, lighting in Spanish Valley is going to obviously affect the night skies in all of Spanish Valley, including where I live.

The following language may be similar to language that you’ll receive in other e-mails. Please do not devalue these comments for that (or any other) reason.

The following words exactly express my desires and concerns:

In general I want:

- Option 3 of the proposed plans
- To preserve Spanish Valley’s rural character and quiet residential neighborhoods.
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances that are being used in Moab City
- A buffer zone between commercial and residential areas
- All commercial development restricted to the HWY 191 Commercial Zone
- The 1000’ width that can be used by commercial developers on either side of 191 reduced in size

More specifically, I want:

- To allow commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; etc
- To have a Use Table with only permitted uses listed (no conditional uses.)
- Small, finite Overlay areas for Overnight Accomodations with specific criteria
- Size restrictions on all Overnight Accomodations including hotels (# of beds), condos, and RV parks.
- Height restrictions on all development
- Sign restrictions with specifics of size, type, brightness and hours allowed
- Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert

I do NOT want:

- Commercial development allowed along Spanish Valley Drive or connector roads
- Overnight Accomodations as a Use by Right
- Any conditional uses permitted
- High impact large businesses such as:
 - truck stops/truck plazas
 - big box stores
 - light/heavy industrial developments
 - utility transmission substations
 - airports/helipads
 - warehouse/distributions centers
 - waste facilities of all type
 - oil refineries
 - gas plants

Thank you very much for your time and consideration,

--

To Whom it May Concern,

I am a Moab artist and resident, who frequently visits family in Spanish Valley.

I'm writing to urge Landmark Design to advance its current Option 3 for Spanish Valley with modifications as follow:

- Preserve Spanish Valley's rural character and quiet residential neighborhoods
- Preserve the dark skies of Spanish Valley with more specific and enforceable ordinances - preferably the same one recently passed by Grand County and Moab City
- Provide a buffer zone between commercial and residential areas
- Allow commercial development that serves local residents such as: restaurants/cafes; small grocery stores; day care; medical and dental facilities; nurseries/greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; sporting goods/outdoor supply stores and rentals; book stores; carpentry, electrical, plumbing, and heating and air conditioning shops; community centers, recreation centers, government offices, retail sales, auto repair; small gas station; convenience store; banks/credit unions; storage units; etc.
- Small, finite Overlay areas for Overnight Accommodations with specific criteria such as size restrictions on all Overnight Accommodations including hotels (# of beds), condos, and RV parks.
- Height restrictions on all development
- Sign restrictions with specifics of size, type, brightness and hours allowed
- Noise, diesel idling, exhaust fumes, and lighting ordinances with measurable limits to protect the health, safety and welfare of residents.

Please note that I do NOT want high impact large businesses such as:

- truck stops/truck plazas
- big box stores
- light/heavy industrial developments
- utility transmission substations/ electrocommunications or radio towers
- airports/helipads
- warehouse/distributions centers
- waste facilities of all type
- oil refineries/gas plants

Thank you for your time and efforts to preserve our valley as a good place to live.

--

Landmark Design,

I am a resident of Pack Creek in San Juan County and live just a few miles from the proposed development in Spanish Valley. I am e-mailing you to provide my comments on the Highway Commercial Zoning Options. **I strongly support Option 3 - Modifications to Currently Proposed Zoning along US-191.** This option is the only one that will preserve Spanish Valley's rural character and quiet, residential neighborhoods. It is also the only option that will help preserve the dark skies of Spanish Valley and surrounding area with the more specific and enforceable ordinances modeled after those adopted by Grand County and the city of Moab.

If we want Spanish Valley to be something better and different than just more sprawl from Moab, now is the time to implement a zoning plan that ensures Spanish Valley remains a distinct, rural community, rather than become a tourist accommodations corridor on the outskirts of Moab.

In general, I would like the Zoning Plan to:

1. Preserve Spanish Valley's rural character, with open spaces and quiet residential neighborhoods.
2. Preserve the dark skies of Spanish Valley and surrounding area with the more specific and enforceable ordinances modeled after those adopted by Grand County and the city of Moab. With Grand County, Moab and Spanish Valley enacting similar ordinances, enforcement will be easier and can be shared across the county line.
3. Ensure that the limited water availability is prioritized for residential usage.
4. Require a significant buffer zone between commercial and residential areas. The proposed Flex zones could act as such a buffer.

More specifically, I would like the Zoning Plan to:

1. Allow commercial development that serves the local residents. This includes: grocery stores; restaurants/cafes; day care; medical and dental facilities; office parks: yoga studios and gyms; banks/credit unions; nurseries/greenhouses; barber and beauty shops; book stores; carpentry, electric, plumbing, and heating and air conditioning shops; auto repair; small gas stations; convince stores; etc.
2. Ensure that no overnight accommodations (hotels, motels, bed & breakfast, short-term rentals, campground or similar uses) are permitted as a use by right. Limit overnight accommodations to small, finite overlay areas with special development conditions such as size restrictions and the inclusion of specific community benefits to offset impacts of overnight accommodations. Such benefits may include employee housing, mixed uses, public recreation, open spaces, etc.
3. Incorporate a Use Table with only permitted uses listed.
4. Incorporate design requirements/considerations for all development including use of green material and xeriscaping with low water maintenance consistent with the desert and water availability.
5. Incorporate height restrictions on all development.
6. Incorporate sign restrictions with specifics of size, type, brightness/lighting and hours allowed.

I do not want:

1. Any conditional uses permitted.
2. Overnight accommodations as a use by right.
3. High impact commercial uses such as: truck stops / truck plazas, medium to heavy industrial developments, waste facilities, heliports, warehouses / distribution centers, utility transmission substations, and big box stores.

I would like to thank you for all the work that has been done towards this project and for listening to and incorporating input from the stakeholders that will be impacted.

--

Landmark Design

Attn: Mark Vlasik

Mark,

I am a 47 year resident of Grand County and have lived in Spanish Valley, Moab City and Castle Valley during that time. I also was a 9 year member of the Grand County Planning Commission. I am very happy to see an outline for planning in North San Juan County which has been needed for decades but I am very skeptical of the ability or desire of the San Juan County government to make this happen in an acceptable way. I am a retired building contractor who spent many years building homes in Northern San Juan County and I would like to see that area remain the rural residential and agricultural area it is today. I am glad your firm is part of that planning process and hope that the outcome will be good for the entire valley.

Of the three options presented at the meeting at the Grand Center I favor option 3 regardless of San Juan County's ability to enforce their ordinances at the present time. This planning will extend into the future just as Grand County's has and San Juan County's will grow their government's effectiveness accordingly. In Grand County a huge concern has always been the presence of SITLA land and the potential for development and the impact on both counties. The highway commercial zone must be buffered from residential uses which SITLA is wanting to develop or the impacts will be long lasting. The night sky must be protected in the same way it has been in Grand County and Moab City. This is all one valley and what happens in the San Juan County portion will extend to the entire valley. Sign ordinances must be a part of the HC zone code and signs must be limited to on premises signage to avoid back to back bill boards. This is a requirement in Grand County and all the bill boards you see were grandfathered in prior to the 1990's.

There are those pro-development voices who would have no planning in order to further their own interests. We can either plan today and think about the future or pay for a lack of planning by losing our coveted rural lifestyle.

Thank you for your time,

--

To whom it may concern:

Please consider this letter as representing my input as to the proposed zoning along US-191:

- I support the preservation of the rural character, the quietness, and Dark Skies of Spanish Valley. In order to accomplish this, more specific and enforceable ordinances would need to be implemented.
- I support the implementation of buffer zones between commercial and residential areas.
- I support that any commercial zoning emphasize businesses that serve local resident's needs as opposed to high impact large businesses (truck stops/truck plazas, light/heavy industrial developments, utility transmission substations/radio towers, airports/helipads, warehouse/distribution centers, waste facilities).
- I support small, finite overlay areas for overnight accommodations, subject to conditions such as size restrictions on all overnight accommodations including hotels, condos, and RV parks; height restrictions on all developments, sign restrictions (size, brightness). Further, that designs require that any development use green/lead free materials and low water maintenance.
- I support protecting the welfare and quality of life of residents by incorporating restrictions and ordinances regulating noise pollution, diesel idling, exhaust fumes and lighting.

I have lived in Moab at different times. I first lived here in 1979 prior to mountain biking. At that time, Atlas Minerals was being shut down and the focus became tourism. Two years ago, I returned for the 5th time. I have seen many changes, and to my dismay have found some of the "out of control" expansion to be problematic. I recently completed my doctorate on the physiological effects of sound on the human body and have empirical measurable data that targets the impact of harmonious as well as cacophonous (harsh, discordant mixture of sounds) on our mind/body physiology. I have been a registered music therapist since 1987, graduating from Utah State University (actually completing part of my degree when faculty were flying down from Logan).

In 1992, I received my masters in psychophysiology from the University of the Pacific, returning to Moab in 1994-1998, where I was the coordinator of the Families, Agencies and Communities Together Program (FACT). As mentioned above, I have returned to Moab again having obtained my doctorate. I currently live in Spanish Valley. It is my desire to remain here; however, unless some consciousness arises as to the importance of stopping some detrimental choices that affect us and future generations, I may need to leave once more.

Thank you for your consideration in this and other like matters. In the August issue of the Moab Happenings, I have written a short article on Sound Pollution, identifying dangerous decibel levels associated with ATV's, razors, semi-trucks, and other vehicles that frequent our area.

--

Landmark Design,

I am a resident of Pack Creek in San Juan County and live just a few miles from the proposed development in Spanish Valley. I am e-mailing you to provide my comments on the Highway Commercial Zoning Options. I strongly support Option 3 - Modifications to Currently Proposed Zoning along US-191. This option is the only one that will preserve Spanish Valley's rural character and quiet, residential neighborhoods. It is also the only option that will help preserve the dark skies of Spanish Valley and surrounding area with the more specific and enforceable ordinances modeled after those adopted by Grand County and the city of Moab.

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3. Ensure that the limited water availability is prioritized for residential usage.
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1. Any conditional uses permitted.
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3. High impact commercial uses such as: truck stops / truck plazas, medium to heavy industrial developments, waste facilities, heliports, warehouses / distribution centers, utility transmission substations, and big box stores.

I would like to thank you for all the work that has been done towards this project and for listening to and incorporating input from the stakeholders that will be impacted.

--

Landmark Design,

I am a full-time resident of Pack Creek in San Juan County and live just a few miles from the proposed development in Spanish Valley. I am e-mailing you to provide my comments on the Highway Commercial Zoning Options. I strongly support Option 3 - Modifications to Currently Proposed Zoning along US-191. This option is the only one that will preserve Spanish Valley's rural character and quiet, residential neighborhoods. It is also the only option that will help preserve the dark skies of Spanish Valley and surrounding area with the more specific and enforceable ordinances modeled after those adopted by Grand County and the city of Moab.

As we all heard at the August 5, 2019 Public Workshop, no one is happy with the unrestricted growth and its results in Moab. Without Option 3, Spanish Valley's commercial zone will become the dumping ground for all types of development that Moab and Grand County now don't want nor allow. If we want Spanish Valley to be something better and different than just more sprawl from Moab, now is the time to implement a zoning plan that ensures Spanish Valley remains a distinct, rural community, rather than become a tourist accommodations corridor on the outskirts of Moab.

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I would like to thank you for all the work that has been done towards this project and for listening to and incorporating input from the stakeholders that will be impacted.

--

Gentlemen,

I've penned this email in reference to the current moratorium on commercial growth and pending changes to land use rights, commercial zoning and legislation for the Highway 191 corridor of Spanish Valley.

My wife and I are the current owners of St Dane's Cabins LLC, owners of the property it sits on, as well as residents of the effected area. We purchased this overnight rental business due to its long, almost 30 year history, in the valley and it's location in San Juan county. We have invested every penny we have into this business and with the hope of bearing future fruit for our retirement.

Our business has been singled out, along with a handful of others, by the recent moratorium put in place by the San Juan county commission. Not only is there the possibility of being subjected to rules, regulations and new zoning standards not enforced on the rest of the county, but these changes are being influenced by a small, non-elected group of residents, most of which reside in Pack Creek, located several miles from the effected area.

I'm sure you can all understand our fears and displeasure with the course these actions have taken. Myself, my wife and may of our neighbors are hoping that a balance is reached in this process and many of us are not forced into litigation with an already cash strapped county...simply because there was a lack of communication with and consideration for your tax paying property and business owners in this 3 mile long section that has been carved out of the valley.

I look forward to hearing your position on these matters, as I'm not aware of any property and/or business owners being reached out to by anyone associated with the county, Landmark and other involved organizations. To my knowledge the only community outreach that has been made was through a meeting of Pack Creek residents with two of the three commissioners, facilitated by a politic party and a meeting set up for the Northern San Juan County Coalition by Landmark.

Thank for your service as elected officials in our county and we look forward to hearing from everyone individually.

--

Mark and John,

My vote is for Option #3 with a number of restrictions.

What I would also want:

- 1- solar panels to help pay for San Juan expenses
- 2- green space resting for drivers, signage on native plants,
Trees for birds, bees, teaching space for students.
some benches

Or another idea.

- 1- straw bale homes
- 2-on 1/2 acre lots with infra structure maybe 20 homes(this brings in lots of revenue)
- 3-nursery, as more buildings and homes move in greater need for Landscaping, Small grocery store, small department store, Dr. office, Police or Fire Dept, Bakery

just want things environmentally safe for humans and the planet, plus pleasing to the eye.

Thank you for all the hard work you have done and will continue.

--

I attended the planning workshop on August 5, live in San Juan County, and support planning option 3. I believe that a stronger dark skies ordinance is needed and that more control on the location of highway corridor businesses is warranted which could be accomplished by an overlay zone. Also, I believe that a Love's truck stop in its proposed location would be a disaster for Spanish Valley.

--

I am sending you this e-mail regarding the Dark sky ordinance. I choose option #3 to be put in place in Northern San Juan County.

Thank you,

--

OPTION 3

--

Hello, I am writitng to let you know that I choose and would appreciate you choosing to go with *Option #3*!

I choose *OPTION #3*defined requirements for Dark Sky Ordinance.

Thank you

--

I would like to vote for option 3 on the Dark Sky act.

--

Dear Landmark Design Team,

Yes, I am a resident of Spanish Valley

Of interest to me and my neighbors is:

*Keep the rural environment

*Night Sky Protection Ordinance

*Restriction on Commercial Development to Hwy 191 corridor Only!

*Residential preservation

If you lived here think precisely what you would want taking into consideration that this is NOT a metropolitan area. This is not SLC.

Commercial zone development must spell out specific usage. Service businesses that are needed by local residence and lists of them have been suggested as appropriate. Encourage local business and Mom & Pop stores and services to retain economic development and income retention within local communities.

Design Requirements must be coded with specifics on size and type of signage to comply with night sky preservation.

I do NOT want:

- * Big Box
- * Large Truck Stop
- * Nightly rentals in residential areas
- * Large Chain Hotels (B & B and cafes YES)
- * Heavy Industrial Usage that is not already grandfathered.
- * Spanish Valley Dr NOT to be a main thorough fare! Needed are feeder roads to Hwy 191 and NOT through residential areas.

--

To Mr's Vlastic and Locke:

I am a resident of San Juan County, in Spanish Valley. My house was built in 1996 and has been my sole residence for 14 years. I am one of the 93 members of NSJCC.

First of all, thank you for hosting the Planning Workshop on August 5th. I greatly appreciated the opportunity to air my thoughts and, even more, appreciated the opportunity to hear from my neighbors. I left the meeting feeling positive about the people of my neighborhood, realizing we all are looking for similar qualities in our valley, and only differ on how to get there.

I did voice some of my thoughts and concerns at the workshop but, after gaining insight from neighbors, have shifted some of the ways I view change in our valley. So, here are my thoughts.

Overall, I am in favor of Plan 2 as presented at the workshop, with a few changes. (Plan 2.5?) Whether we like it or not, change is coming to the valley and the status quo of Plan 1 will no longer meet our needs. Of Plan 2, I like the concept of larger hotels and businesses out on Highway 191 with smaller local businesses nested in a small municipal site along main throughways and surrounded by local residences.

I say Plan 2.5, because I feel any ordinances designed to meet the goals of Plan 2 will need to be well defined with descriptive language and measurable boundaries similar to the ordinances proposed by the NSJCC. The ordinances should be designed for the benefit and protection of local residents and residential property first, as defined in Plan 3. And, I strongly feel our Dark Skies Ordinance must be the same as the ordinance recently adopted by Grand County. We are one community in the valley with only 1 sky. Compliance will be much more simple for everyone if we all have the same rules.

I do believe we need a quantifiable noise and nuisance ordinance similar to that proposed by NSJCC. If we're planning to have hotels, businesses, and 4 homes per acre, we must have rules that help us all get along.

But, I believe nuisance ordinances should begin only where proven health hazards exist. I am concerned proposal of the NSJCC proposed ordinance Appendix C, parts A through F as written, would bring local residents to the commissioners with torches and pitchforks.

In all the Spanish Valley Planning efforts, the residents agreed that they want to maintain the rural character of Spanish Valley. In rural areas roosters crow, horses neigh, and cows low. And along with animals come animal smells. Wood piles out back and creaky old sheds are also a part of rural charm. Snakes are a natural part of the rural Western US. The majority of snakes are harmless and they keep the rodent population down. Parts A through F seem to be written with a more urban or suburban community in mind, not rural.

Also, Appendix D, Part C1, of the proposed NSJCC ordinance (Maximum Occupancy of Overnight Rentals) would need to be better addressed. Though I agree there should be limits, I come from an immediate family of 11. This is not so uncommon in Utah. A maximum of 8 would bar large immediate families from vacationing together. I would propose a maximum of 8 persons who are not of a single immediate family.

Thank you for all the effort you have put forth. And thank you for your time in reviewing my comments.

--

To Whom it May Concern:

We would like a dark sky ordinance passed in Spanish Valley section of North San Juan County. Option #3 , please!!

--

I am definitely for option on the dark sky's choice.

--

Hi, I attended the workshop on August 5th, and you all asked for comments to be sent digitally, so here goes:

My wife and I have been discussing this a lot, and she will probably write her own more eloquent version.

I live in San Juan county since 2004. My main interest, of course, is no Love's truck stop, so ordinances that would prevent that are important. Secondly, I would like to see more defined uses that would limit commercial development to 'not industrial' . The argument that San Juan county is poor, and therefore my neighborhood gets screwed so that others have a little more money doesn't sit well with me. I don't want my neighborhood to be a sacrifice area.

I want to point out that when asked who didn't want dark skies, of the 6 or 7 people who raised their hands, half didn't know what that even meant. So the same ordinances as taken up by Grand county and Moab is the preferred one, since we are all in the same valley.

As for the zoning overlay, a combination of options 2 and 3 make the most sense. Clustering high density lodging seems like a really good idea. Mr Wilson, who was concerned about his commercial purchases being devalued by zoning, was interested in turning those properties into overnight rentals. I'm not sure how to do a combination of the two preferences, but preferred cluster of high density lodging (hotels) shouldn't be too incompatible with zoning that allows overnight rentals anywhere along the highway.

I would like to be able to develop my 3 acres as residential for families that live and work in the area, NOT as overnight rentals. Ordinances that make that possible would be preferred to anything goes anywhere. I want families living next to me, not tourists. I don't want them to be able to sell to someone who makes the houses OA's either.

I'm curious how water non availability is going to be addressed?

Also, there was a comment along these lines that I would like to reiterate: just because San Juan county's current level of enforcement ability is low, does not mean the ordinances need to be set up for that level. As NSJC becomes more developed, enforcement will be needed, and will be affordable with the increase in development. In the interim, perhaps enforcement could be complaint driven?

Speaking of codes, some of the ones proposed by NSJCC are not exactly rural in nature. Rural means a bit of junk cars and wood piles, and annoying noisy rooster's at 5am.

Also, I object to a 4 house per acre density. I guess some areas could use that IF they are residential. The only reason to have density that high for overnight rentals is to benefit developers. I think it's time to stop making life easy for developers and make it easy for residents.

Regarding Love's, the list of reasons showed at the start of the work shop for why it is not compatible still apply, not sure if you all have anything to do with that... Or if we just have to persuade the county commissioners to vote it down.

Thanks

--

Dear Landmark Design,

I live in San Juan County. My family and I are neighbours of Spanish Valley residents and support their efforts to ensure smart development in their community.

I am e-mailing you to provide the following comments on the Highway Commercial Zoning Options. I strongly support Option 3 - Modifications to Currently Proposed Zoning along US-191. This option is the only one that will preserve Spanish Valley's rural character and quiet, residential neighborhoods and will help preserve the dark skies of Spanish Valley.

Based on the results of the August 5, 2019 Public Workshop, it is clear that no one is happy with the unrestricted growth and its results in Moab. Without Option 3, Spanish Valley's commercial zone will become the dumping ground for all types of development that Moab and Grand County now don't want nor allow. If we want Spanish Valley to be something better and different than just more sprawl from Moab, now is the time to implement a zoning plan that ensures Spanish Valley remains a distinct, rural community, rather than become a tourist accommodations corridor on the outskirts of Moab.

Here are my general comments regarding the Zoning Plan:

- Require a significant buffer zone between commercial and residential areas.
- Preserve the dark skies of Spanish Valley and surrounding area with the more specific and enforceable ordinances modeled after those adopted by Grand County and the city of Moab.
- Preserve Spanish Valley's rural character, with open spaces and quiet residential neighborhoods.
- Ensure that the limited water availability is prioritized for residential usage.

More specifically, I would like the Zoning Plan to:

- Allow commercial development that serves the local residents. This includes: grocery stores; restaurants/cafes; day care; medical and dental facilities; office parks; yoga studios and gyms; banks/credit unions; nurseries/greenhouses; barber and beauty shops; book stores; carpentry, electric, plumbing, and heating and air conditioning shops; auto repair; small gas stations; convince stores; etc.
- Ensure that no overnight accommodations (hotels, motels, bed & breakfast, short-term rentals, campground or similar uses) are permitted as a use by right. Limit overnight accommodations to small, finite overlay areas with special development conditions such as size restrictions and

the inclusion of specific community benefits to offset impacts of overnight accommodations. Such benefits may include employee housing, mixed uses, public recreation, open spaces, etc.

- Incorporate a Use Table with only permitted uses listed.
- Incorporate design requirements/considerations for all development including use of green material and xeriscaping with low water maintenance consistent with the desert and water availability.
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Thank you for all the work that has been done towards this project and for listening to and incorporating input from the stakeholders that will be impacted.

Sincerely,

--

August 16, 2019

Dear Landmark Design,

I am a resident of Pack Creek Ranch in San Juan County and live just a few miles from the proposed development in Spanish Valley. I am providing my comments on the Highway Commercial Zoning Options. I strongly support Option 3 - Modifications to Currently Proposed Zoning along US-191. This option is the only one that will preserve Spanish Valley's rural character and quiet, residential neighborhoods. It is also the only option that will help preserve the dark skies of Spanish Valley and surrounding area with the more specific and enforceable ordinances modeled after those adopted by Grand County and the city of Moab.

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I would like to thank you for all the work that has been done towards this project and for listening to and incorporating input from the stakeholders that will be impacted

--

Please consider placing the Love's Truck Stop at another location that isn't near an established neighborhood.

--

August 16, 2019

Dear Landmark Design,

I have a cabin at Pack Creek Ranch in San Juan County just a few miles from the proposed development in Spanish Valley.

I am e-mailing you to provide my comments on the Highway Commercial Zoning Options. I strongly support Option 3 - Modifications to Currently Proposed Zoning along US-191. This option will preserve Spanish Valley's rural character and the quiet, residential neighborhoods that drew many of us to San Juan County over Grand County. This option will also help preserve the dark skies of Spanish Valley.

As we all heard at the August 5, 2019 Public Workshop, no one is happy with the unrestricted growth and its results in Moab. Without Option 3, Spanish Valley's commercial zone will become the dumping ground for all types of development that Moab and Grand County now don't want nor allow. If we want Spanish Valley to be something better and different than just more sprawl from Moab, now is the time to implement a zoning plan that ensures Spanish Valley remains a distinct, rural community, rather than become a tourist accommodations corridor on the outskirts of Moab.

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4. Require a significant buffer zone between commercial and residential areas. The proposed Flex zones could act as such a buffer.

More specifically, I would like the Zoning Plan to:

1. Allow commercial development that serves the local residents. This includes: grocery stores; restaurants/cafes; day care; medical and dental facilities; office parks: yoga studios and gyms; banks/credit unions; nurseries/greenhouses; barber and beauty shops; book stores; carpentry, electric, plumbing, and heating and air conditioning shops; auto repair; small gas stations; convince stores; etc.
2. Ensure that no overnight accommodations (hotels, motels, bed & breakfast, short-term rentals, campground or similar uses) are permitted as a use by right. Limit overnight accommodations to small, finite overlay areas with special development conditions such as size restrictions and the inclusion of specific community benefits to offset impacts of overnight accommodations. Such benefits may include employee housing, mixed uses, public recreation, open spaces, etc.
3. Incorporate a Use Table with only permitted uses listed.
4. Incorporate design requirements/considerations for all development including use of green material and xeriscaping with low water maintenance consistent with the desert and water availability.
5. Incorporate height restrictions on all development.
6. Incorporate sign restrictions with specifics of size, type, brightness/lighting and hours allowed.

I do not want:

1. Any conditional uses permitted.
2. Overnight accommodations as a use by right.
3. High impact commercial uses such as: truck stops / truck plazas, medium to heavy industrial developments, waste facilities, heliports, warehouses / distribution centers, utility transmission substations, and big box stores.

I would like to thank you for all the work that has been done towards this project and for listening to and incorporating input from the stakeholders that will be impacted.

--

I would like Landmark to use Option #3.

--

Option #3 Landmark please put my vote down for the 3rd option.

Thank you,

--

I wish to vote if favor of Dark Sky option # 3.

--

Dear Landmark,

I am a resident of Spanish Valley and would like my comments considered with regard to the Spanish Valley land use plan.

I am in favor of Option 3 of the land use plan, with a few modifications. In general, here are my priorities:

Option 3 with a few modifications.

To preserve Spanish Valley's rural character and quiet residential neighborhoods

To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances

A buffer zone between commercial and residential areas

Commercial development in the Hwy. Commercial zone along HWY 191 Commercial Zone should emphasize businesses that serve local residents' needs rather than be focused on tourist accommodations and amenities.

More specifically, I want:

To allow commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; community centers, recreation centers, government offices, retail sales, etc

To have a Hwy. Commercial zone Use Table with only permitted uses listed

- Small, finite Overlay areas for Overnight Accommodations with specific criteria
- Size restrictions on all Overnight Accommodations including hotels (# of beds), condos, and RV parks.
- Height restrictions on all development
- Sign restrictions with specifics of size, type, brightness and hours allowed
- Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert
- Noise, diesel Idling, exhaust fumes, and lighting ordinances with measurable limits to protect the health, safety and welfare of residents.

I do NOT want:

Commercial development allowed along Spanish Valley Drive or connector roads

Any conditional uses permitted

High impact large businesses such as:

- truck stops/truck plazas
- light/heavy industrial developments
- utility transmission substations/ electrcommunications or radio towers
- airports/helipads
- waste facilities of all type

- oil refineries/gas plants

Thank you,

--

Dear Landmark Design,

I am a resident of Pack Creek Ranch in San Juan County and live just a few miles from the proposed development in Spanish Valley. I am e-mailing you to provide my comments on the Highway Commercial Zoning Options. I strongly support Option 3 - Modifications to Currently Proposed Zoning along US-191. This option is the only one that will preserve Spanish Valley's rural character and quiet, residential neighborhoods. It is also the only option that will help preserve the dark skies of Spanish Valley and surrounding area with the more specific and enforceable ordinances modeled after those adopted by Grand County and the city of Moab.

As we all heard at the August 5, 2019 Public Workshop, no one is happy with the unrestricted growth and its results in Moab. Without Option 3, Spanish Valley's commercial zone will become the dumping ground for all types of development that Moab and Grand County now don't want nor allow. If we want Spanish Valley to be something better and different than just more sprawl from Moab, now is the time to implement a zoning plan that ensures Spanish Valley remains a distinct, rural community, rather than become a tourist accommodations corridor on the outskirts of Moab. In general, I would like the Zoning Plan to:

1. Preserve Spanish Valley's rural character, with open spaces and quiet residential neighbourhoods.
2. Preserve the dark skies of Spanish Valley and surrounding area with the more specific and enforceable ordinances modeled after those adopted by Grand County and the city of Moab. With Grand County, Moab and Spanish Valley enacting similar ordinances, enforcement will be easier and can be shared across the county line.
3. Ensure that the limited water availability is prioritized for residential usage.
4. Require a significant buffer zone between commercial and residential areas. The proposed Flex zones could act as such a buffer.

More specifically, I would like the Zoning Plan to:

1. Allow commercial development that serves the local residents. This includes: grocery stores; restaurants/cafes; day care; medical and dental facilities; office parks; yoga studios and gyms; banks/credit unions; nurseries/greenhouses; barber and beauty shops; book stores; carpentry, electric, plumbing, and heating and air conditioning shops; auto repair; small gas stations; convince stores; etc.

2. Ensure that no overnight accommodations (hotels, motels, bed & breakfast, short-term rentals, campground or similar uses) are permitted as a use by right. Limit overnight accommodations to small, finite overlay areas with special development conditions such as size restrictions and the inclusion of specific community benefits to offset impacts of overnight accommodations. Such benefits may include employee housing, mixed uses, public recreation, open spaces, etc.
3. Incorporate a Use Table with only permitted uses listed.
4. Incorporate design requirements/considerations for all development including use of green material and xeriscaping with low water maintenance consistent with the desert and water availability.
5. Incorporate height restrictions on all development.
6. Incorporate sign restrictions with specifics of size, type, brightness/lighting and hours allowed.

I do not want:

1. Any conditional uses permitted.
2. Overnight accommodations as a use by right.
3. High impact commercial uses such as: truck stops / truck plazas, medium to heavy industrial developments, waste facilities, heliports, warehouses / distribution centers, utility transmission substations, and big box stores.

I would like to thank you for all the work that has been done towards this project and for listening to and incorporating input from the stakeholders that will be impacted.

Sincerely,

--

Dear Sirs:

Having only recently moved to Pack Creek, I can say the more rural character of Spanish Valley (as opposed to the commercial density of Moab proper) was an appealing part driving our decision. I have read the options at present. Certainly, a dark sky ordinance is critical and option 3 seems more likely to preserve the rural character of the place.

Thanks for allowing me to speak on this issue.

--

17 August 2019

Moab, Utah

Dear Landmark Design:

We are residents of southern Grand County and would like to voice our concerns regarding responsible development along the Spanish Valley corridor. First, we are very strongly opposed to a truck plaza. The great attraction to this area is its natural beauty and the fact that it is a quiet, clean area. A truck plaza is exactly the opposite. Truck plazas are polluted with diesel exhaust fumes and home to noisy, large trucks. Second, if we need to build something, at least build something that is both compatible with the local community and useful. What's wrong with a small grocery store, a small gas station or a medical plaza? Third, whatever is built should have a low roof, small signage and be in keeping with the Dark Skies ordinances. The starry nights are beautiful in our area and we would like to keep them that way.

Thanks very much for listening to our concerns.

--

Dear Landmark Design,

I am at Spanish Valley resident and have strong feelings about the land-use options which you will present. I encourage you to choose **option three** and ask that you include the following in your option three plan:

- To preserve Spanish Valley's **rural** character and **quiet** residential neighborhoods
- A buffer zone between commercial and residential areas that eliminates noise and chemical pollution from entering residential areas
- Commercial Zone should emphasize businesses that serve local residents' needs rather than be focused on tourist accommodations and amenities
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances

More specifically, I want:

- To allow commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; community centers, recreation centers, government offices, retail sales, etc
- To have a Hwy. Commercial zone Use Table with only permitted uses listed
- Small, finite Overlay areas for Overnight Accommodations with specific criteria such as
 - Size restrictions on all Overnight Accommodations including hotels (# of beds), condos, and RV parks.
- Height restrictions on all development
- Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert
- Noise, diesel idling, exhaust fumes, and lighting ordinances with measurable limits to protect the health, safety and welfare of residents.

I do NOT want:

- Commercial development allowed along Spanish Valley Drive or connector roads
- Overnight Accommodations as a “Use by Right”
- Any conditional uses permitted
- High impact large businesses such as:
 - truck stops/truck plazas
 - big box stores
 - light/heavy industrial developments
 - utility transmission substations/electrcommunications or radio towers
 - airports/helipads
 - warehouse/distributions centers
 - waste facilities of all type
 - oil refineries/gas plants

Thank you for listening and for responding to Citizen requests. We live in a very small valley. Everything that happens happens to all of us: fumes and highway noise travel throughout the valley

Light and off-road vehicle sounds also impact every single resident. There are no hills. There are no ways to shield ourselves from what happens along the highway or along our county roads.

--

Greetings:

I am not a resident of Spanish Valley. I live in Moab and have watched the onslaught of building devoted to tourism, with little regard for what Moab has meant to people for generations. I think that it is vital to stop that runaway commercialism in Spanish Valley, so that the citizens there are able to preserve their sense of community and care for the environment.

--

Greetings,

I live in Grand County.

I'm writing to cast my vote for option 3 regarding the Highway Commercial Zoning Options for the US-191 Corridor for San Juan Spanish Valley.

In regards to the SITLA land slated to be developed as a Loves, I'd very much like to see an alternative development that does not carry the same environmental detriments to nearby residences - e.g., educational facilities, housing lots or studio spaces.

With appreciation,

--

I'm in support of option 3 - I live in Luna Circle at the San Juan border and would truly love to see our skys preserved - let's not lose the very beauty that all come to enjoy in our area.

Thank you,

--

As a resident of Spanish Valley, I would like to put in my 2 cents regarding the development plans:

I am in FAVOR OF:

- A Dark Sky Ordinance that matches Moab's and reaches all the way to Hole In the Rock
- Option 3 of the proposed plan
- Development that serves LOCALS, not developers! Small businesses only.
- Design requirements including Xeriscaping and low use water requirements

I am ADAMANTLY NOT in favor of:

- Love's Truck Stop (or any large truck stop for that matter). Seems like the intersection that is for sale at 191 in La Sal Junction would be PERFECT for that.
- An airport development in Sky Ranch that is anything other than what is was and should be - a back country air strip
- Commercial development on Spanish Valley Drive OR any of the connector roads (besides what is currently there)
- (Any MORE) High Impact large businesses such as Walmarts, Radio/Cell towers, warehouses, waste facilities, refineries, gas plants, more gravel or asphalt pits, etc

Thank you,

--

Hi,

I live in Spanish Valley and have the following opinion regarding the development plans:

I am in FAVOR OF:

- A Dark Sky Ordinance that matches Moab's and reaches all the way to Hole In the Rock
- Option 3 of the proposed plan
- Development that serves LOCALS, not developers! Small businesses only.
- Design requirements including Xeriscaping and low use water requirements

I am ADAMANTLY NOT in favor of:

- Love's Truck Stop (or any large truck stop for that matter). Seems like the intersection that is for sale at 191 in La Sal Junction would be PERFECT for that.
- An airport development in Sky Ranch that is anything other than what is was and should be - a back country air strip
- Commercial development on Spanish Valley Drive OR any of the connector roads (besides what is currently there)

- (Any MORE) High Impact large businesses such as Walmarts, Radio/Cell towers, warehouses, waste facilities, refineries, gas plants, more gravel or asphalt pits, etc

Thank you,

--

Please consider placing the Love's Truck Stop at another location that isn't next to a neighborhood.

--

Landmark Design,

I am a full-time resident of Pack Creek in San Juan County and live just a few miles from the proposed development in Spanish Valley. I am e-mailing you to provide my comments on the Highway Commercial Zoning Options. **I strongly support Option 3 - Modifications to Currently Proposed Zoning along US-191.** This option is the only one that will preserve Spanish Valley's rural character and quiet, residential neighborhoods. It is also the only option that will help preserve the dark skies of Spanish Valley and surrounding area with the more specific and enforceable ordinances modeled after those adopted by Grand County and the city of Moab.

As we all heard at the August 5, 2019 Public Workshop, no one is happy with the unrestricted growth and its results in Moab. Without Option 3, Spanish Valley's commercial zone will become the dumping ground for all types of development that Moab and Grand County now don't want nor allow. If we want Spanish Valley to be something better and different than just more sprawl from Moab, now is the time to implement a zoning plan that ensures Spanish Valley remains a distinct, rural community, rather than become a tourist accommodations corridor on the outskirts of Moab.

In general, I would like the Zoning Plan to:

1. Preserve Spanish Valley's rural character, with open spaces and quiet residential neighborhoods.
2. Preserve the dark skies of Spanish Valley and surrounding area with the more specific and enforceable ordinances modeled after those adopted by Grand County and the city of Moab. With Grand County, Moab and Spanish Valley enacting similar ordinances, enforcement will be easier and can be shared across the county line.
3. Ensure that the limited water availability is prioritized for residential usage.

3. Require a significant buffer zone between commercial and residential areas. The proposed Flex zones could act as such a buffer.

More specifically, I would like the Zoning Plan to:

1. Allow commercial development that serves the local residents. This includes: grocery stores; restaurants/cafes; day care; medical and dental facilities; office parks; yoga studios and gyms; banks/credit unions; nurseries/greenhouses; barber and beauty shops; book stores; carpentry, electric, plumbing, and heating and air conditioning shops; auto repair; small gas stations; convince stores; etc.
2. Ensure that no overnight accommodations (hotels, motels, bed & breakfast, short-term rentals, campground or similar uses) are permitted as a use by right. Limit overnight accommodations to small, finite overlay areas with special development conditions such as size restrictions and the inclusion of specific community benefits to offset impacts of overnight accommodations. Such benefits may include employee housing, mixed uses, public recreation, open spaces, etc.
3. Incorporate a Use Table with only permitted uses listed.
4. Incorporate design requirements/considerations for all development including use of green material and xeriscaping with low water maintenance consistent with the desert and water availability.
5. Incorporate height restrictions on all development.
6. Incorporate sign restrictions with specifics of size, type, brightness/lighting and hours allowed.

I do not want:

1. Any conditional uses permitted.
2. Overnight accommodations as a use by right.
3. High impact commercial uses such as: truck stops / truck plazas, medium to heavy industrial developments, waste facilities, heliports, warehouses / distribution centers, utility transmission substations, and big box stores.

I would like to thank you for all the work that has been done towards this project and for listening to and incorporating input from the stakeholders that will be impacted.

--

I am once again writing to voice my opposition for the Love's Truck Stop development off Highway 191 in San Juan County. I support option 3 in creating a new land use code for spanish valley in general.

My name is Kaki Hunter. I have been a full time resident of Grand County for over 30 years. Although the proposed Love's Truck Stop is located in San Juan County it will affect all of Spanish Valley.

We really need to be encouraging development of a modernized rail system for transporting goods.

Thank you

--

I live in the Spanish Valley in San Juan County.

I thought I would write to you to let you know that I DO NOT WANT LOVES TRUCK PLAZA basically in my backyard or around the residences in the immediate area. Having a truck stop/plaza would be devastating for the area.

I looked at the plans that you have submitted and I am asking you to approve OPTION 3 for our neighborhood.

--

Greetings,

Please record and add my attached letter to your file on Spanish Valley Development - Loves' Truck Stop

--

Hello,

I live in Grand County. I'm writing to cast my vote for option 3 regarding the Highway Commercial Zoning Options for the US-191 Corridor for San Juan Spanish Valley.

In regards to the SITLA land slated to be developed as a Loves, I'd very much like to see an alternative development that does not carry the same environmental detriments to nearby residences. A Truck stop could be built somewhere farther down the road, not as close to homes. I would much rather see educational facilities, housing lots or studio spaces in that space.

--

Spanish Valley Option #3

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I'm writing with my believes about the ordinances you are drafting for San Juan County's Spanish Valley.

1. Dark Skies. I strongly support the more detailed draft that is based on the ordinance recently adopted by Moab and Grand County. It is important to me that the entire Valley applies a consistent approach to Dark Skies. To this end, I would like to see the Dark Skies ordinance extended down to, at least mile marker 110 on highway 191.

I take exception to one point of the comparison you offered at the meeting in Moab on August 5. You indicate that the more detailed ordinance would require an increase in county personnel to enforce. I believe that all those proposing this ordinance agree that enforcement would be largely voluntary. In fact, the voluntary enforcement is one reason why I believe the detail is critical — the specific information in the detailed proposal removes all doubt of what is acceptable and not acceptable. This clarity facilitates voluntary compliance and supports neighbor to neighbor discussion when it is felt someone is out of compliance. In addition, with the clarity and consistency throughout the Valley it can reasonably be expected that over time ordinances local building and hardware suppliers will naturally begin to stock items that are in compliance.

Additionally, San Juan County has, in the past and currently, arranged for personnel in grand county to manage building permits. It is reasonable to expect this will continue until growth in Spanish Valley supports additional staffing. Having a similar ordinance to Grand County will make what limited enforcement is needed easier. But mostly, I believe the enforcement will be neighbor to neighbor and specificity will support this.

2. Commercial corridor Ordinance. Realistically I support a hybrid of the option 3 and 2 presented at the Aug. 5 Meeting. Specifically, I would like:

- A. No conditional use permits (option 3)
- B. Modest sized hotels clustered together (option 2) and the expectation that these hotels will contribute to some attractive public space or green space areas.
- C. I am not opposed to chain retailers coming into the corridor once the community can support them and of course locally owned is always great. This includes apparel stores, grocery store, sports shops, automobile gas stations, small manufacturing and distribution companies, professional offices, drug store, health and exercise facilities, hardware and building supply stores, restaurants, and automobile sales and repairs.
- D. In addition to the specified uses, it is critical that the ordinance delineate steps that will protect the water supply - quality and quantity and regardless of the business they should be expected to comply with health and safety standards. So in a sense, any of the business should have some conditions that they need to meet regarding water use, safety and even Contribution to "green spaces".
- E. As the list of permissible uses is refined and expanded, I want to emphasize the importance of NOT including businesses that present a public safety or health threat to the community that currently exists and is expected to grow behind the corridor. For me this includes any operation:
 - that uses dangerous chemicals;
 - by its nature produces unhealthy amounts of air pollutants;
 - operates 24 hours a day (I do not include hotels or gas pumps that may be operational 24 hours) (rather the convenience stores or restaurants that might be associated with these);
 - that cannot be supported by local fire or police services;
 - businesses that create a noise nuisance.

In order to foster a healthy and safe community some of the business that should NOT be allowed include a truck stop, refinery, adult entertainment outlet or strip club, a shooting range, large 24 hour distribution center, chemical production facility or a waste management facility.

We have a unique opportunity to create the kind of community that will work for all its residents. Few rural areas in this Country are expecting the kind of growth projected in Spanish valley - what a wonderful opportunity and challenge.

--

To: Landmark Design

Thank you for taking our input as I am a resident of Spanish Valley and have concerns with our future here in Spanish Valley.

There are several options for development and I favor the option that: Limits lodging development completely or to two designated areas and focuses on community centered commercial development such as locally run businesses.

My concerns are:

- To preserve the rural environment, to have lighting restrictions codes on residential and commercial building and encourage farming endeavors. Limit residential development to 1 acre plots.
- Traffic on Spanish Valley Dr. - Access to Hwy 191 from all planned residential must have roads and safety designed directly to the State Hwy 191.
- Negative Monetary Impact on Grand Cty from San Juan development. - The water and sewer systems from Grand Cty to San Juan will have huge usage and operating impact on the infrastructure system and must be accounted for continual use into the future.

I have been in the building trades for decades and understand the essential for good design requirements that will stand for future generations. The Colorado Plateau climate must have in place for building, set guidelines on low water maintenance/xeriscaping and green and lead free materials usage.

I do not want to see:

- Commercial Development on Spanish Valley Dr
- Big Box Stores
- Heavy Industrial Usage
- Airports
- Waste Facilities
- Chain Hotels
- Neon Signage
- "Love" type truck fueling stations adjacent to an established residential neighborhood. There is no buffer!

Appreciate you taking our concerns into your planning recommendations for Spanish Valley.

--

Dear Landmark Design people,

I am a concerned resident of Northern San Juan county and write to you offering my input about the development of the area.

I would like to see:

- Option 3 of the proposed plans
- The preservation of Spanish Valley's rural character and quiet residential neighborhoods
- The preservation of the Dark Skies of Spanish Valley with ordinances similar to those enacted by Grand County
- A buffer zone between commercial and residential areas
- Commercial development in the commercial zone along HWY 191 and housing away from HWY 191
- Height restrictions on all development
- Sign restrictions with specifics of size, type, brightness and hours allowed
- Ordinances with measurable limits for noise, diesel idling, exhaust fumes, and lighting

What I do not want to see is:

- Overnight Accommodations as a "Use by Right"
- High impact large businesses such as:
 - truck stops/truck plazas
 - big box stores
 - light/heavy industrial developments
 - utility transmission substations/ electrcommunications or radio towers
 - airports/helipads
 - warehouse/distributions centers
 - waste facilities of all type
 - oil refineries/gas plants

Thanks for accepting my input.

--

I favor option # 3

--

As a resident of Spanish Valley since 1992, I am very concerned about some of the options being considered for a Spanish Valley Highway Commercial Corridor zoning ordinance.

I support Option 3:

Our government entities need to protect residents, not the ever growing number of tourists and related businesses that are making our community unsustainable due to traffic, noise and pollution that impact our well being and community.

Also, every effort should be taken to protect what is left of our ability to see the night sky. If I wanted to live in a big city with pollution, noise, traffic jams and main street turning into Disneyland, I would have.

Instead I invested in this community, contribute to the economy, pay my taxes, and hope to stay.

--

Hello my name is Rachel Benton and I am in support of Spanish Valley option 3.

Thank you

--

To Landmark Design: we have lived in Grand County's Spanish Valley for over 20 years. We have friends living in San Juan's Spanish Valley; we have even participated in the Glen Canyon Group Sierra Club's highway cleanup on Highway 191 in San Juan County. I guess you could say that we consider that part of Spanish Valley as an extension of "our" Spanish Valley. In C. Gregory Crampton & Steven K. Madsen's book In Search of the Spanish Trail: Santa Fe to Los Angeles, 1829-1848, published in 2007, it is noted that Spanish Valley was considered "one of the most scenic places along the trail" (page 49). Indeed it is scenic, and indeed this "level valley floor about two miles wide" (page 50) has an integrity which should not be disregarded despite the county line crossing it.

We have looked at your August 5, 2019, document for the Public Workshop on the commercial development moratorium, and we encourage you to adopt "Option C," which at least has the potential to preserve the residential character of the Valley. This option is most conducive to the important Dark Skies designation and to restricting overnight accommodations which detract from the priority on residents, on those who live here, over those who are just visiting or passing through.

Thank you for your attention,

--

I don't understand why Loves has to put a truck stop in someone's backyard and stir up so much trouble when They could build one south farther buy the gravel pit that's already a mess then let people build buy it if they want.

I think Loves has enough money to go anywhere like Lasal Junction that's for sale and on the road and not in anyone's back yard.

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Spanish Valley option 3

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Spanish Valley Option #3

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Dear Mark Vlastic,

Thank you for continuing to take comments regarding the draft ordinances for the HWY 191 Commercial Zone. I very much appreciate that Landmark is listening to our concerns. In addition to comments I have already submitted, I wish to convey these more specific concerns.

In general I want:

- **Option 3** of the proposed plans (with a few modifications)
- **To preserve Spanish Valley's rural character and quiet residential neighborhoods**
- To preserve the **Dark Skies** of Spanish Valley with more specific and enforceable ordinances

- A **buffer zone** between commercial and residential areas
- Commercial development in the Hwy. Commercial zone along HWY 191 Commercial Zone that emphasizes **businesses that serve local residents' needs** rather than be focused on tourist accommodations and amenities
- **Reduce the width of the 1000'** commercial zone on either side of the highway.

More specifically, I want:

- **To allow commercial development that serves local residents** such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; community centers, recreation centers, government offices, retail sales, etc
- To have a Hwy. Commercial zone **Use Table with only permitted uses** listed
- Overnight Accommodations permitted but only in **small, finite Overlay areas for Overnight Accommodations** with specific criteria to be met including their benefit to the community.
- **Size restrictions** on all Overnight Accommodations including hotels (# of beds), condos, and RV parks.
- **Height restrictions on all development**
- **Sign restrictions** with specifics of size, type, brightness and hours allowed
- **Design requirements/considerations for all development** including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert
- **Noise, diesel idling, exhaust fumes, and lighting ordinances with measurable limits to protect the health, safety and welfare of residents.**

I do **NOT** want:

- **A Loves Truck Stop!!!**
- **Commercial development allowed along Spanish Valley Drive or connector roads**
- **Overnight Accommodations as a "Use by Right"**
- **Any conditional uses permitted**
- **High impact large businesses** such as:
 - truck stops/truck plazas
 - big box stores
 - light/heavy industrial developments
 - utility transmission substations/ electrcommunications or radio towers
 - airports/helipads
 - warehouse/distributions centers
 - waste facilities of all type
 - oil refineries/gas plants

I think these are all reasonable requests that are suitable for a modern, progressive new community. I am hoping that Landmark will take the stance to protect Spanish Valley from unwanted intrusive development and preserve as much as possible its beauty and rural character.

Although development happens, it must be controlled to preserve the quality of life and health, safety and welfare of its residents.

Thank you for your consideration of my views.

--

I vote for option 3

--

I am voting in support of # 3

--

Hello.

I am a resident of Grand County, UT but I frequently recreate in, drive through, visit friends in, and otherwise participate in activities of San Juan County, UT.

I oppose the construction of a Love's truck stop as proposed on Highway 191. Instead, **I support Option 3** of the proposed plan, with modifications.

In general, I want:

- To preserve Spanish Valley's rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances
- A buffer zone between commercial and residential areas

- Commercial development that emphasizes businesses that serve local residents' needs rather than focused on tourist accommodations and amenities

More specifically, I want:

- To allow commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; **small** gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; community centers, recreation centers, government offices, retail sales, etc
- To have a Hwy. Commercial zone Use Table with only permitted uses listed
- Small, finite Overlay areas for Overnight Accommodations with specific criteria such as
- Size restrictions on all Overnight Accommodations including hotels (# of beds), condos, and RV parks.
- Height restrictions on all development
- Sign restrictions with specifics of size, type, brightness and hours allowed
- Design requirements/considerations for all development including use of
- green/lead free materials and xeriscaping with low water maintenance
- consistent with the desert
- Noise, diesel Idling, exhaust fumes, and lighting ordinances with measurable
- limits to protect the health, safety and welfare of residents.

I do NOT want:

- Commercial development allowed along Spanish Valley Drive or connector roads
- Overnight Accommodations as a "Use by Right"
- Any conditional uses permitted
- High impact large businesses such as:
 - truck stops/truck plazas
- big box stores
 - light/heavy industrial developments
 - utility transmission substations/ electrocommunications or radio towers
 - airports/helipads
 - warehouse/distributions centers
 - waste facilities of all type
 - oil refineries/gas plants

Thank you for considering this citizen opinion.

--

We vote for option 3.

--

To Whom it May Concern:

I have lived in Spanish Valley for about 15 years now. I have relished the quiet, the incredible views of the mountains and cliffs from my property and the spectacular stars at midnight when I get home from work. I would like to add my name to the list of people who would like to maintain the rural feeling of this beautiful valley. There's plenty of land further south (where nobody lives) that could accommodate a truck stop. Makes more sense to me anyway. I appreciate the need for such a service to truckers. I just think it could be placed in a more remote area than right next to homes.

--

Dear Mark Vlassic and Landmark Design –

I am a property owner in San Juan County, Spanish Valley residing at address: 22 West Coronado St., P.O. Box 1274, Moab, UT 84532

I cast my vote for the following concerning Spanish Valley Highway Commercial Zone and Flex Development Areas:

In general I want:

Option 3 of the proposed plans, with a few modifications

To preserve Spanish Valley's rural character and quiet residential neighborhoods

To preserve the Dark Skies of Spanish Valley

A buffer zone between commercial and residential areas

Commercial development only along HWY 191 and Flex development areas directly behind HWY 191 commercial zone

Commercial Zone focusing on businesses that serve local residents, rather than tourists

Inclusion of a detailed "Use Table" in the ordinances

More specifically, I want:

Commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical/dental facilities; greenhouses/farm stand; agriculture (orchard, vineyard, truck garden, Heritage Farm); barber/beauty shops; exercise gyms; yoga studios; banks/credit unions; bookstore; carpentry, electrical, plumbing, heating & A/C shops; storage units; community/recreation centers, colleges, research centers, government facilities, dry goods/pharmacy/general store, hardware/small lumber store, light manufacturing (also called light industrial), such as dried fruits and herbs, vitamins to serve regional/niche markets.

Small, finite Overlay areas for all types of Overnight Accommodations, including camp parks hotels, motels, condos, B&B's. Performance standards to limit height, # guest rooms, # buildings, overall acreage of project).

Height restrictions on all development

Sign restrictions with specifics of size, type, brightness and hours allowed

Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert

Protection of health, safety and welfare via ordinances w/measurable limits. Ordinances should cover: Noise, Air (noxious odors, diesel idling, exhaust fumes, smoke, dust, VOC's, all invisible air pollutants), Surface Water (year-round, seasonal creek beds, drainage areas), Aquifers (shallow & deep), Dark Night Sky ordinance identical to that of Grand County's.

NO - I do NOT want:

NO - Commercial development allowed along Spanish Valley Drive or connector roads.

NO - Overnight Accommodations, specialty residential, or resorts as a "Use by Right" in Highway Commercial and in Flex development areas.

NO - conditional uses permitted as a "Use by Right"

NO - High impact large businesses such as: truck stops/truck plazas; big box stores (stores larger than former Shopko in Moab), heavy industrial developments; utility transmission substations; electro communication/radio towers; airports, helipads, warehouse/distrib. centers, waste facilities

Additional Comments: Please modify Option 3 to be consistent with everything I have marked "X" above. - that is my vote. Thank you!

Date: August 18, 2019

--

I support Option Three. Sure, this is San Juan County but we should have a voice in how this area is managed for the residents, not just the developers.

Please support Option Three.

--

Dear Landmark Design Committee:

I am submitting this email to communicate my strong support for Spanish Valley option three.

This option will mitigate many of the negative aspects of the proposed development and should be implemented to address legitimate concerns of all those affected by the proposed project.

Thank you for your considered judgment and service.

--

Mr. Vlastic,

Please accept this email as a comment on the Spanish Valley Commercial corridor plan.

First, thank you for your effort in creating the plan and holding public meetings on it. I attended two of the meetings and reviewed all of the information on your website.

There are various issues raised by both options, but I wish to comment on only one.

I believe a night sky ordinance modeled after the Grand County and Moab ones would go a long way in reconciling the tensions between options 2 and 3 and their supporters.

In particular, it would significantly mitigate the impact of the Love's truck stop which seems to be the flashpoint between the two groups of supporters. Economic development could proceed, while an asset (night sky) increasingly recognized as important to the valley's future would be protected. Meanwhile, tempers could cool as most people on both sides see that their worst fears are not likely to come true anytime soon, if ever. Perhaps then a more unified pride in this special place could lead to productive decisions that seek consensus rather than contention. I therefore urge you to include such a night sky ordinance in the final plan. And relatedly, I urge that the ordinance be forward looking and not limited by the current administrative abilities of the county.

--

I support option 3 of the development proposal.

--

Dear Mark Vlastic –

I am a permanent resident of Pack Creek in San Juan County and what happens in Spanish Valley in the future directly affects me. I appreciate that Landmark Design is taking public comment before drafting new ordinances for the Highway 191 commercial corridor in Spanish Valley. Our future is in your hands!

I generally would like the following:

- Option 3 of the three choices of proposed plans
- To preserve Spanish Valley's rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances
- A buffer zone between commercial and residential areas
- Commercial development in the Hwy. Commercial zone along HWY 191 Commercial Zone that emphasizes businesses that serve local residents' needs rather than be focused on tourist accommodations and amenities
- The commercial zone of an arbitrary 1000' on either side to be reduced in width.

In particular I would like the following:

- To allow commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; community centers, recreation centers, government offices, retail sales, etc
- To have a Hwy. Commercial zone Use Table with only permitted uses listed
- Overnight Accommodations permitted but only in small, finite Overlay areas for Overnight Accommodations with specific criteria to be met including their benefit to the community.
- Size restrictions on all Overnight Accommodations including hotels (# of beds), condos, and RV parks.
- Height restrictions on all development
- Sign restrictions with specifics of size, type, brightness and hours allowed
- Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert
- Noise, diesel Idling, exhaust fumes, and lighting ordinances with measurable limits to protect the health, safety and welfare of residents.

I emphatically do NOT want:

- A Loves Truck Stop!!!
- Commercial development allowed along Spanish Valley Drive or connector roads
- Overnight Accommodations as a “Use by Right”
- Any conditional uses permitted
- High impact large businesses such as:
 - truck stops/truck plazas
 - big box stores
 - light/heavy industrial developments
 - utility transmission substations/ electrcommunications or radio towers
 - airports/helipads
 - warehouse/distributions centers
 - waste facilities of all type
 - oil refineries/gas plants

Landmark is in a unique position to exercise its power over the future of Spanish Valley. It is up to you to protect our home where we live and want to grow old. I want progress that will benefit the residents and provide needed services and give jobs to local businesses. I want development that will enhance the community rather than intrusive businesses, like a Loves Truck Stop, that will ruin our way of live. Please do you part to help us!

--

August 18, 2019

Dear Landmark Design,

I am a resident of Pack Creek Ranch in San Juan County and live just a few miles from the proposed development in Spanish Valley. I am e-mailing you to provide my comments on the Highway Commercial Zoning Options. **I strongly support Option 3 - Modifications to Currently Proposed Zoning along US-191.** This option is the only one that will preserve Spanish Valley’s rural character and quiet, residential neighborhoods. It is also the only option that will help preserve the dark skies of Spanish Valley and surrounding area with the more specific and enforceable ordinances modeled after those adopted by Grand County and the city of Moab.

As we all heard at the August 5, 2019 Public Workshop, no one is happy with the unrestricted growth and its results in Moab. Without Option 3, Spanish Valley’s commercial zone will become the dumping ground for all types of development that Moab and Grand County now don’t want nor allow. If we want Spanish Valley to be something better and different than just more sprawl from Moab, now is the time

to implement a zoning plan that ensures Spanish Valley remains a distinct, rural community, rather than become a tourist accommodations corridor on the outskirts of Moab. In general, I would like the Zoning Plan to:

1. Preserve Spanish Valley's rural character, with open spaces and quiet residential neighborhoods.
2. Preserve the dark skies of Spanish Valley and surrounding area with the more specific and enforceable ordinances modeled after those adopted by Grand County and the city of Moab. With Grand County, Moab and Spanish Valley enacting similar ordinances, enforcement will be easier and can be shared across the county line.
3. Ensure that the limited water availability is prioritized for residential usage.
4. Require a significant buffer zone between commercial and residential areas. The proposed Flex zones could act as such a buffer.

More specifically, I would like the Zoning Plan to:

1. Allow commercial development that serves the local residents. This includes: grocery stores; restaurants/cafes; day care; medical and dental facilities; office parks: yoga studios and gyms; banks/credit unions; nurseries/greenhouses; barber and beauty shops; book stores; carpentry, electric, plumbing, and heating and air conditioning shops; auto repair; small gas stations; convince stores; etc.
2. Ensure that no overnight accommodations (hotels, motels, bed & breakfast, short-term rentals, campground or similar uses) are permitted as a use by right. Limit overnight accommodations to small, finite overlay areas with special development conditions such as size restrictions and the inclusion of specific community benefits to offset impacts of overnight accommodations. Such benefits may include employee housing, mixed uses, public recreation, open spaces, etc.
3. Incorporate a Use Table with only permitted uses listed.
4. Incorporate design requirements/considerations for all development including use of green material and xeriscaping with low water maintenance consistent with the desert and water availability.
5. Incorporate height restrictions on all development.
6. Incorporate sign restrictions with specifics of size, type, brightness/lighting and hours allowed.

I do not want:

1. Any conditional uses permitted.
2. Overnight accommodations as a use by right.
3. High impact commercial uses such as: truck stops / truck plazas, medium to heavy industrial developments, waste facilities, heliports, warehouses / distribution centers, utility transmission substations, and big box stores.

I would like to thank you for all the work that has been done towards this project and for listening to and incorporating input from the stakeholders that will be impacted.

--

To whom it may concern at Landmark Group,

I am writing you in support of Option 3 of the three options that San Juan County commissioners and planning commitment are currently considering for Spanish Valley.

As a resident of Spanish Valley, although I support small localized businesses that could provide services to our area, I am extremely concerned about current plans afoot that would allow (a) private planes to fly right into our midst, including over a public road which school buses and our own cars and trucks use daily, and (2) the large Love's truck stop development that is currently being considered. I do not want the noise, fumes, lights and outright danger that some of the businesses will ruin both our homes and our property values.

Thank you for your consideration,

--

Hello,

I support option #3 for the Spanish Valley Upcoming potential.

Also know as:

Spanish Valley Option #3

Northern San Juan County-Coalition #3

NSJC Option #3

NSJC-C Ordinance #3

Thank you.

--

August 18, 2019

Attention: Landmark Design

I am e-mailing you to provide my comments on the Highway Commercial Zoning Options. I strongly support Option 3 - Modifications to Currently Proposed Zoning along US-191. I live in the Pack Creek Valley in San Juan County and know that a 'Love's truck stop' will negatively impact the people that live in upper Spanish Valley.

As we all heard at the August 5, 2019 Public Workshop, no one is happy with the unrestricted growth and its results in Moab. Without Option 3, Spanish Valley's commercial zone will become the dumping ground for all types of development that Moab and Grand County now don't want nor allow. If we want Spanish Valley to be something better and different than just more sprawl from Moab, now is the time to implement a zoning plan that ensures Spanish Valley remains a distinct, rural community, rather than become a tourist accommodations corridor on the outskirts of Moab. In general, I would like the Zoning Plan to:

1. Preserve Spanish Valley's rural character, with open spaces and quiet residential neighbourhoods.
2. Preserve the dark skies of Spanish Valley and surrounding area with the more specific and enforceable ordinances modeled after those adopted by Grand County and the city of Moab. With Grand County, Moab and Spanish Valley enacting similar ordinances, enforcement will be easier and can be shared across the county line.
3. Ensure that the limited water availability is prioritized for residential usage.
4. Require a significant buffer zone between commercial and residential areas. The proposed Flex zones could act as such a buffer.

More specifically, I would like the Zoning Plan to:

1. Allow commercial development that serves the local residents. This includes: grocery stores; restaurants/cafes; day care; medical and dental facilities; office parks: yoga studios and gyms; banks/credit unions; nurseries/greenhouses; barber and beauty shops; book stores; carpentry, electric, plumbing, and heating and air conditioning shops; auto repair; small gas stations; convince stores; etc.
2. Ensure that no overnight accommodations (hotels, motels, bed & breakfast, short-term rentals, campground or similar uses) are permitted as a use by right. Limit overnight accommodations

to small, finite overlay areas with special development conditions such as size restrictions and the inclusion of specific community benefits to offset impacts of overnight accommodations. Such benefits may include employee housing, mixed uses, public recreation, open spaces, etc.

3. Incorporate a Use Table with only permitted uses listed.
4. Incorporate design requirements/considerations for all development including use of green material and xeriscaping with low water maintenance consistent with the desert and water availability.
5. Incorporate height restrictions on all development.
6. Incorporate sign restrictions with specifics of size, type, brightness/lighting and hours allowed.

I do not want:

1. Any conditional uses permitted.
2. Overnight accommodations as a use by right.
3. High impact commercial uses such as: truck stops / truck plazas, medium to heavy industrial developments, waste facilities, heliports, warehouses / distribution centers, utility transmission substations, and big box stores.

I would like to thank you for all the work that has been done towards this project and for listening to and incorporating input from the stakeholders that will be impacted.

--

I would like to show my support for Option 3 of the Spanish Valley Highway Commercial Zoning. My wife and I moved from Moab to the southern end of Spanish Valley in 2005 because we loved the rural character of the area. Although I realize that some commercial and residential development in the area is inevitable, it is my hope that we will be able to enjoy the rural feel of Spanish Valley for years to come. Option 3 is the best chance we have at this time.

--

Dear Landmark Design,

I firmly support Option 3 in support of our community to serve our local community and to preserve our community. Thanks you so much for your work and helping to outline this discussion.

--

Dear Landmark Study Committee,

I firmly support option 3 as the only option for any further development for Spanish Valley. I support this option because it focuses on our community by emphasizing businesses that support the residents rather than tourism. Also I suggest that any further development of nightly rentals be limited to the overlay zone and not allowed in existing neighborhoods, so impact is minimized.

Thank you for your attention.

--

I support option 3, this is the best option for current residents and the future of our town and county.

--

My name is Heath and I want to let you know that I support option 3.

Thanks

--

As a resident of Spanish Valley, I would like to share my opinion regarding the development plans:

I am in favor of:

- 1) A dark sky ordinance that matches Moab's and reaches all the way to Hole in the Rock.
- 2) Option 3 of the proposed plan.
- 3) Design requirements including Xeriscaping and low use water requirements.

I am not in favor of:

- 1) Love's Truck Stop (or any large truck stop). The intersection that is for sale at 191 in La Sal Junction would be a prime location for that.
- 2) An airport development in Sky Ranch that is anything other than what it is and should be - a back country air strip.
- 3) Commercial development on Spanish Valley Drive or any of the connector roads (besides what is currently there).
- 4) And, no high impact large businesses like Walmarts, Radio/Cell towers, warehouses, waste facilities, refineries, gas plants, more gravel or asphalt pits, etc.

Thank you for your consideration.

--

I support Option 3, for the strictest Dark Skies ordinance, but only for new construction. I also support overlay zones for large overnight accommodations and commercial projects. I do think Option 3 should include more commercial uses beyond what is listed, such as RV parks and campgrounds, mobile home parks, bowling alley, etc. I do not like Option 2 uses such as drive in theaters or any conditional use options. I prefer we start with stricter ordinances and move to loosen them later. Thank you.

--

Of the three preliminary options available for Spanish Valley development, I urge you to choose option 3.

Option 3 is the most consistent with existing Grand County's land use code, including our recently approved Dark Skies ordinance and Overnight Accommodation ordinance.

I prefer option 3 because it puts emphasis on businesses that serve our local residents rather than tourists.

I feel that option 3 should be slightly modified to designate Overnight Accommodations overlay zones to minimize impacts with existing residential neighborhoods.

Thank you for your time and attention to this message.

--

Landmark Design,

I have been a resident of Spanish Valley in Grand County since 1994.

We live in a desert. The water supply in this area has always fluctuated but is now increasingly uncertain due to climate change. Water managers base their projections for future water supply on the current situation, but they have no way of predicting the future. Therefore, I consider unlimited development of Spanish Valley to be very unwise, and I do not support it. I support Option Three, developing lodging in two circumscribed areas to be decided. I favor local businesses as well, not tourist-driven businesses such as a Love's Truck Stop. The town of Moab is already drastically over-commercialized. Let's not have the same happen in Spanish Valley, either in Grand County or San Juan County.

Thank you,

--

Please update your maps, I imagine it was just an oversight.

Thank you-

--

I own a residential condominium in the Moab Business Park and I have been a San Juan County resident for 9 1/2 years

I am 100% opposed to the Loves Truck stop

I also support option three in the San Juan County land-use plan

--

I live in Grand County.

I'm writing to cast my vote for option 3 regarding the Highway Commercial Zoning Options for the US-191 Corridor for San Juan Spanish Valley.

In regards to the SITLA land slated to be developed as a Loves, I'd very much like to see an alternative development that does not carry the same environmental detriments to nearby residences. Especially when it comes to water and dark sky regulations.

With appreciation,

--

Landmark Design

I am writing to you, as I am very concerned about an increase in development in San Juan County.

I have grave concerns about the quality of life here in Moab. It is no longer an enjoyable place to live. Often the air quality is terrible. Sometimes the down town area smells bad. It is impossible to make a left hand turn on the majority of days. The sense of community is disappearing. Many long time locals have made the decision to relocate to other areas, as Moab has become over run with tourists and commercialism. Many visitors have written into the Times Independent stating that they have been coming to Moab for up to 30 years, but will never return because of the current state of affairs.

I have grave concerns about the water situation. We live in the desert and water is not an endless resource. The following is a quote from the most recent Times independent.

“A long-awaited study from the U.S. Geological Survey shows that the availability of groundwater in the Moab valley is significantly less than a study from 1971—the most recent study investigating the size of the area’s watershed.

A press release accompanying the report's release said that the new estimates for the amount of water entering and leaving the Moab valley watershed (excluding roughly 1,000 acre-feet to and from the Grandstaff and Ice Box Canyons watershed areas) is 13,000 to 15,000 acre-feet per year.

The previous estimate for that same area was 22,000 acre-feet per year."

Love's Truck Stop presents other concerns. Light pollution will damage the quality of life for the surrounding population both human and non-human. <https://www.darksky.org/light-pollution/wildlife/>

Autism has been linked to mothers who lived close to highways during their pregnancy. The increase in pollution from truck idling all night is something to be considered. See the article below on autism and pollution.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3114825/>

I recognize that people need places to live and places to shop. I do not believe that I am coming from a NIMBY perspective. I believe that more thoughtful planning needs to be considered before turning the southern part of Grand County and the northern part of San Juan County into another unpleasant over developed area.

Please consider option 3.

I have lived in Moab since 1987 and have been a resident of Spanish Valley since 1994.

--

WE SUPPRT OPTION # 3 ON THIS PROPOSAL!!

--

OPTION 3 is the only option that we want to see passed. We must have this option passed in order to protect our quality of life, health and property values in Spanish Valley. Any truck stop in this valley will push this valley into an air pollution scenerio similiar to the salt lake valley. We live on luna circle off of sunny acres.

--

I feel the residents in San Juan County has not been adequately informed of proposed large development planning. To have a large commercial business (e.g. Love's) next to an established neighborhood is not wanted as it will disrupt an established residential area. I feel there are other areas that the truck stop could be located that would be more acceptable. I am not opposed to Love's, just to the proposed location.

I think Option 3 is the best option in addressing residents' concerns.

--

I support Spanish Valley Option #3.

--

To whom it may concern,

I believe that Option 3 with defined requirements will be the best option for preserving our quality of life in Spanish Valley. Please consider the residents that are currently living in the area and their needs and desires.

Thank you!

--

Landmark Design,

I believe that Option 3 is the best choice for the development in Spanish Valley. Defined rules will be a good way to keep our quality of life. Please consider option 3.

Thank you,

--

To whom it may concern,

Option 3 is the option I favor because it least alters the character of our town and County is most respectful of existing codes and has the least unfavorable impacts.

I favor the dark skies initiative and curbing overnight accommodations. We already have too much impact from increased tourism, and we are in a critical and sensitive time where care needs to be taken with any planning or extension to what already exists. The infrastructure already cannot keep up with all the development.

The jobs argument for a more standardized commercial zone does not hold up. We are already unable to fill the jobs we have available.

The revenue argument is also easily refuted. We keep more revenue with businesses owned and operated by locals instead of succumbing to the corporate world that brought us strip malls, chain stores and big box stores. Obviously, the latter will benefit someone who stands to make money off of that kind of development! But I suspect it won't be the locals getting rich.

We the people who live here are proud that when you come to Moab you can still see the beauty surrounding you.

We like small shops that cater to basic needs and locally run cafes and restaurants with outdoor seating with views. A college town (this is about a college, isn't it?) where you can walk around and don't have to drive everywhere. It benefits this project to create a vision with a small town feel that is people-oriented, local-oriented, and yes, tasteful.

Thank you for taking these comments into the record. I live in Moab and I reside here year round.

Respectfully,

--

I recently provided public comment at your board meeting about the sale of SITLA land to Love's Truck stop in San Juan County Spanish Valley. I want to address board member Michael Mower's question about what other development we would like to see there. Someone suggested solar farm, but I don't think solar is feasible in that location at this time. I don't think an Aldi's is feasible, as another person has suggested related to this development. The development that occurs there needs to fit the community. Yes, Grand County needs a truck stop, but why does San Juan County have to jeopardize its development potential of Spanish Valley to provide that relief. Instead, we all could benefit from a general store that has groceries and home goods. The site is 7 miles from Moab.

Based on my experience working with people in the community, parents, employees, etc. as a school teacher, I urge you to consider another development, like a Walmart or other store that can provide groceries or home goods. Multiple people I have talked to who are from the area say they are tired of having to drive to Grand Junction, Colorado to get their supplies. It adds an extra cost burden that they don't need on top of the cost of living. If development is imminent, then San Juan County and SITLA should work together to fill this need. There is a downsized version of Walmart in the Spanish Fork area that is an appropriate size for our current and future economy. It is a great alternative to a truck stop because it would actually meet the needs of current and future residents and diffuse the health and safety concerns around a truck stop. I believe that the idea of a truck stop has moved many residents opposed to the truck stop to consider another viable alternative. There is real potential to get support around a Walmart, for example, because a truck stop could really screw up long term development potential in the area. The development plan which the contracting company Landmark Design was working on did not have the benefit of knowing about this sale and therefore, it was not factored into their land use plan. It came out of nowhere. Please consider these points. Thank you.

--

I have family in South Spanish Valley and am a regular visitor to their homes as well as Ken's Lake from my home in Moab.

Option 3 is the only option.

A truck stop should be built in Cisco or Crescent Jct. off of Interstate 70 if at all possible.

The current noise and pollution of trucks (and OHV's) in a rural valley such as ours should be considered intolerable. The fact that Hwy 191 was built at a time when this level of use was not anticipated should be now considered a past mistake and a factor in future planning.

Not only do we contend with the current noise/pollution of trucks driving through town but to now consider inviting them to stay 8-10 hours with engines running is ABSURD! After working 30 years in a diesel transportation industry I know for a fact that any attempt to regulate idling times is IMPOSSIBLE!

People need to start considering their health and peace of mind as top priorities instead of the false promise of another "almighty" dollar. Do we seriously envision our grandchildren working at a truck stop??

The view east from Hwy 191 is priceless, to consider any more ill-planned industrial building there is archaic. Our future population deserves much better.

Thank you for your consideration.

--

Hello,

I am a Grand County Resident. I am writing to voice my concern for the Loves being built in Spanish Valley, and cast my vote for Highway Commercial Zoning Option 3, prioritizing affordable housing, studio spaces, and educational facilities.

I think that the proposed Loves Truck Stop would be of huge detriment to the community, having a negative environmental impact on those who live in the area due to increased traffic, construction, noise pollution, and light pollution.

Thank you!

--

Hello,

I am a resident of 12 years in Northern San Juan County. My husband and I moved to the area from Salt Lake City to get out "City Life". My husband's family have been long time residents of Moab and his grandfather was a well respected cattle rancher in the area. We moved to San Juan County to live the agricultural life where we could raise cattle, have horses and let our children and dogs run freely. My backyard view is of the cliffs and mountains above Ken's Lake. We know that growth is inevitable, but we did not expect it to come knocking so quickly. We just ask that the County and developers be considerate of the lifestyle most of us in this area have chosen. I am torn between Opt. 2 and Opt. 3 of the plan, because I would like the convenience of another grocery store and gas station. However, I do not want the chain hotels and big box retail stores that come with that. I also DO NOT want nightly rentals in my neighborhood or commercial tourism type business. I used to let my children run freely and ride bikes in our neighborhood. Now I cannot, because commercial business was allowed on a dirt road, with one way in and one way out. Outward Bound brought numerous people traveling up and down this dirt road along with delivery trucks. Nightly rentals have brought strangers into my backyard so to speak. It has been extremely frustrating these past 5 years to see these things happen. I know that San Juan County is in need of money and what better way to increase that than riding on the shirt tails of the tourism industry in Moab. However, please be considerate of those who chose to live in this beautiful valley for the rural/frontier aspect. Please keep all commercial business along the Hwy 191 corridor and out of the residential areas that currently exist and soon to exist.

At this point I am leaning more towards Option 3. I do not want to see what happened in Grand County, happen here.

Please also let me know how I can stay informed on these matters. We have had no communication regarding the changes in our area. Everything I learn has been because someone I happen to know mentioned it.

--

I would like to add my support for Option 3 in the options that are being considered by San Juan County for planning in the northern area of the county. I think it's important to recognize that the vast majority of this area is residential and commercial impacts to the area need to be considered before approved and every measure should be taken to insure that quality of life is not impacted in terms of noise, light pollution, and dust from construction or degradation of the landscape. There are plenty of commercial

activities that can achieve these goals but standards should be put in place to mitigate and/or eliminate the potential negative impacts.

Thank you for your consideration.

--

Dear Landmark,

I am a resident of Spanish Valley and would like my comments considered with regard to the Spanish Valley land use plan.

I am in favor of Option 3 of the land use plan, with a few modifications. In general, here are my priorities:

- Option 3 with a few modifications.
- To preserve Spanish Valley's rural character and quiet residential neighborhood
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances
- A buffer zone between commercial and residential areas
- Commercial development in the Hwy. Commercial zone along HWY 191 Commercial Zone should emphasize businesses that serve local residents' needs rather than be focused on tourist accommodations and amenities.

More specifically, I want:

- To allow commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; community centers, recreation centers, government offices, retail sales, etc
- To have a Hwy. Commercial zone Use Table with only permitted uses listed
 - Small, finite Overlay areas for Overnight Accommodations with specific criteria
 - Size restrictions on all Overnight Accommodations including hotels (# of beds), condos, and RV parks.
 - Height restrictions on all development
 - Sign restrictions with specifics of size, type, brightness and hours allowed

- Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert
- Noise, diesel Idling, exhaust fumes, and lighting ordinances with measurable limits to protect the health, safety and welfare of residents.

I do NOT want:

- Commercial development allowed along Spanish Valley Drive or connector roads
- Any conditional uses permitted
- High impact large businesses such as:
 - truck stops/truck plazas
 - light/heavy industrial developments
 - utility transmission substations/ electrocommunications or radio towers
 - airports/helipads
 - waste facilities of all type
 - oil refineries/gas plants

--

Emailing to demonstrate my support for Option 3 regarding the dark skies initiative for Spanish Valley.

--

I choose option #3.

--

I would like option 3.

--

My wife and I support Spanish Valley Option #3. We want to enjoy nature and the quiet that come with it.

--

I vote for option #3

--

I prefer Option 3

--

To whole it may concern:

I live in Spanish Valley. I'd like to share my input regarding the existing development plan.

First, I do not support building heights for any portion of the valley over 3 stories. This is a rural area and should not have default urban buildings heights in any development plan. I live in a residential neighborhood already severely impacted by commercial nightly rental businesses and do not want multi story building further ruining what remains of the residential character of this area. Neither do any of my neighbors.

Second, I do not support treating Sky Ranch as an exclusion zone or allowing buildings over 3 stories in height on this property, since there is no guarantee this property will exist in its current form in perpetuity. I believe the owners of the property should have the same building restrictions as the rest of us whether they build commercial or residential structures on the property.

I do not support clustering commercial activity in the northern portion of the Valley. We already have to fight traffic going into Moab and the idea of adding to that traffic and adding its noise and congestion to my neighborhood is completely unacceptable as well as unnecessary. Clustering commercial activity south, between Old Airport road and Ken's Lake, makes more sense and puts the burden of construction in a part of the valley that's lightly populated. Building homes and apartments after some commercial and the road improvements are in would be a selling point for future residents; they'll already have shops and businesses to walk or bike to without dealing with their construction, and they'll benefit from not having to go into Moab and fight its traffic for every single thing like we have to do now. I would

gladly drive much farther south than Ken's Lake to buy groceries, shop, or run errands than drive into Moab.

Lastly, I urge the planners to abandon the idea of putting residences and commercial structures in the flood zone for Ken's Lake. Such a situation could easily result in a financial catastrophe for San Juan County if the dam failed. Additionally, insurance costs for anyone living in that zone would likely be so high that few would be able to properly insure their properties.

Thank you for your consideration.

--

To whom it may concern,

I am writing this email in support of Northern San Juan County - Coalition #3.

I feel very strongly about protecting our valley.

Thank you.

--

I would like to advocate for a hybrid of options 2 & 3 as presented by Landmark Design during the meeting on the Highway Commercial Moratorium for the Spanish Valley area of San Juan County.

Specifically, it is my opinion that the highway commercial zone allow for a broader range of uses than that which is outlined in Option 3.

I support enforcing overlay zones for large-scale overnight accommodations (more than 1-story, or more than a certain number of beds(maybe 50)) Small-scale overnight accommodations(below this threshold should be preserved as use by right ONLY in highway commercial(Not Flex)

I support a strict dark sky ordinance for all new development, which can be enforced through building inspection, but not retro-active, complaint-based enforcement.

Conditional Uses should not be allowed.

I oppose the location of the proposed Love's truck stop as it is incompatible with the current residential pattern of the area. It should be noted that there was no highway commercial zone when many of the neighbors built their homes in this area.

Thank you for considering my comments,

--

I would option #3 for spanish valley

--

I vote for option #3

--

Dear Mark Vlassic and Landmark Design –

I am a resident in Grand County

I cast my vote for the following re: Spanish Valley Highway Commercial Zone and Flex Development Areas:

In general I want:

Option 3 of the proposed options, with a few modifications

To preserve Spanish Valley's rural character and quiet residential neighborhoods

To preserve the Dark Skies of Spanish Valley

A buffer zone between commercial and residential areas

Commercial development only along HWY 191 and Flex development areas directly behind HWY 191 commercial zone

Commercial Zone focusing on businesses that serve local residents, rather than tourists

Inclusion of a detailed "Use Table" in the ordinances

More specifically, I want:

Commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical/dental facilities; greenhouses/farm stand; agriculture (orchard, vineyard, truck garden, Heritage Farm); barber/beauty shops; exercise gyms; yoga studios; banks/credit unions; bookstore; carpentry, electrical, plumbing, heating & A/C shops; storage units; community/recreation centers, colleges, research centers, government facilities, dry goods/pharmacy/general store, hardware/small lumber store, light manufacturing, such as dried fruits and herbs, vitamins, and other creative enterprises, to serve regional/niche markets.

Small, finite Overlay areas for all types of Overnight Accommodations, including camp parks hotels, motels, condos, B&B's. Performance standards to limit height, # guest rooms, # buildings, overall acreage of project).

Height restrictions on all development

Sign restrictions with specifics of size, type, brightness and hours allowed

Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert

Protection of health, safety and welfare via ordinances w/measurable limits. Ordinances should cover: Noise, Air (noxious odors, diesel idling, exhaust fumes, smoke, dust, VOC's, all invisible air pollutants), Surface Water (year-round, seasonal creek beds, drainage areas), Aquifers (shallow & deep), Dark Night Sky ordinance identical to that of Grand County's.

NO - I do NOT want:

NO - Commercial development allowed along Spanish Valley Drive or connector roads.

NO - Overnight Accommodations, specialty residential, or resorts as a "Use by Right" in Highway Commercial and in Flex development areas.

NO - conditional uses permitted as a "Use by Right"

NO - High impact large businesses such as: truck stops/truck plazas; big box stores (stores larger than former Shopko in Moab), light/heavy industrial developments; utility transmission substations; electro communication/radio towers; airports, helipads, warehouse/distrib. centers, waste facilities, etc.

Additional Comments: NO Love's truck stop or any other truck stop in highway commercial or flex. Also, extend southern boundary of Spanish Valley Master Plan and zoning ordinances to the Highway 191 marker #110, so that Pole Canyon, Bridger Jack Mesa, and Pack Creek areas are included.

Date: 8/19/2019

--

Dear Mark Vlassic and Landmark Design –

I am a resident in Grand County.

I cast my vote for the following re: Spanish Valley Highway Commercial Zone and Flex Development Areas:

In general I want:

- Option 3 of the proposed options, with a few modifications
- To preserve Spanish Valley's rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley
- A buffer zone between commercial and residential areas
- Commercial development only along HWY 191 and Flex development areas directly behind HWY 191 commercial zone
- Commercial Zone focusing on businesses that serve local residents, rather than tourists
- Inclusion of a detailed "Use Table" in the ordinances

More specifically, I want:

- Commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical/dental facilities; greenhouses/farm stand; agriculture (orchard, vineyard, truck garden, Heritage Farm); barber/beauty shops; exercise gyms; yoga studios; banks/credit unions; bookstore; carpentry, electrical, plumbing, heating & A/C shops; storage units; community/recreation centers, colleges, research centers, government facilities, dry goods/pharmacy/general store, hardware/small lumber store, light manufacturing, such as dried fruits and herbs, vitamins, and other creative enterprises, to serve regional/niche markets.
- Small, finite Overlay areas for all types of Overnight Accommodations, including camp parks hotels, motels, condos, B&B's. Performance standards to limit height, # guest rooms, # buildings, overall acreage of project).

Height restrictions on all development

Sign restrictions with specifics of size, type, brightness and hours allowed

Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert

Protection of health, safety and welfare via ordinances w/measurable limits. Ordinances should cover: Noise, Air (noxious odors, diesel idling, exhaust fumes, smoke, dust, VOC's, all invisible air pollutants), Surface Water (year-round, seasonal creek beds, drainage areas), Aquifers (shallow & deep), Dark Night Sky ordinance identical to that of Grand County's.

NO - I do NOT want:

NO - Commercial development allowed along Spanish Valley Drive or connector roads.

NO - Overnight Accommodations, specialty residential, or resorts as a "Use by Right" in Highway Commercial and in Flex development areas.

NO - conditional uses permitted as a "Use by Right"

NO - High impact large businesses such as: truck stops/truck plazas; big box stores (stores larger than former Shopko in Moab), light/heavy industrial developments; utility transmission substations; electro communication/radio towers; airports, helipads, warehouse/distrib. centers, waste facilities, etc.

Additional Comments: NO Love's truck stop or any other truck stop in highway commercial or flex.

Date: 8/19/19 _____

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As a Spanish Valley resident, I urge you to select Option 3 as the most consistent with Grand County's Dark Skies and Overnight Accommodations ordinances. Option 3 will encourage businesses that serve local residents rather than increased tourism.

Please modify the Overnight Accommodations overlay to minimize impacts to existing residential neighborhoods. Keeping Spanish Valley a desirable place to live has taken a back seat to endlessly increasing tourist numbers. It is time to take a break from tourism development and better meet the needs of our residents and work force.

Thank you for considering my comments,

--

Dear Mark, John and Commissioners Maryboy, Adams and Grayeyes,

Thank you very much for the recent meetings Landmark has held to expand public input into the plan for Spanish Valley/Northern San Juan County. It is a rare opportunity to design a new and expanded community and I appreciate the time and effort being invested to make this community something we will treasure.

I would like to request that the Commissioners direct Landmark to draft all ordinances so that they extend from the Grand County/San Juan County line to, at the Southern Boundary, the top of Blue Hill at T27S, R23E, Section 30. This issue was raised by a citizen at the recent meeting. I would also like to request that our Commissioners direct Landmark to draft additional ordinances (other than 5 they were directed to draft by SITLA) including noise, idling, air pollution and adjacent use compatibility ordinances. I respectfully request that the Plan be amended to spell out clearly what land uses are permitted and make it clear that there will be no conditional uses allowed. If conditional uses are allowed, the Plan should require that any harms to public health, safety and welfare are actually capable of mitigation through conditions imposed.

I have reviewed the 3 options on your website and favor Option 3. (I assume that some minor modifications may be made as a result of input you are receiving and as a result of Landmark's retention by San Juan County). I believe I heard Mark say that the Plan and Options were drafted fairly loosely because the Plan expressly states that San Juan intends to provide very few services to implement the Plan. I apologize if I heard incorrectly but Landmark has expressed in writing its concern about enforcement of the alternate Dark Skies ordinance for this very reason.

Landmark's has also noted in writing that Option 3 "does not match the vision or intent established in the Spanish Valley Plan, specifically removing large-scale commercial uses/employment opportunity uses along the highway". I respectfully disagree with this conclusion based on Landmark's 2018 published results of its survey stating specifically that "The Highway Commercial images that received the highest scores included gas stations, IFA/Country store types, and similar uses. The lowest ranked images included large warehouses, chain motels and hotels and 4 X 4 shops." Perhaps Landmark is noting that Option 3 avoids commercial development on Spanish Valley Drive and limits commercial development to the highway.

I recognize that it is important that ordinances be consistent with the vision and intent of the Plan and recommend that if there is a mismatch of vision and intent then it appears important for the Plan to be reopened and revised so that ordinances drafted will be compatible with The Plan. This makes sense in light of so much increased citizen involvement and input and Landmark's retention by San Juan County. I urge Landmark and the Commission to take the lead on this very soon.

Returning to Landmark's concern that the alternate Dark Skies ordinance proposed (essentially the same as Grand County's and Moab's) is unenforceable because San Juan County does not plan to offer many services to Spanish Valley, the fact that San Juan County does not have the desire or ability to enforce a Dark Skies ordinance demonstrates clearly why this ordinance should be consistent throughout the greater Moab Valley. In this way, the ordinance can be enforced by a single code enforcement officer shared by both Counties.

Furthermore, I am concerned that San Juan's intention stated clearly in The Plan to provide few services in Northern San Juan exposes a serious flaw in developing an extremely ambitious Spanish Valley development Plan at the outset. The plan may be inherently unworkable and a recipe for disaster. The housing density alone is a huge change from a rural to an urban environment requiring substantially increased public safety fire and police services. The police services that Northern San Juan residents currently receive is inadequate and already poses a threat to public health and safety. The Sheriff's Office tries very hard but they are 45 minutes away. Response is often a day or two after something happens and sometimes no response at all. Grand County and Moab have made it clear that their police and fire are understaffed and cannot handle what they face in their own jurisdictions. This is not okay. I have heard the rumors from law enforcement officials that San Juan County's unwritten and actual plan is to force Spanish Valley to incorporate and thus shift the cost burden to the residents and business owners. There should not be a hidden plan that drives development without citizen input. It's not fair and it may not be workable.

I am opposed to consideration or approval of any truck stop in Northern San Juan for three reasons: (1) A truck stop is not a permitted use under even the current regulations; (2) it should not be permitted as a conditional use because until such time as 100% electrification of every truck parking spot is required and policed, the harm to public health and safety is incapable of mitigation (3) the Spanish Valley Plan bans industrial uses and a truck stop is at least a light industrial use. Many communities, including the State of Nevada, classify truck stops as industrial uses because of noise, hours of use, environmental hazards and diesel exhaust health issues. Research is clear that full electrification will only happen when a combination of local, state, federal and private subsidies are available and taken advantage of. Love's in particular has demonstrated no interest in electrification. It failed to take advantage of the DOE's subsidy plan and does not currently have a single electrified truck stop in the entire country - including the 3 Utah locations, 2 of which are new. Promising a few electrification units for trucks with

refrigerated products is not electrification. UMTRA is working on a state transportation plan and electrification is one of the issues.

Finally, a good land use plan pays close attention to placing compatible uses adjacent to one another and I hope that our plan will do that. For example, a truck stop adjacent to a residential neighborhood does not represent compatible usage and good land use planning will not allow it.

Respectfully and with gratitude for your work,

--

To Landmark Design:

I retired to Moab Valley 23 years ago for its beauty and the appreciation it's residents demonstrate for the natural world. I generally support Option 3 in order to preserve the integrity of Spanish Valley as a geographical entity and its quiet, rural character.

Thank you,

--

I support option #3

--

Dear Sirs/Mesdames: Please receive my sentiments in opposition to the establishment of a Love's truck stop on Highway 191 in San Juan County, Utah. Such a move would destroy the natural environment with its noise and air pollution from diesel truck engines, along with other deleterious effects.

As a resident of Moab, I implore you to halt such a development.

Yours truly,

--

I am writing to support Option 3 of the proposed plans for development of Spanish Valley. I am a Moab resident, but am frequently in Spanish Valley. As you are aware, Spanish Valley is effectively an extension of Moab, so development that is done there cannot help but have an impact on Moab. All of us in this valley have an interest in the development that takes place in Spanish Valley. Specifically, I am concerned about the installation of a truck stop in Spanish Valley and the impact that development will inevitably have on everyone in this area.

In order to preserve the rural nature of Spanish Valley and to avoid more obtrusive development of the Moab area, in general I want:

- Option 3 of the proposed plans, with a few modifications
- To preserve Spanish Valley's rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinance
- A buffer zone between commercial and residential areas
- Commercial development in the Hwy. Commercial zone along HWY 191 Commercial Zone should emphasize businesses that serve local residents' needs rather than be focused on tourist accommodations and amenities

More specifically, I want:

- To allow commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; community centers, recreation centers, government offices, retail sales, etc
- To have a Hwy. Commercial zone Use Table with only permitted uses listed
- Small, finite Overlay areas for Overnight Accommodations with specific criteria such as
- Size restrictions on all Overnight Accommodations including hotels (# of beds), condos, and RV parks.
- Height restrictions on all development
- Sign restrictions with specifics of size, type, brightness and hours allowed
- Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert
- Noise, diesel Idling, exhaust fumes, and lighting ordinances with measurable limits to protect the health, safety and welfare of residents.

I do NOT want:

- Commercial development allowed along Spanish Valley Drive or connector road
- Overnight Accommodations as a "Use by Right"
- High impact large businesses such as:

- truck stops/truck plazas
- big box stores
- light/heavy industrial developments
- utility transmission substations/ electro-communications or radio towers
- airports/helipads
- warehouse/distributions centers
- waste facilities of all type
- oil refineries/gas plants

It is unfortunate that there is so much truck traffic through Moab, but I understand that truckers need services. Rather than putting a truck stop in an area where it will have a large impact on the residents, why not locate it in a place where the impact could be positive rather than negative. A location such as La Sal Junction could use a business like Love's, which would bring commerce, services, and jobs to a place that has none of these things. And there was even a gas station there already in the past!

I appreciate your consideration.

--

Dear Mark Vlassic and Landmark Design –

I am a property owner in San Juan County, Spanish Valley.

I cast my vote for the following re: Spanish Valley Highway Commercial Zone and Flex development areas:

YES - In general I want:

Option 3 of the proposed options, with a few modifications

To preserve Spanish Valley's rural character and quiet residential neighborhoods

To preserve the Dark Skies of Spanish Valley

A buffer zone between commercial and residential areas

Commercial development only along HWY 191 and flex zones directly behind HWY 191 commercial zone

Commercial Zone focusing on businesses that serve local residents, rather than tourists

Inclusion of a detailed "Use Table" in the ordinances

YES - More specifically, I want:

Commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical/dental facilities; greenhouses/farm stand; agriculture (orchard, vineyard, truck garden, Heritage Farm); barber/beauty shops; exercise gyms; yoga studios; banks/credit unions; bookstore; carpentry, electrical, plumbing, heating & A/C shops; storage units; community/recreation centers, colleges, research centers, government facilities, dry goods/pharmacy/general store, hardware/small lumber store, light manufacturing, such as dried fruits and herbs, vitamins, and other creative enterprises, to serve regional/niche markets.

Small, finite Overlay areas for all types of Overnight Accommodations, including camp parks hotels, motels, condos, B&B's. Performance standards to limit height, # guest rooms, # buildings, overall acreage of project).

Height restrictions on all development

Sign restrictions with specifics of size, type, brightness and hours allowed

Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert

Protection of health, safety and welfare via ordinances w/measurable limits. Ordinances should cover: Noise, Air (noxious odors, diesel idling, exhaust fumes, smoke, dust, VOC's, all invisible air pollutants), Surface Water (year-round, seasonal creek beds, drainage areas), Aquifers (shallow & deep), Dark Night Sky ordinance identical to that of Grand County's.

NO – I do NOT want:

Commercial development allowed along Spanish Valley Drive or connector roads

Overnight accommodations, specialty residential, and resorts as a "Use by Right" in Highway Commercial and in Flex development areas.

Conditional uses permitted as a "Use by Right"

High impact large businesses such as: truck stops/truck plazas; big box stores (stores larger than former Shopko in Moab), light/heavy industrial developments; utility transmission substations; electro communication/radio towers; airports, helipads, warehouse/distrib. centers, waste facility, etc.

Additional Comments:

Signature: Tom Bida

Date: August 19, 2019

--

Dear Mark Vlassic and Landmark Design –

I am a resident in San Juan County

I cast my vote for the following re: Spanish Valley Highway Commercial Zone and Flex Development Areas:

In general I want:

- Option 3 of the proposed options, with a few modifications
- To preserve Spanish Valley's rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley
- A buffer zone between commercial and residential areas
- Commercial development only along HWY 191 and Flex development areas directly behind HWY 191 commercial zone
- Commercial Zone focusing on businesses that serve local residents, rather than tourists
- Inclusion of a detailed "Use Table" in the ordinances

More specifically, I want:

Commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical/dental facilities; greenhouses/farm stand; agriculture (orchard, vineyard, truck garden, Heritage Farm); barber/beauty shops; exercise gyms; yoga studios; banks/credit unions; bookstore; carpentry, electrical, plumbing, heating & A/C shops; storage units; community/recreation centers, colleges, research centers, government facilities, dry goods/pharmacy/general store, hardware/small lumber store, light manufacturing, such as dried fruits and herbs, vitamins, and other creative enterprises, to serve regional/niche markets.

Small, finite Overlay areas for all types of Overnight Accommodations, including camp parks hotels, motels, condos, B&B's. Performance standards to limit height, # guest rooms, # buildings, overall acreage of project).

Height restrictions on all development

Sign restrictions with specifics of size, type, brightness and hours allowed

Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert

Protection of health, safety and welfare via ordinances w/measurable limits. Ordinances should cover: Noise, Air (noxious odors, diesel idling, exhaust fumes, smoke, dust, VOC's, all invisible air pollutants), Surface Water (year-round, seasonal creek beds, drainage areas), Aquifers (shallow & deep), Dark Night Sky ordinance identical to that of Grand County's.

NO - I do NOT want:

NO - Commercial development allowed along Spanish Valley Drive or connector roads.

NO - Overnight Accommodations, specialty residential, or resorts as a "Use by Right" in Highway Commercial and in Flex development areas.

NO - conditional uses permitted as a "Use by Right"

NO - High impact large businesses such as: truck stops/truck plazas; big box stores (stores larger than former Shopko in Moab), light/heavy industrial developments; utility transmission substations; electro communication/radio towers; airports, helipads, warehouse/distrib. centers, waste facilities, etc.

Additional Comments:

Date: 19 August 2019

--

Hi there,

I would like to express my support for Option 3.

Thanks

--

Hello,

I vote option #3

--

Dear People,

Please put me on record as supporting Option 3 among the choices you may recommend. Moab is suffering terribly from lack of thoughtful long-term planning, and the idea of that sort of chaos spreading into Spanish Valley is heartbreaking.

--

We support option #3

--

Dear Landmark,

I am a 19 year resident of Spanish Valley and strongly support **Option 3**, with minor modifications. Option 3 emphasizes planned, managed and smart growth and development in the Spanish Valley Highway Commercial corridor that will primarily benefit local residents rather than tourists.

Specifically, Option 3 should:

- Permit as use-by-right small businesses that serve local residents' needs
- Include a **Use Table with ONLY permitted uses** listed
- **Not include any "conditional uses"** in the Use Table
- **Not permit** the following types of Uses:
 - truck stops/truck plazas
 - big box stores
 - light/heavy industrial developments

- utility transmission substations
 - airports/helipads
 - warehouse/distributions centers
 - waste facilities of all type
 - oil refineries
 - gas plants
 - Overnight accommodations as a “use by right’
- Designate small, well-defined Overnight Accommodations Overlay districts within which overnight accommodations are permitted
 - Include height restrictions on all developments
 - Include size restrictions (i.e. # of beds) on all OAs - hotels, RV parks, condos
 - Include design requirements and considerations - underground parking, green building code, xeriscaping and other low-water/low maintenance landscaping consistent with the desert
 - Include sign restrictions - size, type, brightness, hours allowed, etc.
 - Incorporate the Dark Skies ordinance submitted by citizens, that is similar to the ordinance adopted by Grand County

Overnight Accommodations (OA):

It is essential that Overnight Accommodations (hotels, RV camp parks, nightly rental condos/townhomes, etc) **not be allowed as a “use by right” in the entire SV Hwy. Commercial Corridor zone.** The pressure to develop OAs in the Spanish Valley Hwy. Comm’l corridor is going to increase dramatically, due to Grand County’s and the City of Moab’s recent adoption of ordinances that significantly restrict the development of Overnight Accommodations in those jurisdictions. Thus, developers and speculators will turn to south Spanish Valley. This demand will drive up the price of commercial property making it difficult, if not impossible, for small, local businesses to compete for property due to the inflated prices, which will lead to few, if any, local businesses operating in the Hwy. Comm’l Corridor. **Thus, it is critical to establish OA Overlay Districts, so that other areas can be developed for non-OA businesses.**

- The two proposed OA Overlay Districts, shown on the Option 3 map, **should be slightly modified** so that each provides **an adequate buffer to existing residential areas, to minimize conflicts and impacts to residents.**
- The two proposed OA Overlay Districts should be **depicted along actual streets and/or other boundaries or markers for clear identification.**
- **Every** OA proposed in an Overlay District must comply with clear criteria and ultimately be approved by County Commisison before being permitted. The OA Overlay District is an area where developers can apply for a zoning decision to allow a new OA. **OA’s will not allowed outside of the OA Overlay Districts.**

Planning Area and Maps:

Landmark's maps should be corrected so the highlighted planning area correctly displays the entire planning area (as stated in the San Juan County Temporary Moratorium Ordinance). The planning area extends 2 miles south of the current highlighted planning area as depicted on Landmark's maps.

Section 3 of the San Juan County Ordinance for the Spanish Valley Temporary Moratorium on Commercial Development in the Hwy. Comm'l Zone, approved 5-21-19, includes a map and legal description of the area that is subject to the Moratorium and the ensuing planning process. Per the Moratorium Ordinance:

- The planning area for the Hwy. Comm'l zone is 1000' on each side of Hwy 191, and is bounded on the north by the Grand Co. line, and on the south by the southern boundary of section 30, Township 27S, Range 23E, at the top of Blue Hill i.e. **all the way to the BOTTOM of the map, two miles south of the highlighted planning area.**
- **The planning area specifically includes the two sections that SITLA is acquiring from BLM as part of the ongoing land exchange.** These two sections are located adjacent to the southern boundary of the highlighted planning area depicted on Landmark's maps

Thank you for considering my comments. Please confirm by return email, that you have received my comments.

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Regarding the south Spanish Valley Highway Commercial Corridor zoning ordinance, option three comes closest to what I would like to see. I will literally see it, as I live on the edge of the valley near Old City Park, with a great view of the whole valley to the south. I'll hear it too, as I am slightly higher than the highway and noise carries upward; I can hear the highway all the time. But I digress...

Option three is most consistent with Grand County ordinances, including the most recent overnight accommodation and night sky ordinances., both of which are welcome and needed. And option three values businesses serving locals, not just beds for more visitors (of which we have too many already).

I would like to see some amendment to option three, to minimize new overnight accommodations in neighborhoods.

Thank you for your work and for the opportunity to comment.

--

Dear Mark Vlassic and Landmark Design –

I am a resident in Grand County, residing at address: 4065 East St

I cast my vote for the following re: Spanish Valley Highway Commercial Zone and Flex Development Areas:

In general I want:

- Option 3** of the proposed options, with a few modifications
- To preserve Spanish Valley's rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley
- A buffer zone between commercial and residential areas
- Commercial development only along HWY 191 and Flex development areas directly behind HWY 191 commercial zone
- Commercial Zone focusing on businesses that serve local residents, rather than tourists
- Inclusion of a detailed "Use Table" in the ordinances

More specifically, I want:

Commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical/dental facilities; greenhouses/farm stand; agriculture (orchard, vineyard, truck garden, Heritage Farm); barber/beauty shops; exercise gyms; yoga studios; banks/credit unions; bookstore; carpentry, electrical, plumbing, heating & A/C shops; storage units; community/recreation centers, colleges, research centers, government facilities, dry goods/pharmacy/general store, hardware/small lumber store, light manufacturing, such as dried fruits and herbs, vitamins, and other creative enterprises, to serve regional/niche markets.

Small, finite Overlay areas for all types of Overnight Accommodations, including camp parks hotels, motels, condos, B&B's. Performance standards to limit height, # guest rooms, # buildings, overall acreage of project).

Height restrictions on all development

Sign restrictions with specifics of size, type, brightness and hours allowed

Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert

Protection of health, safety and welfare via ordinances w/measurable limits. Ordinances should cover: Noise, Air (noxious odors, diesel idling, exhaust fumes, smoke, dust, VOC's, all invisible air pollutants), Surface Water (year-round, seasonal creek beds, drainage areas), Aquifers (shallow & deep), Dark Night Sky ordinance identical to that of Grand County's.

NO - I do NOT want:

NO - Commercial development allowed along Spanish Valley Drive or connector roads.

NO - Overnight Accommodations, specialty residential, or resorts as a "Use by Right" in Highway Commercial and in Flex development areas.

NO - conditional uses permitted as a "Use by Right"

NO - High impact large businesses such as: truck stops/truck plazas; big box stores (stores larger than former Shopko in Moab), light/heavy industrial developments; utility transmission substations; electro communication/radio towers; airports, helipads, warehouse/distrib. centers, waste facilities, etc.

Additional Comments: Please maintain the rural qualities of the area. These include density of development, dark skies, and high-quality water.

Thank you!

Date: 8-19-2019

--

Dear Landmark,

In my previous submission to you regarding the development in Spanish Valley, I wish to add specifically that I am strongly opposed to a Love's Truck Stop on 191 in Spanish Valley. It does not belong in this location for all the reasons that have been expressed by the residents of Spanish Valley. Thank you for the opportunity to provide input.

--

Dear Mark Vlassic and Landmark Design,

I am a renter in San Juan County, Spanish Valley.

I cast my vote for the following re. Spanish Valley Highway Commercial Zone and Flex Development Areas:

In general I want:

- Option 3 of the proposed options, with a few modifications.
- To preserve Spanish Valley's rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley
- A buffer zone between commercial and residential areas
- Commercial development only along HWY 191 and Flex development areas directly behind HWY 191 commercial zone
- Commercial Zone focusing on **businesses that serve local residents**, rather than tourists

Date: August 19, 2019

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Aug 18, 2019

Dear Landmark Design, and commissioners –

We are property owners in Spanish Valley and have lived here for 39 years.

We are in favor of Option 3 in the new plan, with some other limitations.

We wish to preserve the night sky, keep a buffer between highway commercial and residential neighborhoods, and focus on businesses that focus on local residents rather than tourists. An approved "use table" in the ordinance would be a good idea too.

We would like height restrictions in place for all development, 2-3 stories max, and limits placed on overnight accommodations. We like the sign restrictions in Grand County, as well as lighting and buffering requirements. We highly favor xeriscaping.

We frankly do not have much trouble with the Truck stop proposal. And having LOCAL commercial development (NOT overnight rentals or other industrial uses!) along Spanish Valley Drive and connector roads is a good use of space and creates future walk-able communities.

If possible, please extent the southern boundary of the plan to mile marker #110.

--

I reside in Spanish Valley. I am very worried and concerned about the development plans for Spanish Valley. Below are my comments regarding planning for Spanish Valley:

In general I want:

- Option 3 of the proposed plans, with a few modifications
- To preserve Spanish Valley's rural character and quiet residential neighborhoods
- To preserve the Dark Skies of Spanish Valley with more specific and enforceable ordinances
- A buffer zone between commercial and residential areas
- Commercial development in the Hwy. Commercial zone along HWY 191 Commercial Zone should emphasize businesses that serve local residents' needs rather than be focused on tourist accommodations and amenities

More specifically, I want:

- To allow a small amount of commercial development that serves local residents such as: restaurants/cafes; grocery stores; day care; auto repair; small gas station; convenience store; medical and dental facilities; greenhouses/farm stand; barber shops and beauty shops; yoga studios and gyms; banks/credit unions; book store; carpentry, electrical, plumbing, and heating and air conditioning shops; storage units; community centers, recreation centers, government offices, retail sales, etc
- To have a Hwy. Commercial zone Use Table with only permitted uses listed
- Small, finite Overlay areas for Overnight Accommodations with specific criteria such as

- Size restrictions on all Overnight Accommodations including hotels (# of beds), condos, and RV parks.
- Height restrictions on all development
- Sign restrictions with specifics of size, type, brightness and hours allowed
- Design requirements/considerations for all development including use of green/lead free materials and xeriscaping with low water maintenance consistent with the desert
- Noise, diesel Idling, exhaust fumes, and lighting ordinances with measurable limits to protect the health, safety and welfare of residents.

I do NOT want:

- Commercial development allowed along Spanish Valley Drive or connector roads
- Overnight Accommodations as a “Use by Right”
- Any conditional uses permitted
- High impact large businesses such as:
 - truck stops/truck plazas
 - big box stores
 - light/heavy industrial developments
 - utility transmission substations/ electrcommunications or radio towers
 - airports/helipads
 - warehouse/distributions centers
- waste facilities of all type
- oil refineries/gas plants

Thank you,

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Hello Mark and Nora:

I have written your office via comments to the proposed plan on your web site (heard nothing back) and I have had multiple contacts with Jeff and now Nora in Planning. Nora is listening and corresponding and she’s great. Nora has certain forces that she works within. Ive attached an aerial depicting the sites mentioned in the subject. If you and the town are in the business of amending the long term wishes and plans leading to the best Macro Plan for Moab I am hereby requesting that you focus and act on including the parcels in the subject heading within the expected Commercial Zone in the Master Land Use Plan you are trying to finalize as a road map for Moab’s development future.

Here are some reasons:

- 1) The highway expansion fronting all along these parcels;
- 2) The new approved extension of Emma Blvd off the Highway ABUTTING 3 Rosalie;
- 3) The recent extension/acquisition of highway easements deeply encroaching into these parcels;

4) The visual impact of these parcels along the highway as a visual gateway to the start of the Visual Moab Mainstreet and connection of the Northern Corridor to Main Street;

5) These parcels are sandwiched on the Highway with commercial uses and planned commercial developments on both sides on the highway. This is no place for SFR residential to be peaceful, safe, proper or useful in the visual presentation, commercial tax base, neighborhood and regional benefit. They dont belong at all and dont work at all there.

6) It makes sense when the property owners, Boseman Place #3, And Scott Macfarland #2 and Mike Bynum abutting the other, south side, of Emma are all in favor of developing these parcels commercially, and cohesively, together to make something nice. These combined parcels can total about 8-10 acres of highway frontage at the apex of the hill rise that immediately leads into the start of Main Street.

7) Excluding these parcels from the Towns Plan for Commercial Use flies in the face of any logic that has been so successfully deployed in gorgeous successfully developed small towns in Utah, Colorado and Arizona like Telluride; Park City; Sedona etc. Please take the planning department and city council on a road trip to those places. A proper MASTER PLAN to set/emend the course for the long term design befitting a very busy town that is now recognized as an international stop for recreation and natural beauty, well its just short sighted and a planning mistake. Look at the entrances to these gorgeous towns and compare them to the Moab. They achieved their warmth by getting ahead of the curve not by partial picking around the edges. Who lets a quasi private utility company install the most massive ABOVE GROUND POWER LINES right on the road leading into its visual entrance in the year 2018? Its poor GENERAL PLANNING that allows such a terrible thing to happen in modern times in a place know for beauty. It's terrible to not step back put the right uses in the right places right now, right when you are consulting with the Town on the BEST uses of land in a GENERAL PLAN shaping the future. How can you not see these residential parcels have no place on a highway/Main Street in a GENERAL PLAN in a town that has such intense explosive traffic and obvious growth because mostly in part because of "BEAUTY". Come on .

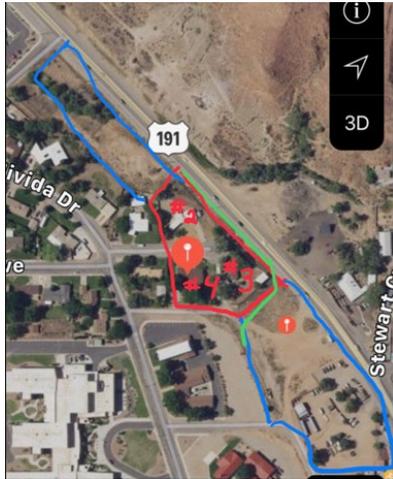
8) I'm asking you to immediately/now amend the GENERAL LAND USE PLAN to include these 3 parcels as expected commercial. I don't think that your including them in the GENERAL PLAN is a defacto rezone of the properties, I think it just shows that you are expecting that is the highest and best use and is what you wish to see as smart and beneficial to the aesthetics and service to the town. If you are just too busy to take the time to digest these logical facts then I suggest you either ask for more time or take some of the money form the \$8m annual tourism budget and temporarily redirect it to more planning staff so things like this get handled now, up front, as a part of a good entrance plan.

I'd like someone to reach out to me, person to person and explain what will get done on this. I would sincerely like to help and I know my tone is strong here but I am, trying to get attention on something that is not bad but is instead good. Thank you.

Sincerely,

NOTE: The blue is existing commercial and shows as commercial in the new land use plan. The Red outline is #2; #3 and #4 Rosalie court and what would be a Vacated Culdesac. The Green Line is the new approved and soon to be constructed Emma Blvd that will connect to the highway. UDOT has recently

acquired deep extension to their highway easements into the #2 and #3 Rosalie properties. Virtually everything on Main Street and the highway in the north corridor is already included in the Master Plan as commercial (see you most recent plan)... except these Rosalie Parcels. Let's discuss please.



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Hi,

Lisa Jones (Administrative Assistant of Trust Lands Administration) requested that I share a copy of our Board Meeting Audio with you. This audio was recorded today, August 14, 2019. Because of technical difficulties, we were unable to send you a link to our Live Feed. We apologize for any inconveniences this may have caused you.

Please see the shared file on Google Drive named 2019-07-14 Open Board Meeting. Let me know if you are having problems accessing this file. I can be reached either by phone or email.

Thanks!

This audio file is mis-labeled! The date should be 8-14 not 7-14. Please make sure it is corrected. I hope it was not intentionally done so that no one could find it.

We find it strange that the IT suddenly did not work for the video Live Streaming of the meeting and now the audio file has been labeled incorrectly.

My apologies. The IT department was definitely slow on the up-take this month. The audio file was mislabeled in my system as well. It has been very frustrating. Thank you for bringing this to my attention. I'll be sure to let the IT Director know about the problems. Please rest assured that the technical difficulties were not intentionally motivated by any content that was planned. It was a case of human error combined with software issues. You may have noticed that the name had been corrected by the time I uploaded the file to the public notice website.

Thank you for your reply. No, I did not notice it had been corrected on the public notice website or I wouldn't have bothered you about it. Thank you for seeing that it already got corrected. I appreciate knowing the problems were technical/human error issues and not intentional.

I also am curious why you said it would "definitely be worth our while" to send our five Spanish Valley residents to speak to the Board last week when David Ure obviously already had his mind made up about the issue. It doesn't seem like the Board has any say in the matter.

I would also like to know David Ure's specific reasons for denying what we think is a very reasonable request. We do not understand why the parcel cannot be withdrawn from sale.

I would appreciate some clarification on this since my five friends made such an effort preparing their presentations and coming to SLC only to return disappointed.

Thank you for your recent email.

Your friends and community members made a great impression on the SITLA Board of Trustees. Several Trustees expressed to me how very appreciative they were with the Spanish Valley group's time, comments, preparedness, and demeanor.

SITLA Trustees understand this is a very important and sensitive issue for Spanish Valley, and always enjoy meeting and hearing from individuals to understand their perspectives on SITLA business dealings.

All business opportunities on trust lands are vetted by SITLA business groups, the Board of Trustees, Director Ure, trust land beneficiaries, and the Lands Trust Protection and Advocacy Office.

Director Ure and SITLA Trustees take their sworn duties very seriously, which are to maximize revenue for trust land beneficiaries. Approximately 96% of the lands that SITLA administers, including the Spanish Valley property, benefit Utah's K-12 school education system.

Thank you for your reply. I appreciate your explanation, but it doesn't really answer my questions.

If David Ure and SITLA trustees take their "sworn duty very seriously to maximize revenue," the responsible thing to do would be to withdraw the land from sale now and hold it two to five years when the value of the property undoubtedly will increase.

I think that SITLA officials are also selling this parcel for a fraction of its current worth. In Moab one acre of commercial property on Hwy 191 goes for over 1 million per acre and this parcel is 13 acres! People here wondering why SITLA is giving the Loves Corporation such a good deal?

The City of Moab and Grand County in the past few weeks have put building codes in place restricting building overnight accommodations. Developers now can only build in the Spanish Valley part of the Moab Valley. In only a few months this parcel has dramatically increased in worth and demand from when it was offered to Loves. If held for longer, its value should go up even more! And an overnight accommodation will bring more tax revenue to San Juan County than a truck stop.

Apart from financial concerns there are ethical concerns. I find it appalling that no one in SITLA is addressing the residents concerns for the health, safety and welfare of their community. These are scientifically based facts, not mere whimsy thrown up in protest. Residents are scared for their homes!!! Would you and Mr. Ure and the other Board trustees want to have a Loves built next door? Well, they don't want it either! Their lives will be ruined because of SITLA. How can SITLA officials do this in good conscience?

Officials at SITLA seem to believe that these residents bought their property knowing that it was in or near a commercial zone. This is simply not true. Marlene's property was residential when she bought it in 1991 and it was not re-zoned commercial until 2009. She was grandfathered in as a resident within the commercial zone. Her property is 25 feet from the proposed truck stop! The other nearby residential properties are zoned agricultural.

SITLA owns so much land. No one understands why you can't sell a different parcel to Loves somewhere else to raise money for schools. We are not just a small handful of people who oppose this. Over 150 people recently sent in letters over a short two week period to Landmark Design saying that they do not want a truck stop allowed in ordinances for Spanish Valley! As a state agency, how can SITLA not be sensitive to public opinion?

SITLA officials have the power to stop this sale. You have not adequately explained to us why they won't do the right thing.

Can you please also forward this to the members of the Board of Trustees?

--

I support option 3. No need for that to be were they are planning.

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I have been a resident of Spanish valley most of my 55 years on earth. I feel very strongly that the development of the area is going to be an ongoing process and that limiting property rights is not the way to proceed. I am in favor of your plan 1. And that SanJuan Co. should not try to block the Loves Truck stop from opening it will be nice to have an option other than driving 10 miles to Moab.

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your plan 1 looks like the best option to me. And loves truck stop I think would be an asset to the valley

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APPENDIX A:
COPY OF SAN JUAN COUNTY HIGHWAY
COMMERCIAL MORATORIUM

ORDINANCE NO. 2019-__

AN ORDINANCE ENACTING A TEMPORARY LAND USE REGULATION THAT PROHIBITS NEW LAND USE APPLICATION PERMITS FOR COMMERCIAL USES IN THE HIGHWAY COMMERCIAL ZONE EXTENDING 1,000 FEET ALONG EACH SIDE OF US HIGHWAY-191 FOR THE LENGTH OF THE ROADWAY IN THE AREA KNOWN AS “SPANISH VALLEY.”

The County Legislative Body of San Juan County ordains as follows:

Section 1: Findings.

- A. The Planning and Zoning Commission and the San Juan County Commissioners are engaged in a future land use planning process for the Spanish Valley Planning area, which includes the Highway Commercial Zone.
- B. The uses permitted in the Highway Commercial Zone of the Spanish Valley Planning area after the current planning process is completed may be significantly different than the uses currently allowed in the existing zoning ordinance.
- C. The current maximum amount of water approved for diversion by San Juan County is 500 acre-feet of ground water from the Moab-Spanish Valley aquifer, and no more water can be approved to be diverted until monitoring data shows no impairment of existing, senior water rights, no impact to the regional groundwater table, no contamination issues, and no adverse effects to the natural environment including the Matheson Wetlands Preserve.
- D. Grand County and the City of Moab have recently enacted temporary 6-month moratoria on new permits for hotels and other overnight accommodations. Due to the immediate proximity of the Spanish Valley planning area to Grand County and the City of Moab planning areas, there is a significant likelihood that developers will turn to the Spanish Valley Highway Commercial Zone to develop their businesses in the very near future.
- E. Accordingly, there is a compelling and countervailing public interest to postpone new commercial and industrial development in the Spanish Valley Highway Commercial Zone until land use ordinances and policies can be given due consideration by Spanish Valley residents, the San Juan County Planning Commission and the San Juan County Commission and enacted via the public process. Further investigation is needed to determine the amount of available water resources for Spanish Valley development, and an informed consideration as to the appropriate allocation between residential and commercial uses for this resource is critically important.
- F. San Juan County needs to evaluate the current economic conditions and opportunities for economic diversity and development in the Spanish Valley Planning area before it is faced with numerous hotels and nightly rental permit applications that will likely occur as a result of Grand County and the City of Moab temporary moratoriums on new permit applications.

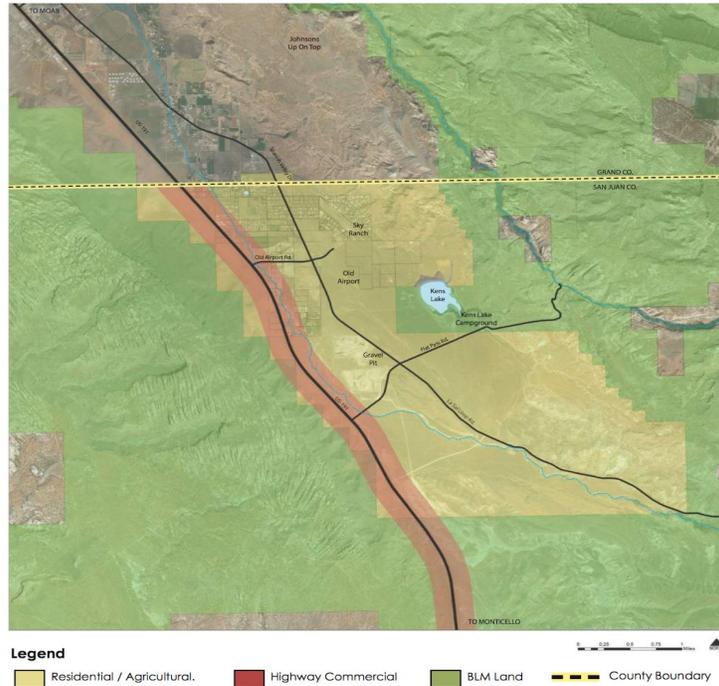
- G. Public comments received on the Spanish Valley Area Plan, adopted April 2018, indicate there is public sentiment that local residents' input has been ignored in regards to the 1000-foot commercial zone directly adjacent to residential areas. There have been requests for reconsideration and revisions to the plan to include a buffer zone to protect residential quality of life.
- H. San Juan County Planning Commission, County Commission, and residents of Spanish Valley Planning Area need time to review and modify, if needed, the Highway Commercial zone's existing ordinances and the proposed ordinances drafted as part of the Spanish Valley Planning Area process before approving any new permits for development in the Highway Commercial zone along Highway 191.

Section 2: Jurisdiction.

Pursuant to Utah Code Title 17-27a-504, the Commission for San Juan County, as the county legislative body, without prior consideration of or recommendation from the planning commission, may enact an ordinance establishing a temporary land use regulation for any part or all of the area within the county. The area known as "Spanish Valley" is within San Juan County. The ordinance may not exceed six months.

Section 3: Definitions.

- A. "Highway Commercial Zone" in Spanish Valley: A zoning corridor 2000 feet wide lying 1000 feet on each side of U.S. Highway 191. Said corridor begins at the intersection of the centerline of U.S. Highway 191 and the San Juan County, Utah and Grand County, Utah boundary and continues in a southerly direction along said centerline to near the top of Blue Hill, identified as the intersection of the centerline of U.S. Highway 191 and the south section line of Section 30, Township 27 South, Range 23 East of the Salt Lake Meridian. The general area is illustrated below as shown in the San Juan County Spanish Valley Area Plan, adopted April 17, 2018.



The Highway Commercial zone allows for a range of commercial uses considered appropriate for a roadway setting. Pursuant to San Juan County Zoning Ordinance 12-2, the commercial uses permitted within the Highway Commercial zone include restaurants or drive-in cafes, motels, new and used automobile agencies, farm machinery and equipment sales, nurseries and greenhouses, mobile home sales, mobile home parks, drive-in theaters, bowling alleys, other commercial recreation facilities, automobile service stations and auto accessories, accessory buildings and uses, other uses approved by the Planning Commission as being in harmony with the intent of the neighborhood commercial zone and similar in nature to the above listed uses. All other uses are considered “conditional uses.”

Section 4: Temporary Land Use Prohibition

- A. Temporary Land Use Regulation. Except as expressly provided in Section 4(c)., no new applications will be accepted nor permits given for any commercial development the Highway Commercial Zone upon the effective date of this ordinance. □
- B. Effective Date and Duration. Pursuant to Utah Code Title 17 Chapter 53 Section 208 subsection 6, this ordinance shall take effect immediately upon publication in a newspaper of general circulation in San Juan County after the date of its passage by the San Juan County commission. Consistent with Utah Code Title 17 Chapter 27a Section 504 this ordinance is to not exceed six (6) months in duration from its effective date.
- C. Exceptions. The county acknowledges that a number of persons, including entities, may have procured land use entitlements (including land use approvals and building permits) for the

construction of commercial developments, or submitted land use applications that have been deemed complete as of the effective date of this ordinance. In an effort to avoid hardship to those who have relied on existing county regulations, such persons described above who have procured land use entitlements or who have completed land use applications deemed complete by the County or paid all applicable fees as of the effective date of the ordinance shall be excluded from the applicability of this ordinance. In every case, such persons shall still be required to obtain land use permits before such use commences. □

- D. Conflict with Existing Ordinance. This ordinance shall supersede and take precedence over any conflicting ordinances or policies of San Juan County for the six (6) months of its effectiveness. □
- E. Severability. If any provision of this ordinance is found invalid by a court of jurisdiction, the provision shall be severed and the remainder of the ordinance shall be enforced. □
- F. Direction to Staff. Immediately following the passage of this ordinance, it is to be published in the soonest available manner in a newspaper of general circulation. Staff is instructed to make all necessary action to proceed with publication of the ordinance as soon as possible. Staff is also directed to expedite the process to adopt land use ordinances necessary to address the need for predictable land use patterns ahead of the six month expiration date of this temporary land use regulation. □

ADOPTED AND APPROVED by the Board of San Juan County Commissioners this 21st day of May, 2019.

Those voting aye:

Those voting nay:

Those abstaining:

Absent:

Board of San Juan County Commissioners

Kenneth Maryboy, Chairman

ATTEST:

John David Nielson, County Clerk