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ACKNOWLEDGMENTS	

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April 17, 2018

San Juan County Spanish Valley Area Plan

ACKNOWLEDGMENTS

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INTRODUCTION & BACKGROUND

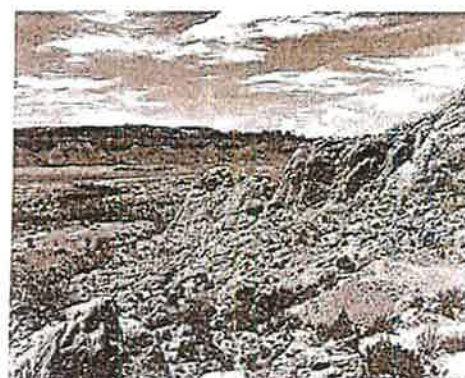
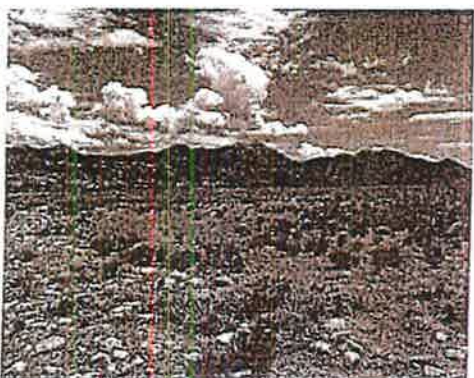
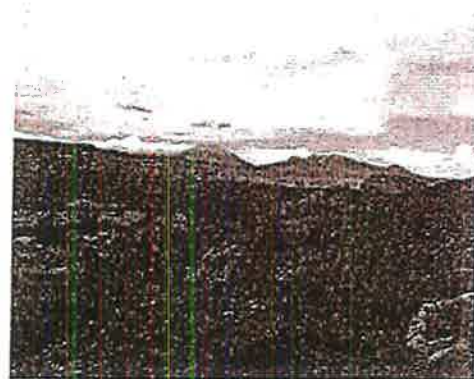
PURPOSE AND FOCUS OF THE SAN JUAN COUNTY SPANISH VALLEY AREA PLAN

The *San Juan County Spanish Valley Area Plan* is an official document intended to guide future development in the San Juan County portion of the Spanish Valley. Once adopted, the plan will be incorporated as a chapter of the San Juan County General Plan.

A comprehensive planning process was used to establish a long-term planning vision for the area. The process identified specific guiding principles and planning goals to guide future growth, while addressing other aspects related to land use, transportation, quality of life, public services and infrastructure. Although the exact time frame for implementation is unclear, it is anticipated that full realization of the plan will take several decades.

HISTORY OF THE SPANISH VALLEY

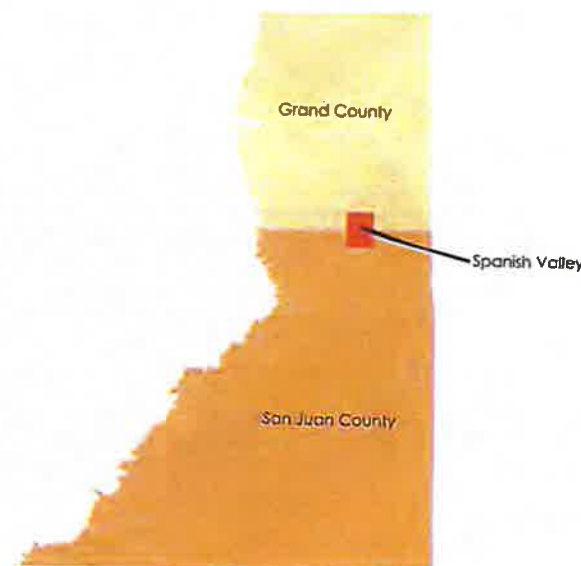
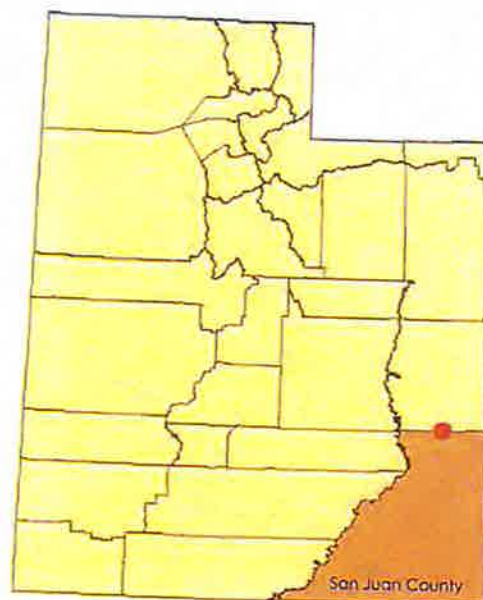
The San Juan County portion of the Spanish Valley (The Study Area) is a picturesque valley surrounded by high red sandstone mesas and cliffs. The valley is located at an average elevation of 4,300 feet. Pack Creek flows through Spanish Valley from the southern perimeter of the Study Area, continuing north - northwestward through the Spanish Valley toward its confluence with the Colorado River. Water flow is intermittent.



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The San Juan portion of the Spanish Valley is approximately six miles long and 2.5 miles wide, encompassing 15-square miles of land. In comparison, the entire Spanish Valley is approximately fifteen miles long and three miles wide. Only the southern third of the Spanish Valley lies within San Juan County, and it is the least populated segment. The Spanish Valley is more regularly identified as the valley that lies south of the city of Moab. The majority of the valley, and the majority of the population living in it, are within Grand County.



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Evidence suggests that the area and surrounding country was inhabited by ancient native groups as early as 10,000 years ago. Mormon missionaries attempted to settle the area in 1855, but the mission was abandoned after only a few months. For the next two decades the area was used intermittently by trappers, prospectors and cattlemen, with no permanent settlement until the 1870's with the arrival of Mormon settlers. Growth was slow and focused primarily in the Moab area. The economy was based on farming and ranching, with small mining operations established in the 1890's. The railroad soon followed.

The discovery of uranium in 1952 signaled an era of mineral extraction in the region, swelling the local population from 3,000 to nearly 10,000 residents in less than three years. Potash, salt mining and milling operations added to the local economy until 1983, when uranium mining was discontinued and nearly all mining and milling operations soon after ceased. The region soon emerged as a popular tourist destination due to its close proximity to Arches National Park, Canyonlands National Park, Dead Horse Point State Park, the Colorado River and other regional parks and lands. More recently the area has become a popular destination for recreational and competitive mountain bikers, river runners, hikers, off-roaders and outdoor adventure seekers. Ken's Lake and Faux Falls are recreation attractions located in the Study Area.

The northern quarter of the Study Area is privately owned, with the remainder owned and operated by the State (SITLA) and the Bureau of Land Management. The privately owned lands are a census-designated place (CDP) with an estimated 2015 population of 500.



Faux Falls



Ken's Lake

Fifty-miles to the south of the Study Area is Monticello, which is the nearest San Juan County town as well as the county seat. It is the second most populous city in the county with approximately 2,000 residents. While it is relatively far-removed from the Study Area, Monticello has emerged as a bedroom community to Moab, due to the lack of affordable housing options in the region.

CHANGES & OPPORTUNITIES IN THE SPANISH VALLEY

In contrast to the Grand County portion of the Spanish Valley, growth in the Study Area has been constrained and slow to take root. Many residents have moved here in search of a more rural lifestyle. The area is generally more affordable, but the lack of a culinary water and sewer system, minimalistic zoning and development control, and the lack of planning and development review has constrained growth.

But things are changing

The Spanish Valley area is receiving increasing growth pressure. Planning and the establishment of better infrastructure for the area is now a top priority for the county. A study was recently completed to analyze the needs and costs of providing water and sewer systems for current residents and the future population. A stand-alone water system was determined to be the best alternative to provide culinary water to residents in the Study Area. A combined sewer system with Grand Water & Sewer Service Agency (GWSSA) and Moab City sewer was selected as the best alternative to treat waste water. Both systems are currently under design.

ORGANIZATION OF THE AREA PLAN

The *San Juan County Spanish Valley Area Plan* establishes and analyzes existing conditions, assesses planning issues and ideas, identifies growth and development principles, and presents a future vision for growth and development in the Study Area, including Land Use and Phasing plans. The plan is divided into the four chapters as listed below:

1. Introduction & Background
2. Existing Conditions & Analysis
3. Spanish Valley Area Plan
4. Guidelines & Ordinance Concepts

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Once the plan is adopted, development guidelines and ordinance concepts will be further refined, resulting in new rules and regulations that will direct future growth. It is critical that the new rules are responsive to the needs of the Study Area and the resources available in San Juan County.

PUBLIC ENGAGEMENT

Identifying planning issues and ideas was an essential initial step in the planning process, helping to ensure that the plan accurately addresses anticipated needs and encapsulates the future vision for the area by residents, landowners and stakeholders. As summarized below and detailed in Appendix A, a thorough public involvement process was utilized to capture the pulse of the community. The process incorporated multiple opportunities for the public to provide comments, identify issues and provide feedback throughout the planning process.

Advisory Committee

An Advisory Committee was established during the early stages of the project to review progress and to provide guidance as the plan was formulated. Members of the committee included representatives of San Juan County, Grand Sewer and Water Service Agency, local land owners and developers, SITLA, business leaders and residents.

The Advisory Committee met on four occasions at the following stages:

1. During a Kickoff Meeting in the early stages of the project;
2. Prior to the Public Scoping Meetings;
3. Following the Public Workshop held as part of reviewing Alternative Planning Concepts. It should be noted that the Steering Committee expressed significant concern over the preservation of large tracts of open space as illustrated in both alternatives that were presented. The committee suggested that a more metered approach be considered as the draft plan was developed.
4. Prior to a Public Open House Meeting in February 2018 as part of a Draft Plan Workshop held in Monticello. The meeting was also attended by members of the San Juan County Commission, San Juan County Planning Commission and key county staff.

San Juan County Commission Briefing

Landmark Design presented an overview of the planning approach to the San Juan County Commission on August 14, 2017 in Monticello during a regularly-scheduled meeting. The briefing provided an overview of the process and intents of the planning study. Commissioners provided general direction and visions for the study. It was noted that the commissioners envision that a new community will result through this effort, which will be established through county efforts and eventually become an independent municipality.

Stakeholder Interviews

To get a pulse for the needs and issues of residents and experts, nine interviews were conducted with residents, neighborhood groups and agencies during a three-day period (September 18-20, 2017). Interviews were held with representatives of six families living in a local subdivision; individual interviews with five local families; a meeting with UDOT officials to better understand transportation and highway access needs, and courtesy meetings with SITLA and Grand County planning staff. The discussions identified general concerns and visions, most of which were aligned with input received during the scoping meetings. Discussions with UDOT officials resulted in a clarification of intersection and driveway access standards, and the results of recently completed studies affecting transportation planning in the area.

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Public Scoping Meeting

Two public scoping meetings were held on September 20, 2017, providing an opportunity for Landmark Design staff to listen to concerns and aspirations for the area, identify issues related to growth and development, and understand the visions and desires for the area. The meetings were lightly attended, with only twenty people signing in (see summary of Input and Direction received at the conclusion of this chapter for details).

Plan Alternatives Workshop

Two public workshops were held on November 7 and 8, 2017 to provide members of the public the opportunity to review and refine preliminary planning ideas and concepts, which were developed by Landmark Design staff. Each session began with a review of existing conditions and an analysis of opportunities, followed by a presentation of preliminary concepts. The workshops also included (1) a **visual preference survey** to help verify preferred uses, (2) a presentation of **preliminary planning principles** to verify the conceptual framework of the plan, and (3) small group break-out sessions to verify opportunities and constraints. 39 people signed into the workshops. The comments and input received were compiled, summarized and analyzed by the planning team, and reviewed as part of creating a preferred planning concept (see copies of the visual preference survey results in Appendix B and the Preliminary Alternative Concepts in Appendix C).

Top images by category - visual preference survey:



Community



Parks, Open Space & Trails



Residential



Roads



Highway/Commercial

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San Juan County Planning Commission Briefing on Preliminary Planning Alternatives

The San Juan County Planning Commission was briefed on the preliminary plan alternatives as well as general input provided by the public during the workshops. The planning commission expressed some concern that the concepts focus on preserving large swaths of open space, but otherwise expressed support for the general direction provided.

Draft Plan Open House

Once a preferred planning direction emerged, a Draft Plan was developed by the planning team. A public open house meeting was held on February 13, 2017 to receive public input prior to plan finalization and adoption. The meeting began with a presentation of key plan ideas and concepts and was followed by group discussions and opportunity to explore the plan and comment. A copy of the draft plan was also posted on the project web page.

Project Web Page & Media Coordination

In order to provide easy access to planning information and to increase public involvement opportunities, the Spanish Valley Area Plan web page was established and hosted on the Landmark Design website (www.ldi-ut.com/spanishvalley.html). The web page provided an electronic venue for noticing important meetings and events, reviewing draft plans as they were developed, and for receiving public feedback and input. As of early February 2018, the site had received 663 visits, 534 unique page views, and the average length of time visiting was nearly five minutes.

Public notices and invitations to the various meetings and workshops were prepared by the planning team, placed on the project website and linked to the San Juan County website. Meeting notices were also placed on the San Juan County website, and distributed as printed flyers and by email.

SUMMARY OF INPUT AND DIRECTION RECEIVED

The comments, issues and ideas expressed through the public engagement process were broad and varied. All input was documented, summarized and analyzed, then compared with input from the steering committee. Existing studies and reports were also reviewed and assessed. An important outcome of this process was the emergence of a clear picture of what is desired for the future, which was eventually translated and verified as guiding principles for directing future growth and development.

The following are the ideas and issues that emerged during the scoping meetings:

Community and Area Character

- Want a place that is quiet and dark at night – not a lot of traffic and street lights like Moab.
 - Incorporate these elements into new zoning ordinances
- Plan spaces for churches, schools, and other community spaces; places that are close to where people live (to be walkable)
- Equestrian and other livestock uses - need to accommodate (ranching is part of the heritage of the area – continue to allow people to have livestock)
- Not too city-like or suburban; like the rural-ness (having space/elbow room)
- Visual restrictions in zoning – e.g. no junk yards as entering the area/valley
- Likes 1 acre lots; space between neighbors
- Density will bring more "lights" – compromise night sky
- Would like to see kids be able to live here
- Community feel – need to develop not just along Hwy 191; look at Spanish Valley Road – make it have a community feel

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- The primary reason for living here is the relative isolation and distance from tourists and tourism impacts.
- The area is quiet and relatively affordable.
- Would like to see parks, schools, trails, fire and safety and similar public uses and services.
- Would like it to be a place with no hotels and over-night visitors (Airbnb) or similar tourist-based uses.
- The neighborhood has a wide range of lifestyles and living conditions (families with kids, retirees, etc.), although it is getting too expensive for many to live here.
- Want the area to be its own place, not an extension of Moab. Do not want the area to be a city, and it should not have a discernible downtown like Moab. However, the area should have a destination to meet and come together, possibly centered around a park.
- The area should be more aligned with creating a community for its residents and less about accommodating the needs of tourists.
- The area should have a separate vibe than Moab. It should be a nice place to live, but not a "well to do" community. The Spanish Valley/Moab relationship is comparable to Eagle to Vail Colorado, or Bellevue/Hailey to Ketchum/Sun Valley Idaho. An affordable community where most residents will work and shop in Moab.
- The area should have discernible neighborhoods, but not like Moab.
- The eclectic design and land use structure is generally OK, although future buildings should be required to fit in better with the landscape. If a Walmart or other big box uses are located here, they should fit in like those found in St. George and Cedar City.
- Both moved to the area to get away from Moab. The ability to have a larger property and the affordable price of land was a major reason both moved here, although the quiet lifestyle and dark skies are what keeps them here.
- There is no doubt that more people are coming, and it is critical to figure out a model to accommodate them. Many existing residents don't want more growth and want to preserve the area as it is now, although they have no right to expect that. Need to figure out how to accommodate a lot more growth.
- Views, viewsheds and preservation of the landscape should be considered when developing the area.
- The area isn't sure who or what they are. Would like to see the area remain primarily a bedroom community to Moab, with some industry and jobs as well.
- It is difficult to get good and dependable residents for service jobs, and in some cases foreigners from China and similar locations are brought in for those purposes.
- Not afraid of growth like many neighbors

Land Use and Planning

- Currently they have incompatible land use and very little regulation; needs to be some regulation and buffering between uses
- Commercial – prefer mom and pop shops over big box
- Some smaller lots (1/2 acre) okay – it's needed
- SITLA needs to agree to and comply with the master plan
- Look at Pack Creek and how it fits in with this plan
- Height limits because of fire resources/restrictions? *Not an issue (everything can be served)*
- Height uses would change based on land use
- Completion of La Sal loop could change the area dramatically
- Future, more detailed, studies need to occur and need to look at how much those studies will cost (how much will it cost to do this plan?)
- Small commercial away from Hwy 191 but still on well-traveled roads for visibility (maybe Spanish Valley Road?)
- RV/tiny houses are in issue in Grand County; put where it should go not where it is convenient
- Locating all "transient" (e.g. temporary housing and low-income renters) uses together might not be a good idea

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- Gravel pits are important to growth; keep development away from
- SITLA – like to see mixed income/type of housing; bike trails; find a future use for gravel pits – when mined out
- Find best place for next gravel pit (SITLA – 30-year pit lifespan)
- 1,000 ft. commercial highway – liked to see pushed forward; too large, would like to see more area for residential development
- Incompatible uses – the 1,000 ft. commercial rule really needs to change so commercial uses aren't next or in the middle of residential areas (We are about 10 years behind)
- Grow from a community commercial center around Spanish Valley Rd. out
- Put gas stations, Walmart on Hwy; locate smaller commercial internally
- Learn from mistakes that Moab has made
- Would like better buffers between residential and commercial/industrial uses. The lack of control in San Juan County has resulted in some incompatible land uses being located together. However, most moved here specifically because the area is in San Juan County, which has limited input and control.
- Don't see a need for stores or services that one can walk to; don't mind driving to Moab and beyond for basic needs.
- Most believe that Moab will still be the commercial and social core of the area. However, this will be less true as areas further to the south develop as they are so much further away.
- There is an opportunity to be smarter and better-planned than Moab, particularly through the design and location of utilities and infrastructure (water, sewer and roads are key).
- The area should be dominated by single-family residential, although there is room for a wider range of types and densities, including cluster. Some residents indicated they would like higher density residential located near commercial and industrial uses, while others believe it is important to integrate such uses within the overall layout.
- Building heights should be relatively low, no higher than 3-stories.
- Colorado Outward Bound is generating a lot of traffic and light pollution. This is an example of "dumb" planning within the 1,000-foot commercial strip along the highway.
- Existing zoning which requires one-acre minimum lot size and 1,000-foot commercial development strip along the highway both poor control models (unwise), particularly now that water and sewer are available.
- The area should have some smaller retail and grocery uses, and the Spanish Valley Road should become the Main Street of the area.
- Many people want to build small homes on their properties that they can rent out or subdivide and sell – they don't think this is a good idea for permanent residents, and don't like the idea of too many "overnighters" in the area.
- San Juan County has discussed converting the old airport into residences, although nothing has happened.
- They have been personally impacted by poor land use decisions. An unfavorable use was allowed to be constructed immediately adjacent, which has impacted their ability to sell the property.
- Would be comfortable with the area becoming a residential enclave. High prices have impacted many in the community, and many have become "priced out".
- Retail in Moab has always struggled, requiring residents to drive to Grand Junction for reasonably-priced items and better selection. The development of a Wal-Mart could improve access to goods, although it would likely result in the loss of 3-4 local stores and businesses.
- Envisions the area to be primarily a residential community, with limited commercial to serve local needs.
- Provided a copy of the Draft San Juan County Spanish Valley I-O Infill Overlay Zone – thinks it makes some sense, certainly a step toward providing better control of development. Keeps commercial separate from residential uses, which is a big problem, particularly within the 1,000-foot highway zone.
- Would like to see some smaller corner stores and similar uses, but no gas stations as they tend to be a major impact on residences.
- The area needs some commercial, particularly along the highway.

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Transportation

- Currently no connectivity to Moab. Need better transportation plan; in particular, need bike routes
- Don't want service employees far from city, but probably will occur here – consider transportation system
- Need some good cross valley access – Spanish Valley is over used, and speed limit keeps getting lowered
- Need to require commercial development to improve roads (otherwise won't happen until county does it/too late)
- Transportation needs to look at and incorporate good signage
- Road standards – pavement requirements to get good quality
- New roads to limit traffic volumes to current residential neighborhoods to keep current developed areas quiet and provide opportunity for other uses on properties to be developed.
- Grocery store, Walmart – All of this will come eventually, want it in the right places
- Hwy 191 to Spanish Valley Rd. (2nd key road) doesn't have a good connection now
- We have space and flexibility now – so now is the time to plan (get the bike paths in now)
- Lack of acceleration/deceleration lanes at highway is a big problem. Left turns off the highway into the area can be a death trap, particularly with fast-moving trucks and semis trying to keep us speed as they climb up roadway.
- UDOT - It will be a long time before a 4-lane highway is installed south from the county line. Focus is completing 4-lanes from county line to Moab.
- UDOT - A copy of the existing corridor agreement was provided, which was approved by both counties and Moab in 2015. Any changes would require approval by all parties. Addresses segment from Millcreek Road to city. Addresses existing access to private properties by inclusion of frontage road system. Was completed prior to the existing water/sewer agreement and corresponding growth implications. San Juan County hasn't really followed the plan, with roads implemented contrary to the agreement.
- UDOT – key standards to consider include:
 - No driveways closer than 1,000 ft. apart
 - Minimum one-mile between controlled intersections (acceleration/deceleration lanes for now)
 - If traffic increases, the distance between intersections can increase as part of decreasing speed, like Moab situation. However, the fact that there will be limited development on the west side of the highway indicates that the highway will be different here than when it passes through the middle of the city in Moab.
 - Lighting – all intersections require lights, according to standards. Improvements to address preservation of night skies would be a betterment.

Parks, Open Space, Trails & Recreation

- Work with BLM on anything regarding Kens Lake; had a recreation plan at one time.
- Kens Lake – likes to see the growth; need to improve access and traffic so the impact to neighborhood/area isn't as great
- Parks – Places of respite in the summer; can the county keep them up/afford it? (need to ask)
- Kens Lake – BLM is looking at planning for bigger recreation facilities
 - Some years Ken's Lake is dry; can it be a sustainable draw?
 - Most of the recreation happens outside of the valley; probably won't be a huge draw within
- Drainages and water ways should be maintained as trail systems and used to delineate neighborhoods and land use areas.
- Community gathering locations are important but should have a rural focus that builds upon the opportunities found here. Kens Lake, parks and greenways should be the place where people come together.

Environmental

- Flood plains are a concern; County needs stricter regulations (people are building where they shouldn't)
- Retention ponds are really important particularly as you develop new roads/put new pavement in
- Kens Lake – development around should be carefully considered (has leaked in past)
- Floodwaters – a big concern
- Has FEMA been involved? People have lost properties in Grand County because in flood plain. We should plan around the flood plains
- Preservation of night skies is a critical concept. Moab has lost the ability to see stars and is unlikely to be able to regain it even if they can reverse existing light spillover.
- Flood waters flow down west cliffs during heavy rains, which impact the west side of the highway and Pack Creek. Need check dams, avoid development on the west side of the highway.
- Need to take a careful look at storm water, the role of drainages and ravines, etc. as development plans are made.
- Preservation of night sky is a critical issue and concern.

Housing

- Affordable housing - where should it go?
- School districts will have to be thought about; currently the area is being served by Grand County
- Look at financing and having enough to provide services (schools)
- Affordable housing – keeping this area residential and then have a good transportation system to Moab (plenty of jobs there now – but are seasonal and part-time)
- Employee housing is a huge issue. Some accommodations are being made by employees now, but more is needed
- Affordable housing – should be looked at carefully; regulation is important for balancing
- Affordable housing should be part of each development; not pushed just into one area
- Low-income and affordable housing is a critical issue that will be a big part of the future. Many believe that residents are hung up on maintaining and increasing their property value rather than maintaining the area as a good place to live.

Government Services and Regulatory

- Jones and DeMille plans are assumed – easements need to be acquired, etc.
- School districts will have to be thought about; currently the area is being served by Grand County
- Look at financing and having enough to provide services (schools)
- Could have a big problem with grandfathering – where smaller lots have already been approved
- Fire District – need to consider so insurance rates don't go up (insurance rates go up if population increases in a service area)
- Business sneaks in (e.g. RV/tiny houses) on a former residential lot; unsafe conditions and unregulated
- Schools – are we planning for them? (Reach out to school district to establish needs)
- Look at guidelines for development to preserve what we like – e.g. night sky
- The area has no continuity or real structure, no standards. Would like to have more, but not too much like in Moab. Striking a balance between free choice and too much control is a primary issue.
- Moab has a real problem with Airbnb uses proliferating, and this is emerging to be an issue in the Spanish Valley as well. Should look at what Moab is doing and apply similar solutions when codes are developed.
- Both appreciate the flexibility San Juan County provides for development, although they are worried about increasing traffic, the proliferation of overnight-rentals and similar uses and the impact of development on the quiet life/dark skies.
- They are concerned that services are nearly non-existent (they won't even grade the roads), even though they pay taxes

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in San Juan County. Since the Spanish Valley is far from Monticello, they believe that the county doesn't care what goes on here; the Spanish Valley is low on the list of priority for the county.

- San Juan County and Grand County do not get along, and don't want anything to do with the other. They are surprised that San Juan County is backing this planning effort, particularly since they are so disengaged, don't maintain the roads and don't have any ordinances that work at present.
- They believe that San Juan County doesn't care about the Spanish Valley, and that the area is on the bottom of the list when it comes to maintenance, etc. They are out of sight/out of mind. Can't believe things will change and get better in the future.
- Despite access to water and sewer, don't see things improving in the future. They feel stuck with the poor conditions that exist.
- Pessimistic that San Juan County has any interest doing something so far from Monticello.
- Motel tax has been used to promote tourism up to this point. However, there are some who think that since tourism is thriving, the tax should be used for improving police and other services, which are stretched thin by the tourists. This is a contentious issue.
- Despite all of the issues, bringing water and sewer to the area is a good idea.
- San Juan County doesn't care about the Spanish Valley – out of sight, out of mind.
- The use of CC&R's and other development control tools would help.
- The Spanish Valley is the stepchild of San Juan County. Roads here are the last to get maintained and fixed.
- Building inspection used to be easy but has gotten more difficult since the county hired the same inspector used by Grand County.
- One-acre lots are too large for most people to handle. Some residents are worried that the water will be fluoridated and/or chlorinated.
- Concerned about the water source and quality. Will it be adequately tested and controlled?

1.0

INTRODUCTION & BACKGROUND

2.0

EXISTING CONDITIONS & ANALYSIS

INTRODUCTION

Needs and desires in the Spanish Valley are more complex today than they were in the past. This is reflected by demands for affordable housing options, improved planning, better use of water and land resources, more amenities and services, and a better quality of life. When the Spanish Valley Area Plan is adopted and implemented, residents and stakeholders expect new development that is well coordinated, and growth that is responsive to the setting, environment and history of the valley and San Juan County.

As presented in the following pages, a clear understanding of existing conditions and opportunities is essential for determining the best way to accommodate future development and to direct growth in the valley.

PHYSICAL ENVIRONMENT CONDITIONS

Geology and Landform

The Spanish Valley is a northwest-southeast trending valley that merges with the Colorado River south of Moab. The main geologic features in the area are the Glen Canyon Group sandstones and the La Sal Mountains. The Glen Canyon Group form the steep walls on both sides of the Spanish Valley, as well as the mesas and dendritic canyons for which the area is famous.

Precipitation and Groundwater Recharge

Average annual precipitation in the Spanish Valley area averages 15 inches annually. Most of the precipitation is lost to evapotranspiration, with only 0.25 inches infiltrating down and recharging the groundwater. Summer precipitation is usually in the form of thunderstorms, which are localized, intense, and short-lived. Winter precipitation is less localized, less intense, and of longer duration. The gradual melting of winter snow allows more time for precipitation to infiltrate and recharge the groundwater, especially during spring melting of the winter snowpack at higher altitudes.

The main source of groundwater recharge in the Spanish Valley occurs in the La Sal Mountains to the east. The slopes of the mountains are covered in areas by talus, which readily absorbs snowmelt runoff and precipitation. Several springs discharge from the sides of Spanish Valley, especially from the eastern side.

Surface Water, Drainage and Stormwater Management

The following is a summary assessment for the management of surface water, drainage and stormwater in the Study Area prepared by Hansen, Allen & Luce, Inc Engineers. See Appendix D for a copy of the full memo.



La Sal Mountains from Spanish Valley



Cliffs in Spanish Valley

2.0

EXISTING CONDITIONS & ANALYSIS

Storm water runoff is a difficult resource to manage. Streams can erode in one section while depositing in another. Stream courses can also change alignment and cross section dramatically with a single storm runoff event. Land development compounds the problem, creating a need for a drainage system capable of handling nuisance water, protecting development from damage, and protecting downstream waters from adverse quality and quantity impacts.

Pack Creek flows through the study area and conveys storm runoff to Mill Creek, which flows to the Colorado River. Pack Creek is a critical resource for the study area, providing a natural storm drainage outlet for Spanish Valley. Careful storm drainage planning is needed to assure that Pack Creek is not adversely impacted by development.

The major storm drainage system in newly developing residential areas or business districts should generally be designed for the 100-year event with the objective of preventing major damage and loss of life. This does not mean that storm drain pipe systems should be designed for the 100-year event. It means that the combination of storm sewers and channelized surface flow should be designed together to accommodate the flood event.

Construction activities that disturb more than an acre of land must be authorized under the Utah Pollutant Discharge Elimination System (UPDES). Owners and contractors are required to obtain a Storm Water Permit. Construction activities that disturb more than one acre are required to file a notice of intent and to prepare and follow a storm water pollution prevention plan for construction activities.

An approach that can be used for long term storm water management is **Low Impact Development (LID)**. LID techniques minimize the directly connected impervious area and infiltrate runoff from impervious areas near the source of the runoff, emphasizing conservation and use of on-site natural features and constructed swales to protect water quality. LID practices are especially helpful in areas of high soils permeability and low slopes.



Urban LID Example



LID Drainage Corridor



Standard Solution - Storm Drain

2.0

EXISTING CONDITIONS & ANALYSIS

Inherent in development is the increase of impervious area as roads, driveways, sidewalks, parking lots, and homes are constructed. Storm runoff from impervious areas can exceed ten times the runoff from natural areas. LID practices can help mitigate the effects of increased impervious areas by providing opportunities for infiltration near the source of the runoff. For example, in areas of suitable soils the runoff from sidewalks and homes can be infiltrated prior to running off into the storm drain collection system. Stormwater detention basins are an effective means of reducing downstream runoff peak flow effects. Detention basins should be designed to reduce peak storm runoff flows to at or below historic runoff peaks.

Open and Sensitive Lands

The Spanish Valley is surrounded by large areas of open land that contribute to the broad views and unique vistas found here. As indicated through the public process, open space and natural areas are highly valued, and should be protected and preserved to the greatest degree possible. Such areas are also important as wildlife habitat and as places to engage in outdoor activities and recreation.

Ken's Lake is managed by the Bureau of Land Management (BLM), a Federal land management agency. The area includes a campground with more than three miles of hiking trails. Fishing in the reservoir is popular, although boating is limited to non-motorized craft. Short family-friendly hikes provide views of the Moab Valley, Faux Falls and Ken's Lake. Beyond the Study Area much of land is managed by the BLM.

Land Use and Ownership

The Study Area encompasses more than 6,000-acres of land, of which nearly 750-acres are privately owned. Approximately 550-acres of land controlled by the BLM surrounds Ken's Lake, providing a direct link to extensive BLM holdings to the east. The remaining acreage is owned and managed by the State Institutional Trust Lands Administration (SITLA).

SITLA is a state agency that manages Utah's 3.4 million acres of trust lands. Unlike Federal public lands held in public domain, trust lands are parcels of land held in trust to support twelve state institutions, primarily the statewide K-12 public education system. SITLA is constitutionally mandated to generate revenue from trust lands to build and grow permanent endowments for these institutions. The trust lands were designated by Congress in 1896.

Approximately 40% of the privately-owned area in the northern reaches of the Study Area is currently developed with homes and businesses, the latter concentrated along the eastern edge of US-191. Existing residential development is dominated by large lot, single-family residences. Sky Ranch is a private airfield located in a large lot residential subdivision in the eastern extents of the privately-owned district. The facility has generated significant public concern in recent months, primarily over concerns related to safety and noise.

Ken's Lake is an artificial reservoir located primarily on BLM land on the east edge of the Study Area. The area includes campgrounds and a trail system that are managed for public use by the BLM. The remaining lands are owned and managed by SITLA and are primarily undeveloped and vacant. A gravel extraction operation west of Ken's Lake is the primary active use in this portion of the Study Area.



Hikers at Faux Falls



Gravel Pit

2.0

EXISTING CONDITIONS & ANALYSIS

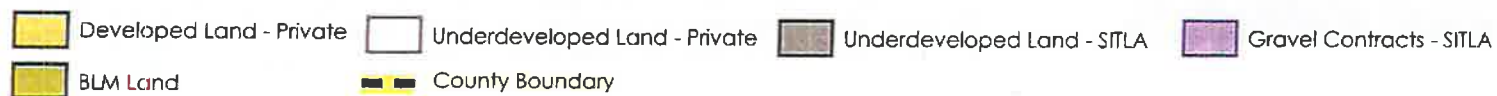
Zoning

The Study Area is currently controlled by two zones in the San Juan County Zoning Ordinance. The **Controlled District Highway (CD-h)** extends 1,000 feet along both sides of US-191 for the length of the roadway, permitting a range of commercial uses considered appropriate for a roadway setting. Examples include restaurants, motels, automobile sales and service, and mobile home parks. The remainder of the Study Area is zoned **Agricultural (A-1)**, which is intended to promote and preserve conditions favorable to agriculture and maintenance of greenbelt open spaces. This zone also permits single-family residences, ranches and cabins. Two-family residences are permitted as a conditional use, and additional single-family units may be approved on a case-by-case basis for the use of employees and family members. The lack of a culinary water and sewer system and the reliance on private wells and septic systems has resulted in the application of a one-acre minimum lot size for primary residential uses.

Once this General Plan has been adopted, new development guidelines and ordinances will be developed to ensure the Area Plan is implemented as envisioned.

EXISTING LAND USE

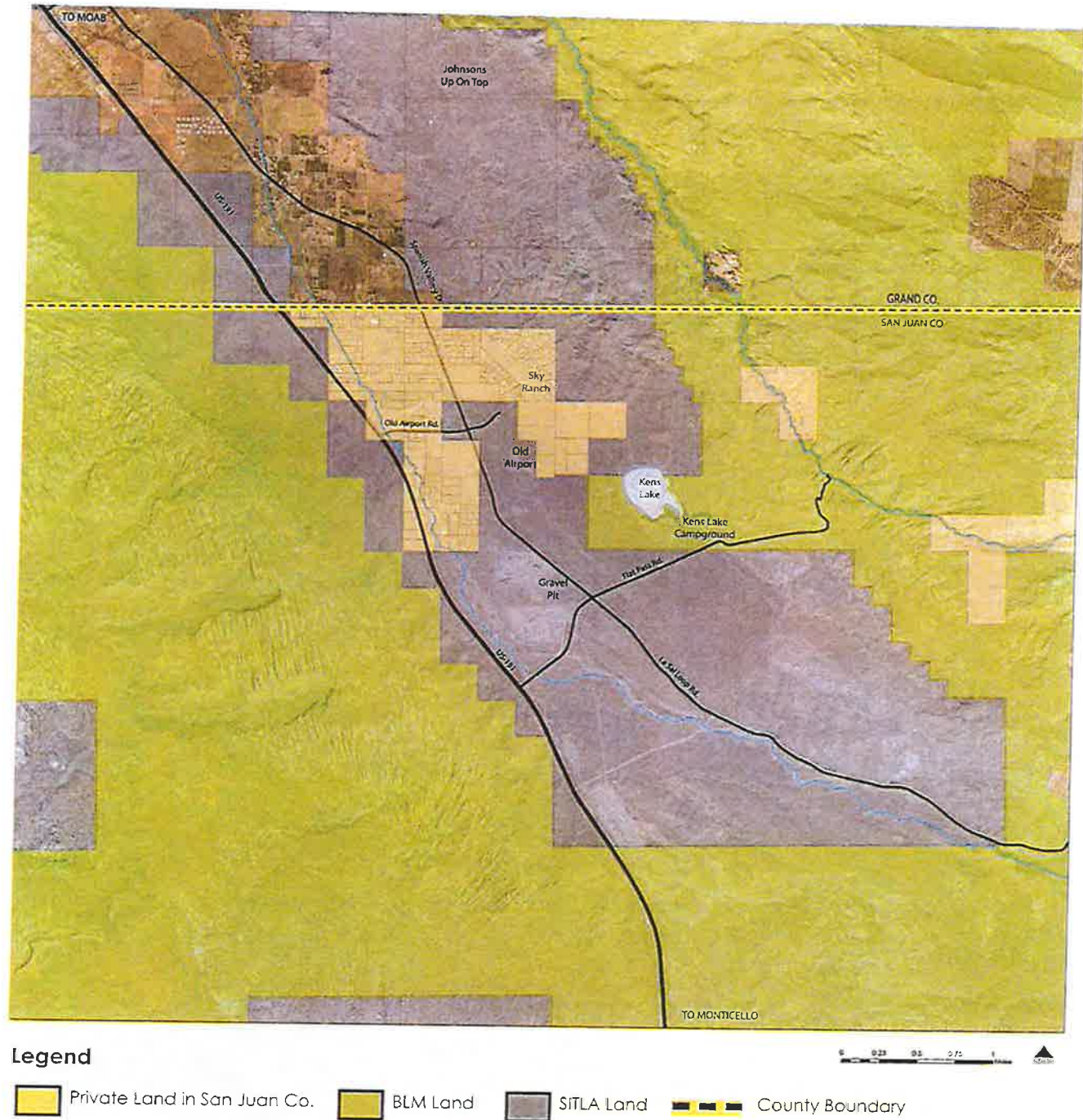
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EXISTING CONDITIONS
& ANALYSIS**Legend**

EXISTING LAND OWNERSHIP

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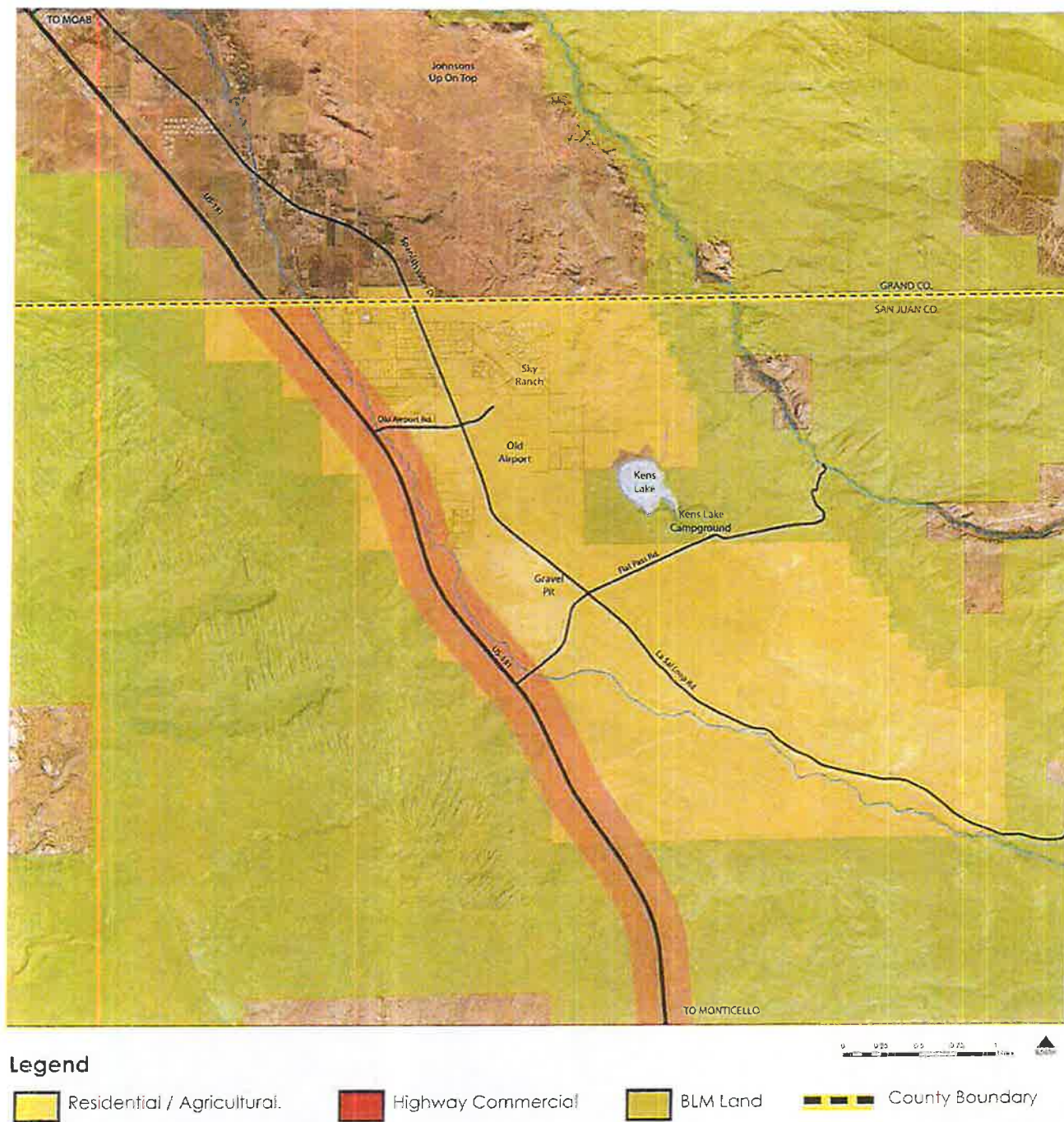
EXISTING CONDITIONS
& ANALYSIS



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EXISTING ZONING

2.0

EXISTING CONDITIONS
& ANALYSIS

Water and Sewer Infrastructure

Development in the Spanish Valley has been traditionally limited to the use of individual water wells and septic systems. The lack of culinary water and sewer systems has many practical and environmental shortcomings. The existing systems lack the ability to provide sufficient fire protection, are expensive, and limit growth, resulting in inefficient and sprawling development patterns.

To address increasing development pressure and demands, San Juan County contracted Jones & DeMille Engineering to prepare two key studies to address long-term water and sewer needs:

- *Spanish Valley Water and Sewer Master Plan (2017)*¹
- *San Juan Spanish Valley SSD 40-year Water Right Plan – Water Right: 09-2349 (2017)*²

To summarize, the *Water and Sewer Master Plan* evaluated the condition of existing private wells and septic systems, future growth, and culinary water/sewer system alternatives. Growth projections were calculated for the private land areas, indicating that **229 Equivalent Residential Connections (ERCs)** are required to meet the needs of existing households. The total number of ERCs required to meet needs in 2035 was estimated at approximately 1,400. The municipal water system will initially use one or two wells to supply water to the area. As Spanish Valley grows and expands, new wells or springs will need to be developed to supply water to new growth in the valley.

The *Water Rights Plan* projected beneficial water use of water right 09-2349 over a 40-year period (2017-2057), determining how much water the San Juan Spanish Valley SSD will have to manage and how much water will be required by developers before granting project approval. Currently, the SSD owns water right 09-2349, which allow the district to divert 5,000-acre feet per year or an average daily use of approximately 4.47 million gallons. It is projected that residential water use will take about half of the total amount of water used initially. By the end of the 40-year period, Spanish Valley will use the entirety of their current water right and have a deficit, which will require the SSD to procure additional water rights or shares to meet additional water needs.

Roads and Transportation

Primary access to San Juan County portion of the Spanish valley is provided by **US-191**, a two-lane, north-south state highway that traces the western edges of the Study Area. According to discussions with UDOT, it will be a long time before the highway is converted into a four-lane route from the San Juan - Grand County line southward, particularly since the current focus is on completing four-lanes from the county line north into Moab. A corridor agreement was approved in 2015 by San Juan County, Grand County and Moab, which addresses how to improve existing access to private properties through the inclusion of a frontage road system (see Appendix G). The agreement was completed prior to the current water/sewer agreement and corresponding growth implications.

Key UDOT standards to consider when planning the area follow:

¹ See Appendix E for detailed report.

² See Appendix F for detailed report.



Highway Intersection

- No driveways closer than 1,000 feet apart;
- One-mile minimum distance between controlled intersections³
- If traffic increases, the distance between intersections can decrease as part of decreasing speed, similar to Moab.

Spanish Valley Road/LaSal Loop Road is a county roadway that bifurcates the Study Area from north to south. The two-lane roadway is part of the **La Sal Mountain Loop Road Scenic Backway**, which begins on US-191, six miles south of Moab, and winds easterly over the La Sal Mountains through Castle Valley, ending at Upper Colorado River Scenic Byway U-128 and Moab to the west. The roadway is a popular drive and bikeway, providing spectacular scenery ranging from the forested heights of the La Sal Mountains to expansive views of the red rock landscape below. It is also an important roadway for the Study Area, providing a direct link with Moab to the north.



La Sal Loop Road

Other existing roads include Flat Pass Road, a county roadway that provides a link from US-191 and LaSal Loop Road to Kens Lake and other attractions in the vicinity and Old Airport Road.

A series of paved, unpaved and graded roads serve as the local road system servicing the various residential and commercial properties in the northern extents of the Study Area.

Commercial Market Potential

A primary objective of this plan is to determine the appropriate amount of commercial land in the Spanish Valley area necessary to support local and regional needs, as well as to generate jobs and provide a level of economic independence. According to an analysis by Lewis, Young, Robertson & Bunningham (LYRB) in October 2017⁴, Spanish Valley's remote location, limited interstate access and rural population will make it challenging to attract larger distribution and business centers. Lower population levels and continued sales leakage will result in less commercial acreage within the community. However, if the county allows for greater densities, resulting in an increase in buying power and capture rates, the area could see higher levels of commercial development.

Methods to promote commercial development in the area include:

- Allowing for more residential development and population growth;
- Providing development incentives;
- Promoting niche markets that will capture sales from surrounding communities; and
- Promoting other types of commercial development (industrial, tech, office, etc.).

³ There are four existing or identified roadways that provide access between US-191 and the Spanish Valley at present, including Old Airport Road and Flat Pass Road. These roads are spaced approximately one-mile apart, which is the minimum distance according to UDOT standards.

⁴ See Appendix H for a copy of the complete report.

2.0

EXISTING CONDITIONS & ANALYSIS

LAND SUITABILITY ANALYSIS

The Study Area is large, encompassing a range of natural and man-made conditions that impact the utility for development and growth. As illustrated in the accompanying diagrams, an overlay process was used to highlight areas with the greatest suitability for development. The overlays addressed several conditions:

- **Developed Land** – removed due to limited development opportunities;
- **Transportation and Electrical Corridors** – eliminated because existing functions are assumed to be maintained;
- **Federal Lands** – removed due to protected land status; and
- **Critical and Sensitive Lands** – water bodies, streams, shorelands, wetlands, floodplains, and steep slopes unsuitable for development were removed.

This process resulted in a composite map that highlights the land most suitable for future development, which served as the basis for land use concepts that were eventually explored (see Chapter 3).

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EXISTING CONDITIONS & ANALYSIS

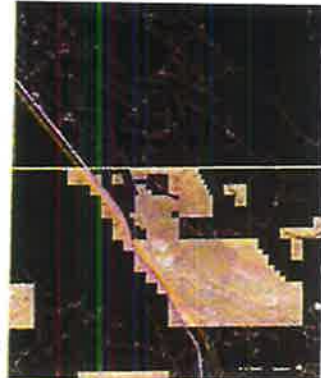
OVERLAY PROCESS

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EXISTING CONDITIONS & ANALYSIS

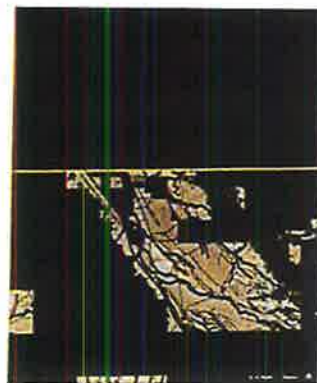


AREA OVERVIEW



TRANSPORTATION AND UTILITY CORRIDORS

- Land Unavailable for Development
- Transportation Corridor
- Electrical Lines



COMPOSITE

- Land Unavailable for Development



LAND OWNERSHIP AND DEVELOPED LAND

- Bureau of Land Management
- Grand County
- Developed Land



NATURAL RETRAINTS

- Land Unavailable for Development
- Steep Slope
- Stream and Lake
- Wetland
- Floodplain



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LAND MOST SUITABLE
FOR FUTURE DEVELOPMENT

2.0

EXISTING CONDITIONS
& ANALYSIS



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3.0

SPANISH VALLEY
AREA PLAN

INTRODUCTION

The Spanish Valley has developed slowly. Key factors contributing to this place include the valley's distant location from Moab, and the lack of water, sewer and other services. The area is known as a place to get away from urban life, where control and interference is limited. It is a place where you can still watch the stars at night, with open valley views that are delineated by steep cliffs and bluffs at the edges. The area has been developed with a hands-off approach and a focus on meeting individual needs. The result is a place with a general lack of planning foresight, and no clear community vision.

But things are changing

Development pressure is high and there are few locations in Moab or Grand County to accommodate growth. Instead of being an affordable place to get away from Moab, the study area is emerging as a community to itself, with a unique character, charm and allure. This is supported by desires for better housing, better planning, better use of water and land, more amenities and services, and a better quality of life. The public expects a more sustainable planning and development approach. They envision a community that is better served by San Juan County, yet which maintains ties to the commercial hubs of Moab and Grand County. They envision a place that is responsive to the setting, environment and history of the valley, where evenings under the stars are not lost in the haste to develop.

In order to adequately address these complex demands, growth and development need to be better organized and implemented.

As presented in the following pages, a new land use vision has been identified for the Spanish Valley. It is based on a process of listening, consideration of past directions and future needs, the establishment of guiding planning principles, and careful consideration of core issues and ideas. The land use vision begins by improving the development pattern in the private property areas in the northern reaches of the Study Area, continuing south in a contiguous manner that promotes the formation of a unified community.

LAND USE PLAN

As illustrated in the accompanying Land Use Plan and described below, the Study Area is organized into five types of Growth and Development Areas. The layout of the zones is rational and coordinated, reflecting the unique conditions and opportunities of the site and the needs of a well-planned community.

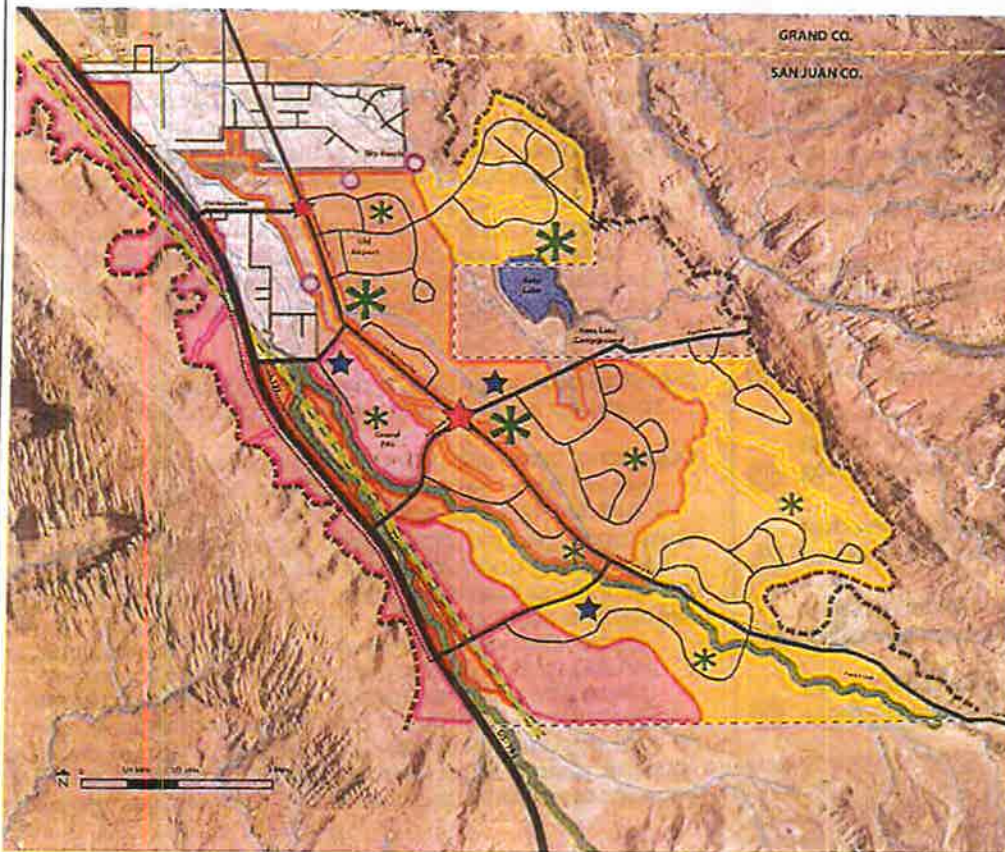
Spanish Valley Area Plan Guiding Principles

- 1 Preserve Spanish Valley's night sky and quiet rural-setting through the use of zoning ordinances.
- 2 Keep housing in Spanish Valley diverse (a mixture of types and densities) and affordable.
- 3 Create a non-tourism centered community that is distinctly different than Moab, yet still maintains its current close ties.
- 4 Encourage and support business development and job generation through the location of well-situated business development zones adjacent to the highway.
- 5 Create a strong community feel by carefully integrating community and civic places throughout the area.
- 6 Carefully consider the natural environment—particularly floodplains and waterways—when planning the Spanish Valley area.
- 7 Revise existing zoning ordinances to require well organized development and compatible land uses. Incorporate appropriate land use buffers where required.
- 8 Revise existing zoning ordinances to encourage compatible uses being located together and/or the incorporation of appropriate buffers.
- 9 Locate a small commercial center—comprised of small, local businesses—in a central location and bigger, more regional-type commercial uses near Highway 191.
- 10 Develop a well-connected transportation system with safe access from Highway 191 and which incorporates multiple modes of transit (shuttle/bus, bicycle, walking, etc.).

3.0

SPANISH VALLEY AREA PLAN

San Juan County Spanish Valley Area Plan



LAND USE

Description

The San Juan County Spanish Valley Area Plan provides a rational land use and growth strategy that builds upon the key principles identified through the public input process and the direction of county officials.

Accordingly, there are five types of potential Growth and Development Areas, each with unique opportunities and considerations, as follows:

Private Land Areas

This area consists of both developed and undeveloped land that is owned by numerous private parties. Since this area has been inconsistently planned, the focus is on meeting the following needs:

- Establishing a rational and coordinated system of road and storm water conveyance systems
- Providing transitions between existing and future incompatible uses
- Facilitating limited subdivision and densification where opportunities exist
- Ensuring that future development follows a new system of guidelines that promote solid, coordinated growth and development

Central Development Areas

Located in the center of the valley, these are the fastest and easiest-to-develop areas. They are suitable for a wide range of development, including residential, civic, institutional and parks/open space uses. They also support limited development of local commerce and community services. The large tracts of contiguous land are primarily under single ownership, which promotes the application of coordinated development strategies.

Perimeter Development Areas

Located on the east and south edges of the valley, these areas are relatively distant from existing growth areas. The application of coordinated strategies and models for lower-density development should be applied.

Highway Commercial Areas

Regional commercial uses and needs are supported along the highway near major intersections. Direct access from the highway should be limited to promote movement.

Flex Development Areas

These areas provide unique opportunities to create an economic base for the valley, due in large part to their location near the highway, yet buffered from nearby neighborhoods. A flexible development approach should be considered to allow market development and opportunities to be addressed.

Legend

- BLM/BLM Property Boundary
- Sheep Creek Damming Valley
- Lakes/Reservoirs
- Major Drainage
- Minor Drainage
- US-191
- Primary Road
- Secondary Road
- Frontage Road
- Power Canals
- New Culinary Water Well
- Future Culinary Water Well (shown)
- Regional Park
- Community Park
- Schools
- Neighborhood Center
- Private Land Area - focus on land limited subdivision of acre = 100, and logical road/circulation linkage (700 acres)
- Central Neighborhood Development Areas (1430 acres)
- Former Neighborhood Development Areas (1750 acres)
- Flex Development Areas - multi-use business/commercial/residential development (1073 acres)
- Highway Commercial Areas (200 acres)



3.0

SPANISH VALLEY
AREA PLAN

Private Land Areas (700 Acres)

These areas encompass both developed and undeveloped land, nearly all of which is privately owned. There has been little planning direction in this area in the past, resulting in an inefficient and helter-skelter pattern of development.

Efforts should focus on improving the layout of the existing neighborhoods, linking them with a coordinated road and infrastructure system that facilitates infill development. Key steps for meeting this vision include:

- Connecting a municipal water and sewer system to all existing and future homes and uses in the area;
- Implementing a system of roads and storm water drainage system standards that is unified and efficient;
- Providing transitions and buffers between incompatible land uses;
- Facilitating limited subdivision and densification where opportunities exist and which are consistent with established patterns and directions of growth; and
- Ensuring that guidelines and ordinances are adjusted so the area is safe, coordinated and interconnected.



Examples of existing residences - private land areas

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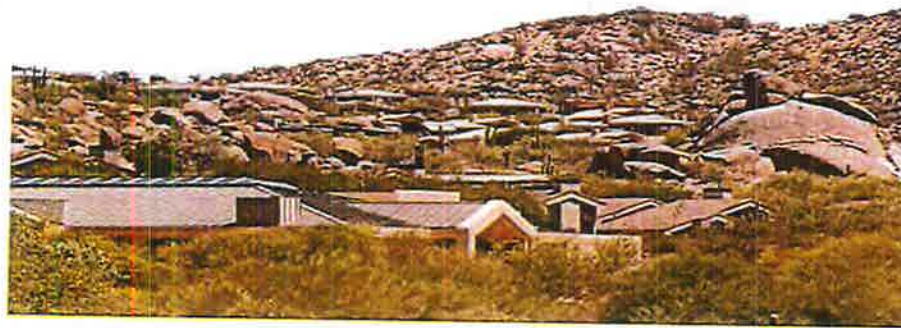
SPANISH VALLEY AREA PLAN

Central Development Areas (1,450 Acres)

Located in the center of the valley, these are the flattest, least sensitive and easiest-to-develop sites in the Study Area. They are suitable for a wide range of residential development in addition to civic, educational, institutional and park/open space uses. These are the preferred areas for locating mixed-use neighborhood centers, where local commercial and civic services will be provided. The large tracts of contiguous land are primarily under single ownership, which promotes the use of coordinated development strategies to encourage creative design and development.

Perimeter Development Areas (1,750 Acres)

Located on the east and south edges of the valley, these areas are relatively isolated, located in the foothills and topographically challenged edges of the valley. They are proposed primarily for long-term development, assuming adequate water and sewer resources are found to serve them. These areas should be designed in an efficient, affordable and coordinated manner, focusing on lower-density residential uses, recreational resorts and similar uses.



Examples of lower density development suitable for topographically-challenged sites

Flex Development Areas (1,075 Acres)

These areas provide opportunities to establish an economic base for the valley. Located in close proximity to US-191, they are well-located to capitalize on highway traffic and highway access opportunities. These areas should be buffered from nearby residential neighborhoods, incorporating a flexible development approach that allows a range of business, distribution, highway commercial and specialty residential uses in response to market opportunities and conditions.

Highway Commercial Areas (200 Acres)

These areas take advantage of the location along US-191, providing sites for a range of highway-based commercial uses to meet community and regional needs. The earmarked acreage is considered sufficient for meeting long-term needs.

KEY USES

The following is a list of key uses envisioned for the area.

Residential

A full range of residential uses and types is envisioned for the area. The Central Development Area should be designed with the greatest diversity of residential uses, while the Perimeter Development Areas should focus on large lot and destination residential uses.

Densities may be higher in the Central Development Areas (4-5 units per acre on average), while the Perimeter Development Areas will focus more on single-family, large lot, specialty residential and ranch-type uses that are more appropriate for the challenging terrain (1-2 units per acre on average). The projected number of residential equivalents (housing units), population, and development assumptions are summarized in the table at the end of this chapter.



The range of housing types should be broad to meet existing and future needs

Examples of appropriate residential types include the following:

- Single Family and two-family homes;
- Mother-in-law units and accessory residential units on larger lots;
- Multi-family limited by height (3 – 4 stories max) and density (15 units/acre);
- Townhomes and row houses (3 stories maximum);
- Ranchettes and large lot estates (20-acre minimum), carefully-sited on topographically-challenged and sensitive sites;
- Residential resorts, sited in topographically-challenged sites.

Additional residential uses and types should be considered, depending on specific needs and opportunities that arise.

Community/Neighborhood Centers

Two neighborhood centers are proposed to meet the commercial, institutional, civic, and cultural/recreational needs of the community. The centers will also function as key community destinations, and will be places to meet and engage in local events and activities. Typical uses include:

- | | |
|--|-------------------------------------|
| • Local stores and corner shops | • Civic/government offices |
| • Local mail box/post office | • Library/media center |
| • Cafe, ice cream store, coffee shop, sports shops, etc. | • Day Care |
| • Restaurants | • Farmer's markets and local events |
| • Social hall/ community meeting space | • Trail connections |

3.0

Major goods and services will be provided at commercial areas slated for development along US-191, in or outside of the Moab region.

SPANISH VALLEY AREA PLAN



Centers should be places to gather, meet and conduct daily business

Parks, Recreation, Open Space and Trails

An interconnected open space system is supported, linking the various neighborhoods with trails, parks, schools and recreation sites. The community should cooperate with the school district and adjacent communities to ensure duplication of park services and amenities is avoided.

A full-range of parks should be provided to meet the long-term needs of the community. Minimum level of service and distribution standards for parks should be codified in the development guidelines and ordinances:

- **Regional Parks** (15+ acres) provide amenities that serve the region, including restrooms, sports fields, open play areas, play grounds and specialty draws such as sports park, rodeo grounds and similar facilities. They should be coordinated with nearby school fields and school recreation facilities to avoid duplication of services and amenities.
- **Community Parks** (10+ acres) Includes open play and sports fields as basic features to meet the needs of the community.
- **Neighborhood Parks** (2 to 5 acres) are focused on open play areas, playgrounds and similar amenities that meet the needs of the surrounding neighborhood. Typical amenities include a restroom, pavilions, playgrounds, sports fields and un-programmed space.
- **Local Parks** (1 to 2 acres) meet the need of adjacent and nearby residents. Typical amenities include a small shelter, a playground and a focal play feature.



A full range of developed parks, natural open spaces and trails should be provided

- **Natural Open Spaces, Drainage Corridors and Off-street Trail Corridors**

3.0

SPANISH VALLEY AREA PLAN

Other Key Uses and Features of the Area Plan

- The major road system consists of **four east/west roads** linking development areas to US-191 and Spanish Valley Drive/La Sal Loop Road. A full range of collector and local roads should also be included, laid out in response to the natural topography and the valley landscape.
- Designation of a **smaller Neighborhood Center** at the Old Airport Road/Spanish Valley Drive intersection, and a **larger Neighborhood Center** near the intersection of Flat Pass road and LaSal Loop Road. Both centers should include a full-range of community, commercial, civic, institutional and cultural uses and services.
- Establishment of an **interconnected system of trails**, including off-street facilities located in the open space corridors, and on-street bike lanes located along the edges of the road system. Together, these provide active transportation connections between the neighborhoods, local destinations and regional sites. Spanish Valley Drive/LaSal Loop Road should be developed as the north-south "spine" of the on-street system.

- **Conversion of existing gravel pits** along Flat Pass Road into a recreational neighborhood or business development zone. Regardless of the final use, the area should be well-buffered from surrounding residential uses. The site is near Ken's Lake and Pack Creek Corridor, promoting a design that is focused on the establishment of a unique recreational district.
- Regional **commercial, business development and specialty residential** uses are distributed along US-191 as part of a flexible, mixed use development model. Access should be provided primarily from east/west roadways and highway frontage roads.
- The various Development Districts should encompass a **wide range of residential uses and types** to meet the full range of socio-economic and life-cycle needs of the Study Area. Densities should be higher in Central Development Areas, with lower-density/larger lot development focused in the outlying Perimeter Development Areas.
- Three **school sites** have been conceptually located to meet the anticipated needs for elementary, middle and high schools. Specific sites should be identified with the participation of school district officials prior to development to ensure needs are met.
- Major and minor **streams and washes** should be incorporated into the community structure as part of a Low-Impact Development (LID) approach where appropriate. These systems should be coordinated with the regional park, open space and trails system.
- Existing and proposed wells to service the new culinary water system are illustrated in the land use map. **Well-protection zones** should be demarcated and codified to ensure critical water sources are protected from development and other impacts. Appendix I contains a copy of the San Juan County Well Protection Ordinance that will apply in this area. Appendix J illustrates the location of known wells and the concentric protection zones for each. To summarize, no development is permitted in Zone 1; Zone 2 and 3 do not allow septic or underground fuel storage tanks, but otherwise permit development; Zone 4 permits most types of development.
- **Sky Ranch** is a private airfield located in the northern reaches of the Study Area. Since San Juan County does not have specific ordinances in place to ensure the operation of such facilities are safe and the impacts on surrounding uses is understood, Federal Aviation Administration (FAA) rules should apply (see Appendices K and L for additional information).

PHASING

Residential development should be implemented sequentially from north to south as part of a rational extension of municipal water and sewer services (Phases 1-6).

Extension of water and sewer services should be more flexible in Highway Commercial and Flex Development Areas (Phases A-C) in order to support business, commercial development, job generation and specialty residential development.

Phase 1 - 700 Acres

Existing and undeveloped private land area. Residential infill and densification is supported, assuming minimum lot size, setback and similar site development guidelines are established.

Phase 2 - 950 Acres

Primarily residential neighborhood. The bulk of land in single ownership (SITLA) supports a coordinated design and development approach, with higher density in the Central Neighborhood Development zone. Includes a small neighborhood center, two regional parks and a community park as primary amenities/destinations.

3.0

SPANISH VALLEY AREA PLAN

Phase 3 - 525 Acres

Central Neighborhood Development area under single ownership (SITLA) supports implementation of **coordinated design and development principles**. Includes part of a small Neighborhood Center, a regional park, a community park and schools as primary amenities/destinations.

Phase 4 - 675 Acres

Primarily a **residential neighborhood with some highway commercial** along highway. Single ownership (SITLA) supports coordinated design and development, with higher density in the Central Neighborhood Development zone. Includes part of a neighborhood center, a community park and Pack Creek as primary amenities/draws. Vehicular access to highway commercial to be provided primarily by frontage roads running parallel to the highway and from adjacent east/west primary roads.

Phase 5 - 775 Acres

Primarily a **residential neighborhood**. Single ownership (SITLA) supports coordinated design and development as part of lower-density, Perimeter Neighborhood Development principles. Includes a community park as the primary amenity/draw.

Phase 6 - 400 Acres

Primarily **residential neighborhood**. Single ownership (SITLA) supports coordinated design and development, with lower-density in the Perimeter Neighborhood Development zone. Includes schools, a community park and Pack Creek as the primary amenities/draws.

Flex Phase A - 600 Acres

Business, commercial and residential development to be considered, depending on market interest and demand. Vehicular access to be provided by frontage roads running parallel to the highway. Detailed master plan to be submitted and approved before development and extension of water/sewer services.

Flex Phase B - 150 Acres

Business, commercial, residential and recreation development to be considered for existing gravel pit site, depending on market interest and demand. Detailed master plan to be submitted and approved before development and extension of water/sewer services.

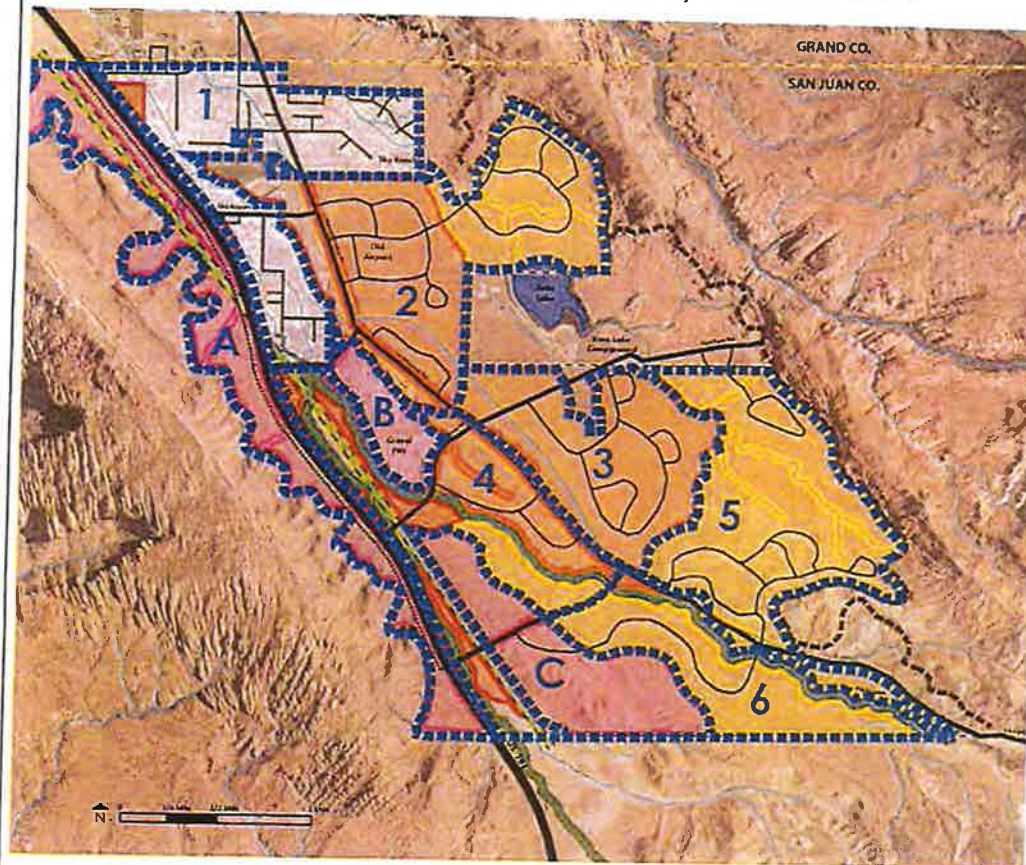
Flex Phase C - 400 Acres

Business, commercial and specialty residential development to be considered, depending on market interest and demand. Vehicular access to be provided by frontage roads running parallel to the highway and along east/west Primary Road. Detailed master plan to be submitted and approved before development and extension of water/sewer services.

3.0

SPANISH VALLEY
AREA PLAN

San Juan County Spanish Valley Area Plan



PHASING

Description

Phasing Concept
Development phasing should be coordinated with the provision and extension of water and sewer service, which is currently planned to take place in a north to south direction from the county center. Existing and a metropolitan and contiguous urban. Some facilities should be provided for the service of new phases to facilitate the development of commercial, business, institutional and other services, including water and sewer facilities are available.

Phase 1 - 700 acres
Existing and undeveloped private land area.

Phase 2 - 150 acres
Formerly residential neighborhood, built as land in single ownership (SILA) supports coordinated design and development, with higher density in the Central Neighborhood Development zone. Supports application of coordinated design and development principles. Includes a small neighborhood center, two regional parks and a community park as primary amenities/destinations.

Phase 3 - 515 acres
Central Neighborhood Development under single ownership (SILA) supports implementation of coordinated design and development principles. Includes part of a small Neighborhood Center, a regional park, a community park and schools as primary amenities/destinations.

Phase 4 - 475 acres
Formerly residential neighborhood, with some highway commercial along highway. Single ownership (SILA) supports coordinated design and development, with higher density in the Central Neighborhood Development zone. Includes part of a neighborhood center, a community park and Park Creek as primary amenities/destinations. Vehicular access to highway commercial is provided primarily by service roads running parallel to the highway and some adjacent east-west running primary road system.

Phase 5 - 775 acres
Formerly residential neighborhood, single ownership (SILA) supports coordinated design and development as part of lower density Planned Neighborhood Development principle. Includes a community park as the primary amenities/destinations.

Phase 6 - 600 acres
Formerly residential neighborhood, single ownership (SILA) supports coordinated design and development, with higher density in the Central Neighborhood Development zone. Includes schools, a community park and Park Creek as the primary amenities/destinations.

Flex Phase A - 430 acres
Business, commercial and residential development to be considered, depending on market interest and demand. Vehicular access to be provided by service roads running parallel to the highway. Detailed master plan to be submitted and approved before development and extension of wastewater services.

Flex Phase B - 150 acres
Business, commercial, residential and recreation development to be considered for existing groundwater development and extension of wastewater services.

Flex Phase C - 420 acres
Business, commercial and residential development to be considered, depending on market interest and demand. Vehicular access to be provided by service roads running parallel to the highway and along east-west Primary Road. Detailed master plan to be submitted and approved before development and extension of wastewater services.

Legend

- Private Land Area - focus on PH limited subdivision of acre + lots, and logical road circulation layout (750 acres)
- Central Neighborhood Development Area (1400 acres)
- Peripheral Neighborhood Development Area (1750 acres)
- Flex Development Areas - mixed-use business/commercial/residential development (1075 acres)
- Highway Commercial Areas (300 acres)
- SILA Property Boundary
- Area C/Ls Developing Valley
- Local/Residential
- Major Drainage
- US-191
- Primary Road
- Secondary Road
- Route Road
- Power Corridor



3.0

SPANISH VALLEY
AREA PLAN

SUMMAF LAND USE PHASING ASSUMPTIONS

PHASE	ACRES	DEVELOPED ACRES	UNDEVELOPED ACRES	DEVELOPMENT ASSUMPTIONS	IMPLEMENTATION TIMING	RESIDENTIAL EQUIVALENTS	PROJECTED POPULATION (2.5 AVG HOUSEHOLD SIZE)	WATER SUPPLY
1	700	420	280	Approximately 60% of area is currently developed, of which it is assumed 50% will be subdivided and developed or an additional residential unit will be developed on larger sites. Assumes 30% of land area dedicated to roads, infrastructure, utilities, and civic/commercial uses. Net average density = 2 units/acre.	SHORT-TERM 0 TO 10 YEARS	$280 \times 0.7 \times 2$ $+ 200 \times .5$ $= 392 + 100$ $= 490$	492×2.5 $= 1,230$	EXISTING 5,000 ACRE FEET*
2	950	0	950	Assumes 30% of undeveloped sites dedicated to roads, infrastructure, utilities and civic uses. Net density = 3 units/acre.	SHORT-TERM 0 TO 10 YEARS	$950 \times .7 \times 3$ $= 1,995$	1995×2.5 $= 4,990$	EXISTING 5,000 ACRE FEET* AND ADDITIONAL RESOURCES YET TO BE CONFIRMED
3	525	0	525	Assumes 30% of undeveloped sites dedicated to roads, infrastructure, utilities and civic uses. Net density = 4 units/acre.	SHORT-TERM 0 TO 10 YEARS	$525 \times .7 \times 4$ $= 1,020$	$1,020 \times 2.5$ $= 2,550$	ADDITIONAL RESOURCES YET TO BE CONFIRMED
4	675	0	675	Assumes 20% of undeveloped sites dedicated to roads, infrastructure, utilities and civic uses. Net density = 3 units/acre.	MEDIUM-TERM 10 TO 20 YEARS	$675 \times .7 \times 3$ $= 1,420$	$1,420 \times 2.5$ $= 3,550$	ADDITIONAL RESOURCES YET TO BE CONFIRMED
5	775	0	775	Assumes 20% of undeveloped sites dedicated to roads, infrastructure, utilities and civic uses. Net density = 1 unit per 5 acres.	LONG-TERM 20+ YEARS	$775 \times .7 / 5$ $= 110$	464×2.5 $= 275$	ADDITIONAL RESOURCES YET TO BE CONFIRMED
6	400	0	400	Assumes 20% of undeveloped sites dedicated to roads, infrastructure, utilities and civic uses. Net density = 1 unit per 5 acres.	LONG-TERM 20+ YEARS	$400 \times .7 / 5$ $= 60$	60×2.5 $= 150$	ADDITIONAL RESOURCES YET TO BE CONFIRMED
A	600	0	600	Assumes 50% of undeveloped sites dedicated to roads, infrastructure, sensitive lands, utilities, etc. Assumes 10% of total dedicated to residential uses at 10 units per acre	LONG-TERM 20+ YEARS	$30 \times .5 \times 10$ $= 150$	150×2.5 $= 375$	EXISTING 5,000 ACRE FEET AND ADDITIONAL RESOURCES YET TO BE CONFIRMED
B	150	0	150	Assumes 50% of undeveloped sites dedicated to roads, infrastructure, open space, utilities, etc. Assumes 10% of total dedicated to residential uses at 10 units per acre	SHORT-TO-LONG-TERM 0 TO 20+ YEARS	$15 \times .5 \times 10$ $= 75$	75×2.5 $= 225$	ADDITIONAL RESOURCES YET TO BE CONFIRMED
C	400	0	400	Assumes 30% of undeveloped sites dedicated to roads, infrastructure, utilities, etc. Assumes 25% of total dedicated to residential uses at 3 units per acre	LONG-TERM 20+ YEARS	$100 \times .7 \times 3$ $= 210$	150×2.5 $= 525$	ADDITIONAL RESOURCES YET TO BE CONFIRMED
	4,775	420	4,355	N/A	N/A	5,530	13,870	N/A

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*According to The San Juan Spanish Valley SSD 40-Year Water Right Plan - Water Right: 09-2345, the San Juan Spanish Valley SSD Water Right allows the district to deliver 5,000 acre-feet of water per year, or an average daily use of 4,463, 696 gallons.

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GUIDELINES AND ORDINANCES

INTRODUCTION

As indicated in Chapter 2, development control in the Spanish Valley is very limited. The Study Area is controlled by two zones in the San Juan County Zoning Ordinance. The **Controlled District Highway (CD-h)** zone permits uses considered appropriate for a highway setting. Typical uses include restaurants, motels, automobile sales and service and mobile home parks. The ordinance indicates that no commercial or industrial building can be erected within 25-feet of a residential building or residential district boundary. There are no coverage limitations and few other controls.

The remainder of the Study Area is zoned **Agricultural (A-1)**, which permits agricultural uses, single-family residences, ranches and cabins. Two-family residences are permitted as a conditional use, and additional single-family units on a single lot may be approved on a case-by-case basis for the use of employees and family members. The minimum lot size is one-acre and minimum lot width is 330 feet. Front and rear yards must be at least 25 feet and side yards at least 15 feet. Building height is limited to 2.5 stories or 25 feet.

Roads and utilities are poorly planned and implemented, often in violation of established regulations. The size of subdivisions is determined in large part by access to water and sewer systems. This has resulted in a proliferation of small subdivisions utilizing shared water wells and individual septic systems. There has been limited development control and building inspection in the past, resulting in inconsistent and unsafe development norms. However, the situation recently improved with the hiring of a part-time building inspector.

To address such shortcomings, new development guidelines and ordinances are necessary to facilitate the type of development envisioned. The guidelines and ordinances should:

- Meet the needs of the Spanish Valley, providing clear direction and flexibility when required;
- Address the specific needs and requirements of the various development districts; and
- Meet the capacities of San Juan County, which has limited resources and manpower.

Many models are feasible for these purposes, some better suited to the Spanish Valley. Examples to be considered include:

- Modifying existing guidelines and ordinances;
- Creating new zones and guidelines specifically crafted to meet the needs of the Spanish Valley; and
- Utilizing Development Agreements and similar tools to negotiate specific projects.

KEY PRINCIPLES TO BE CONSIDERED WHEN DEVELOPING GUIDELINES AND ORDINANCES FOR THE SPANISH VALLEY

1. The needs of the partially-developed Private Development Areas will be significantly different than the undeveloped areas to the south. The application of separate guidelines and ordinances for both areas should be considered.
2. The use of simple, easy-to-understand and workable standards that address the poorly connected structure and unsafe conditions in the Private Development Areas should be addressed.
3. Guidelines and ordinances for the rest of the Study Area should encourage coordinated development of large tracts of land under single ownership. They should be easy to understand and promote good planning and creative design.
4. Rules should be established that clarify the extension of services from north to south for residential districts, with exceptions

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GUIDELINES AND ORDINANCES

for business and commercial districts near Highway-191.

5. Guidelines should establish that the Highway Commercial Areas and Flex-Development Areas are the primary locations of large-scale commercial development, that access should be provided by frontage roads or from east-west entry roads, that the list of possible uses should be broad, and that heavy industrial uses should be prohibited.
6. Guidelines should be developed to improve the appearance of uses along the highway, particularly at major intersections, which will become the main gateways into Spanish Valley.
7. Access from US-191 should meet UDOT standards.
8. Buffers and land use transitions should be applied between incompatible land uses.
 - State highway
 - Primary roads
 - Secondary roads
 - Local roads
 - Frontage roads
 - Alleys/trails (both on and off-road)
 - Bicycle lanes
9. A functional roadway classification system should be developed for the area, including standard road sections and details. An example of a typical hierarchy follows:
10. Identification of a functional trail system for the area, including on-road and fully-separated/ off-road systems. The on-road system should be composed of Primary Routes (Spanish Valley Drive/LaSal Loop Road) and Secondary Routes.
11. Establish stormwater drainage standards, including the use of Low-Impact Development (LID) systems is encouraged.
12. Discouragement of strip development and encouragement of the establishment of centers, nodes and of destinations.
13. Clarification of minimum park and open space standards and types. Open space corridors should be encouraged for the location of stormwater detention facilities, trails, parks and to link neighborhoods to public lands.
14. Specific guidelines should be developed that ensure dark skies are preserved.
15. Specific guidelines should be developed that preserve key viewsheds and sensitive lands.

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GUIDELINES AND ORDINANCES

OTHER CONSIDERATIONS WHEN DEVELOPING GUIDELINES AND ORDINANCES FOR THE SPANISH VALLEY

The following is a list of additional questions and ideas to be considered as new guidelines and ordinances are developed. These transcend preconceived notions of what new development should look like and how it can fit with the surroundings.

Region and Setting

- Where did the original settlers build?

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GUIDELINES AND
ORDINANCES

- What architectural features were distinctive?
- What building materials were used?
- How wide do the streets need to be to accommodate traffic and movement?
- What role do public spaces, parks and open space play in the life of the community?
- What building types, setbacks and heights are appropriate?
- How do these elements work together to support the character of the community?
- How does the Spanish Valley of the future express the streams, washes, landforms and cliffs found in the area?

Historic Traditions

- Are there historical development patterns that will help create a great place to live?
- Are there traditional land use patterns that should be expressed?
- Are there significant views or features such as cliffs, rock outcrops and ridgelines that help define the area?
- Are there sensitive natural areas or high hazard areas (steep slopes or flood zones, for example) where development should be discouraged?

Centers, Destinations and Neighborhoods

- Are there gathering places such as public squares and parks in the region that should be emulated? Should public places be within walking distance of home?
- What is the relationship between buildings and streets? How far are they set back? Do houses have large front yards? Do buildings face the street? Are the public spaces inviting? Are yards large or small? Where are things stored on the property?
- Does the area have a variety of housing types (single family, multifamily, apartments)? Are there residential neighborhoods or subdivisions that should serve as models? What makes these neighborhoods desirable?
- Should clustered development and conservation subdivision standards be used to encourage good utilization of land?

Natural Setting

- Where does the Spanish Valley get its water? Is demand increasing? Is water reused? What kind of plants are native? Should trees be planted along streets? In parks?
- What is the native plant palette? Can native plants be salvaged and replanted? What kind of wildlife is in the area? Where is critical habitat located? Do road standards respect the landscape and minimize environmental impacts? Are wildfires a threat? Is development discouraged in those areas?
- Are there prominent ridgelines that help define the area's character?

- What was the development pattern of older ranches and homesteads?
- Where are buildings typically located? In valleys? Toes of slopes?

Architecture/Design

- Is there a traditional or vernacular architectural style in the region? What defines that style (height, roof pitch, color, detailing, etc.)? What is the historic size of lots? How big are houses or buildings on those lots?
- What traditional building materials are used in the area?
- What is the maximum height of buildings in the area?
- Are there historic buildings worthy of protection? Can they be integrated into new development?

Site Design

- How are buildings oriented to take advantage of the sun or shade?
- What is the relationship between main structures and accessory buildings on a site?
- Is there native vegetation on the site? Can it be preserved?
- What materials were used historically for fencing? Are residential lots in older neighborhoods fenced to provide privacy or security? Are front yards open or fenced?
- Is street lighting provided at present? Is it possible to provide lighting that doesn't affect the dark skies?
- Are there crime/security issues to justify bright night lighting?
- Has sufficient space been reserved for neighborhood centers?
- Should minimum and maximum building heights and sizes be required?

Streets/Access

- How wide should streets be? What are the traditional street patterns in the region?
- Should streets be adjusted to terrain and topographical constraints?
- Should streets take advantage of distant views?
- Are dead end streets acceptable?
- Should streets be designed to accommodate multiple modes of transportation, such as buses and bikes?

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GUIDELINES AND ORDINANCES

APPENDICES

San Juan County Spanish Valley Area Plan

KICK-OFF MEETING

MONDAY, AUGUST 14, 2017, 1 P.M.; SITLA OFFICE, MOAB, UTAH

ATTENDEES:

Kelly Pehrson	San Juan County
Walter Bird	San Juan County
Bryan Torgerson	SITLA
Frank Darcy	San Juan Spanish Valley - Special Services District
Mike Bynum	San Juan Spanish Valley - Special Services District
Jerry McNeely	San Juan County
Mark Vlasic	Landmark Design
Jenny Hze	Landmark Design

Public Scoping/Visioning Meetings

Potential Meeting Locations: *LeGrand Johnson Office Building*
Grand County Water & Sewer Service Agency Building
(3025 Spanish Trail Road, Moab)

- **Two meetings:** One around noon and another in the evening; Many people work in the evening. Preferred meeting date: Tuesday, September 19th.
- In the past, they have used voting ballot addresses and mailed out meeting information. The mailer should be sent San Juan County residents. Others are welcome. The mailer should be clear that we want to solicit input.
- A positive opening activity/icebreaker (e.g. a visual preference survey) would be helpful at this meeting

Scoping Session

- The Spanish Valley area used to be called "Poverty Flats";
- New development is selling for \$300,000-\$400,000; Moab is a destination center and this area should be considered part of "Moab"—a potential name could be "Moab South" (this term would make it easy for people to bump into it, as it would be with the other Moab information when they do a google search for "Moab")
- It's important to have a full range of housing, not just low income
- Shouldn't be just residential but also should have commercial (that can be supported the +/- 20,000 residents) and industries (not "industrial" ...but something like IT or light industrial)
- Recreational attractions (rec centers, etc.)—to enhance the quality of life—should also be included; People really like Kins Lake—should make the lake into more of an amenity

- Having the right mix of short-term rentals vs. full-time residential is a huge issue here
- USU Campus—When it converts to a 4-year campus, there will be a need for student housing/apartments.
- Huge need for apartment and mixed use
- Currently growth is limited because services end (at the Grand Co. line)
- Roads need to be planned early in the process (how do we connect to Mt. Peale, etc); The cost of adding a turn lane at a new access point is very costly (+/- \$700,000) and it makes it difficult to develop
- UDOT has a long-term plan to have a 4-lane highway through Moab but it hasn't happened—funding for roads in rural Utah is slow to come
- Need to work with Jones & DeMille to get sewer and water information. This will help determine where roads go
- Blue Hill—light industrial could occur here (where it would be hidden from view); Light industrial could include maintenance yards for government agencies
- Need to reach out Spanish Valley residents—get their differing viewpoints
 - o There seem to be three major groups: 1) Those who are 'old school'/didn't like Grand County policies and moved to get away from them; 2) Those who have no other place to live (affordability); and 3) New group/new development
 - o Potential ways to reach residents were discussed (door-to-door, neighborhood meetings, etc.); It was determined that the best way would probably be focused interviews
- This plan could be a marketing opportunity; Could be used to sell the ideas to developers (would be nice to get them involved as soon as possible)
- San Juan County just hired an economic director (Natalie Randall)—starts August 21st. Marketing Spanish Valley would be part of her job
- Kelly would like to see the number of websites minimized—there is currently also one for the Spanish Valley Special Services District (spanishvalleywater.org)

Action Items:

- Kelly will get Landmark a list of additional potential Advisory Committee members
- Kelly will arrange 12+ residents to visit
- Landmark Design to set up a meeting/interview with UDOT
- Landmark Design to set up a meeting with Grand County's planner, Zaccariah

Next Advisory Committee Meeting—Sept. 18-20 (exact day/time TBD)

APPENDIX A

**San Juan County
Spanish Valley Area Plan**

PUBLIC SCOPING MEETINGS HELD AT GRAND WATER & SEWER SERVICE AGENCY,
3025 EAST SPANISH TRAIL ROAD, MOAB
SEPTEMBER 20, 2017

SCOPING MEETING 1 - 10:30 AM to Noon

11 people signed in as attendees. Landmark Design staff facilitated discussions. The following are verbatim comments as recorded.

- Quiet and dark – not a lot of traffic and street lights. Moab has lost this; Spanish Valley has and wants to keep
 - Incorporate these elements into zoning ordinances
- Currently they have incompatible land use and very little regulation; needs to be some regulation and buffering between uses
- Plan spaces for churches, schools, and other community spaces; places that are close to where people live (to be walkable)
- Jones and DeMille plans are current just assumed – easements need to be acquired, etc.
- Rentals are a concern; it would be nice to have ordinances and limit these uses to certain area to minimize impacts (noise, traffic, etc.)
- Currently limited connectivity to Moab. Need better transportation plan; in particular, need bike routes
- Flood plains are a concern; County needs stricter regulations (people are building where they shouldn't)
- Retention ponds are really important particularly as you develop new roads/put new pavement in
- Equestrian and other livestock uses - need to accommodate (ranching is part of the heritage of the area – continue to allow people to have)
- School districts will have to be thought about; currently the area is being served by Grand County
- Look at financing and having enough to provide services (schools)
- Commercial – prefer mom and pop shops over big box
- Not too city-like or suburban; like the rural-ness (having space/"elbow room")
- Some smaller lots (1/2 acre) okay – it's needed
- Affordable housing - where should it go?
- Could have a big problem with grandfathering – where smaller lots have already been approved
- SITLA needs to agree to and comply with the master plan
- Look at Pack Creek and how it fits in with this plan

- Fire District – need to consider so insurance rates don't go up (insurance rates go up if population increases in a service area)
- Height limits because of fire resources/restrictions? Not an issue (everything can be served)
- Don't want service employees far from city, but probably will occur here – consider transportation system
- Height uses would change based on land use
- Need some good cross valley access – Spanish Valley is over used and speed limit keeps getting lowered
- Ken's Lake – development around should be carefully considered (has leaked in past)
- Work with BLM on anything regarding Ken's Lake; had a recreation plan at one time
- Ken's Lake – likes to see the growth; need to improve access and traffic so the impact to neighborhood/area isn't as great
- Completion of La Sal loop could change the area dramatically
- Future, more detailed, studies need to occur and need to look at how much those studies will cost (how much will it cost to do this plan?)
- Need to require commercial development to improve roads (otherwise won't happen until county does it/too late)
- Small commercial away from Hwy 191 but still on well-traveled roads for visibility (maybe Spanish Valley Road?)
- Visual restrictions in zoning – e.g. no junk yards as entering the area/valley
- RV/tiny houses are in issue in Grand County; put where it should go not where it is convenient
- Locating all "transient" (e.g. temporary housing and low-income renters) uses together might not be a good idea
- Business sneaks in (e.g. RV/tiny houses) on a former residential lot; unsafe conditions and unregulated
- Transportation needs to look at and incorporate good signage
- Road standards – pavement requirements to get good quality
- Affordable housing – keeping this area residential and then have a good transportation system to Moab (plenty of jobs there now – but are seasonal and part-time)
- Employee housing is a huge issue. Some accommodations are being made by employees now, but more is needed
- New roads to limit traffic volumes to current residential neighborhoods to keep current developed areas quiet and provide opportunity for other uses on properties to be developed.

APPENDIX A

PUBLIC SCOPING
MEETING NOTES

APPENDIX A

SCOPING MEETING 2 6:00PM to 7:30PM

9 people signed in as attendees. Landmark Design staff facilitated discussions. The following are verbatim comments as recorded.

- Likes 1 acre lots; space between neighbors
- Density will bring more "lights" – compromise night sky
- Gravel pits are important to growth; keep development away from
- SITLA – like to see mixed income/type of housing; bike trails; find a future use for gravel pits – when mined out
- Find best place for next gravel pit (SITLA – 30 year pit lifespan)
- Floodwaters – a big concern
- Has FEMA been involved? People have lost properties in Grand County because in flood plain. We should plan around the flood plains
- 1,000 ft. commercial highway – liked to see pushed forward; too large, would like to see more area for residential development
- Schools – are we planning for them? (Reach out to school district to establish needs)
- Grocery store, Walmart – all of this will come eventually, want it in the right places
- Affordable housing – should be looked at carefully; regulation is important for balancing
- Would like to see kids be able to live here
- Hwy 191 to Spanish Valley Road (2nd key road) doesn't have a good connection now
- Parks – places of respite in the summer; can the county keep them up/afford it? (need to ask)
- Ken's Lake – BLM is looking at planning for bigger recreation facilities
 - Some years Ken's Lake is dry; can it be a sustainable draw?
 - Most of the recreation happens outside of the valley; probably won't be a huge draw within
- Incompatible uses – the 1,000-ft. commercial rule really needs to change so commercial uses aren't next or in the middle of residential areas (we are about 10 years behind)
- Community feel – need to develop not just along Hwy 191; look at Spanish Valley Road – make it have a community feel
- We have space and flexibility now – so now is the time to plan (get the bike paths in now)
- Grow from a community commercial center around Spanish Valley Road out
- Put gas stations, Walmart on highway; locate smaller commercial internally
- Affordable housing should be part of each development; not pushed just into one area
- Look at guidelines for development to preserve what we like – e.g. night sky
- Learn from mistakes that Moab has made

San Juan County Spanish Valley Area Plan

RESIDENT, LANDOWNER AND STAKEHOLDER INTERVIEWS
HELD IN MOAB, UTAH
SEPTEMBER 18-20, 2017

INTERVIEW 1 – Representatives of Six Families from Sunny Acres Lane HOA

September 18, 2017 – 7:00PM

Background

Group interview of neighbors from Sunny Acres Lane (Estrella Estates), a newer (+/- 11-year old) subdivision. Approximately six homes/families represented. The subdivision is controlled by an HOA, which provides limited design and maintenance guidelines. The homes are located primarily just south of the county line and west of Spanish Valley Road, although some are within Grand County on Luna Circle. Most move here from Moab, although some came directly from SLC and Colorado. Most of the homes located on one-acre lots, the minimum size required by San Juan County when septic/wells are utilized.

Comments/Issues/Ideas

- The primary reason for living here is the relative isolation and distance from tourists and tourism impacts.
- The area is quiet and affordable.
- Preservation of night skies is a critical concept. Moab has lost the ability to see stars, and is unlikely to be able to regain it even if they can reverse existing light spillover.
- Would like better buffers between residential and commercial/industrial uses. The lack of control in San Juan County has resulted in some incompatible land uses being located together. However, most moved here specifically because the area is in San Juan County, which has limited input and control.
- Would like to see parks, schools, trails, fire and safety and similar public uses and services.
- Would like it to be a place with no hotels and over-night visitors (Air B&B) or similar tourist-based uses.
- Don't see a need for stores or services that one can walk to; don't mind driving to Moab and beyond for basic needs.
- The neighborhood has a wide range of lifestyles and living conditions (families with kids, retirees, etc.), although it is getting too expensive for many to live here.
- The area has no continuity or real structure, no standards. Would like to have more, but not too much like in Moab. Striking a balance between free choice and too much control is a primary issue.

- Want the area to be its own place, not an extension of Moab. Do not want the area to be a city, and it should not have a discernible downtown like Moab. However, the area should have a destination to meet and come together, possibly centered around a park.
- Most believe that Moab will still be the commercial and social core of the area. However, this will be less true as areas further to the south develop as they are so much further away.
- There is an opportunity to be smarter and better-planned than Moab, particularly through the design and location of utilities and infrastructure (water, sewer and roads are key).
- The area should be more aligned with creating a community for its residents and less about accommodating the needs of tourists.
- The area should have a separate vibe than Moab. It should be a nice place to live, but not a "well to do" community. The Spanish Valley/Moab relationship is comparable to Eagle to Vail Colorado, or Bellevue/Hailey to Ketchum/Sun Valley Idaho. An affordable community where most residents will work and shop in Moab.
- The city should have discernible neighborhoods, but not like Moab.
- The area should be dominated by single-family residential, although there is room for a wider range of types and densities, including cluster. Some residents indicated they would like higher density residential located near commercial and industrial uses, while others believe it is important to integrate such uses within the overall layout.
- The eclectic design and land use structure is generally OK, although future buildings should be required to fit in better with the landscape. If a Walmart or other big box uses are located here, they should fit in like those found in St. George and Cedar City.
- Low-income and affordable housing is a critical issue that will be a big part of the future. Many believe that residents are hung up on maintaining and increasing their property value rather than maintaining the area as a good place to live.
- Moab has a real problem with Air B&B uses proliferating, and this is emerging to be an issue in the Spanish Valley as well. Should look at what Moab is doing and apply similar solutions when codes are developed.
- Building heights should be relatively low, no higher than 3-stories.
- One member indicated that the BLM is in the process of negotiating a site for a new Walmart (others say this is not true/not part of BLM's role/mandate).

INTERVIEW 2 – Mike Bynum and Shik (son-in-law who lives immediately to the north of Bynum). Bynum is member of the advisory committee.
shik@b2rez.com, 303.547.6919, 50 South ranch Trail, Mab, 84532

September 19, 2017 – 1:20PM

Background

Mr. Bynum owns a ranch that is the furthest south in the valley (west of Ken's Lake, near the highway. The ranch is +/- 11-acres in extent, and includes eight horses. Bynum has planted the

RESIDENT, LANDOWNER AND STAKEHOLDER INTERVIEWS

property with lots of trees, which create a green oasis while also serving as a buffer against nearby incompatible uses.

Shik's 2.5-acre property (which includes about a one-acre meadow) lies directly north of the ranch. He has several children, who run across a meadow to grandpa's house/ranch. The ranch serves as a park for the kids, and as a place for employee parties, etc. (Bynum owns restaurants, motels and other uses in Moab).

Bynum grew up in Moab but moved to Boulder Colorado for several years before returning to Moab. His children are all grown. Shik moved to Grand County about 10-years ago before moving to his current place 4-5 years ago. Shik would like to have more flexibility to subdivide his property and/or develop additional residences and rental uses on his site.

Comments/Issues/Ideas

- Both moved to the area to get away from Moab. The ability to have a larger property and the affordable price of land was a major reason both moved here, although the quiet lifestyle and dark skies are what keeps them here.
- Both appreciate the flexibility San Juan County provides for development, although they are worried about increasing traffic, the proliferation of overnight-rentals and similar uses and the impact of development on the quiet life/dark skies.
- They are concerned that services are nearly non-existent (they won't even grade the roads), even though they pay taxes in San Juan County. Since the Spanish Valley is far from Monticello, they believe that the county doesn't care what goes on here; the Spanish Valley is low on the list of priority for the county.
- Colorado Outward Bound located adjacent to the properties, and is generating a lot of traffic and light pollution. This is an example of "dumb" planning within the 1,000-foot commercial strip along the highway.
- There is no doubt that more people are coming, and it is critical to figure out a model to accommodate them. Many existing residents don't want more growth and want to preserve the area as it is now, although they have no right to expect that. Need to figure out how to accommodate a lot more growth.
- Existing zoning which requires one-acre minimum lot size and 1,000-foot commercial development strip along the highway both poor control models (dumb), particularly now that water and sewer are available.
- The area should have some smaller retail and grocery uses, and the Spanish Valley Road should become the Main Street of the area.
- Views, viewsheds and preservation of the landscape should be considered when developing the area.
- Drainages and water ways should be maintained as trail systems and used to delineate neighborhoods and land use areas.
- Community gathering locations are important, but should have a rural focus that builds upon the opportunities found here. Ken's lake, parks and greenways should be the place where people come together.

INTERVIEW 3 - Ken and Janice Knight, jknight@frontiernet.net 33 Merriam Court, Moab

September 19, 2017 - 3:40 PM

Background

Ken is originally from Ogden, Janice is from Little America, Wyoming. They have moved 52-times over their life together. Moved to Moab eleven years ago, renting a condominium. Moved to current property 10 years ago. Merriam Court is a cul-de-sac for five homes with a shared well that is located about a half-mile south of the county border. It is accessed directly from the highway. The roadway was originally designed to extend further to the west and provide access to homes on the other side of a drainage, but it was decided to close the roadway so they didn't need to put in a more extensive water system. It takes them 10 minutes to get into Moab, while hose living just to the east need at least 20 minutes via Spanish Valley Road. They are retired, although a granddaughter who attends USU in Logan lives with them during the summer.

Comments/Issues/Ideas

- The five homes are all manufactured homes, each located on lots around one-acre.
- Many people want to build small homes on their properties that they can rent out or subdivide and sell - they don't think this is a good idea for permanent residents, and don't like the idea of too many "overnighters" in the area.
- San Juan county has discussed converting the airport into residences, although nothing has happened.
- San Juan County and Grand County don not get along, and don't want anything to do with the other. They are surprised that San Juan county is backing this planning effort, particularly since they are so disengaged, don't maintain the roads and don't have any ordinances that work at present.
- They believe that San Juan county doesn't care about the Spanish Valley, and that the area is on the bottom of the list when it comes to maintenance, etc. They are out of sight/out of mind. Can't believe things will change and get better in the future.
- Despite access to water and sewer, don't see things improving in the future. They feel stuck with the poor conditions that exist.
- They have been personally impacted by poor land use decisions. A gravel pit was allowed to be constructed immediately adjacent, which has impacted their ability to sell the property.
- Pessimistic that San Juan county has any interest doing something so far from Monticello. San Juan County is driven by Mormon history from the south (Bluff) and focus on Monticello; Moab is more diverse.
- Would be comfortable with the area becoming a residential enclave. High prices have impacted many in the community, and many have become "priced out".
- Motel tax has been used to promote tourism up to this point. However, there are some who think that since tourism is thriving, the tax should be used for improving police and other services, which are stretched thin by the tourists. This is a contentious issue.

APPENDIX A

APPENDIX A

- The area isn't sure who or what they are. Would like to see the area remain primarily a bedroom community to Moab, with some industry and jobs as well.
- Retail in Moab has always struggled, requiring residents to drive to Grand Junction for reasonably-priced items and better selection. The development of a Wal-Mart could improve access to goods, although it would likely result in the loss of 3-4 local stores and businesses.
- It is difficult to get good and dependable residents for service jobs, and in some cases foreigners from China and similar locations are brought in for those purposes.
- Despite all of the issues, bringing water and sewer to the area is a good idea.

INTERVIEW 4 – Carmella Galley, 16 Merriam Court, 435.260.9018 (cell); 435.259.5121 (work)

September 19, 2017 – 4:30 PM

Background

Works for Moab City in Administration office. Originally from New York City. Moved to Virgin Isles, back to New York, to Florida before moving to Beaver. Moved to Moab area in 2006, originally living in a trailer at the Grand Oasis for six months before moving here. Own a manufactured home located on a one-acre lot with husband Jeff Galley. Like other residents, have septic and shared well.

Comments/Issues/Ideas

- Envisions the area to be primarily a residential community, with limited commercial to serve local needs.
- San Juan County doesn't care about the Spanish Valley – out of sight, out of mind.
- Provided a copy of the Draft San Juan County Spanish Valley I-O Infill Overlay Zone – thinks it makes some sense, certainly a step toward providing better control of development. Keeps commercial separate from residential uses, which is a big problem, particularly within the 1,000-foot highway zone.
- Would like to see some smaller corner stores and similar uses, but no gas stations as they tend to be a major impact on residences.
- Flood waters flow down west cliffs during heavy rains, which impact the west side of the highway and Pack Creek. Need check dams, avoid development on the west side of the highway.
- Need to take a careful look at storm water, the role of drainages and ravines, etc. As development plans are made.
- Lack of acceleration/deceleration lanes at highway is a big problem. Left turns off the highway into the area can be a death trap, particularly with fast-moving trucks and semis trying to keep us speed as they climb up roadway.
- Preservation of high sky is a critical issue and concern.
- The use of CC&R's and other development control would help.

INTERVIEW 5 – Jared Shumway, resident on Mt. Peale Street (about one mile south of county line along the east edge of the valley), 435.260.9018 (cell); 435.259.5121 (work)

September 20, 2017 – 12:15 PM

Background

Works in Moab, has lived here for several years.

Comments/Issues/Ideas

- Not afraid of growth like many neighbors
- The area needs some commercial, particularly along the highway.
- The Spanish Valley is the stepchild of San Juan county. Roads here are the last to get maintained and fixed.
- Building inspection used to be easy but has gotten more difficult since the county hired the same inspector used by Grand County.
- One-acre lots are too large for most people to handle. Some residents are worried that the water will be fluoridated and/or chlorinated.
- Concerned about the water source and quality. Will it be adequately tested and controlled?

INTERVIEW 6 – Meeting with UDOT representatives Kurt McFarlane, Region 4 Permits Officer (Price); Jeff Bunker, Region 4 Permits Engineer (Richfield). Held at SITLA Conference Room in Moab City Center building.

September 19, 2017 – 2:30 PM

Note:

Invite to next Advisory Committee Meeting and Open House Meetings

- It will be a long time before a 4-lane highway is installed south from the county line. Focus is completing 4-lanes from county line to Moab.
- A copy of the existing corridor agreement was provided, which was approved by both counties and Moab in 2015. Any changes would require approval by all parties. Addresses segment from Millcreek Road to city. Addresses existing access to private properties by inclusion of frontage road system. Was completed prior to the existing water/sewer agreement and corresponding growth implications. San Juan County hasn't really followed the plan, with roads implemented contrary to the agreement.
- Key UDOT standards to consider include:
 - No driveways closer than 1,000' apart
 - Minimum one-mile between controlled intersections (acceleration/deceleration lanes for now)

- If traffic increases, the distance between intersections can increase as part of decreasing speed, like Moab situation. However, the fact that there will be limited development on the west side of the highway indicates that the highway will be different here than when it passes through the middle of the city in Moab.
- Lighting – all intersections require lights, according to standards. Improvements to address preservation of night skies would be a betterment.

INTERVIEW 6 - Meeting with Zacharia Levine, Grand County Community Development Director

September 20, 2017 – 2:30 PM

Courtesy meeting with focus on applicability of housing plan for the planning area.

Mr. Levine stressed that the planning effort should take a regional approach and embrace the fact that Moab will continue to be the economic driver of the region. The Spanish Valley is part of a drainage system that flows into Moab and eventually to the Colorado River, which should be considered as part of development scenarios.

Current focus of low-income housing improvements is on Moab, as it doesn't make sense to spread housing far and wide. Access to urban services is part of good housing for the underserved.

Believes that the Spanish Valley Road provides a unique road biking experience due to the connection with Castle Valley loop, so inclusion of bike lanes is a no brainer. The distance to Spanish valley and topography will likely require the use of e-bikes to be realistic commuting route. Is excited that San Juan County is leading this effort, and would like to explore opportunities for improved joint planning activities. Would like to have opportunities to take part on a more formal basis, but also understands that this may impact the process. Wonders if County Commissioners could be invited to attend meetings, and whether advisory committee meetings are open to the public.

APPENDIX A

Alternative Workshop Notes – November 7 & 8, 2017

Public Workshop – November 7, 2017 6 PM

- Water retention – pay close attention to – as development occurs
- Not enough contiguous open space in the plan; phase to keep maximum amount open space (especially south of Ken's Lake)

Public Workshop – November 8, 2017 10:30 AM

- Open space – should be more useable; not just a "weed patch"

Plan Committee – November 8, 2017 1 PM

- West Side of highway:
 - Limited pockets connected by frontage roads; roads can be well integrated especially for uses that don't need highway access/presence (storage units, hotels, truck stops, etc.) – possibly single loaded
- Frontage roads on both sides
- East side development: Expensive to develop; installation of swales/drainage ways, as indicated in Option 1. Helps keep costs in check
- Draft plan: similar to structure and can with examples of road systems.
- Pod-by-pod development is the likely scenario.

Public Scoping – November 8, 2017 7 PM

- Frustrated that Co. zoning is too broad and not enforced. So much that needs to be fixed. Would like to "steal" from this project to use in other areas (Bluff, etc).
- Stuck on overnight residents, 1,000 commercial zone, etc. Will use our ideas
- Local commercial – how limited is it?
- Reaction to concepts:
 - Too much open space
 - Too detailed?
 - Need to think outside of the box
 - Employment: yes, as long as it isn't in the middle of a residential area.
 - Envision light commercial/defer to Moab

November 7, 2017 Preliminary Concept Notes

Group 1 – Concept A: 45/55

- Bike paths along major roads
- Neighborhood commercial
- Bike path along Pack Creek
- Trash collection mandatory and free (built into property tax at incorporation)
- Where does the trash go?
- Commercial should remain close to Grand County
- Leave soil in tact
- Private land on west side needs to be addressed
- Sports fields should be artificial turf
- Proposed lake should be used for storm water retention (use storm water as an amenity)
- Highway was built as a "dam", water flows to low point and heads to river
- Contact Moab City Engineering Department to learn more about how soils act
- Kens Lake – 30% loss of water

Group 1 – Concept B: 55/45

- No notes...

Group 2 – Concept A: 45/55

- Need to investigate and analyze on the site level
 - Engineer first
- Like higher density and more open space = affordability
- Accommodating ATV's and farm with own roads

Group 2 – Concept B: 55/45

- No notes...

Group 3 – Concept A: 45/55

- Add more density to existing built areas – in exchange for more open space
- Doesn't care if rest has commercial development if "prime" open space is kept open
- Introduce agriculture into the area - keep open space in case of catastrophe – this may be difficult because of existing development patterns
- Proposed Lake – no water to do it
- Affordability is very important; okay with mobile homes and tiny houses to accomplish this
- Vegetation is important; keeps temperatures down as development uses run off/water to water plants (green infrastructure)
 - The Vista is also important – no trees

- Kens Lake has leakage
- Horse trail along the east boundary of proposed plan area

Group 3 – Concept B: 55/45

- Park near intersection of La Sal Loop Road and Flat Pass Road is too close to public land
- Maybe have a park closer to the highway?

November 8, 2017 Preliminary Concept Notes

Group 1 – Concept A: 45/55

- Contractors need lumber stores to make development more affordable/feasible
- What kind of aircrafts will be flown in?
- Prefers to leave open, would probably leave if the area develops
-

Group 2 – Concept B: 55/45

-

Group 2 – Concept A: 45/55

- Commercial – keep small with rural feeling
- As traffic increases, the road needs to be improved
- Prefers the more organic and rural feel/look
- Don't want to lose the rural feel – looking out at horse pasture, the La Sals, etc.
- ATV recreation should be limited – less noise in area – off loading areas
- As growth happens, schools need to be carefully considered. Money needs to go to the right places to support.
- Don't want to see two story or higher – decreases views

Group 2 – Concept B: 55/45

- No notes...

VISUAL PREFERENCE SURVEY
DESCRIPTION OF PROCESS,
SUMMARY ANALYSIS,
& SAMPLE RESPONSE SHEET

A Visual Preference Survey was held as part of the Alternatives Workshop to better understand the preferred looks of places and uses envisioned for the Spanish Valley community of the future. Forty-two people participated, scoring 83 random images in the following five categories:

- Community
- Parks, Open Space & Trails
- Residential
- Roads
- Highway/Commercial

Not surprising, images in the Parks, Open Space & Trails category were rated the highest and those in the Highway/Commercial category were rated the lowest. More than anything else, this illustrates that the two categories are on the opposite end of the visual spectrum, one of which inherently evokes a positive response. It can also be inferred that members of the public place high value on parks, recreation and open space, and do not find large, highway-oriented uses and setting attractive or desirable.

A better sense of what is visually preferred is achieved when images are scored within each category.

Images of nature, community markets and schools were liked the most the Community category, while retail stores and small local businesses and buildings were rated the lowest.

In the Parks, Open Space & Trails category, trails for biking/hiking and natural water features received the highest scores, while golf courses, sports fields and formal parks received low scores. This can be attributed to a variety of factors, including the sense that green lawns and artificial fields do not belong in the area, or concern that maintaining such uses requires high amounts of maintenance and water.

High scores in the Residential category favored homes with traditional and rustic appearances and scales, indicating support for what is known and expected. Images of higher density housing and different types of residential, unusual architecture and tiny houses received low scores, indicating a suspicion of multi-family and new types housing.

Roads that are simply graded or composed of dirt scored the highest, particularly those set in attractive open space settings. Wide residential roads received low scores, particularly those with no trees. Images of bike lanes and well-designed signage were generally highly-rated, and images of highways were disliked in general.

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 4x4 shops.

Summary Analysis

The results of the Visual Preference Survey indicate that the incorporation of parks, open space and trails is supported, and that well-designed homes and buildings that fit in with the setting and history of the area are anticipated. Uses which support tourism and non-local businesses and chains were highly-disliked, as were over-sized roads and by inference, infrastructure.

Spanish Valley Area Plan

Visual Preference Survey - November 7, 2017, 6:00 p.m.

Photo	Score	Comments	Photo	Score	Comments
-3	+3		-3	+3	
1					
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APPENDIX B

VISUAL PREFERENCE SURVEY COMMENTS

APPENDIX B

NOTES

Spanish Valley Area Plan

ALTERNATIVES WORKSHOP

November 7, 2017 at 6:00pm and November 8, 2017 at 10:30am
Meeting Room at Grand Water & Sewer Service Agency

39 members of the public signed in

The meeting began with introductions and a summary of plan alternatives, which was followed by a Visual Preference Survey.

Visual Preference Survey (42 people participated)

Participants were shown a series of 83 slides, each of which was displayed for 10 seconds, followed by a blank slide, which gave people the time to score each image and write a comment if desired. The images included examples of community-related concepts, parks, open space & trails, residential areas, roads, and highway corridors. Images were scored on a range from -3 (intensely dislike) to +3 (really like), and participants could comment on each image as well. Comments for each slide follow.



Landmark Design
LANDSCAPE ARCHITECTURE & PLANNING

Antelope Solar Gardens
850 South 900 West, 1 Studio 100
Salt Lake City, Utah 84101
801.474.3350
www.lm-us.com



- 1
- Too expensive
 - Aesthetically pleasing
 - Already a visitor's center in Moab



- 4
- Rustic and rural look is good
 - More modern would be nice
 - Too expensive
 - Keep the cowboys employed



- 2
- Too commercial and modern
 - Too bright - no neon/structure lighting
 - Needed on this end of the valley for economic growth



- 5
- Cheesy, too old
 - Depends on location
 - No nightly rentals - too "Moab"



- 3
- Need a good concert venue
 - Seems to fit
 - Modern looking, not natural



- 6
- Appropriate
 - Maintains nature
 - No need, it already exists



- 7
- Fits environment!
 - Modern and simple
 - Need the density
 - No Rim Village or nightly rental
 - Moab sprawl - NO



- 10
- Doesn't fit Spanish Valley
 - Super cute Main Street feel
 - Need commercial out here



- 13
- Needed
 - Too suburban unless on highway



- 8
- EYESORE
 - Too generic
 - Need the density
 - Actually affordable



- 11
- Where would the water come from?
 - Playing areas are important
 - Maybe if there was a school in Spanish Valley



- 14
- Yes! This captures the area
 - Integrated into transportation system, bike lanes needed
 - More shoulder needed
 - Already everywhere!



- 9
- A little large for commercial unless on the highway
 - Too bright
 - Doesn't fit environment
 - Not necessary



- 12
- Good concept, awful colors
 - Too small, apartments better
 - Doesn't fit in



- 15
- YES! Very modern and fits the environment
 - What is it?
 - Downcast lights needed

VISUAL PREFERENCE SURVEY COMMENTS

APPENDIX B



- 16
- Rural in character, fits environment
 - Affordable housing needed
 - Too crowded



- 19
- No water for it!
 - No golf course, too much water
 - Maintain the integrity of the environment
 - Add housing with it



- 22
- Industrial look, not unique
 - Awful!
 - Good concept, bad look



- 17
- Too urban
 - Pretty but not necessary
 - Doesn't fit in
 - Water features are too wasteful



- 20
- Trails are good
 - Already all over the valley



- 23
- Already have a field not being used
 - No water for it!
 - Bright light bad for light pollution
 - No school in Spanish Valley



- 18
- Beautiful view
 - Unlikely with current light pollution
 - Dark sky = important
 - We already have that



- 21
- Good architecture
 - Simple and subtle



- 24
- Affordable
 - Lacks visual appeal and natural vegetation
 - No! Can do affordable without ugly



- 25
- Great style, but NOT for overnight rentals
 - Cookie cutter
 - Open space would be needed



- 28
- Economic driver
 - Bad roof color



- 31
- Only on the highway
 - Too bright for night skies
 - Needed



- 26
- Open space is good
 - We already have open space!
 - Nice creek trail
 - Waste of water



- 29
- Single story neighborhood commercial needed
 - Walking district YES!
 - More than needed
 - Garish color scheme



- 32
- Gravel road, not paved
 - Charming, but not for high traffic
 - Transportation is important
 - Open space is a plus



- 27
- Too tall and boxy
 - Apartment needed for density
 - Doesn't really fit environment
 - Maybe in the right location



- 30
- Doesn't fit Spanish Valley character
 - Single story neighborhood commercial is good
 - Main street feel



- 33
- On highways only
 - Need jobs
 - Necessary but ugly

VISUAL PREFERENCE SURVEY
COMMENTS

APPENDIX B

<p>34</p> <ul style="list-style-type: none"> Where's the water? Outdoors! Needs more funding for management 	<p>35</p> <ul style="list-style-type: none"> NOT rural, too commercial Good concept, doesn't match outdoor feel Outdoor shopping for independent businesses needed 	<p>36</p> <ul style="list-style-type: none"> Horrible! Necessary but ugly Too commercial Only on the highway 	<p>43</p> <ul style="list-style-type: none"> Ugly, NO! Horrible colors Commercial needed Only along the highway 	<p>44</p> <ul style="list-style-type: none"> Ugly but needed Only near the highway If done tastefully Boring 	<p>45</p> <ul style="list-style-type: none"> Western architecture good Only along highway Needed Keep in Moab Would be better if it wasn't a chain
<p>37</p> <ul style="list-style-type: none"> Needed, get with the times Need jobs Not near any residency No! Practical! 	<p>38</p> <ul style="list-style-type: none"> Doesn't fit Spanish Valley character Housing needed, but different style Less lawn 	<p>39</p>	<p>46</p> <ul style="list-style-type: none"> Appropriate if controlled On trails only NO - sound and noise pollution Need trail system 	<p>47</p> <ul style="list-style-type: none"> Great concept Houses NOT overnight rentals Bright and tacky, too modern Should do density with apartments 	<p>48</p> <ul style="list-style-type: none"> Great style Affordable housing! Need density and more vegetation Nice balance of color and form
<p>40</p> <ul style="list-style-type: none"> Not enough water Useful if there was a school in Spanish Valley 	<p>41</p> <ul style="list-style-type: none"> Road too wide Suburban, not rural Would like to see more condensed housing More curves 	<p>42</p> <ul style="list-style-type: none"> Through neighborhoods?? No open space! Utilize the land! 	<p>49</p> <ul style="list-style-type: none"> Great for community Great if it is a walk/bike path, not a road too Recreation/trails are good but there is no open space 	<p>50</p> <ul style="list-style-type: none"> No straight roads Need bike lanes Need density Open sky is good 	<p>51</p> <ul style="list-style-type: none"> Bike lanes are needed Green color not good, too bright Bike lanes need signs

VISUAL PREFERENCE SURVEY COMMENTS

APPENDIX B



- 52
- Yes we need a school
 - Don't need another school
 - If needed



- 55
- No golf course!
 - Golf yes, open space no
 - Too much water use



- 58
- Campground NOT overnight rental
 - Don't want overnight tourists
 - Not out here!



- 53
- Nice neighborhood feel
 - Needed
 - Sidewalk too small



- 56
- Nice neighborhood
 - Absolutely!
 - Sprawl is bad
 - Good trees



- 59
- No more hotels
 - Too bright and commercial
 - Needed but ugly
 - Enough in Moab



- 54
- Festivals = good
 - Impossible due to rate/need
 - Community gathering place is great



- 57
- Nice style
 - No overnight rentals
 - Density with open space!
 - Maybe in the appropriate location



- 60
- In neighborhoods - pocket parks
 - Green is too bright and a shade structure is needed
 - Great area for families



- 61
- Love this!
 - Smaller attractive houses
 - Sensitive to local setting
 - Good size of lot



- 64
- How clean is the water?
 - Fun but uses too much water
 - If planned by developer



- 67
- Already plenty in town
 - Better in Moab
 - Nice commercial space



- 62
- Ugly, not cared for
 - Looks neglected



- 65
- No overnight rentals!
 - Ugly but density needed



- 68
- Ugly but needed
 - Walmart with good design
 - Please!
 - NO!



- 63
- We need business space
 - Needed
 - Too industrial
 - By the highway



- 66
- Not appropriate
 - Too hot
 - Farm/produce stand/farmers market would be great



- 69
- Doesn't fit environment
 - Yuck, tired
 - Lovely, but can't fake the historic feel

VISUAL PREFERENCE SURVEY
COMMENTS

000300

					
<p>70</p> <ul style="list-style-type: none"> • Ugly, boxy • Need density to achieve affordability • Nice style 	<p>71</p> <ul style="list-style-type: none"> • Street is too wide • Too sprawled, waste of space • Infrastructure is good 	<p>72</p> <ul style="list-style-type: none"> • Ugly but jobs are needed • In Industrial zone • NO • Needed 	<p>79</p>	<p>80</p> <ul style="list-style-type: none"> • Tiny houses for resident not tourists • No - Cookie cutter and too much lawn • Yes 	<p>81</p> <ul style="list-style-type: none"> • Along the highway • Ugly but needed • In Industrial zone • Too risky with ground waste
					
<p>73</p> <ul style="list-style-type: none"> • Not in Spanish Valley • Keep tourism in Moab 	<p>74</p> <ul style="list-style-type: none"> • Waste of water • Good if a resort is wanted • Too high scale 	<p>75</p> <ul style="list-style-type: none"> • No strip malls • Too bright, poor color choice • Necessary 	<p>82</p> <ul style="list-style-type: none"> • Housing is needed • Cookie cutter development • If mixed with higher density • Looks like LA/Vegas neighborhood 	<p>83</p>	
					
<p>76</p> <ul style="list-style-type: none"> • No open space, but pretty 	<p>77</p> <ul style="list-style-type: none"> • Ugly but needed • No 	<p>78</p> <ul style="list-style-type: none"> • RV park for residents NOT tourists • Too inefficient for real housing 			

APPENDIX B

VISUAL PREFERENCE SURVEY

RESULTS
TOP AND BOTTOM THREE
OVERALL

Overall Visual Preference Results



Top 1 (#18)



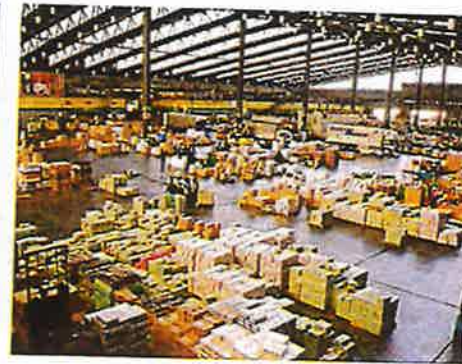
Top 2 (#6)



Top 3 (#49)



Bottom 1 (#59)



Bottom 2 (#72)



Bottom 3 (#43)

APPENDIX B

VISUAL PREFERENCE SURVEY

RESULTS
TOP AND BOTTOM THREE
BY CATEGORY

COMMUNITY

Community Visual Preference Results



Top 1 (#18)



Top 2 (#54)



Top 3 (#52)



Bottom 1 (#2)



Bottom 2 (#73)



Bottom 3 (#63)

APPENDIX B

VISUAL PREFERENCE SURVEY

RESULTS
TOP AND BOTTOM THREE
BY CATEGORY

PARKS, OPEN SPACE
AND TRAILS

Parks, Open Space and Trails Visual Preference Results



Top 1 (#49)



Top 2 (#34)



Top 3 (#20)



Bottom 1 (#19)



Bottom 2 (#40)



Bottom 3 (#23)

APPENDIX B

VISUAL PREFERENCE SURVEY

RESULTS
TOP AND BOTTOM THREE
BY CATEGORY

RESIDENTIAL

Residential Visual Preference Results



Top 1 (#4)



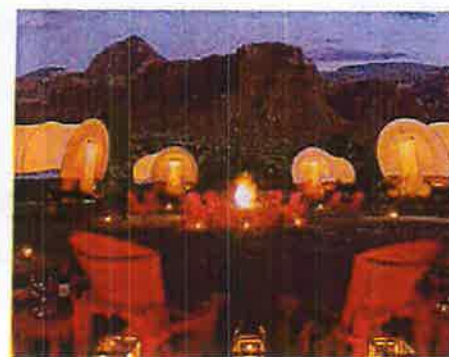
Top 2 (#61)



Top 3 (#16)



Bottom 1 (#27)



Bottom 2 (#5)



Bottom 3 (#12)

APPENDIX B

VISUAL PREFERENCE SURVEY

RESULTS
TOP AND BOTTOM THREE
BY CATEGORY

ROADS

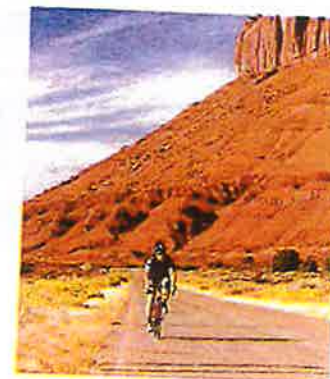
Roads Visual Preference Results



Top 1 (#6)



Top 2 (#50)



Top 3 (#14)



Bottom 1 (#71)



Bottom 2 (#62)



Bottom 3 (#41)

APPENDIX B

VISUAL PREFERENCE SURVEY

RESULTS
TOP AND BOTTOM THREE
BY CATEGORY

HIGHWAY COMMERCIAL

Highway Visual Preference Results



Top 1 (#75)



Top 2 (#31)



Top 3 (#81)



Bottom 1 (#59)



Bottom 2 (#72)

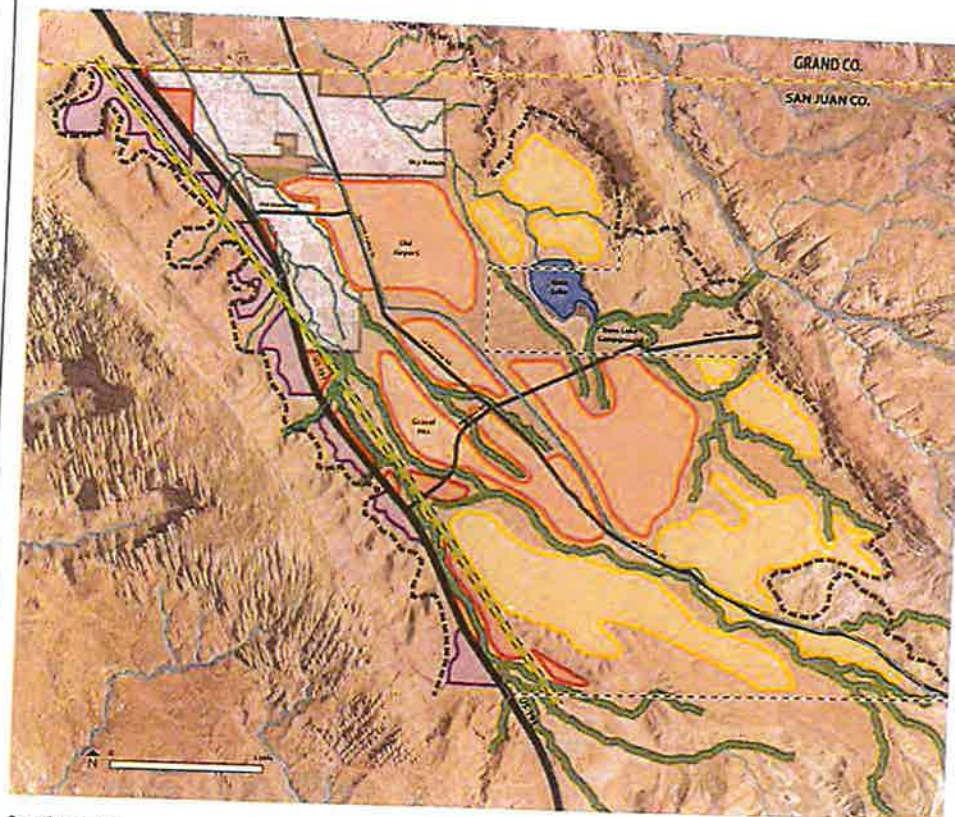


Bottom 3 (#43)

APPENDIX B

PRELIMINARY ALTERNATIVE CONCEPT DIAGRAMS

Structure Plan



Description

The Structure Plan provides a regional growth strategy that builds upon the principles identified through the public process.

To encourage strategic growth, the plan identifies growth corridors, offers sensitive land use and development patterns, and provides a framework for the regional land use plan. The plan also identifies the future land use and development needs of the valley.

There are five types of potential Growth and Development Areas, each with unique opportunities and challenges.

Prime Land District
This area consists of both developed and undeveloped land that is currently zoned for the same use but has not been redeveloped. A focus should be on addressing the following needs:

- Establishing a network and coordinated system of roads
- Providing buffers and other functions between existing and future development areas
- Ensuring that future development follows specific guidelines and standards to promote coordinated growth and development

Central Growth and Development Areas
Located in the center of the valley along Spanish Valley Corridor, these areas are the most developed and have the highest density. They are suitable for a wide range of development, including residential, commercial, and industrial. The plan identifies the need to limit areas for local commercial development, which promotes the regional character of the valley.

Prime Development Districts
Located on the east and south edges of the valley, these areas are developed and less suitable for development. The plan identifies the need to limit areas for local commercial development, which promotes the regional character of the valley.

Highway Commercial Opportunity Areas
Regional commercial uses and forms are encouraged along the highway in areas removed from surrounding communities and sensitive land. Direct access from the highway should be encouraged.

West Highway Edge
Located between the west highway edge and the base of the hill, this area is suitable for development. The plan identifies the need to limit areas for local commercial development, which promotes the regional character of the valley.

Legend

- Prime/Developed - Focus on walk and regional transportation network
- Growth and Development Areas
- Prime District
- Highway Commercial Opportunity Areas
- West Highway Edge
- Grand Co. Property Boundary
- San Juan Co. Property Boundary
- Local Community
- 400' Regional Open Space Corridor
- Water, Drainage, Wetlands, and Wetlands
- Major Roads
- Power Corridors

Spanish Valley Area Plan - Preliminary Concepts
November 7-8, 2017



APPENDIX C

GRAND CO.
SAN JUAN CO.

Old Town
New Town
Lakes
Scale bar
North arrow

[illegible]

1. **Build** refers to the implementation of a system that has been designed. It is the process of building a system that meets the requirements of the user. It involves the selection of hardware, software, and personnel, and the development of the system's architecture, design, and code.
2. **Test** refers to the process of verifying that the system meets the requirements of the user. It involves the execution of test cases to ensure that the system is working as intended. Testing is an essential part of the system development process, as it helps to identify and correct errors before the system is deployed.
3. **Deployment** refers to the process of putting the system into operation. It involves the installation of the system on the target hardware and software, and the training of the personnel who will be using the system. Deployment is the final step in the system development process, and it is crucial to ensure that the system is deployed correctly and that the personnel are trained to use it effectively.
4. **Operation** refers to the process of running the system. It involves the monitoring of the system's performance, the maintenance of the hardware and software, and the training of the personnel who will be using the system. Operation is an ongoing process that continues throughout the system's life cycle.
5. **Support** refers to the process of providing assistance to the users of the system. It involves the resolution of user problems, the provision of training, and the maintenance of the system's documentation. Support is an essential part of the system development process, as it helps to ensure that the system is used effectively and that the users are satisfied.
6. **Upgrade** refers to the process of improving the system. It involves the identification of areas for improvement, the development of a plan to implement these improvements, and the execution of the plan. Upgrades are necessary to keep the system current and to ensure that it continues to meet the requirements of the user.
7. **Retirement** refers to the process of removing the system from service. It involves the identification of the reasons for retirement, the development of a plan to remove the system, and the execution of the plan. Retirement is the final step in the system development process, and it is crucial to ensure that the system is removed correctly and that the data is properly archived.
8. **Documentation** refers to the process of creating and maintaining the system's documentation. It involves the creation of user manuals, technical manuals, and other documents that describe the system and its operation. Documentation is an essential part of the system development process, as it helps to ensure that the system is used correctly and that the users are able to troubleshoot problems.
9. **Security** refers to the process of protecting the system from unauthorized access and use. It involves the implementation of security measures such as firewalls, intrusion detection systems, and encryption. Security is an essential part of the system development process, as it helps to ensure that the system is protected from threats and that the data is secure.
10. **Compliance** refers to the process of ensuring that the system meets the requirements of applicable laws and regulations. It involves the identification of the applicable laws and regulations, the development of a plan to ensure compliance, and the execution of the plan. Compliance is an essential part of the system development process, as it helps to ensure that the system is used in a legal and ethical manner.

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Keywords:

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- * Single family purchase-additions that have helped to heighten demand and increase the number of new homes in the market have been sold at a premium, according to the National Association of Realtors (NAR). The NAR's latest report shows that the average price for a single family home in the second quarter of 2014 was \$243,000, up from \$238,000 in the first quarter of 2014.

McGraw-Hill Commercial and Industrial

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 103–110

CONCLUSIONS AND REMARKS

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Keywords: *workplace spirituality, spirituality, spirituality in the workplace, spirituality in the workplace, spirituality in the workplace*

- [illegible]

2000

PLAN CONTINUED, OVER PAGE AND BACK

1. The first step in the process of the scientific method is to ask a question.
2. The second step is to do background research.
3. The third step is to form a hypothesis.
4. The fourth step is to test the hypothesis by conducting an experiment.
5. The fifth step is to analyze the data and draw a conclusion.

- Integrated Co

- Legend**
- | | | | |
|---|---------------------------------------|---|---------------------------------------|
|  | Developed lands |  | Regional Park |
|  | Developed Land - Opportunity for rail |  | Future Urban/Highland/Lake Park |
|  | Anticentral |  | Wishes Drive/Arroyo Circle and Sequim |
|  | Highway Corridor/Link |  | Water Road |
|  | Highland/Lake Center |  | Neighborhood Roads |
|  | Medium School |  | Regional Rail Road |
|  | Elementary School |  | Boundary of South Management Boundary |
|  | Open Space | | |

SPANISH VALLEY STORM
DRAINAGE MEMO

000310



MEMORANDUM

DATE: January 11, 2018

TO: Mark Vlasic, PLA, ASLA, AICP; President
Landmark Design Inc.
850 S. 400 W., Studio 104
Salt Lake City, Utah 84101

FROM: Greg Poole, P.E. *Greg Poole*
Hansen, Allen & Luce, Inc. (HAL)
859 West So. Jordan Pkwy - Suite 200
South Jordan, Utah 84095

SUBJECT: San Juan County - Spanish Valley General Plan - Storm Drainage

PROJECT NO.: 344.02.500



INTRODUCTION

Landmark Design Inc. is currently completing a general plan for Spanish Valley. HAL has been requested to assist by providing general drainage design criteria and recommendations to assist in the planning.

Storm water runoff is a difficult resource to manage. Storm water flows are dependent on many complex time and spatially varied factors. Even a natural undeveloped drainage system is not static. Streams can erode in one section while depositing in another. Stream courses can also change alignment and cross section dramatically with just one storm runoff event. Land development compounds the problem and creates a need for a drainage system with the basic goals of managing nuisance water, protecting development from damage, and protecting downstream waters from adverse quality and quantity impacts.

Recommendations and information to be considered in storm drainage planning for the Spanish Valley area are presented in four sections: Pack Creek, Drainage Criteria, Spanish Valley Runoff Characteristics, and Summary of Development Drainage Planning Recommendations.

PACK CREEK

Pack Creek flows through the study area and conveys storm runoff to Mill Creek which flows to the Colorado River. The tributary drainage area to Pack Creek at the Grand County - San Juan County line is shown on Figure 1. Stream Stats¹ predictions for peak flood flows for various return periods are provided on Table 1. Pack Creek is a critical resource for the study area and provides a natural storm drainage outlet for Spanish Valley. Careful storm drainage planning is needed to assure that Pack Creek is not adversely impacted by development.

¹ Kenney, T.A., Wilkowske, C. D., and Wright, S.J., 2007, Methods for Estimating Magnitude and Frequency of Peak Flows for natural streams in Utah: U.S. Geological Survey Scientific Investigations Report 2007-5158 <https://streamstats.usgs.gov/iss/>

We recommend that floodplain delineation for Pack Creek be completed through Spanish Valley. The Pack Creek floodplain should be managed consistent with practices promulgated by the Federal Emergency Management Agency (FEMA).



FIGURE 1 – PACK CREEK TRIBUTARY AREA

TABLE 1
Pack Creek Predicted Peak Flood Flowrates At The County Line
(43.8 square miles tributary area and 7520 feet mean basin elevation)

RETURN PERIOD ²	*PREDICTED PEAK STORM RUNOFF FLOWRATE (CFS)
2-YEAR	239
10-YEAR	906
50-YEAR	2,020
100-YEAR	2,770
500-YEAR	4,510

*These predictions are based on regional regression equations. Standard error of prediction for these estimates varies from 60% for the 100-year value to 108% for the 2-year value.

DRAINAGE CRITERIA

"Every urban area has two drainage systems, whether or not they are actually planned for and designed. One is the minor or primary system, which is designed to provide public convenience and to accommodate relatively moderate frequent flows. The other is the major system, which

² Return period is defined as the reciprocal of the probability of the event being equaled or exceeded. For example a 100-year flood event has a 1% probability of being equaled or exceeded in any given year.

APPENDIX D

Design Rainstorm

The National Oceanic and Atmospheric Administration (NOAA) have published web based point precipitation frequency estimates for Utah³. This is the recommended source for design rainfall depths. Precipitation depth duration frequency estimates for an example selected location in the Spanish Valley study area is provided in the appendix.

In order to use the depth duration frequency information provided by NOAA, the design storm precipitation depth needs to be distributed through time. Use of modern storm water runoff modeling methods (such as the HECHMS Corps of Engineers model) to design storm water management facilities requires the use of a design storm distribution. The design storm distribution provides the pattern for the temporal distribution of the rainfall within the design storm.

The National Resource Conservation Service (NRCS) recommends⁴ use of the NOAA Atlas 14 precipitation-frequency data to develop design storm distributions. "These rainfall distributions are based on the 5-minute through 24-hour rainfall depths for a specific return period." These distributions are replacing the legacy SCS⁵ storm distributions. An example of a distribution developed for Spanish Valley is included in the appendix.

Storm Water Quality Management

Construction activities that disturb one or more acres of land must be authorized under the Utah Pollutant Discharge Elimination System (UPDES). Owners and general contractors are required to obtain a Storm Water Permit. Construction activities that disturb more than an acre (or are part of a common plan of development that disturbs more than an acre) are required to file a notice of intent and to prepare and follow a storm water pollution prevention plan for construction activities.

As required by the Clean Water Act and directed by EPA, Utah Division of Water Quality (DWQ) has prepared a permit program to control pollutants in municipal storm water runoff. DWQ currently has a list of about 90 Utah communities which are required to apply for a permit for storm water discharges under what is referred to as the UPDES Phase II general storm water permit. Currently the communities of San Juan County are not required to submit for permit for storm water discharges. It is not known when or if communities of San Juan County will be required to comply with the municipal storm water discharge permit requirements. Nevertheless, it is recommended that San Juan County adopt storm water quality best management practices to help protect downstream water resources.

The UPDES Phase II general storm water permit⁶ requires that the permitted community implement six minimum control measures. These measures focus on controlling pollutants at the source.

³ NOAA Atlas 14 https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_main.html?bkmrk=ui

⁴ National Resource Conservation Service, "Design Rainfall Distributions Based on NOAA Atlas 14 Rainfall Depths and Durations" by William Merkel, Helen Moody, and Guan Quan, NRCS 2015.

⁵ SCS Soil Conservation Service, the agency name has been changed to Natural Resource Conservation Service. The legacy distributions are included in SCS Technical Release 55 "Urban Hydrology for Small Watersheds", revised 1986.

⁶ Utah Division of Water Quality, Utah Pollutant Discharge Elimination System (UPDES) General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s).

<https://dewp.utah.gov/Permits/Stormwater/updes/stormwatermun.htm>

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Spanish Valley - Storm Drainage

344.02.500

1. Public Education and Outreach on Storm Water Impacts
2. Public Involvement/Participation
3. Illicit Discharge Detection and Elimination
4. Construction Site Storm Water Runoff Control
5. Long Term Storm Water Management in New Development and Redevelopment
6. Pollution Prevention and Good Housekeeping for Municipal Operations

A key concept in the control of storm water runoff pollutants is the control of the pollutants at the source. An approach which can be used for long term storm water management is to implement Low Impact Development (LID) practices.

Key practices for LID include minimizing the directly connected impervious area and infiltrating runoff from impervious areas near the source of the runoff. LID emphasizes conservation and use of on-site natural features and constructed swales to protect water quality. LID practices are especially helpful in areas of high soils permeability and low slopes.

Storm Water Runoff Management

Inherent in development is the increase of impervious area as roads, driveways, sidewalks, parking lots, and homes are constructed. Storm runoff from impervious areas can exceed ten times the runoff from natural areas. LID practices can help to mitigate the effects of increased impervious areas by providing opportunities for infiltration near the source of the runoff. For example, in areas of suitable soils the runoff from sidewalks and homes can be infiltrated prior to running off into the storm drain collection system. Stormwater detention basins are an effective means of reducing downstream runoff peak flow effects. Detention basins should be designed to reduce peak storm runoff flows to at or below historic runoff peaks. As a minimum, we recommend that detention be provided to control peak storm runoff releases to historic discharges in the 2-year, 10-year, and 100-year design storm events.

SPANISH VALLEY STUDY AREA RUNOFF CHARACTERISTICS

Much of the Spanish Valley study area includes soils and topography which are conducive to LID methods. Mapping of ground slopes between 0 to 3% and 3 to 6% slopes are shown on Figure 3. Mapping of soils by Hydrologic Soil Group are shown on Figure 4. Hydrologic soil groups⁷ A and B are soils with high to moderate infiltration rates and are conducive to LID methods. Hydrologic Soil Group D soils are the least conducive to LID methods due to very slow infiltration rates.

⁷ Natural Resources Conservation Service, Web Soil Survey, 2017

<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.html>

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Spanish Valley - Storm Drainage

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APPENDIX D