

Dave Focardi <datawrangler81@gmail.com>

Mon, Feb 5, 2:28 PM (22 hours ago)

to Mack, t_schafer, me

To my respected Planning and Zoning board members

My name is Dave Focardi, I live on Sunny Acres Lane, I am a board member of the San Juan Spanish Valley Service District, but do not represent them in any capacity on this matter.

I don't want to hear any baloney on how I don't like truckers. My Dad was a trucker until he retired, rated for triples and hazmat.

The reason the Truck stop lawyers are so technical about their timing of submitting an application to Grand county is because the intent of the law preventing Claim Jumping on zoning ordinances is clearly being violated here.

And submitting the application to Grand County? What is that all about? Does that mean all development applications in northern San Juan County get submitted to Grand County?! How do you members of the San Juan Planning Commission feel about that?

I didn't submit my garage build application to Grand County, though some of the inspections during building may have been done by Grand County.

Why is SITLA still interested in this deal? 13 acres for 1.3 million? You could put 2 hotels in there and generate far more tax money for the county and revenue for the Service District. You also wouldn't have 53 idling semi's parked in your neighborhood each night.

And finally, search Utah DEQ Environmental Incidents Database for Loves,

https://eqspillsps.deq.utah.gov/Search_Public.aspx

You will find about 5 minor ones in the last ten years. That's a pretty good record. Let's say Love's has the best record of all truck stop operators. That's still 5 in ten years. Why chance any spills parked on top of the Pack Creek drainage, the recharge area for the Valley Fill aquifer, one of the two main aquifers in our valley? Even if there are technically no spills, everyone here who gets gas notices an occasional drop or two coming off the nozzle onto the ground when you fill your vehicle. Do you want that going into our water for the next 50 years?

That alone is enough legal cover to deny this application on the basis of the health and well being of the community, the most important consideration of any planning and zoning commission.

Thank you for hearing my concerns and for making the right decision for the health of our community.