



BOARD OF COMMISSIONERS MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
November 24, 2025 at 6:00 PM

AGENDA

The public will be able to view the meeting on San Juan County's Facebook live and Youtube channel

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

CONFLICT OF INTEREST DISCLOSURE

RECOGNITIONS, PRESENTATIONS, AND INFORMATIONAL ITEMS

1. Presentation of the 2026 Tentative Budget Proposals

PUBLIC HEARINGS

Zoom Meet link <https://us02web.zoom.us/j/3125521102?omn=87400259717> Meeting ID: 312 552 1102
One tap mobile +13462487799,,3125521102# US (Houston)

2. Spanish Valley Owner, LLC submitted a request to the County for the establishment of a Special District to provide Sewer, Water, Emergency, and Road Services to their property.

ADJOURNMENT

The Board of San Juan County Commissioners can call a closed meeting at any time during the Regular Session if necessary, for reasons permitted under UCA 52-4-205

All agenda items shall be considered as having potential Commission action components and may be completed by an electronic method **In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk's Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice**

REQUEST TO SAN JUAN COUNTY FOR SEWER, WATER, EMERGENCY, & ROAD SERVICES

(PURSUANT TO UTAH CODE § 17B-1-204)

To: *Lyman W. Duncan Clerk/Auditor, San Juan County, Utah and Mack McDonald Chief Administrative Officer, San Juan County*

Re: *Request that San Juan County Provide Sewer, Water, Emergency, and Road Services*

Date Submitted: *October 20, 2025*

Via: *Email Delivery (lduncan@sanjuancountyut.gov; and mmcdonald@sanjuancountyut.gov)*

Pursuant to Utah Code § 17B-1-204(2) and § 17B-1-205(1), Spanish Valley Owner, LLC, (“**Owner**”), the undersigned owner of 100% of private real property described and depicted in **Exhibit A** (“**Applicable Area**”), hereby respectfully requests San Juan County provide sewage, culinary water, emergency, and roads services as further defined below, via a proposed special district, or otherwise, within the Applicable Area of unincorporated San Juan County. The Owner also holds 100% of the value of all real property in the Applicable Area of San Juan County. Owner provides the following information in accordance with the requirements of Utah Code §§ 17B-1-204(2) and 17B-1-205:

- A. Typed or printed name and current residence address of each property owner, groundwater right owner, or registered voter signing the petition:

Property Owner: *Spanish Valley Owner, LLC
5 Third Street, Suite 900
San Francisco, CA 94103*

- B. Address of the property as to which the Owner is signing the request or petition:

There are four adjoining parcels with the following Tax ID# and addresses.

San Juan County Tax ID#: *Parcel No. 27S21E066000
144 Shafer Basin Road
Moab, UT 84532*

*Parcel No. 27S21E073000
156 Shafer Basin Road
Moab, UT 84532*

*Parcel No. 27S20E017200
(No Assigned Separate Address)*

Parcel No. 27S20E120000

(No assigned Separate Address)

C. Description of the entire area of the proposed special district:

*See attached **Exhibit A**.*

D. Map showing the boundaries of the entire proposed special district:

*See attached **Exhibit A**.*

E. Services proposed to be provided by the proposed local district as identified by subsection of Utah Code § 17B-1-202(1):

- a. sewage collection & treatment (subsection (a)(ix));
- b. culinary water (subsection (a)(xiii));
- c. emergency (subsection (a)(iii)); and
- d. roads, including rights-of-way construction and management (subsection (a)(xi)).

F. For a proposed service area that is entirely within the unincorporated area of a single county, state whether the initial board of trustees will be: (i) the county legislative body; (ii) appointed as provided in Utah Code § 17B-1-304; or (iii) elected as provided in Utah Code § 17B-1-306:

Individuals qualified as an agent or representative of the Owner under Utah Code § 17B-1-302(3)(a)(ii) to be appointed by the legislative body of San Juan County as Trustees pursuant to Utah Code § 17B-1-304. The Owner proposes the board will be comprised of three (3) trustees.

G. Designate up to five signers of the petition or request as sponsors, one of whom shall be designated as the contact sponsor, with the mailing address and telephone number of each:

*Todd Chapman (Contact Sponsor)
Spanish Valley Owner, LLC
5 Third Street, Suite 900
San Francisco, CA 94103
415-728-0781*

Respectfully Submitted by the Owner on this 20th day of October 2025.

SPANISH VALLEY OWNER, LLC

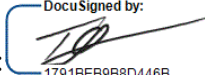
By:  DocuSigned by:
17918E8988D446B
Todd Chapman, Member

Exhibit A
(Legal Description and Map of the Entire Area of the Proposed Special District)

Township 27 South, Range 20 East SLB&M:

Section 1: East half of the Southeast Quarter of the Southeast Quarter, Southeast Quarter of the Northeast Quarter of the Southeast Quarter (Parcel No. 27S20E017200)

Section 12: Northeast Quarter of the Northeast Quarter (Parcel No. 27S20E120000)

Township 27 South, Range 21 East SLB&M:

Section 6: Lots 11 and 12 (Parcel No. 27S21E066000)

Section 7: Lot 2 (Parcel No. 27S21E073000)

