

**San Juan County Highway Commercial Moratorium
Comments Received via Email After August 29, 2019**

October 3, 2019

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

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I am late sending this email to you because I am currently traveling; however,
I want to tell you that I am **IN FAVOR OF SPANISH VALLEY OPTION #3**.

I sincerely hope you are listening to the people who will be most affected.

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Dear San Juan County Commission,

I am writing you as a concerned citizen in regard to the current moratorium on commercial growth and pending changes to land use rights and commercial zoning. I have lived in San Juan County for 19 years. I am a homeowner, property owner and a business owner in San Juan County/ Spanish Valley.

I have loved living in San Juan County because of the opportunities it has given me and my family. I felt San Juan County has supported its residents. I would ask you to listen to the people who live and own property in San Juan county that this affects the most.

I **support option 1** of Landmark Design's proposal. Changing the land use codes will not only affect the property owners and take their rights away but it will have a negative effect on San Juan County's tax base. I fear that San Juan County is in financial trouble and allowing for economic development would only help bring more money into the county budget for well needed services in the area. The county is already zoned commercial, which can bring many opportunities for economic development and growth, without this the county nor the residents will be able to afford the services. Make no changes.

I also support the Love's Truck Stop, I live next to the property and feel they will not create any problems. I also feel the lighting along the highway needs to be more than adequate. I recently witnessed an accident on Highway 191 that killed an elderly couple. Better lighting would have definitely given them a chance. I drive the highway several times a day for many years and at times I still have trouble seeing the turn offs, the bikers and pedestrians that walk, run and ride along the highway especially at dusk and dawn. We need to create a safe environment; lighting plays an important role in safety in many aspects.

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

Thank you for your consideration,

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I am a property owner, home owner and business owner in San Juan County in Spanish Valley. I have lived here for over 40 years.

I support option 1 of Landmark Design's land use plan. I do not support change in the land use. San Juan County needs the revenue from the commercial property developments and to be able to create opportunity for economic development.

I currently own a business in San Juan County and making changes in the land use would have a huge impact on my business and my livelihood. I have owned this property for more than 25 years and expect it stay commercial as it was when I purchased it.

I live next to the proposed Love's Truck stop and I support them coming. I do not feel it will create more problems than what is already existing. I would also support other commercial development. San Juan county needs the tax base.

Please listen to the people who live and own property in this area. This is who you are representing. Supporting Option 3 is not an option.

Thank you for your consideration,

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On Fri, Aug 30, 2019 at 9:39 PM _____wrote:

Elise,

Here's a question for which you might have an answer: When Landmark has finished its ordinances for Spanish Valley, will they be posted on its web site or delivered to the county Planning Commission? I'm afraid that if they are not posted, we will never see Landmark's work product before it is marked up internally for presentation to the county commission. That would be very unfortunate.

Best wishes.

From: Elise Erler <eliseerler@utah.gov>

Sent: Monday, September 2, 2019 7:34 AM

To: _____

Cc: spanishvalley@ldi-ut.com

Subject: Re: A question

Thanks for the question about how the Spanish Valley ordinances will be posted after Landmark Design finishes their work. I have copied Landmark on this reply as I don't know the answer to that, but I guess that Landmark will post the ordinances on their website.

San Juan County has gotten better about posting documents prior to meetings on the Utah Public Notice website (<https://www.utah.gov/pmn/index.html>), so the draft ordinances may show up on planning commission's public notice.

Happy Labor Day!

Regards,

Elise

On Wed, Sep 4, 2019 at 9:38 AM <madisonm@ldi-ut.com> wrote:

It is ultimately up the San Juan County Planning Director at what point the ordinances will be posted publicly. Our goal is to have it to the public as soon as possible and I will send out an email as soon as it is available.

Thank you for your interest,

Madison Merrill

Landmark Design

From: _____

Sent: Wednesday, September 4, 2019 10:23 AM

To: madisonm@ldi-ut.com

Subject: Re: A question

Madison,

Thank you for getting back to me. I would assume that you will send out a notice to your contact list when the Spanish Valley ordinances have been posted to your web site. Could you please confirm that.

There is some concern among my neighbors, as you might imagine, that the county Planning Commission may mark up the ordinances before they are made public. As a result, the county commission may not get a chance to see the actual work products that you and your colleagues prepare.

On Wed, Sep 4, 2019 <madisonm@ldi-ut.com> wrote:

Yes, I will send out an email to the contact list when it is available on the web page. And I understand your concern and I will push to make the draft ordinances available as soon as possible.

Sincerely,

Madison

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Dear San Juan County, UT Commission,

I am a current resident of San Juan County, UT and am writing to voice my concern with the moratorium on commercial growth and pending changes to land use rights and commercial zoning in our county.

My husband and I live in San Juan County because we are business owners and own highway frontage commercial property in Spanish Valley. Seven years ago, when we moved here, we purchased the property due to the current zoning. It is our right to have the zoning remain the same as when we purchased it. It is your jobs to represent the people who reside and do business in this county. While we certainly see changes all around us, our county can continue to grow and prosper without restrictions. It is our livelihood that would be affected by changing the zoning.

I only support Option 1 from the Landmark Design's proposal. By changing the zoning, I fear that the county could be losing opportunities to promote growth. By not allowing business to come in, there would be a loss of revenue. While I have a small bit of sympathy for the folks that reside near the commercial property, they had the information available to them many years ago that the property next to them was commercially zoned and with that should have realized that commercial means business. They have the choice to leave if the situation doesn't fit their lives anymore, but for the growth of our county, I request no changes to the land use and zoning.

I am in support of the Love's Gas Station as well. I live very close to the location and I only see that this would benefit my family and business. Placing restrictions now could detriment opportunities later.

Please listen to the people who own land and do business in San Juan County. Please make no changes. Thank you for your consideration.

Best Regards,

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Gentlemen,

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

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

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

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

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

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

Owners

St. Dane's Cabins LLC

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The Utah Geological Survey in 2007 did a study on the Hydrogeology of Moab Valley that included an analysis of the septic systems in the San Juan County's portion of Spanish Valley. The study found that the water in San Juan Spanish Valley Fill (Pack Creek) Aquifer was high in nitrates from the numerous 1-acre septic systems in San Juan County. High nitrates can cause miscarriages in pregnant women and the death of babies (blue babies).

The recommended distribution of septic system in the SJC portion of Spanish valley is on page 135 of the website below. Recommended septic systems varies with most of the valley requiring 10 to 20 acres for one septic system.

The State of Utah has a general requirement of 1 acre per septic system. The State's general requirement of 1 acre does not fit the hydrology of San Juan County Spanish Valley. The study was ignored by San Juan County and Grand County because the highest nitrates found in a well in 2007 was not over the EPA's and States health limit of 10 ppm. The Valley has had substantial grow since 2007 and the current level of nitrates is unknown. We should not wait until a death has occurred to take action. The nitrates have contaminated the Valley Fill Aquifer into Grand County as far as north of the Arena. Nitrate pollution should be a concern of the entire valley.

Future septic tank development should be set at the 10 to 20 acres per system recommended in this study not 1 acre.

Septic tanks installation any where in Spanish Valley need to set at the recommended acres on page 135 of the study.