

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.

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