



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
September 08, 2022 at 6:00 PM

AGENDA

Google Meet joining info

Video call link: <https://meet.google.com/wma-afjh-gbg>

Or dial: (US) +1 727-877-8458 PIN: 489 854 957#

More phone numbers: <https://tel.meet/wma-afjh-gbg?pin=5790317904712>

GENERAL BUSINESS

Welcome / Roll Call

Approval of Minutes

1. Approval of August 11, 2022 PC Meeting Minutes

PUBLIC COMMENT

ADMINISTRATIVE ITEMS

2. Consideration and Approval of Lydia Development, Planned Unit Development, Spanish Valley, Kelly Dearth
3. Consideration and Approval of Conditional Use Permit James and Linda Schmidt, La Sal
4. Consideration and Approval of Conditional Use Permit Application for RV Park, Jean Cheever and Terry Barr, Old School House Subdivision Lot 4
5. Consideration and Approval of Conditional Use Permit Application for RV Park, Jean Cheever and Terry Barr, Old School House Subdivision Lot 5
6. Consideration and Approval of Spanish Trail Estates, Phase 1, Lot 11 Amended, Matt Camberlango
7. Consideration and Approval of Hummingbird Nest Subdivision Amendment 1, Brad Bunker, Bunker Engineering
8. Consideration and Approval of Coates II Subdivision Amendment 2, Brad Bunker, Bunker Engineering

- [9.](#) Consideration and Approval of Westwater Subdivision Amendment No. 1, Brad Bunker, Bunker Engineering
- [10.](#) Consideration and Approval of Werner Estates Subdivision Amendment No. 1, Brad Bunker, Bunker Engineering

LEGISLATIVE ITEMS

- [11.](#) Consideration and Recommendation for Overnight Accommodations Overlay Application, Stephen Howard, Red Rock Earth Movers, Terrence Thompson, TNT Real Estate Investments Inc.
- [12.](#) Consideration of PC Zone Community Structure Plan, Utah School and Institutional Trust Lands Administration (SITLA) Spanish Valley, Elise Erler

BUILDING PERMIT(S) REVIEW

- [13.](#) Building Permit List Review

ADJOURNMENT

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



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
August 11, 2022 at 6:00 PM

MINUTES

Welcome / Roll Call

PC Commission Chair Trent Schafer called the meeting to order at 6:01 pm.

PRESENT

Chairman Trent Schafer
 Commissioner Lloyd Wilson
 Commissioner William Johnston
 Commissioner Melvin Nelson
 Commissioner Cody Nielson
 Commissioner Ed Dobson

STAFF:

Scott Burton, Planning and Zoning Director
 Ben Tomco, Building Inspector
 Mack McDonald, County Administrator
 Alex Goble, Deputy County Attorney

Approval of Minutes

1. Approval of July 14, 2022 PC Meeting Minutes

Time Stamp 1:16 (audio)

Motion to approve the minutes with a minor correction was made by Commissioner Dobson, Seconded by Commissioner Nielson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Nielson, Commissioner Dobson

PUBLIC COMMENT

Time Stamp 2:42 (audio)

PC Commission Chair Trent Schafer explained that we would only take public comment at the beginning of the meeting, not on each item, he then opened the meeting for public comment.

PC Commissioner Lloyd Wilson asked about electronic attendance, which was discussed.

No other public comment was made.

ADMINISTRATIVE ITEMS

2. **Consideration and Approval of Spanish Trail Estates, Phase 1, Tract A, Amended, Ann Austin**

Time Stamp 5:29 (audio)

The PC discussed the subdivision amendment. Commissioner Dobson asked about the utility easements, which were discussed.

Motion to approve the subdivision amendment was made by Commissioner Dobson, Seconded by Commissioner Nielson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Dobson

3. **Preliminary Plat Review Spanish Trail Estates, Phase 1, Lot 11 Amended, Matt Camberlango**

Time Stamp 8:46 (audio)

The PC had a discussion about the drainage on the subdivision and a concern about water drainage from Spanish Valley Drive. Staff will work with the owner of the property to determine that extent of the drainage issue.

4. **Preliminary Plat Review Hummingbird Nest Subdivision Amendment 1, Brad Bunker, Bunker Engineering**

Time Stamp 14:25 (audio)

Brad Bunker presented this subdivision amendment to widen the road. No changes were requested.

5. **Preliminary Plat Review Coates II Subdivision Amendment 2, Brad Bunker, Bunker Engineering**

Time Stamp 19:42 (audio)

Brad Bunker presented this subdivision amendment to add utility easements for the subdivision. The PC discussed the easements, and no changes were requested.

6. **Consideration and Approval of Conditional Use Permit Application, Curtis Wells, Old La Sal.**

Time Stamp 23:52 (audio)

Curtis Wells presented his plan for a resort property in Old La Sal.

Commissioner Nielson asked how long he anticipates full build out. Mr. Wells explained that he plans to phase the development beginning at the area around the proposed parking lot, and the phases would be determined by economic conditions.

The commissioners discussed possible conditions, and possibly having the developer provide updates regarding substantial performance.

After the discussion the PC agreed on the conditions proposed by staff as follows.

- *Must comply with the public water system requirements for water storage and pressure for fire suppression standards*
- *Must comply with any state or federal fire restrictions*
- *Must comply with all building permit requirements*
- *Must comply with San Juan County Health Department requirements and Utah State water system requirements.*
- *Must comply with San Juan County business license requirements*

Motion to approve the permit with the above conditions made by Commissioner Dobson, Seconded by Commissioner Wilson with an addition that the applicant provide a one year report of progress.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson

Voting Nay: Commissioner Nelson

7. Consideration and Approval of Conditional Use Permit Application, Stephen R. Schultz, La Sal

Time Stamp 48:11 (audio)

Stephen Schultz presented a campground with six campsites on his property in La Sal.

Commissioner Nielson asked about whether the health department had a requirement for a the number of vault toilets based on the number of campsites, and mentioned that it will be a condition of the approval that he comply with any health department requirements.

After the discussion the PC agreed on the following conditions:

- *Must comply with the public water system requirements for water storage and pressure for fire suppression standards*
- *Must comply with any state or federal fire restrictions*
- *Must comply with all building permit requirements*
- *Must comply with San Juan County Health Department requirements and Utah State water system requirements.*
- *Must comply with San Juan County business license requirements*

Motion to approve the application was made by Commissioner Nielson with the above conditions, Seconded by Commissioner Wilson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Dobson

8. Consideration and Approval of Conditional Use Permit Application, Blue Mountain Vacations LLC, Tyler North, Monticello

Time Stamp 57:00 (audio)

Brian Boyd as a representative of the developer presented this plan for three short term rental properties. Two of the properties are yurts and one is a small cabin.

Access parking, and site layout were discussed. After some discussion the PC agreed on the following conditions:

- *Must comply with the public water system requirements for water storage and pressure for fire suppression standards*
- *Must comply with any state or federal fire restrictions*
- *Must comply with all building permit requirements*
- *Must comply with San Juan County Health Department requirements and Utah State water system requirements.*
- *Must comply with San Juan County business license requirements*
- *No open wood burning fires allowed.*

Motion to approve the application with the above mentioned conditions was made by Commissioner Nielson, Seconded by Commissioner Wilson.

Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nielson, Commissioner Dobson

Voting Nay: Commissioner Nelson

LEGISLATIVE ITEMS

9. Draft Land Use, Development and Management Ordinance (LUDMO) Discussion

Time Stamp 1:08:34 (audio)

The PC discussed the public comments received on the draft LUDMO ordinance, and directed staff on recommended changes based on the comments.

They discussed and gave direction on the following items: Spanish Valley ordinances, the zoning map, nonconforming uses, notices for conditional use permits, a process for large developments, the overnight accommodations overlay, variances, highway commercial zoning, roads, water requirements for subdivisions, RV Parks, and manufactured homes.

The draft ordinance will be revised to reflect the changes based on the direction of the board, and staff will work on getting the zones represented on a map.

BUILDING PERMIT(S) REVIEW

10. Building Permit List

Time Stamp 2:40:48 (audio)

The PC reviewed the building permit list.

ADJOURNMENT

Time Stamp 2:40:53 (audio)

Motion to adjourn was made at 8:43 pm by Commissioner Nielson, Seconded by Commissioner Wilson. Voting Yea: Chairman Schafer, Commissioner Wilson, Commissioner Johnston, Commissioner Nelson, Commissioner Nielson, Commissioner Dobson

*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**

APPROVED: _____
San Juan County Planning Commission

DATE: _____



STAFF REPORT

MEETING DATE: September 8, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Lydia Development, Planned Unit Development, Spanish Valley, Kelly Dearth

RECOMMENDATION: Consideration and Approval

SUMMARY

The Lydia Development sits on 17.61 acres in the Coronado Park Subdivision in Spanish Valley. The property was recently divided into 26 lots with the Coronado Park Tract C Amendment, which was approved in June 2022 (see approved amendment plat attached) The developer is applying for a Planned Unit Development on 13.64 acres of the subdivision in order to increase density and cluster some of the homes on lots smaller than the required ¼ acre lots, while dedicating open space.

Chapter 7, “Planned Unit Development”, of the San Juan County Zoning ordinance allows for a 10% increase in density in residential zoning (see 7-4(4)a). The ordinance also states that the “lot area, width, yard, height, density and coverage regulations” are to be determined with the approval of the site development plan (see 7-4(4)c).

The developer has provided a site plan identifying the open space that will be dedicated, and the area planned for higher density with smaller lots. With 13.64 acres the Spanish Valley Residential ordinance allows 54.56 units at 4 units per acre. With the PUD’s allowed 10% increase in density, they would be able to add an additional 5.456 units which brings the total allowable units to 60 units for the entire 13.64 acres.

The development as approved has 26 lots. The developer is planning to have 22 single family homes on ¼ acre lots, and 4 duplex units on ½ acre lots. This brings the total approved units to 30. The parcel currently identified as Tract I is planned for the higher density lots. This would allow up to 30 additional units, for a total of 60 units for the development. Attached are some architectural renderings of the duplex, and possible four-plex and five-plex buildings proposed for the development. The stated purpose of this development is workforce housing, with the property being owned by the developer and rented or leased out to businesses, and possibly government agencies for employee housing.

HISTORY/PAST ACTION

The Coronado Park Tract C Amendment was approved at the June 9, 2022 Planning Commission Meeting, and the June 21, 2022 Board of Commissioners Meeting.



SEXTON STUDIO
 SEXTONSTUDIOSARCH@GMAIL.COM
 SEXTONSTUDIO.COM
 720-487-8600 P.O. BOX 589
 BOULDER, CO 80306

LIDIA SUBDIVISION
 SPANISH VALLEY
 Spanish Valley
 Moab, UT 84532

NOTICE: DUTY OF COOPERATION
 Release of these documents contemplates further cooperation among the owner, his contractor and the Designer. Design and construction are complex. Although the Designer and his consultants have performed these services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any errors, omissions, or discrepancy discovered by the use of these documents shall be reported to the Designer. Failure to notify the Designer compounds misunderstanding and increases construction cost. A failure to cooperate by simple notice to the Designer shall relieve the Designer of responsibility of all consequences arising out of such changes. The designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of Sexton Studios, LLC. The drawings and specifications are instruments of service and shall remain the property of the Designer, whether the project for which they are made are executed or not.

Copyright © Sexton Studios, LLC 2022

PROJECT NO. 2021
DATE: 8.10.2022
REVISIONS:

CREATED BY: E. SEXTON
 M. SEXTON

SHEET TITLE: EXHIBIT 1
SHEET: EX1

PROPOSED SITE PLAN
 Scale: 1" = 40'-0" (Printed At 24x36)



09.0'
4796.5'
= 4796.4'

LOT 1 ENTRADA SUBDIVISION

LOT 2 ENTRADA SUBDIVISION

LOT 3 ENTRADA SUBDIVISION

LOT 4 ENTRADA SUBDIVISION

LOT 5 ENTRADA SUBDIVISION

SSMH
RIM= 35.4'
INV= 21.6'

CORANADO STREET



05'
104.65'

SPANISH VALLEY DRIVE

DALTON
26S22E366601

SHEPHERD
26S22E366004

SSMH
RIM= 4825.1'
INV IN= 4811.1'
INV OUT= 4811.0'

SEXTON STUDIO
SEXTONSTUDIOSARCH@GMAIL.COM
SEXTONSTUDIO.COM
720-487-8600 P.O. BOX 589
BOULDER, CO 80306

LOT 1 VELCA

LIDIA SUBDIVISION
SPANISH VALLEY
Spanish Valley
Moab, UT 84532

NOTICE: DUTY OF COOPERATION
Release of these documents contemplates further cooperation among the owner, his contractor and the Designer. Design and construction are complex. Although the Designer and his consultants have performed these services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any errors, omissions, or discrepancy discovered by the use of these documents shall be reported to the Designer. Failure to notify the Designer compounds misunderstanding and increases construction cost. A failure to cooperate by simple notice to the Designer shall relieve the Designer of responsibility of all consequences arising out of such changes. The designs and plans are copyright and are not to be used or reproduced wholly or in part without the written permission of Sexton Studios, LLC. The drawings and specifications are instruments of service and shall remain the property of the Designer, whether the project for which they are made are executed or not.

Copyright © Sexton Studios, LLC 2022

PROJECT NO.
2021

DATE: 8.10.2022

REVISIONS:

CREATED BY: E. SEXTON
M. SEXTON

SHEET TITLE:

EXHIBIT 2

SHEET:

EX2

PROPOSED SITE PLAN
Scale: 1" = 40'-0" (Printed At 24x36)





88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND
PROPERTY LINES
EASEMENT AS SPECIFIED OR PUBLIC UTILITY EASEMENT (P.U.E.)
PROPERTY ADJOINING
PROP. CORNER FOUND
PROP. CORNER SET
MAG NAIL FOUND
MAG NAIL SET
BLOCK CORNER
SECTION CORNER MONUMENT

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
SPANISH VALLEY DRIVE
Moab, Utah 84532

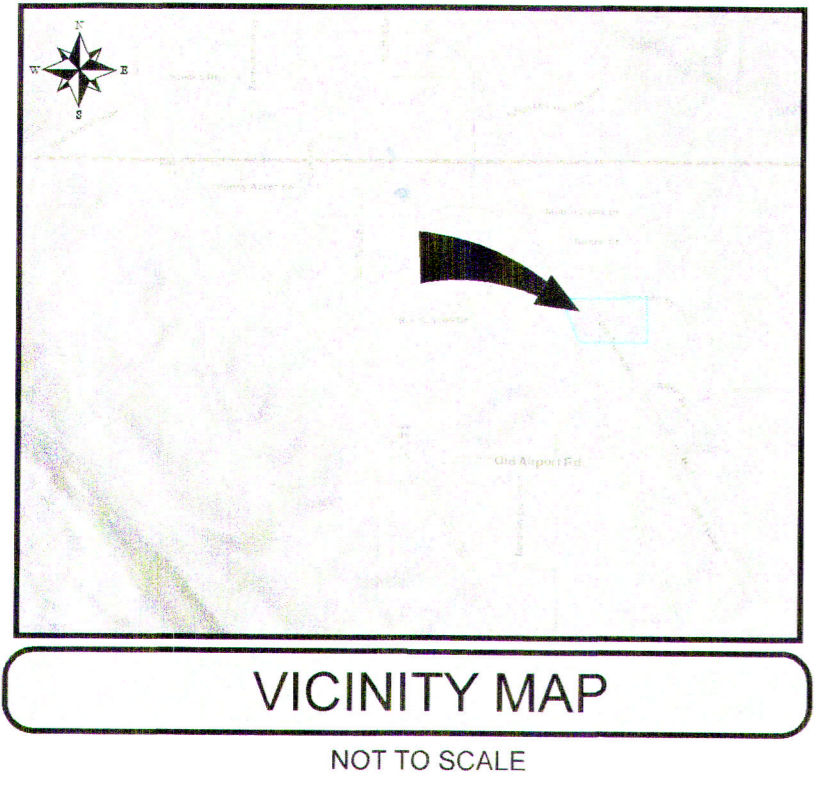
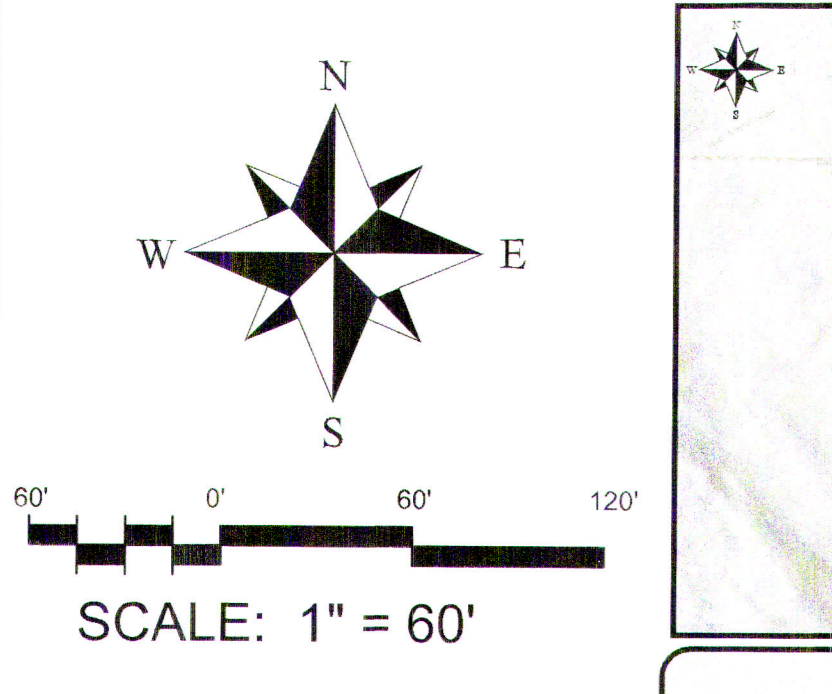
PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

DEVELOPER:
BUSINESS RESOLUTIONS LLC

DATE:
6/7/22

JOB NUMBER:
038-22

SHEET 1 OF 1

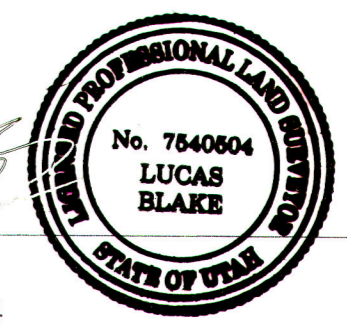


FINAL PLAT OF CORANADO PARK, TRACT C AMENDED

AMENDING TRACT C, OF CORANADO PARK
A SUBDIVISION LOCATED WITHIN THE SOUTHWEST QUARTER
OF SECTION 36, T26S, R22E, SLB&M

SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as CORANADO PARK, TRACT C AMENDED and that the same has been correctly surveyed and monumented on the ground as shown on this plat.



Lucas Blake
License No. 7540504
DATE: 6/25/22

LEGAL DESCRIPTION

Commencing at the South 1/4 corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, thence North 00°05'00" East 661.32 feet along the Center Section line to the point of beginning, and running thence South 89°58'00" West 1027.96 feet (RECORD=1027.3') to a point on the easterly right of way line of Spanish Valley Drive; thence north 20°50'00" west 674.19 feet (RECORD=675.6') along said line; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 48.33 feet (RECORD=52.9'), (a chord bearing of North 34°33'00" East 41.15 feet) to a point on the southerly right of way line of Coronado Street; thence North 89°56'00" East 1245.36 feet (RECORD=1244.1') along said line to the Northwest corner of Lot 17, Velcar Subdivision; thence South 00°05'00" West 664.86 feet (RECORD=661.8') along the West line of said Subdivision to the point of beginning.
Contains 17.61 acres

OWNER'S DEDICATION

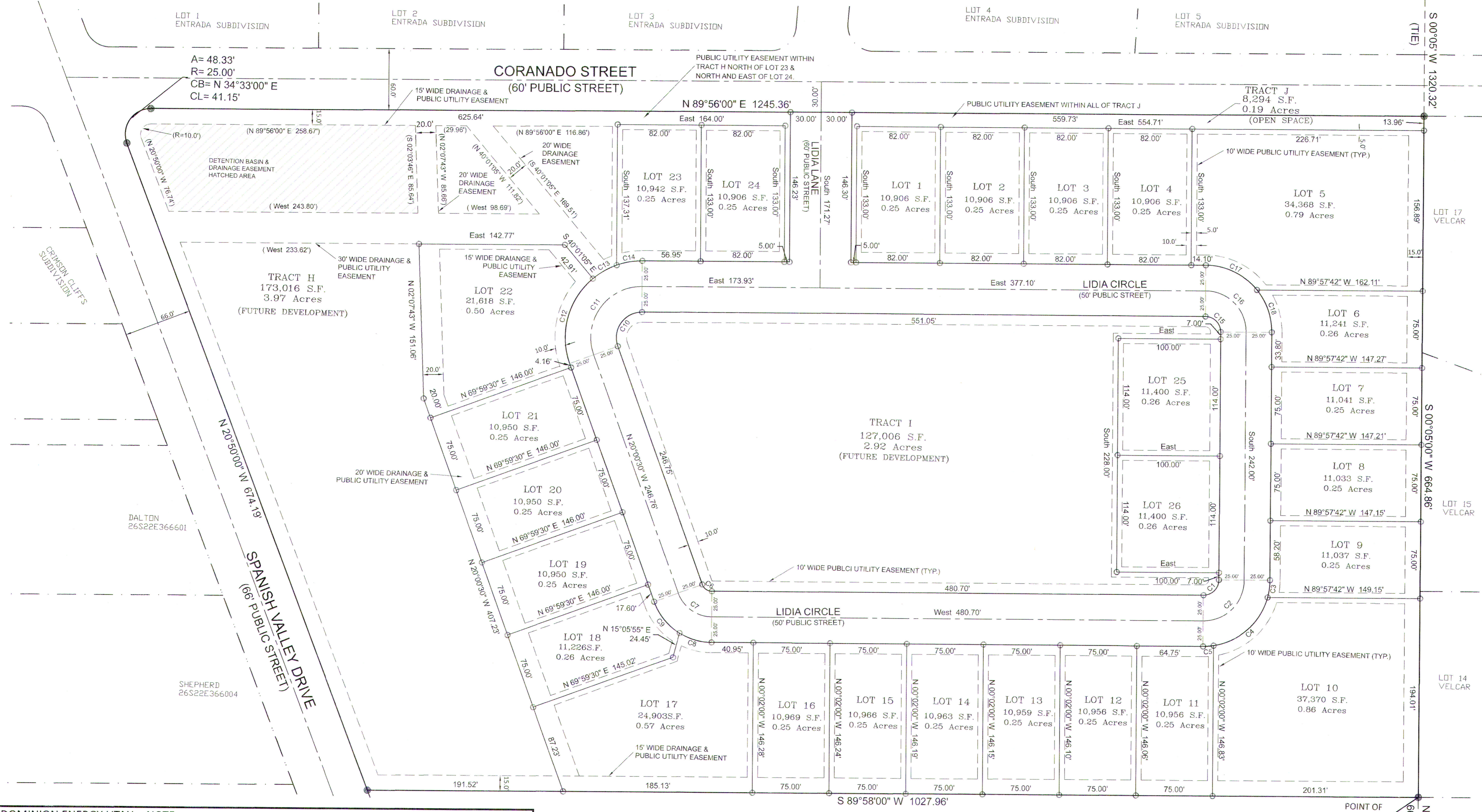
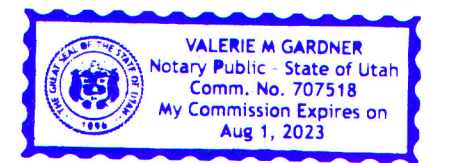
Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as
CORANADO PARK, TRACT C AMENDED
and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements (and private roads) shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

MICHAEL H. BYNUM, MANAGER
BUSINESS RESOLUTIONS LLC, A COLORADO LIMITED LIABILITY COMPANY, TRUSTEE
MOAB DEVELOPMENT TRUST, DATED SEPTEMBER 26, 2014

ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Grand } s.s.
ON THE 29 DAY OF June, 2022, PERSONALLY APPEARED BEFORE ME,
MICHAEL H. BYNUM, MANAGING MEMBER OF BUSINESS RESOLUTIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY, TRUSTEE OF MOAB DEVELOPMENT TRUST, DATED SEPTEMBER 26, 2014, WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
Valerie M. Gardner
NOTARY PUBLIC FULL NAME: Valerie M. Gardner
COMMISSION NUMBER: 707518
MY COMMISSION EXPIRES: 8-1-2023



SURVEYOR NOTES

THE BASIS OF BEARING IS N 00°05' E BETWEEN THE S 1/4 CORNER AND THE C 1/4 CORNER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.
THE INTENT OF THE SURVEY IS SUBDIVIDE TRACT C, CORANADO PARK INTO MULTIPLE LOTS. STREET ADDRESS WILL BE LABELED ON PLAT ONCE PROVIDED BY SAN JUAN COUNTY.
5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL INCLUDE THE BUSINESS NAME OR "P.L.S." FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. OFF-SET PINS TO BE PLACED IN THE TOP OF THE CURB WHERE APPLICABLE. IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

AMENDING TRACT C, OF CORANADO PARK
A SUBDIVISION LOCATED WITHIN THE SOUTHWEST QUARTER
OF SECTION 36, T26S, R22E, SLB&M
ALL ROADS WITHIN THESE COUNTY ROAD DEDICATIONS SHALL BE BROUGHT UP TO A STANDARD ACCEPTABLE TO SAN JUAN COUNTY. IT SHALL BE THE BUYER, OWNER OR DEVELOPER RESPONSIBLE FOR BUILDING SAID ROAD, NOT SAN JUAN COUNTY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.56'	21.21'	S 45°00'00" W	90°00'00"
C2	40.00'	62.83'	56.57'	S 45°00'00" W	90°00'00"
C3	85.00'	158.60'	146.94'	S 07°29'12" W	114°59'23"
C4	85.00'	74.81'	70.75'	S 47°56'39" W	65°56'32"
C5	65.00'	10.31'	10.30'	S 85°27'28" W	9°05'05"
C6	10.00'	12.22'	11.47'	N 55°00'15" W	69°59'30"
C7	35.00'	42.75'	40.15'	N 55°00'15" W	69°59'30"
C8	60.00'	32.92'	32.51'	N 74°16'57" W	31°26'06"
C9	60.00'	40.38'	38.62'	N 39°17'12" W	38°33'24"
C10	25.00'	48.00'	40.96'	N 34°59'45" E	110°00'30"
C11	50.00'	96.00'	81.92'	N 34°59'45" E	110°00'30"
C12	75.00'	144.00'	122.88'	N 14°56'21" E	69°53'41"
C13	75.00'	28.95'	26.80'	N 60°10'48" E	20°35'14"
C14	75.00'	28.96'	25.44'	N 80°14'13" E	19°51'36"
C15	15.00'	23.56'	21.21'	S 45°00'00" E	90°00'00"
C16	40.00'	62.83'	56.57'	S 45°00'00" E	90°00'00"
C17	85.00'	158.60'	146.94'	S 07°29'12" E	69°59'30"
C18	85.00'	74.81'	70.75'	S 47°56'39" E	39°21'05"

COUNTY SURVEYOR
APPROVAL IN ACCORDANCE WITH INFORMATION AND RECORDS ON FILE IN THIS OFFICE
Kent B. Cantrell 7-7-22
COUNTY SURVEYOR DATE

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 14 DAY OF July, 2022.
Brittney Ivins
ATTORNEY

COUNTY BOARD OF HEALTH
APPROVED THIS 6 DAY OF July, 2022.
Ronnie Neves

PLANNING COMMISSION CERTIFICATE
APPROVED THIS 9th DAY OF June, 2022.
BY SAN JUAN COUNTY PLANNING COMMISSION.
Trent Schaefer
CHAIRMAN

COUNTY COMMISSION APPROVAL
PRESENTED TO THE SJCC
THIS 21st DAY OF June, 2022.
SUBDIVISION WAS ACCEPTED AND APPROVED
Lyman Duncan Willie Grayeyes
ATTEST

COUNTY RECORDER
STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF
Kelly Dearth
DATE 07/27/2022 BOOK 1052 PAGE 769 FEE 104.00



Item 2.





Item 2.



Item 2.



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND
PROPERTY LINES
EASEMENT AS SPECIFIED OR PUBLIC UTILITY EASEMENT (P.U.E.)
PROPERTY ADJOINING

PROF. CORNER FOUND
PROF. CORNER SET
MAG NAIL FOUND
MAG NAIL SET
BLOCK CORNER
SECTION CORNER MONUMENT

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
SPANISH VALLEY DRIVE
Moab, Utah 84532

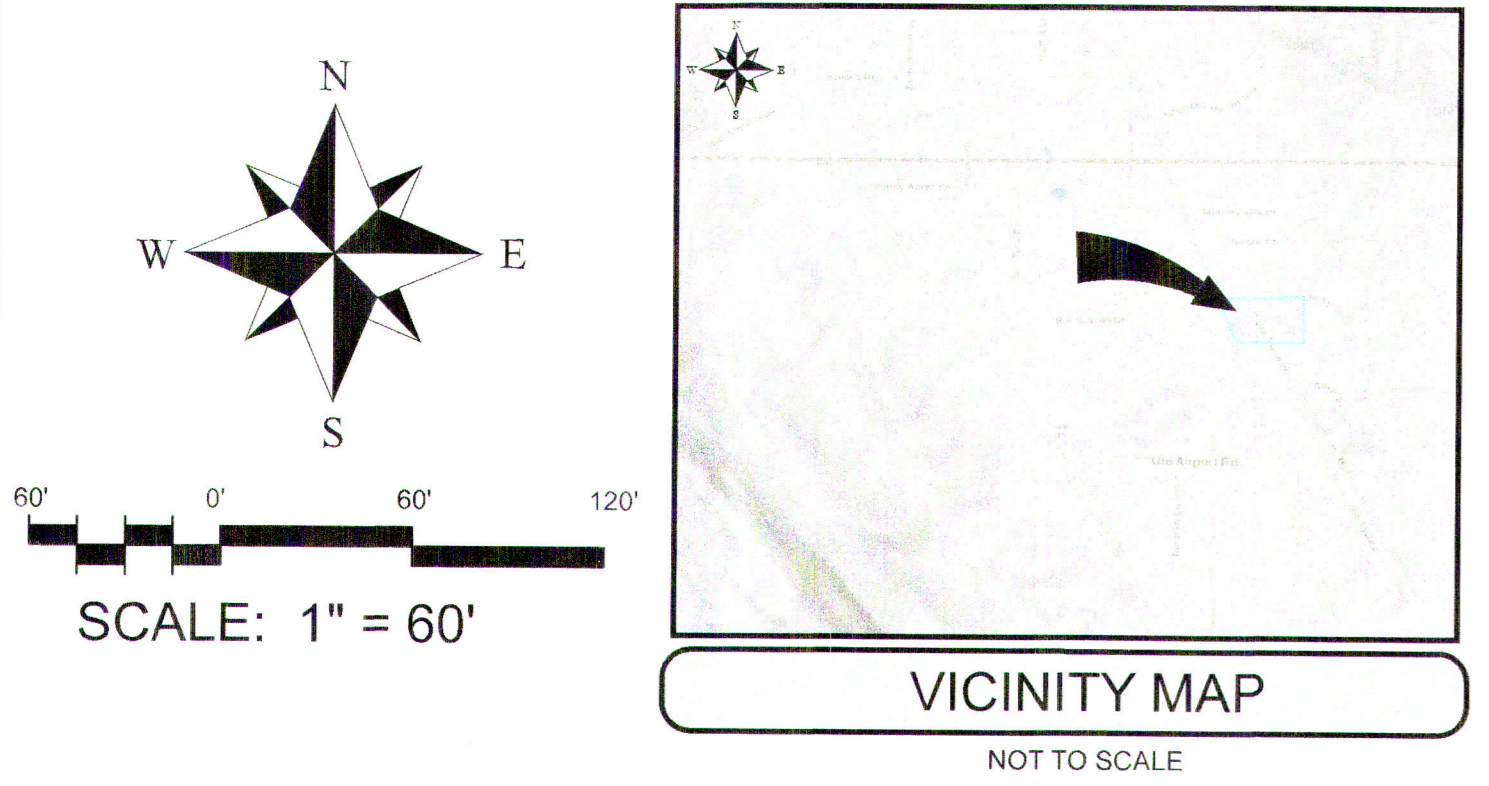
PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

DEVELOPER:
BUSINESS RESOLUTIONS LLC

DATE:
6/7/22

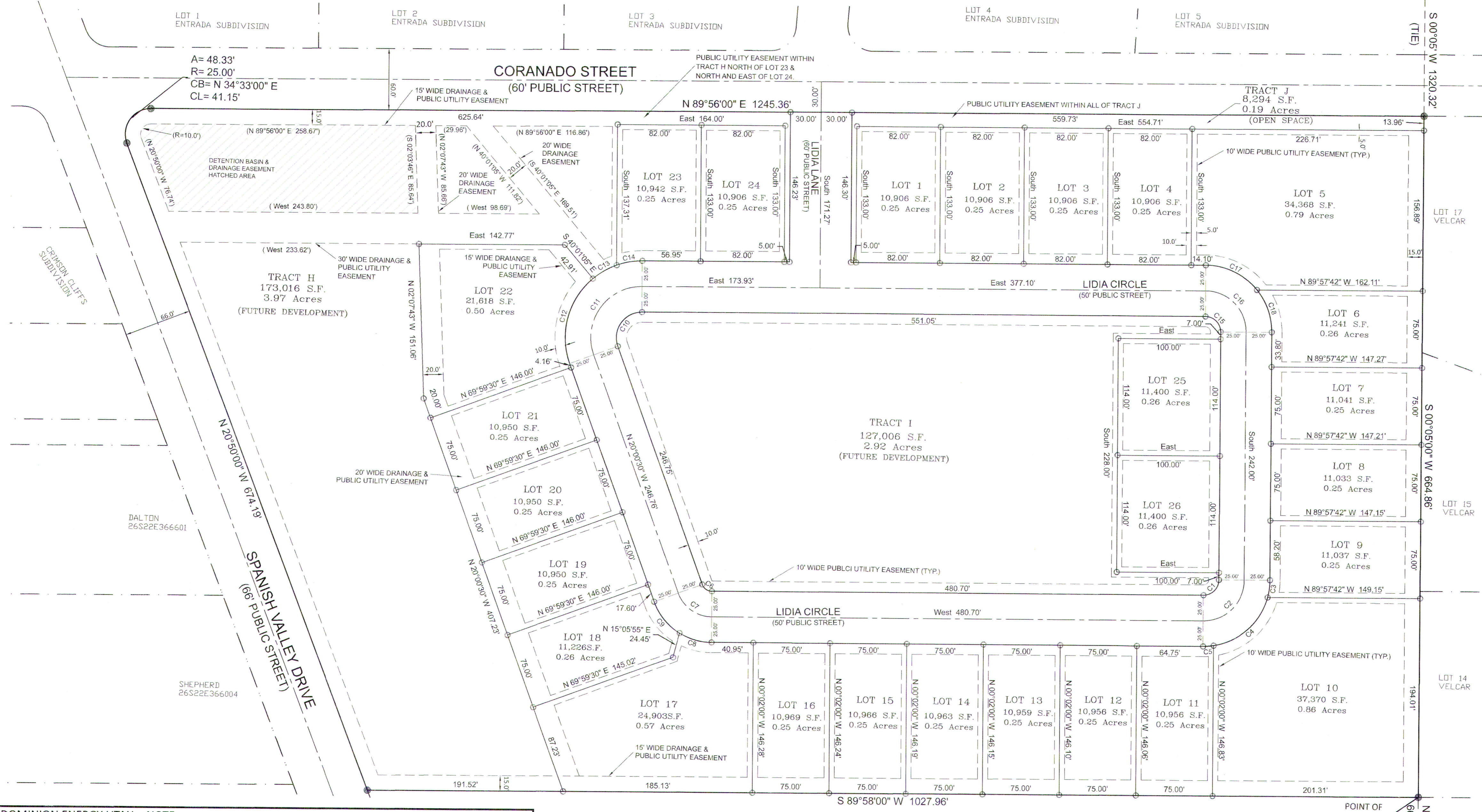
JOB NUMBER:
038-22

SHEET 1 OF 1



FINAL PLAT OF CORANADO PARK, TRACT C AMENDED

AMENDING TRACT C, OF CORANADO PARK
A SUBDIVISION LOCATED WITHIN THE SOUTHWEST QUARTER
OF SECTION 36, T26S, R22E, SLB&M



SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as CORANADO PARK, TRACT C AMENDED and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake
License No. 7540504
DATE: 6/25/22

LEGAL DESCRIPTION

Commencing at the South 1/4 corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, thence North 00°05'00" East 661.32 feet along the Center Section line to the point of beginning, and running thence South 89°58'00" West 1027.96 feet (RECORD=1027.3') to a point on the easterly right of way line of Spanish Valley Drive; thence north 20°50'00" west 674.19 feet (RECORD=675.6') along said line; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 48.33 feet (RECORD=52.9'), (a chord bearing of North 34°33'00" East 41.15 feet) to a point on the southerly right of way line of Coronado Street; thence North 89°56'00" East 1245.36 feet (RECORD=1244.1') along said line to the Northwest corner of Lot 17, Velcar Subdivision; thence South 00°05'00" West 664.86 feet (RECORD=661.8') along the West line of said Subdivision to the point of beginning.
Contains 17.61 acres

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as
CORANADO PARK, TRACT C AMENDED
and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements (and private roads) shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

MICHAEL H. BYNUM, MANAGER
BUSINESS RESOLUTIONS LLC, A COLORADO LIMITED LIABILITY COMPANY, TRUSTEE
MOAB DEVELOPMENT TRUST, DATED SEPTEMBER 26, 2014

ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Grand } s.s.
ON THE 29 DAY OF June, 2022, PERSONALLY APPEARED BEFORE ME,
MICHAEL H. BYNUM, MANAGING MEMBER OF BUSINESS RESOLUTIONS, LLC, A COLORADO LIMITED LIABILITY COMPANY, TRUSTEE OF MOAB DEVELOPMENT TRUST, DATED SEPTEMBER 26, 2014, WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC: Valerie M Gardner
NOTARY PUBLIC FULL NAME: Valerie M Gardner
COMMISSION NUMBER: 707518
MY COMMISSION EXPIRES: 8-1-2023



SURVEYOR NOTES

THE BASIS OF BEARING IS N 00°05' E BETWEEN THE S 1/4 CORNER AND THE C 1/4 CORNER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.
THE INTENT OF THE SURVEY IS SUBDIVIDE TRACT C, CORANADO PARK INTO MULTIPLE LOTS. STREET ADDRESS WILL BE LABELED ON PLAT ONCE PROVIDED BY SAN JUAN COUNTY.
5/8" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL INCLUDE THE BUSINESS NAME OR "P.L.S." FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. OFF-SET PINS TO BE PLACED IN THE TOP OF THE CURB WHERE APPLICABLE. IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

AMENDING TRACT C, OF CORANADO PARK
A SUBDIVISION LOCATED WITHIN THE SOUTHWEST QUARTER
OF SECTION 36, T26S, R22E, SLB&M
ALL ROADS WITHIN THESE COUNTY ROAD DEDICATIONS SHALL BE BROUGHT UP TO A STANDARD ACCEPTABLE TO SAN JUAN COUNTY. IT SHALL BE THE BUYER, OWNER OR DEVELOPER RESPONSIBLE FOR BUILDING SAID ROAD, NOT SAN JUAN COUNTY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.56'	21.21'	S 45°00'00" W	90°00'00"
C2	40.00'	62.83'	56.57'	S 45°00'00" W	90°00'00"
C3	85.00'	158.60'	146.94'	S 07°29'12" W	114°58'23"
C4	85.00'	74.81'	70.75'	S 47°56'39" W	65°56'32"
C5	65.00'	10.31'	10.30'	S 85°27'28" W	9°05'05"
C6	10.00'	12.22'	10.47'	N 55°00'15" W	69°59'30"
C7	35.00'	42.75'	40.15'	N 55°00'15" W	69°59'30"
C8	60.00'	32.92'	32.51'	N 74°16'57" W	31°26'06"
C9	60.00'	40.38'	38.62'	N 39°17'12" W	38°33'24"
C10	25.00'	48.00'	40.96'	N 34°59'45" E	110°00'30"
C11	50.00'	96.00'	81.92'	N 34°59'45" E	110°00'30"
C12	75.00'	144.00'	122.88'	N 14°56'21" E	69°53'41"
C13	75.00'	28.95'	26.80'	N 60°10'48" E	20°35'14"
C14	75.00'	28.96'	25.44'	N 80°14'13" E	19°51'36"
C15	15.00'	23.56'	21.21'	S 45°00'00" E	90°00'00"
C16	40.00'	62.83'	56.57'	S 45°00'00" E	90°00'00"
C17	85.00'	158.60'	146.94'	S 07°29'12" E	69°59'30"
C18	85.00'	74.81'	70.75'	S 47°56'39" E	39°21'05"

COUNTY SURVEYOR
APPROVAL IN ACCORDANCE WITH INFORMATION AND RECORDS ON FILE IN THIS OFFICE
DATE: 6/7/22
JOB NUMBER: 038-22
SHEET 1 OF 1

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 14 DAY OF July, 2022.
Brittney Irvine
ATTORNEY

COUNTY BOARD OF HEALTH
APPROVED THIS 6 DAY OF July, 2022.
Ronnie Neves
CHAIRMAN

PLANNING COMMISSION CERTIFICATE
APPROVED THIS 9th DAY OF June, 2022.
Trent Schaefer
CHAIRMAN

COUNTY COMMISSION APPROVAL
PRESENTED TO THE SJCC
THIS 21st DAY OF June, 2022.
SUBDIVISION WAS ACCEPTED AND APPROVED
Lyman Duncan
Willie Grayeyes

COUNTY RECORDER
STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF
Kelly Dearth
DATE: 07/27/2022 BOOK: 1052 PAGE: 769 FEE: 104.00



STAFF REPORT

MEETING DATE: September 8, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Conditional Use Permit James and Linda Schmidt, La Sal

RECOMMENDATION: Consideration and Approval

SUMMARY

James and Linda Schmidt are applying for a conditional use permit for a 5 spot RV park on parcel 0000500A0030, lot 3 of the Stewart Subdivision in La Sal.

The application is for 5 spots with full hookups, no public bathroom or shower house.

The Planning Commission has placed the following conditions on similar projects in the past:

- *Must comply with the public water system requirements for water storage and pressure for fire suppression standards*
- *Must comply with any state or federal fire restrictions*
- *Must comply with all building permit requirements*
- *Must comply with San Juan County Health Department requirements and Utah State water system requirements.*
- *Must comply with San Juan County business license requirements*

HISTORY/PAST ACTION

N/A

Received 8/18/22
13

Item 3.

SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction
- Land Use Change
- Addition
- Appeal

Subject Property Location or Address: 17 Elk Mountain Rd, La Sal UT 84530
(Former address 70 E. Markle Rd)

Parcel Identification Number: 0600500A0030

Parcel Area: 1.47 acre Current Use: _____

Floor Area: _____ Zoning Classification: RR-1

Applicant Name: James Schmidt, Linda Schmidt

Mailing Address: P.O. Box 184

City, State, ZIP: La Sal, UT, 84530

Daytime Phone #: 435-419-2022 Fax#: _____

Email Address: rivercanyon@gmail.com

Business Name (If applicable): Adventure Haven LLC

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, ZIP: _____

Daytime Phone #: _____ Fax#: _____

Describe your request in detail (use additional page(s) if necessary):
Five site RV Park with full hook-ups. No public bathroom or shower house.

Authorized Signature: James Schmidt Date: 8/18/2022

Property Owner's Affidavit

I (we) JAMES AND LINDA SCHMIDT, being first duly sworn, depose and that I (we) am (are) the current owner(s) of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

[Signature]
Owner's Signature

[Signature]
Owner's Signature (co-owner if any)

State of Utah)
:
County of San Juan)

Subscribed and sworn to before me this 18 day of August, 2022.

[Signature]
Notary Public
Residing in San Juan
My Commission expires: 3/26/2025



Agent Authorization

I (we) JAMES AND LINDA SCHMIDT, the owner(s) of the real property located at 70 E. MARKLE RD. (17 ELK MTN) LG SGL UT 84530 in San Juan County, Utah, do hereby appoint JAMES SCHMIDT, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____, to appear before any County board or commission considering this application.

James Schmidt
Owner's Signature

Linda Schmidt
Owner's Signature (co-owner if any)

State of Utah)
:
County of San Juan)

On the 18 day of August, 2022, personally appeared before me James and Linda Schmidt the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Ann Marie Burgess
Notary Public
Residing in San Juan
My Commission expires: 3/25/2025







STAFF REPORT

MEETING DATE: September 8, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Conditional Use Permit Application for RV Park, Jean Cheever and Terry Barr, Old School House Subdivision Lot 4

RECOMMENDATION: Consideration and Approval

SUMMARY

Terry Barr and Jeannie Cheever with Rockhound LLC are applying for a Conditional Use Permit (CUP) for an RV Park on parcel 000920020040, which is lot 4 of the Old School House Subdivision in Old La Sal. The property is 5.87 acres, and is mostly in the A-1 zone. This is an adjoining lot to the existing application for a CUP on lot 5 that was considered at the June and July PC Meetings.

The zoning ordinance lists a “*private park or recreational grounds or private camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses with are owned or managed by the recreation facility to which it is accessory*” as a conditional use. The ordinance also lists a “*motor park*” as a conditional use.

An RV park is a private camp or resort and a motor park, and is considered a conditional use in the A-1 zone.

The applicant has submitted proposed camp rules to address neighbors’ concerns about the development. They are attached and also quoted here.

- *Lights will turn downward and be 60 watts or less to keep the natural view of the landscape unaltered*
- *Camp roads will be sprayed down when conditions cause excessive dust.*

Campground rules with respect for others:

- *Quiet times are between 11pm and 6am*
- *Campers causing excessive noise will be asked to quiet down. If the problem persists, they will be asked to leave.*
- *ATV/OHVs must be driven at or under 15 mph on all residential roads in the area*
- *Trespassing, vandalism, and crime will be punishable by law*
- *Wildlife should not be disturbed*
- *Vegetation and natural areas should be left unharmed*
- *Remember that outside camp is a residential area; be respectful*
- *We practice water conservation at this park; please be aware of your water usage*

- *Each camper will be supplied with 5 gallons of water per day. If you need more, ask.*
- *All gray water will be collected, filtered and used for the greenhouses to prevent waste.*
- *Fire restrictions must be followed at all times; the sign is posted at front gate and updated daily*
- *When fires are allowed, wood can be purchased at the front entry*
- *LP can purchased at the front entry*
- *Fire safety regulations as posted per Utah State Law and the Department of Natural Resources*
- *Anyone not following the rules will be asked to leave immediately!*

The following conditions are consistent with conditions placed on similar conditional use permit applications recently:

- *Must comply with the public water system requirements for water storage and pressure for fire suppression standards*
- *Must comply with any state or federal fire restrictions*
- *Must comply with San Juan County Fire Policy*
- *Must comply with all building permit requirements*
- *Must comply with San Juan County Health Department requirements and Utah State water system requirements.*
- *Must comply with San Juan County business license requirements*
- *Max number of RV Spaces*

Staff recommendation is to apply these or similar conditions as well as any others the Planning Commissions feel are necessary to mitigate the impact of this development.

HISTORY/PAST ACTION

This is a new application for property adjacent to a previous application for lot 5. This project is planned as a single camp park on two parcels.

Consideration for Conditional Use Permit

Under San Juan County UT zoning ordinance (amended 9/11), under chapter 11, 11-2, (18), it states:

For Ag 1 zoned properties, a recognized conditional use is as a private park or recreational camp or resort, including its accessory or supporting dwellings or dwelling complexes and commercial services uses which are owned by or managed by the recreational facility to which it is accessory.

We are applying for a CUP for lot 4, 5.87 acre lot, for use as a family owned campground with therapeutic yoga offered. We are proposing putting in 10 RV sites with a 30 amp service and full hook ups, 10 cabins and 10 glamping tents which will run on eco-sensitive solar/battery power and 2 vault toilets during phase 1. Phase 2 will include a home with a yoga center and begin planning late 2023-24.

Again, this is a very small campground compared to a commercial sized KOA or Under Canvas where there are 15-16 sites per acre. Here, we are averaging 5 sites per acre. Here it will be about nature and the quiet outdoor experience, where the deer greet you in the morning and we give sun salutations during morning yoga and experience meditation and earthing.

In consideration and respect for our neighbors we propose the following:

All property lights will turn downward and be 60 watts or less to keep the natural view of the sky, stars, and landscape unaltered. (dark sky compliant)

Camp roads will be sprayed down when conditions cause excessive airborne dust

The landscape of the property will stay as natural and eco-sensitive as possible, ie dirt roads, sage brush, wildflowers, extensive brush oak for the deer and other wildlife to be supported with the cabins and yurts nestled in amongst the trees with minimal landscape clearing around them and paths for walking.

The purpose of this is for the privacy and tranquility that this sort of immersive woodsy farm experience offers each camper that a large resort can't offer. This campground offers a learning experience on self sustainability and a natural ayurvedic healing center.

The following are the campground rules inspired by the complaints.

Campground rules with respect for others:

Quiet times are between 11pm and 6am

Campers causing excessive noise will be asked to quiet down. If the problem persists, they will be asked to leave.

ATV/OHV users will be asked to drive responsibly, keeping speeds at 15 mph on the county road until reaching highway, and avoiding residential roads in the area.

Trespassing, vandalism, and crime will be punishable by law

Wildlife should not be disturbed

Vegetation and natural areas should be left unharmed

Campers are asked to stay on marked areas only within the campground

Remember that outside camp is a residential area; be respectful

We practice water conservation at this park; please be aware of your water usage

Campers will learn about farm to table living, off grid, conservation, sustainability, and more.

Each camper will be supplied with 5 gallons of potable water per day. If you need more, ask.

All gray water will be collected, filtered and used for the greenhouses to prevent waste.

Use the barrels provided to discard of gray water from your cabin/yurt.

Fire restrictions must be followed at all times. No open fires are allowed.

Most cabins/glamping sites are furnished with a LP fire pit.

As always, never leave any fire unattended.

Fire safety regulations are posted per Utah State Law and the Department of Natural Resources

Anyone not following the rules will be asked to leave immediately!



STAFF REPORT

MEETING DATE: September 8, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Conditional Use Permit Application for RV Park, Jean Cheever and Terry Barr, Old School House Subdivision Lot 5

RECOMMENDATION: Consideration and Approval

SUMMARY

Terry Barr and Jeannie Cheever with Rockhound LLC are applying for a Conditional Use Permit (CUP) for an RV Park on parcel 000920020050, which is lot 5 of the Old School House Subdivision in Old La Sal. The property is 7.3 acres, and is mostly in the A-1 zone. This application was considered at the June and July PC Meetings.

The application is for:

- Ten (10) pull thru RV sites 30ft wide X 60 ft long (natural dirt and rock/gravel) with a 30 amp electrical service.
- Ten (10) Mini Cabins with low voltage (Solar & Battery Power Only)
- Ten (10) Glamping Canvas tent Campsites with low voltage (Solar and Battery Power Only)

The zoning ordinance lists a “*private park or recreational grounds or private camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses with are owned or managed by the recreation facility to which it is accessory*” as a conditional use. The ordinance also lists a “*motor park*” as a conditional use.

An RV park is a private camp or resort and a motor park, and is considered a conditional use in the A-1 zone.

The applicant has submitted proposed camp rules to address neighbors’ concerns about the development. They are attached and also quoted here.

- *All property lights will turn downward and be 60 watts or less to keep the natural view of the sky, stars, and landscape unaltered. (dark sky compliant)*
- *Camp roads will be sprayed down when conditions cause excessive airborne dust*
- *The landscape of the property will stay as natural as possible, ie dirt paths, sage brush, wildflowers, extensive brush oak for the deer and other wildlife to be supported with the cabins and glamping sites nestled in amongst the trees with minimal landscape clearing around them.*

- *The purpose of this is for the privacy and tranquility that this sort of spacing and placement offers each camper that a large resort can't offer. This campground is a learning experience and a healing center.*

Campground rules with respect for others:

- *Quiet times are between 11pm and 6am*
- *Campers causing excessive noise will be asked to quiet down. If the problem persists, they will be asked to leave.*
- *ATV/OHV users will be asked to drive responsibly, keeping speeds at 15 mph on the county road until reaching highway, and avoiding residential roads in the area.*
- *Trespassing, vandalism, and crime will be punishable by law*
- *Wildlife should not be disturbed*
- *Vegetation and natural areas should be left unharmed*
- *Campers are asked to stay on marked areas only within the campground*
- *Remember that outside camp is a residential area; be respectful*
- *We practice water conservation at this park; please be aware of your water usage*
- *Campers will learn about farm to table living, off grid, conservation, sustainability, and more.*
- *Each camper will be supplied with 5 gallons of potable water per day. If you need more, ask.*
- *All gray water will be collected, filtered and used for the greenhouses to prevent waste.*
- *Use the barrels provided to discard of gray water from your cabin/yurt.*
- *Fire restrictions must be followed at all times. No open fires are allowed.*
- *Most cabins/glamping sites are furnished with a LP fire pit.*
- *As always, never leave any fire unattended.*
- *Fire safety regulations are posted per Utah State Law and the Department of Natural Resources*
- *Anyone not following the rules will be asked to leave immediately!*

The following conditions are consistent with conditions placed on similar conditional use permit applications recently:

- *Must comply with the public water system requirements for water storage and pressure for fire suppression standards*
- *Must comply with any state or federal fire restrictions*
- *Must comply with San Juan County Fire Policy*
- *Must comply with all building permit requirements*
- *Must comply with San Juan County Health Department requirements and Utah State water system requirements.*
- *Must comply with San Juan County business license requirements*
- *Max number of RV Spaces*

Staff recommendation is to apply these or similar conditions as well as any others the Planning Commissions feel are necessary to mitigate the impact of this development.

HISTORY/PAST ACTION

This application was considered at the June and July PC meetings. They have also applied for a separate CUP on and adjoining lot, lot 4. The project was applied for separately, but is one camp park on two parcels.

SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):



New Construction
Addition



Land Use Change
Appeal

Subject Property Location or Address: 16 Old School House Dr

Parcel Identification
Number: 000920020050

Parcel Area: 7.3 Acres Current Use: Empty Lot

Floor Area: _____ Zoning Classification: A-1

Applicant
Name: Jeannie M. Cheever

Mailing
Address: P.O.Box 293

City, State, ZIP: La Sal, Utah 84530

Daytime Phone #: 815-260-8779 Fax#: _____

Email Address: rockhoundllc.tlb@gmail.com

Business Name (If applicable): RockhoundLLC

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, ZIP: _____

Daytime Phone #: _____ Fax#: _____

Describe your request in detail (use additional page(s) if necessary): See Attached Sheet

Authorized Signature: Jean M. Cheever Date: 4/21/2022

We are a small family proposing a small RV and glamping resort nestled in with many small oak trees for "natures" privacy. Guests are allowed by reservation only with quiet times enforced between 10p to 6a. This will be an outdoor nature experience for those seeking such.

We will not be allowing fire pits or fires due to extreme fire risk and drought per State of Utah regulations.

We have revised the previous drawing to allow for the natural water overflow area on property to be undisturbed as well for safety. There will be no buildings or campers near the current dry creek bed.

We will have:

- Ten (10) pull thru RV sites 30ft wide X 60 ft long (natural dirt and rock/gravel) with a 30 amp electrical service.
- Ten (10) Mini Cabins with low voltage (Solar & Battery Power Only)
- Ten (10) Glamping Canvas tent Campsites with low voltage (Solar and Battery Power Only)

All Mini Cabins and Glamping sites will be on a floating deck block foundation

This location will be seasonal use of the Mini Cabins, Glamping, and RV Sites. April-October

The property has a natural grade above the creek area to keep this area dry.

We will have an accessory building for storage 48x50 (2280 sq ft). This building is also above grade.

Half of the property is within 1000 feet of Hwy 46 and within commercial zoning per state and county regulations, located just 5.9 miles (9min) from La Sal, Utah



Under San Juan County UT zoning ordinance (amended 9/11), under chapter 11, 11-2, (18), it states:

#1) For A-1 zoned properties, a recognized conditional use is as a private park or recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses (aka bathrooms, showers, convenience items/goods/foods, LP gas, recreational rentals, etc) which are owned by or managed by the recreational facility to which it is accessory.

#2) For CDh zoned properties, which includes all properties within 1000 feet of Highway (46) per state law (and included in the CCRs), nurseries and greenhouses, mobile home parks, motels, accessory buildings and uses, (plus many more), and other uses approved by the Planning Commission as being in harmony with the intent of the neighborhood commercial zone similar in nature to the above listed uses restaurants, motels, new and used automobile sales, farm machinery and equipment sales, nurseries and greenhouses, mobile home sales, mobile home parks, drive in theaters, bowling alley, other commercial recreational facilities, auto service station, accessory buildings and uses.

#3) For CCRs, There shall be commercial use allowed within 1000 feet of Hwy 46, as per state law regulation . Such commercial use does not include salvage yards, hog farms, landfills, or other types of industrial or (3a) high volume commercial businesses that would not maintain property values in Old La Sal and (3b) preserve the natural and scenic environment.

Definition of High Traffic Volume Business means a business for which the volume and frequency of visitors, deliveries, truck, and other vehicle traffic exceeds the number of designated parking spaces under normal conditions or creates a nuisance for neighboring properties or the municipality.

3a We will have 10 designated parking spots for RVs and their vehicles 30 wide x 60 long sites per camper, exceeding the size of Federal Government RV park suggestions. There will also be additional parking at the accessory building for cars.

3a Only registered campers will have access to the property or its facilities.

3b We are taking great measures through greenhouses and sustainability measures to reestablish natural foliage to the Old La Sal area and preserve the natural scenic environment that the drought has taken from our area.

#4) For A1 zoned property, Renewable energy- solar, wind farms, Solar panels for self sustainability (resource saving) are allowable CUP resources for A1 zoning (we are, with the help of the SBDA, beginning a self sustainable hydroponic grant farm for bringing value added goods/produce to a rural area. We will be working with local WIC programs and state government programs for targeting local low income, women and children, and minority needs programs.

#5) For A1 zoned property, agriculture and forestry are Permitted uses and do not require a CUP. This includes Nursery and greenhouses, wholesale or retail, fruit/vegetable stand; tilling of soil; raising of crops; forestry; grazing and pasturing of animals, business or industry

Reconsideration for Conditional Use Permit lot 5

Under San Juan County UT zoning ordinance (amended 9/11), under chapter 11, 11-2, (18), it states:

For Ag 1 zoned properties, a recognized conditional use is as a private park or recreational camp or resort, including its accessory or supporting dwellings or dwelling complexes and commercial services uses which are owned by or managed by the recreational facility to which it is accessory.

In consideration and respect for our neighbors we propose the following:

All property lights will turn downward and be 60 watts or less to keep the natural view of the sky, stars, and landscape unaltered. (dark sky compliant)

Camp roads will be sprayed down when conditions cause excessive airborne dust

The landscape of the property will stay as natural as possible, ie dirt paths, sage brush, wildflowers, extensive brush oak for the deer and other wildlife to be supported with the cabins and glamping sites nestled in amongst the trees with minimal landscape clearing around them.

The purpose of this is for the privacy and tranquility that this sort of spacing and placement offers each camper that a large resort can't offer. This campground is a learning experience and a healing center.

Campground rules with respect for others:

Quiet times are between 11pm and 6am

Campers causing excessive noise will be asked to quiet down. If the problem persists, they will be asked to leave.

ATV/OHV users will be asked to drive responsibly, keeping speeds at 15 mph on the county road until reaching highway, and avoiding residential roads in the area.

Trespassing, vandalism, and crime will be punishable by law

Wildlife should not be disturbed

Vegetation and natural areas should be left unharmed

Campers are asked to stay on marked areas only within the campground

Remember that outside camp is a residential area; be respectful

We practice water conservation at this park; please be aware of your water usage

Campers will learn about farm to table living, off grid, conservation, sustainability, and more.

Each camper will be supplied with 5 gallons of potable water per day. If you need more, ask.

All gray water will be collected, filtered and used for the greenhouses to prevent waste.

Use the barrels provided to discard of gray water from your cabin/yurt.

Fire restrictions must be followed at all times. No open fires are allowed.

Most cabins/glamping sites are furnished with a LP fire pit.

As always, never leave any fire unattended.

Fire safety regulations are posted per Utah State Law and the Department of Natural Resources

Anyone not following the rules will be asked to leave immediately!



STAFF REPORT

MEETING DATE: September 8, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Spanish Trail Estates, Phase 1, Lot 11 Amended, Matt Camberlango

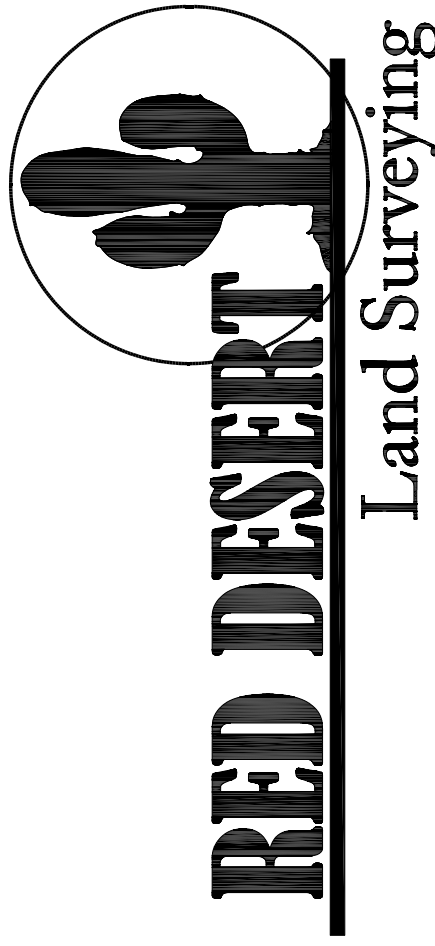
RECOMMENDATION: Consideration and Approval

SUMMARY

Spanish Trail Estates Subdivision was approved in 1994. This amendment would split Lot 11 into two lots. Lot 11A would be .39 of an acre and lot 11B would be .84 of an acre. These lots have access to water and sewer utilities through the San Juan Spanish Valley Special Service District, and will be required to connect for the smaller lot sizes.

This plat was presented for a preliminary plat review at the August 11, 2022 PC Meeting.

At the August meeting, a concern about drainage was raised because of the access onto Spanish Valley Drive. After reviewing the concern onsite, the potential drainage concerns can be easily mitigated with site grading, and the elevation of the future home.



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

	CLEAN OUT
	SEWER MANHOLE
	CABLE BOX
	CABLE PEDESTAL
	STOP SIGN
	SIGN
	CONTOURS
	WATER LINE
	WATER VALVE
	WATER MANHOLE
	HYDRANT
	TELEPHONE PEDESTAL
	GAS METERS
	GAS PEDESTAL
	FENCE
	ASPHALT
	POWER POLE
	GUY WIRE
	LIGHT POLE
	ELECTRIC METER
	ELECTRIC BOX
	GENERATOR
	RECORD DATA
	CALCULATED DATA
	PROP. CORNER FOUND
	PROP. NAIL FOUND
	MAG. NAIL FOUND
	BLOCK CORNER
	CENTERLINE MONUMENT
	BUILDING SETBACKS
	EASEMENTS
	PROPERTY ADJOINING

PROJECT TYPE:
SUBDIVISION

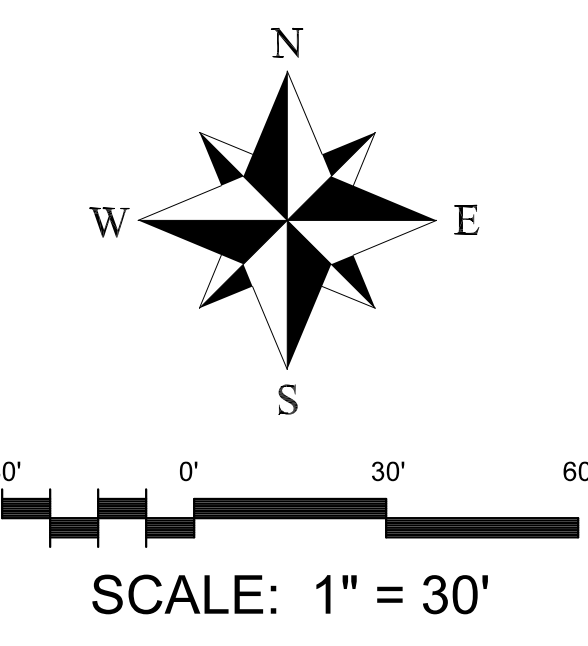
PROJECT LOCATION:
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:
Matt Camberlango

DATE:
6/8/22

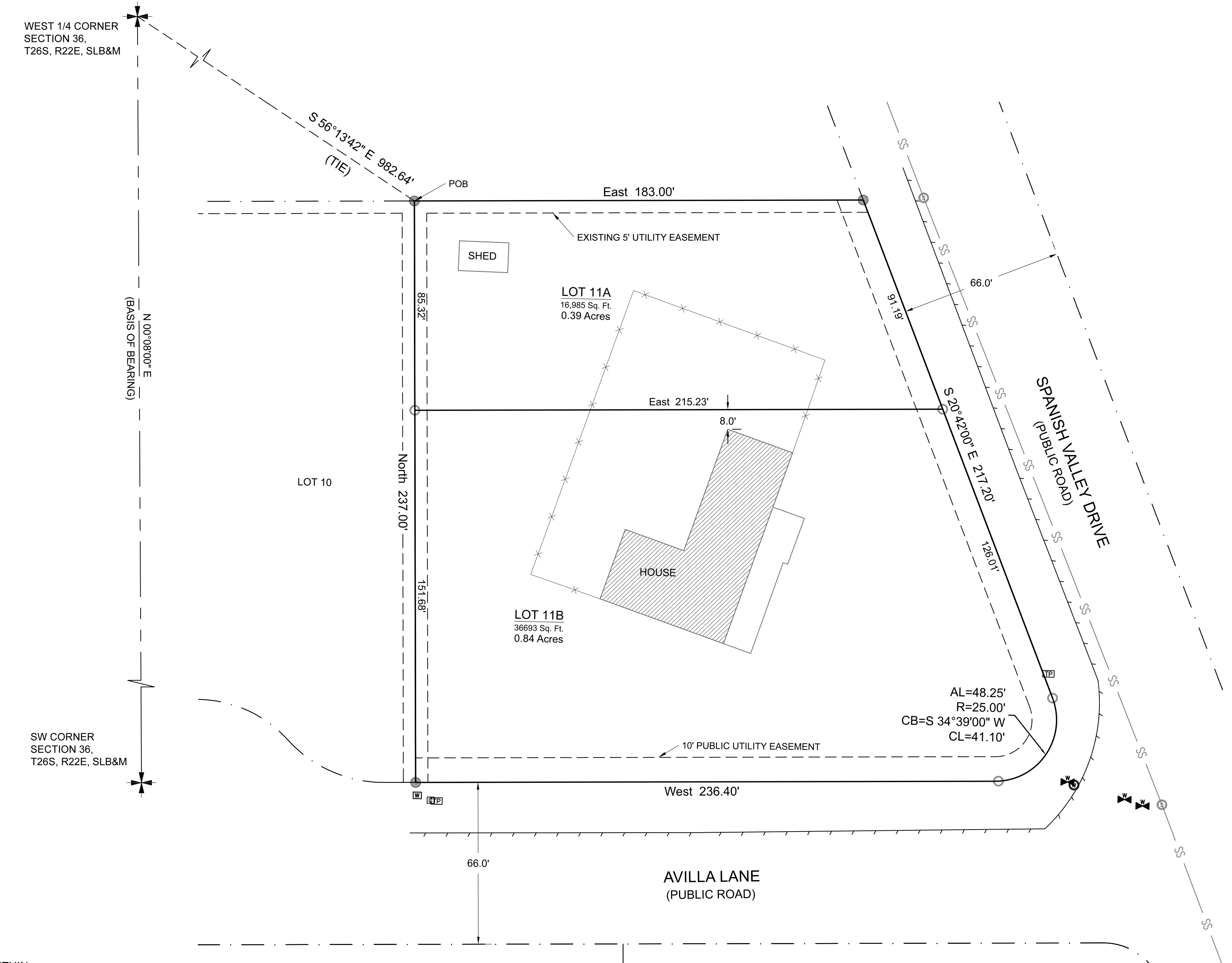
JOB NUMBER:
140-22

SHEET 1 OF 1



SPANISH TRAIL ESTATES, PHASE I, LOT 11 AMENDED

FINAL PLAT OF
A SUBDIVISION LOCATED WITHIN THE
SW1/4 OF SECTION 36, T26S, R22E, SLB&M



A SUBDIVISION LOCATED WITHIN
THE SOUTHWEST QUARTER OF SECTION 1, T26S, R22E, SLB&M

SURVEYOR NOTES

THE BASIS OF BEARING IS NORTH 00°08'00" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.

THE INTENT OF THE SURVEY IS SUBDIVIDE LOT.

SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herein, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **SPANISH TRAIL ESTATES, PHASE I, LOT 11 AMENDED** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake _____ DATE _____
License No. 7540504

LEGAL DESCRIPTION

Beginning at a the Northwest corner of Lot 11, Spanish Trail Estates, phase I, said point being South 56°13'42" East 982.64 feet from the West Quarter corner of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with said Lot 11 thence East 183.00 feet; thence South 20°42'00" East 217.20 feet; thence with a curve having a radius of 25.00 feet, to the right with an arc length of 48.25 feet, (a chord bearing of South 34°39'00" West 41.10 feet); thence West 236.40 feet; thence North 237.00 feet to the point of beginning, having an area of 1.23 acres.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as

SPANISH TRAIL ESTATES, PHASE I, LOT 11 AMENDED

Do hereby dedicate for Perpetual use of public all parcels of land shown on this plat as intended for public use.

In witness whereof _____ have hereunto set _____ this _____ Day of _____ a.d.,
20____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } s.s.
ON THE _____ DAY OF _____ 2022, PERSONALLY APPEARED BEFORE ME, _____ WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

<p>COUNTY SURVEYOR</p> <p>APPROVAL IN ACCORDANCE WITH INFORMATION AND RECORDS ON FILE IN THIS OFFICE</p> <p>_____ COUNTY SURVEYOR DATE _____</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____, 2022.</p> <p>_____ ATTORNEY</p>	<p>COUNTY BOARD OF HEALTH</p> <p>APPROVED THIS _____ DAY OF _____, 2022.</p> <p>_____ CHAIRMAN</p>	<p>PLANNING COMMISSION CERTIFICATE</p> <p>APPROVED THIS _____ DAY OF _____, 2022.</p> <p>BY SAN JUAN COUNTY PLANNING COMMISSION.</p> <p>_____ CHAIRMAN</p>	<p>COUNTY COMMISSION APPROVAL</p> <p>PRESENTED TO THE _____</p> <p>THIS _____ DAY OF _____, 2022.</p> <p>SUBDIVISION WAS ACCEPTED AND APPROVED.</p> <p>_____ ATTEST</p>	<p>COUNTY RECORDER</p> <p>STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF _____</p> <p>DATE _____ BOOK _____ PAGE _____ FEE _____</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------



STAFF REPORT

MEETING DATE: September 8, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Hummingbird Nest Subdivision Amendment 1, Brad Bunker, Bunker Engineering

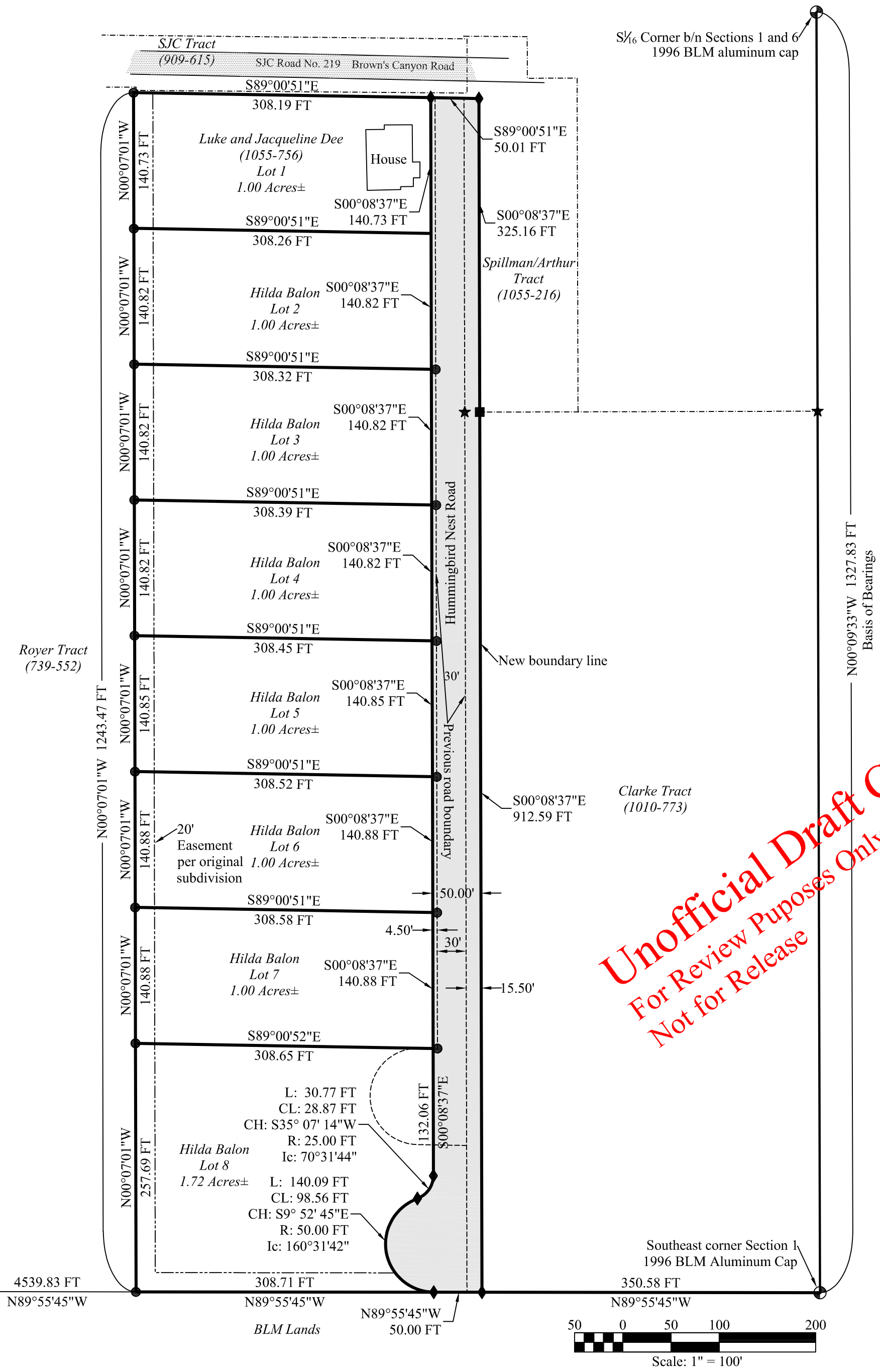
RECOMMENDATION: Consideration and Approval

SUMMARY

The Hummingbird Nest Subdivision was created in 2019 with 8 lots (see original plat attached). This amendment widens the road, and moves the turnaround. The road is intended to remain private.

This plat was presented for a preliminary plat review at the August 11, 2022 PC Meeting.

Final Plat Hummingbird Nest Subdivision Amendment No. 1 Within Section 1, T37S, R22E, SLB&M



Unofficial Draft Copy
For Review Purposes Only
Not for Release

Narrative

The purpose of this subdivision amendment was to widen Hummingbird Nest Road to 50.00 feet. This was done by taking 4.50 additional feet from the subdivision lots and 15.50 feet from the private landowners east of the subdivision as shown hereon.

The basis of bearings for this survey is N00°09'33"W between the southeast corner of Section 1, Township 37 South, Range 22 East, SLB&M. This is in accordance with the basis of bearings of the original Hummingbird Nest Subdivision. Other private surveys had been performed previously to the east and the north of this subdivision, however, when the subdivision was created a new basis was used for unknown reasons. Pertinent corner monuments adjoining the subdivision were field located and are shown hereon.

Descriptions

Exterior Boundary

A tract of land within the SE 1/4 of Section 1, Township 37 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows; Beginning at a point on the south line of said Section 1 located N89°55'45"W 350.58 feet from the southeast corner of said Section 1; thence N89°55'45"W 358.71 feet along the section line, thence N00°07'01"W 1243.47 feet, thence S89°00'51"E 358.20 feet, thence S00°08'37"E 1237.75 feet to the point of beginning, containing 10.21 acres more or less.

Notes

- The corner monuments along the east lot lines were not adjusted per this survey. They were simply left in place and shall act as 4.50 foot witness corners to the new lot corners.
- The new area created for Hummingbird Nest Road shall be a private road and utility easement. The old cul-de-sac shall be abandoned.

Legend

- Found PLSS monument as labeled
- Set rebar/cap (LS 4769309)
- Found rebar/cap (LS 4769309)
- Found rebar/cap (LS 161297)
- Calculated location (not set)

Surveyor's Certificate

I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Byron Clarke.



6/21/2022
Brad D. Bunker Utah P.L.S. #4769309 Date

County Surveyor's Certificate

"Approval in accordance with information and records on file in this office."

SJC Surveyor Date

Hummingbird Nest Subdivision Amendment No. 1

County Recorder
State of Utah, County of San Juan, Recorded at the request of _____
Filed: Date: _____ Time: _____
Book: _____ Page: _____ Fee: _____

Form Approval
Approved this _____ Day of _____, 20____
Health Official _____ Attorney _____

Health Department
Approved this _____ Day of _____, 20____

County Recorder
Within Section 1, Township 37 South, Range 22 East, SLB&M

Owners Dedication
Know all men by these presents that we, the undersigned owners of the affected land shown hereon, cause the same to be amended as shown hereon, hereafter to be known as the Hummingbird Nest Subdivision Amendment No. 1.

In witness whereof I have hereunto set my hand this _____ Day of _____, 20____

By: Luke Dee Owner
By: Jacqueline Dee Owner
By: Hilda Balon Owner
By: Alva Byron Clarke IV Owner
By: Emily Louise Clarke Owner
By: Cari D. Spillman Owner
By: Denise L. Arthur Owner

Acknowledgement
State of Utah, County of San Juan, on the _____ Day of _____, 20____ personally appeared before me name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein.

My commission expires _____ 20____ Residing in _____ County _____ Notary Public

Bunker Engineering, LLC
965 South Creek Road, Monticello, UT 84535
P.O. Box 452, Monticello, UT 84535 (435) 459-9152
Date: 6/20/2022 Drawn By: B.D. Bunker Scale: 1" = 100'
Drawing Name: Survey Reference Number: BE1236

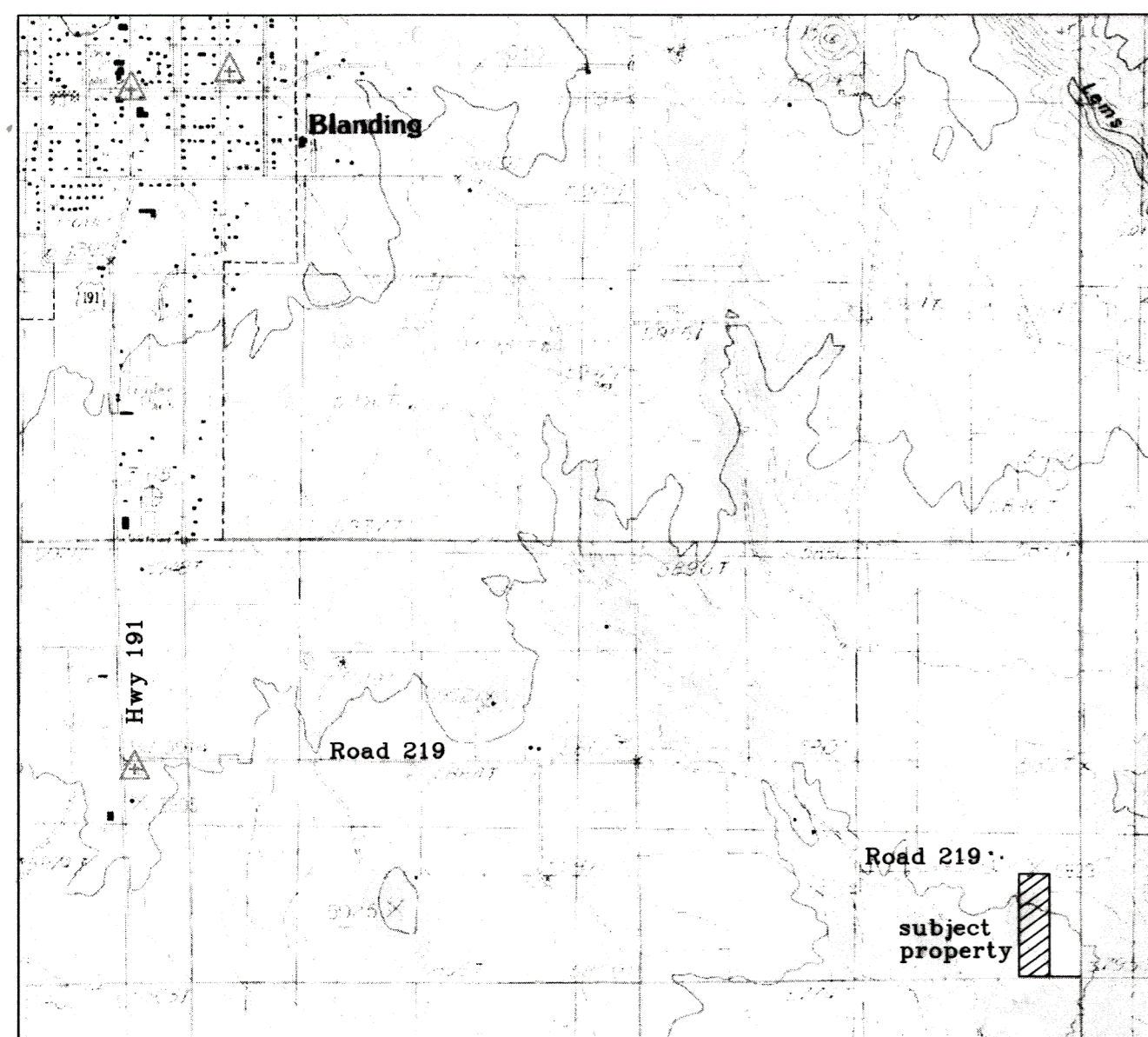
San Juan County Planning Commission
Approved by the San Juan County Planning Commission this _____ Day of _____, 20____
Chairman _____

San Juan County Commission
The amendment hereon was presented to the San Juan County Commission this _____ day of _____, 20____, and was accepted and approved.
Commissioner _____ Attest _____

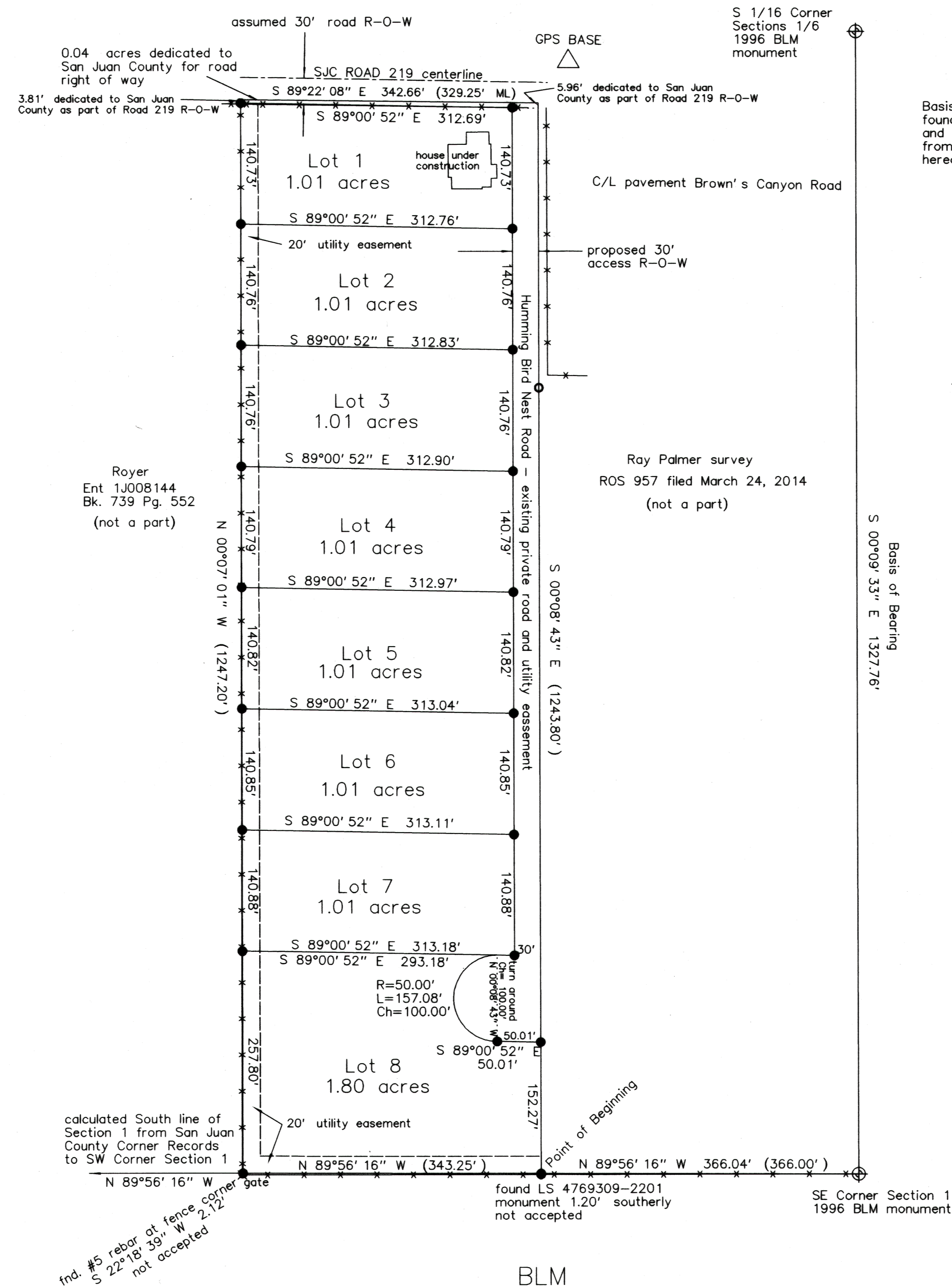
FINAL PLAT OF HUMMINGBIRD NEST SUBDIVISION

Ent 158984 Bk. 1032 Pg. 593

SE/4 SE/4 Section 1, T.37 S., R.22 E., SLM, San Juan County, Utah



Vicinity Map - not to scale



Basis of bearing is S 00°09' 33" E between found BLM monuments at the S 1/16 Corner and the SE Corner of Section 1. Determined from GPS True North at the GPS Base shown hereon.

- LEGEND -
- ⊕ found std. BLM 3.25" aluminum cap monument
 - found #5 rebar/plastic cap LS 4769309-2201
 - × found #5 rebar
 - set #5 rebar plastic cap
 - (##) record dimension
 - fence line

- Notes:
- 1) Hummingbird Nest is a private road and utility corridor and there is presently no homeowners association in place. San Juan County will not maintain or construct said road and utility corridor.
 - 2) No utility spot was conducted for the lot staking.
 - 3) No title report was provided by landowner and no further research was performed by Huddleston Land Surveying.

SURVEYOR'S CERTIFICATE

I, GERALD G. HUDDLESTON, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 161297 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND I FURTHER CERTIFY THAT UNDER THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, WHICH IS HEREAFTER TO BE KNOWN AS, HUMMINGBIRD NEST SUBDIVISION.

BOUNDARY DESCRIPTION

A PARCEL OF LAND CONTAINED IN THE SE1/4 OF SECTION 1, T.37 S., R.22 E., S.L.M., SAN JUAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE TRACT DESCRIBED HEREIN, A POINT ON THE SOUTH LINE OF SAID SECTION 1, FROM WHICH POINT THE SE CORNER OF SAID SECTION 1 BEARS S 89°56' 16" E A DISTANCE OF 366.04 FEET; THENCE, N 89°56' 16" W A DISTANCE OF 343.25 FEET ALONG THE CALCULATED SOUTH LINE OF SAID SECTION 1; THENCE, N 00°07' 01" W A DISTANCE OF 1247.20 FEET TO THE NW CORNER OF THE TRACT DESCRIBED HEREIN; THENCE, S 89°22' 08" E A DISTANCE OF 342.66 FEET TO THE NE CORNER OF THE TRACT DESCRIBED HEREIN; THENCE, S 00°08' 43" E 1243.80 FEET BACK TO THE POINT OF BEGINNING.

11 10 2019
DATE

Gerald G. Huddleston
GERALD G. HUDDLESTON

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE

HUMMINGBIRD NEST SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC 0.04 ACRES LYING NORTH OF LOT 1 AS SHOWN ON THIS PLAT, INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND THIS 27 DAY OF December A.D., 2019

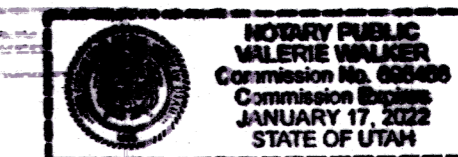
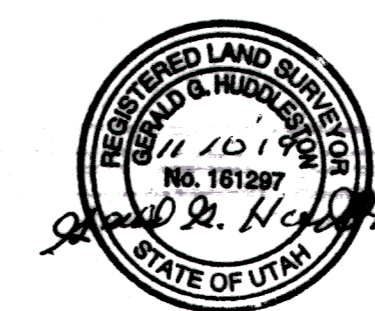
Hilda Balon
HILDA BALON, OWNER

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF San Juan

ON THE 27 DAY OF December A.D. 2019 PERSONALLY APPEARED BEFORE ME HILDA BALON AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGE THAT SHE EXECUTED THE SAME.

MY COMMISSION EXPIRES 1-17-2022
Valerie Walker
NOTARY PUBLIC
RESIDING IN San Juan COUNTY



November 10, 2019

HUDDLESTON LAND SURVEYING
P.O. Drawer KK - Cortez, CO 81321 - (970) 565-3330

Ent 161703 Bk. 1044 Pg. 766
Date: 11-10-2019 9:13:14AM
Fee: \$64.00 Credit Card Filed By: FK
DAVID G. CHRISTENSEN, Recorder
SAN JUAN COUNTY CORPORATION
For: BALON HILLWA

COUNTY HEALTH DEPARTMENT
APPROVED THIS 19th DAY OF December A.D. 2019, BY
Rick Meyer

PLANNING COMMISSION CERTIFICATE
APPROVED THIS 19th DAY OF November A.D. 2019
BY SAN JUAN COUNTY PLANNING COMMISSION
Just Smith
CHAIRMAN SAN JUAN COUNTY PLANNING COMMISSION

COUNTY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE EXAMINED SAID TRACT AS STAKED EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE Nov. 19, 2019
SAN JUAN COUNTY SURVEYOR

COUNTY COMMISSION APPROVAL
PRESENTED TO THE SAN JUAN COUNTY COMMISSION THIS 19th DAY OF November A.D. 2019
SUBDIVISION WAS ACCEPTED AND APPROVED.
ATTEST
[Signature]
SAN JUAN COUNTY COMMISSION CHAIR

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 19th DAY OF November A.D. 2019
Walt B. J.
SAN JUAN ATTORNEY

COUNTY RECORDER NO.
STATE OF UTAH, COUNTY OF SAN JUAN
RECORDED AT THE REQUEST OF *Hilda Balon*
FILED: 11-27-2019 TIME 9:13am BOOK 1044 PAGE 766 FEE \$64.00
DATE: 11-27-2019
[Signature]
SAN JUAN COUNTY RECORDER



STAFF REPORT

MEETING DATE: September 8, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Coates II Subdivision Amendment 2, Brad Bunker, Bunker Engineering

RECOMMENDATION: Consideration and Approval

SUMMARY

The Coates 2 subdivision was created in 2018 with one lot. The subdivision was amended in 2020 with 9 lots. This amendment creates utility easements on the lots of the Coates II Subdivision as shown on the plat.

This plat was presented for a preliminary plat review at the August 11, 2022 PC Meeting.

Notes

1. This property is located within an Enterprise zone, A-1 "Agricultural Use"
2. There is no official flood zone designation for any area within this proposed subdivision.
3. Wells and septic systems shall be installed in conformance with the rules and regulations of the Utah Division of Environmental Health whether they serve individual lots or multiple lots. All systems shall comply with R317-4 administrative rules for onsite wastewater systems. All tracts must demonstrate acceptable soils and percolation test results within each tract boundary.
4. Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
5. If there are restrictive covenants which pertain to lots within this subdivision San Juan County has no responsibility for enforcing said covenants.
6. Roads must be constructed to San Juan County standards before acceptance by San Juan County for continual maintenance.
7. All underground utilities may not be shown.
8. Utility easements shown hereon are 7.50' wide on side and front lot lines, or as otherwise shown hereon. Easement widths on back lot lines vary as shown. Moki Court is also established as a utility easement.

Surveyor's Certificate

I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Guy Johnston.

7/13/2022

Date

Brad D. Bunker
Utah P.L.S. #4769309



Final Plat

Coates II Subdivision

Amendment 2

Within the NE1/4 of Section 35, Township 26 South, Range 22 East, SLB&M

Narrative

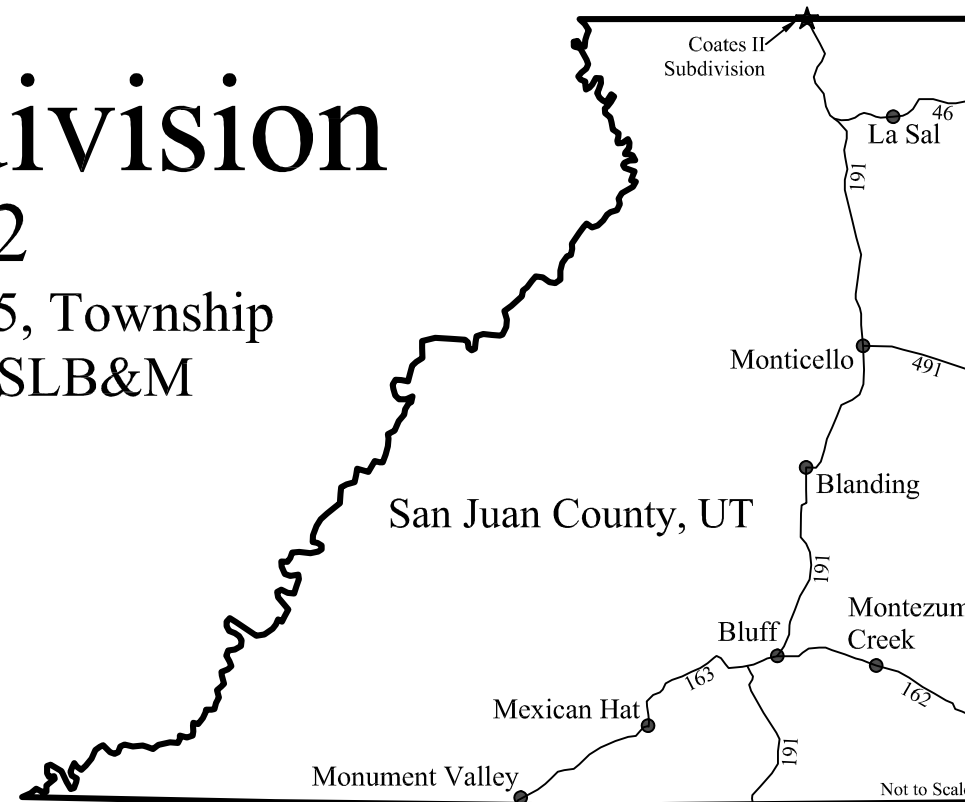
The purpose of this survey was to amend the Coates II Subdivision by adding utility easements as shown hereon.
The basis of bearings for this survey is N00°04'00"E between the E1/4 corner and N1/6 corner of Section 35, Township 26 South, Range 22 East, SLB&M. This is in accordance with the bearing for the same line per the Coates Subdivision.

Description

Subdivision Boundary (as surveyed)

A tract of land within the NE1/4 of Section 35, Township 26 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows; Beginning at a point on the C1/4 section line located S89°59'29"W 871.95 feet from the E1/4 corner of said Section 35; thence N00°10'46"E 370.99 feet to the south line of Lot 4 of Coates Subdivision, thence S89°19'06"W 239.74 feet to the southwest corner of said Lot 4, thence N00°26'03"E 295.59 feet to the northwest corner of said Lot 4 and the southerly right-of-way of Sunny Acres Lane, thence along said R.O.W. along the arc of a 240.80 foot radius curve to the left 47.28 feet, the chord of said curve is 47.20 feet and bears S41°04'59"W, thence S35°33'13"W 259.59 feet to the beginning of a 251.80 foot radius curve to the right, thence along said curve 178.40 feet to the northeast corner of Lot 1 of Coates Subdivision, the chord of said curve is 174.69 feet and bears S54°28'38"W, thence S00°08'27"W 310.88 feet to the southeast corner of said Lot 1 and a point on the C1/4 Section line, thence N89°59'29"E 564.54 feet to the point of beginning, containing 5.45 acres more or less.

Vicinity Map



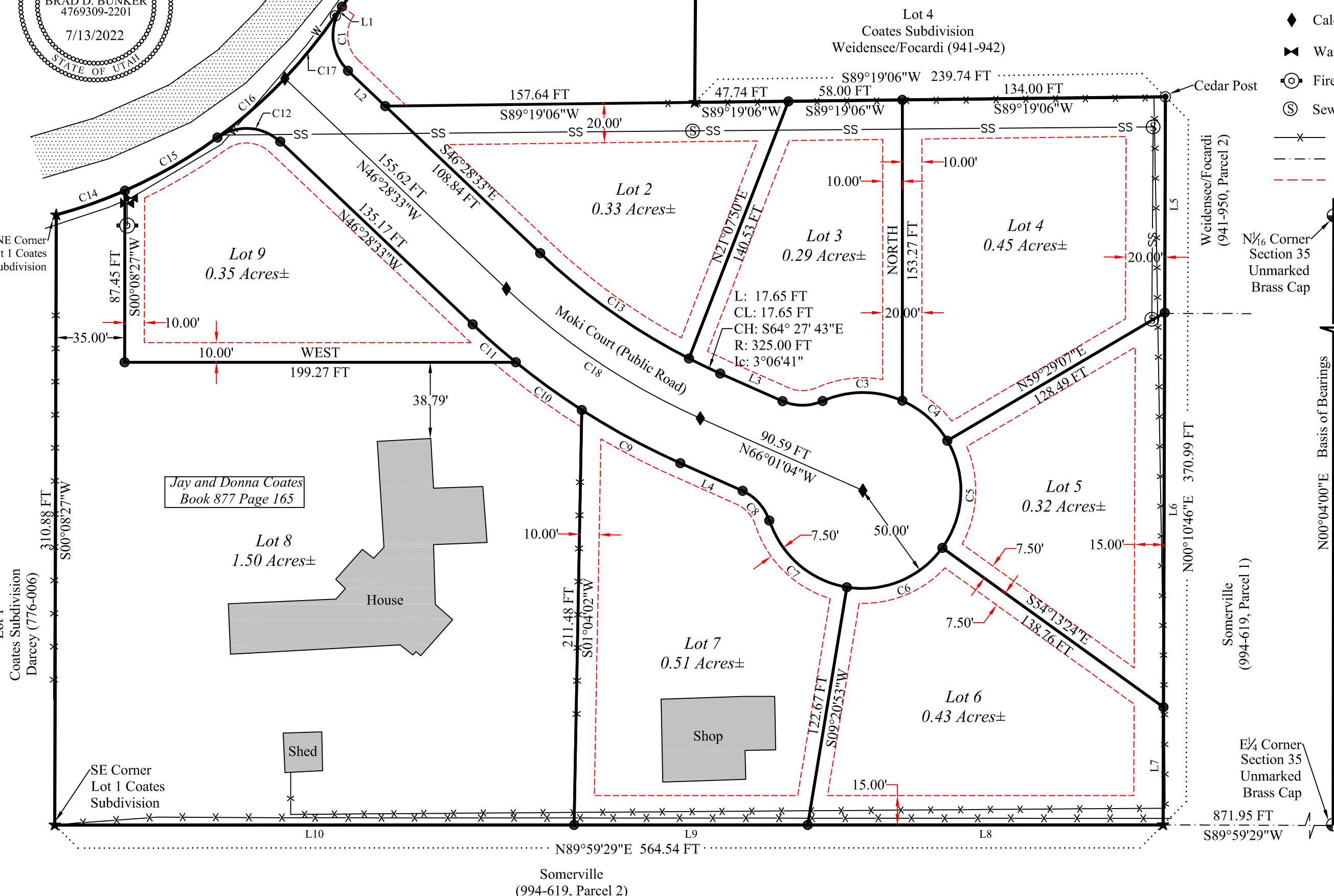
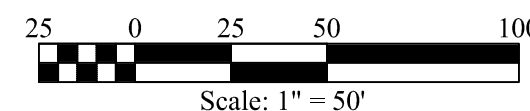
Line	Length (ft)	Direction
L1	5.71	S35°33'13"W
L2	26.16	N46°28'33"W
L3	34.69	S66°01'04"E
L4	34.69	N66°01'04"W
L5	110.00	N0°10'46"E
L6	200.99	N0°10'46"E
L7	60.00	N0°10'46"E
L8	181.00	N89°59'29"E
L9	119.00	N89°59'29"E
L10	264.54	N89°59'29"E

Legend

- Found section monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- Found monument as labeled
- ★ Found 3/8" Rebar (no cap)
- ◆ Calculated corner location (not set)
- ⊕ Water Valve
- ⊙ Fire Hydrant
- ⊙ Sewer manhole
- Fence
- - - Protracted Tracts
- - - Easement

Curve Table

Curve	Length (ft)	Radius	Delta	Chord Direction	Chord Length
C1	35.79	25.00	82.03	S5° 27' 40"E	32.81
C3	41.84	50.00	47.94	N89° 45' 47"E	40.63
C4	31.20	50.00	35.75	S48° 23' 27"E	30.70
C5	57.85	50.00	66.29	S2° 37' 51"W	54.68
C6	55.48	50.00	63.57	S67° 33' 44"W	52.67
C7	54.82	50.00	62.82	N49° 14' 24"W	52.12
C8	21.03	25.00	48.19	N41° 55' 22"W	20.41
C9	57.07	375.00	8.72	N61° 39' 29"W	57.01
C10	41.53	375.00	6.35	N54° 07' 33"W	41.51
C11	29.30	375.00	4.48	N48° 42' 52"W	29.30
C12	34.73	25.00	79.59	N86° 16' 21"W	32.00
C13	93.20	325.00	16.43	S54° 41' 28"E	92.88
C14	37.19	251.80	8.46	N70° 32' 36"E	37.15
C15	54.41	251.80	12.38	N60° 07' 18"E	54.31
C16	45.74	251.80	10.41	N48° 43' 39"E	45.67
C17	41.06	251.80	9.34	N38° 51' 08"E	41.02
C18	119.37	350.00	19.54	N56° 14' 49"W	118.80



Final Plat

Coates II Subdivision

Amendment 2

Within the NE1/4 of Section 35, Township 26 South, Range 22 East, SLB&M

- By: Jay C. Coates Owner
- By: Donna A. Coates Owner
- By: John C. Wilson Owner
- By: Theresa M. Wilson Owner
- By: Guy Johnston Owner
- By: Toni Johnston Owner

Bunker Engineering, LLC
965 S. South Creek Road, Monticello, UT 84535
P.O. Box 432, Monticello, UT 84535 (435) 459-9152

Date: July 2022 Drawn By: B.D. Bunker Scale: 1" = 50'
Drawing Name: Survey Reference Number: BE1241

County Recorder
State of Utah, County of San Juan, Recorded at the request of _____
Filed: Date: _____ Time: _____
Book: _____ Page: _____ Fee: _____

Health Department
Approved this _____ Day of _____, 20____
Approved this _____ Day of _____, 20____

Owners Dedication

Know all men by these presents that I (we), the undersigned owner(s) of the above described tract of land cause it to be subdivided into lots and streets hereafter to be known as the "Coates II Subdivision, Amendment 2", and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use and establish utility easements as shown hereon.

In witness whereof I have hereunto set my hand this _____ Day of _____, 20____

San Juan County Planning Commission
Approved by the San Juan County Planning Commission this _____ Day of _____, 20____

Chairman _____
Date: _____

SJC Surveyor

I have reviewed this plat and find it to meet the minimum statutory requirements of Utah Code, Title 17, Chapter 23, Utah Code, Title 17, Chapter 27a-6, and SJC Subdivision Ordinance Amended April, 2016

Surveyor _____ Date _____

San Juan County Commission

The subdivision hereon was presented to the San Juan County Commission this _____ Day of _____, 20____, and was accepted and approved.

Commissioner _____

Acknowledgement

State of Utah, County of San Juan, on the _____ Day of _____, 20____, personally appeared before me Jay C. Coates, Donna A. Coates, John C. Wilson, and Theresa M. Wilson and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein. My commission expires _____ 20____
Residing in _____ County _____ Notary Public

State of Utah, County of San Juan, on the 17th Day of August, 2020, personally appeared before me, Jay C. Coates, Dana A. Coates, John C. Wilson, and Travis M. Whisenand, all of whom are known to me and are not in the service of the State of Utah, and I have reviewed the foregoing instrument and find that the same (they) is (are) subscribed to by the proper party (parties) and voluntarily for the purposes and consideration therein expressed.

Grand County, Utah
 Jay C. Coates, Dana A. Coates, John C. Wilson, and Travis M. Whisenand
 Grand County, Utah
 Notary Public
 Commission # 700233
 DAWN RENAE EDDY
 Notary Public
 Commission # 700233

Grand County, Utah
 Commission # 700233
 DAWN RENAE EDDY
 Notary Public
 Commission # 700233

Approved the 17th Day of August, 2020

Grand County, Utah
 Commission # 700233
 DAWN RENAE EDDY
 Notary Public
 Commission # 700233

Notes

- This property is located within an Enterprise zone, A-1 "Agricultural Use".
- There is no official flood zone designation for any area within this proposed subdivision.
- Wells and septic systems shall be installed in conformance with the rules and regulations of the Utah Division of Environmental Health whether they serve individual lots or multiple lots. All systems shall comply with R317-4 administrative rules for onsite wastewater systems. All tracts must demonstrate acceptable soils and percolation test results within each tract boundary.
- Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
- There are no restrictive covenants which pertain to lots within this subdivision San Juan County has been established for adjoining said parcels.
- Roads must be constructed to San Juan County standards before acceptance by San Juan County for continual maintenance.
- All underground utilities may not be shown.

Surveyor's Certificate

I, Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 38, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-25-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Gny Johnson and Jay and Donna Coates.

Brad D. Bunker
 Utah P.L.S. 44769309
 Date: 6/15/2020

BRAD D. BUNKER
 4769309-2291
 6/15/2020

Narrative

The purpose of this survey was to amend the Coates II Subdivision and create 8 additional lots.

The basis of bearings for this survey is N00°04'00"E between the E1/4 corner and N1/4 corner of Section 35, Township 26 South, Range 22 East, SLB&M. This is in accordance with the bearing for the same line per the Coates Subdivision.

Description

Subdivision Boundary (as surveyed)

A tract of land within the NE1/4 of Section 35, Township 26 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows: Beginning at a point on the C4 section line located S89°59'29"W 871.95 feet from the E1/4 corner of said Section 35; S89°19'06"W 239.74 feet to the southeast corner of said Lot 4; thence N02°26'03"E 295.59 feet to the northeast corner of said Lot 4 and the southerly right-of-way of Sunny Acres Lane, thence along said R.O.W. along the arc of a 240.80 foot radius curve to the left 47.28 feet, the chord of said curve is 47.20 feet and bears S41°04'59"W, thence S35°31'5"W 265.30 feet to the beginning of a 251.80 foot radius curve to the right, thence along said curve 178.40 feet to the northeast corner of Lot 1 of Coates Subdivision, the chord of said curve is 174.69 feet and bears S54°28'38"W, thence S00°08'27"W 310.88 feet to the southeast corner of said Lot 1 and a point on the C4 section line, thence N89°59'29"E 564.54 feet to the point of beginning, containing 5.45 acres more or less.

Final Plat

Coates II Subdivision Amendment 1

Within the NE1/4 of Section 35, Township 26 South, Range 22 East, SLB&M

DRAWN BY: B.D. BUNKER
 DATE: 06/15/2020
 SCALE: 1" = 50'

BUK 163164 BK 1051 P.3 735
 DATE: 07-08-2020 12:05:22PM
 DRAWN BY: B.D. BUNKER
 DATE: 06/15/2020
 SAN JUAN COUNTY CORPORATION
 FOR: GNY JOHNSON

Vicinity Map

Line Table

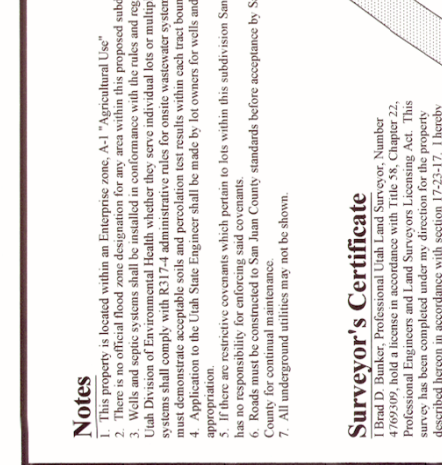
Line	Length (ft)	Direction
L1	5.71	S35°31'13"W
L2	26.16	N46°28'33"W
L3	34.69	S66°01'04"E
L4	34.69	N66°01'04"W
L5	110.00	N0°10'46"E
L6	200.99	N0°10'46"E
L7	60.00	N0°10'46"E
L8	181.00	N89°59'29"E
L9	119.00	N89°59'29"E
L10	264.54	N89°59'29"E

Curve Table

Curve	Length (ft)	Radius	Delta	Chord Direction	Chord Length
C1	35.79	25.00	82.03	S5°27'40"E	32.81
C2	41.84	50.00	47.94	N89°45'47"E	40.63
C3	31.20	50.00	35.75	S48°23'27"E	30.70
C4	57.85	50.00	66.29	S2°37'51"W	54.68
C5	55.48	50.00	65.57	S67°33'44"W	52.67
C6	54.82	50.00	62.82	N49°14'24"W	52.12
C7	21.03	25.00	48.19	N4°55'22"W	20.41
C8	57.07	375.00	8.72	N9°39'29"W	57.01
C9	41.53	375.00	6.35	N54°07'33"W	41.51
C10	34.73	325.00	7.95	N48°42'52"W	29.30
C11	93.20	325.00	16.43	N86°16'21"W	32.00
C12	54.41	251.80	12.38	N69°07'18"E	54.31
C13	45.74	251.80	10.41	N48°43'39"E	45.67
C14	41.06	251.80	9.34	N38°51'08"E	41.02
C15	119.37	350.00	19.54	N56°14'49"W	118.80

Legend

- Found section monument as labeled
- 5/8" rebar and plastic cap (LS 4769309)
- Found monument as labeled
- Found 5/8" rebar (no cap)
- Calculated corner location (not set)
- Water Valve
- Fire Hydrant
- Sewer manhole
- Fence
- Protracted Tracts
- Easement



Health Department

Approved this 18th Day of August, 2020

Health Director: *Sue M. Meyer*

San Juan County Commission

Accepted and approved

Commissioner: *Gny Johnson*

SIC Surveyor

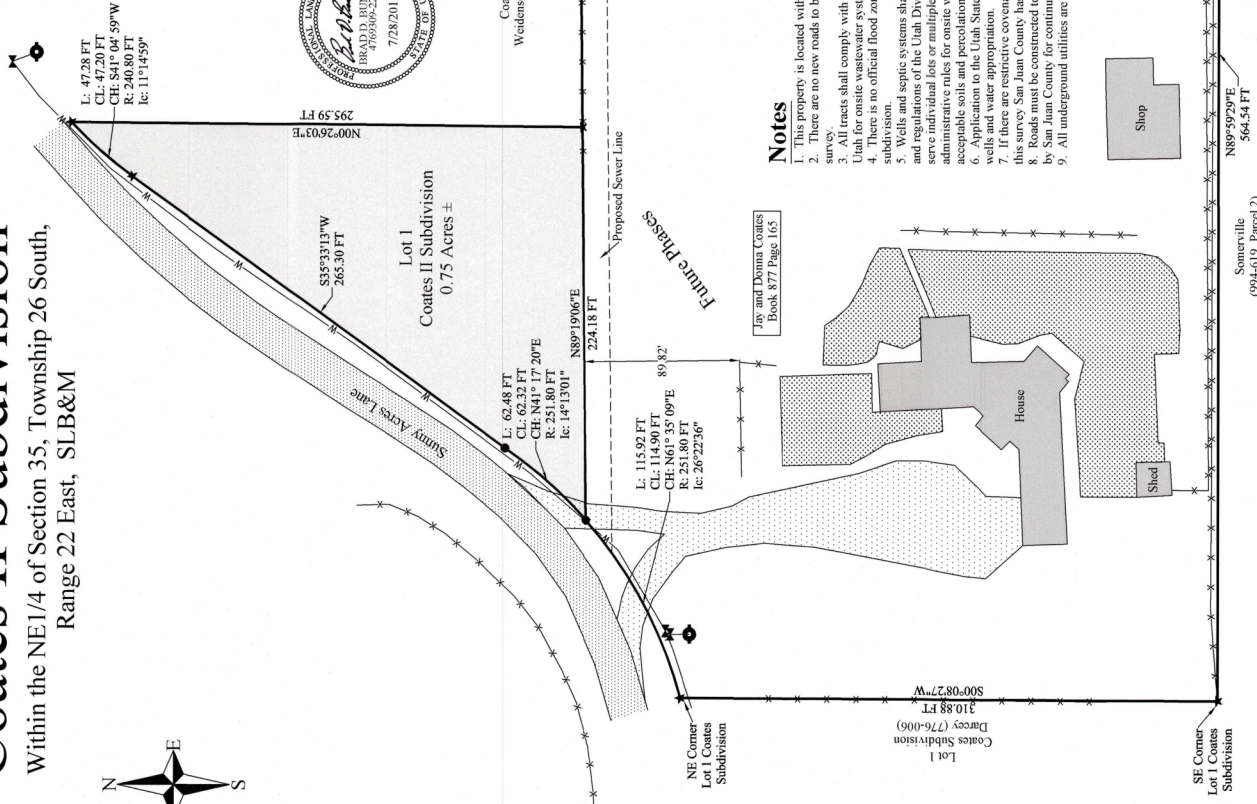
I have reviewed this plat and find it to meet the minimum statutory requirements of Utah Code Title 17, Chapter 23, Utah Code Title 17, Chapter 27-2 and SIC Subdivision Ordinance Amended April 20, 2020.

DATE: 06/15/2020

Final Plat

Coates II Subdivision

Within the NE 1/4 of Section 35, Township 26 South, Range 22 East, SLB&M



Narrative

The purpose of this survey was to separate a tract of land as shown hereon from the Coates Tract (877-165). The basis of bearings for this survey is N00°04'00"W between the EA corner and N1/2 corner of Section 35, Township 26 South, Range 22 East, SLB&M. This is in accordance with the bearing for the same line per the Coates Subdivision.

Description

Subdivision Boundary (as surveyed)
 A tract of land within the NE 1/4 of Section 35, Township 26 South, Range 22 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:
 Beginning at the NE corner of said Section 35, Township 26 South, Range 22 East, SLB&M, County of San Juan, State of Utah, thence S89°59'29"W 871.95 feet from the EA corner of said Section 35, Township 26 South, Range 22 East, SLB&M, County of San Juan, State of Utah, to the intersection of the line of said Section 35, Township 26 South, Range 22 East, SLB&M, County of San Juan, State of Utah, and the southerly right-of-way of Sunny Acres Lane, thence along said R.O.W. along the arc of a 240.80 foot radius curve to the left 47.28 feet, the chord of said curve is 47.20 feet and bears S41°04'59"W, thence S35°33'13"W 265.30 feet to the beginning of a 251.80 foot radius curve to the right, thence along said curve 178.40 feet to the northeast corner of Lot 1 of Coates Subdivision, the chord of said curve is 174.69 feet and bears S54°28'38"W, thence S00°08'27"W 310.88 feet to the southeast corner of said Lot 1 and a point on the C/2 Section line, thence N89°59'29"E 564.54 feet to the point of beginning, containing 5.49 acres more or less.

Surveyor's Certificate

I Brad D. Bunker, Professional Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Jay Coates.

Brad D. Bunker
 Brad D. Bunker, Utah P.L.S. #4769309
 Date 7-28-18



Coates II Subdivision

Final Plat

Within the NE 1/4 of Section 35, Township 26 South, Range 22 East, SLB&M

County Recorder

State of Utah, County of San Juan, Recorded at the request of
 Brad Bunker
 County Recorder
 Filed: Date: 9-13-18 Time: 10:21 A.M.
 Book: 1024 Page: 921 Fee:

Approval as to Form

Approved this 21st Day of August 2018
Walt R. B.
 Attorney

Health Department

Approved this 17th Day of August 2018
Rick Winger
 Health Official

San Juan County Commission

The subdivision hereon was presented to the San Juan County Commission this 17th day of August 2018 and was accepted and approved.
Walt R. B.
 Commissioner



Know all men by these presents that I, the undersigned owner of the above described tract of land, cause it to be subdivided into one or more lots or public ways.
 In witness whereof I have hereunto set my hand this 13th day of September 2018.
 Jay Coates
 Owner

San Juan County Planning Commission
 Approved by the San Juan County Planning Commission this 21st day of August 2018.
Walt R. B.
 Chairman

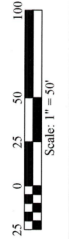
State of Utah, County of San Juan, on the 13th day of September 2018, personally appeared before me *Jennifer E. Black* (whose name is (are) subscribed to this instrument, and acknowledged that she/he/they same freely and voluntarily for the purposes stated herein.
 JENNIFER E. BLACK
 Notary Public - State of Utah
 My Comm. Exp. 06/05/2022
 Commission # 7007303
 Residing at: *Monticello, UT*
 Notary Public
 My Comm. Exp. 09/15/2022
 Commission # 7007303
 Residing at: *Monticello, UT*

Item 8.

Legend

- Found section monument as labeled
- Set 5/8" rebar and plastic cap (U.S. 4769309)
- Found monument as labeled
- Found 3/4" Rebar (no cap)
- Calculated corner location (not set)
- Water Valve
- Fire Hydrant
- Fence
- Contracted Tracts
- Easement

ER 154692 BK 1026 P 921
 Date: 11-28-2018 10:21:18AM
 Filed: 9-13-2018 10:21:18AM
 SAVID O CORPORATION
 SAN JUAN COUNTY CORPORATION
 Fort. Bunker, Utah



Notes

1. This property is located within an Enterprise zone, A-1, "Agricultural Use"
2. There are no new roads to be dedicated to the public within the area of this survey.
3. All tracts shall comply with the requirements as set forth by the State of Utah for onsite wastewater systems.
4. There is no official flood zone designation for any area within this proposed subdivision.
5. Wells and septic systems shall be installed in conformance with the rules and regulations of the Utah Division of Environmental Health whether they serve individual lots or multiple lots. All systems shall comply with R317-4 administrative rules for onsite wastewater systems. All tracts must demonstrate acceptable soils and percolation test results within each tract boundary.
6. Application to the Utah State Engineer shall be made by lot owners for wells and water appropriation.
7. There are restrictive covenants which pertain to tracts within the area of this subdivision. The owner of this tract shall be bound by the same covenants.
8. Roads must be constructed to San Juan County Standards before accepted by San Juan County for continual maintenance.
9. All underground utilities are not shown.



STAFF REPORT

MEETING DATE: September 8, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Westwater Subdivision Amendment No. 1, Brad Bunker, Bunker Engineering

RECOMMENDATION: Consideration and Approval

SUMMARY

The Westwater subdivision was created in 2010. This amendment changes the name of the road to Bears Ears Loop. The road is planned to remain private.

This plat is being presented for consideration and approval.

Final Plat

Westwater Subdivision Amendment No. 1

Within the E1/2 of Section 28, Township 36 South, Range 22 East, SLB&M
Retracement of the Westwater Subdivision

Narrative

The purpose of this subdivision amendment was to document a previous retracement survey for the Westwater Subdivision performed in the summer of 2022 and to change the name of Westwater Loop Road to Bears Ears Loop Road. No boundaries or lot configurations have been modified per this amendment.

The basis of bearings for this survey is N00°19'01"W between the southeast corner and E1/4 corner of Section 28, Township 36 South, Range 22 East, SLB&M. This is in accordance with the basis of bearings for the original Westwater Subdivision.

Legend

- Section monument as labeled
- Set 5/8" rebar and plastic cap (LS 4769309)
- ★ Found monument as labeled
- ◆ Bearing break (not set)
- Fence

Curve Table

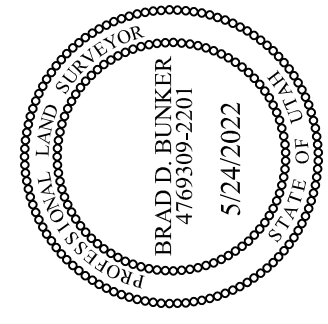
Curve	Length	Radius	Chord Direction	Chord
C1	39.83	25.00	N40° 04' 09"E	35.75
C2	87.28	125.00	N65° 42' 45"E	85.51
C3	108.25	125.00	N20° 54' 01"E	104.90
C4	117.32	75.00	S40° 54' 10"W	105.72
C5	38.34	25.00	N50° 21' 04"W	34.69
C6	78.91	505.00	N5° 05' 22"W	78.83
C7	86.72	555.00	S5° 05' 22"E	86.63
C8	23.72	15.00	N44° 41' 37"E	21.33
C9	23.40	15.00	S45° 18' 23"E	21.10
C10	23.40	15.00	N45° 18' 26"W	21.10
C11	23.72	15.00	S44° 41' 34"W	21.33
C12	141.45	225.00	N18° 37' 32"W	139.14
C13	99.68	225.00	N49° 19' 43"W	98.87
C14	95.82	225.00	N74° 13' 14"W	95.09
C15	262.08	175.00	S43° 31' 04"E	238.26
C16	40.00	25.00	N47° 44' 16"E	35.87
C17	40.65	25.00	N39° 50' 12"W	36.32
C18	150.15	173.00	N18° 07' 00"W	145.48
C19	80.72	93.00	S18° 06' 59"E	78.21
C20	61.64	182.00	N33° 16' 41"W	61.35
C21	88.73	262.00	S33° 16' 40"E	88.31
C22	134.01	600.00	N17° 10' 37"W	133.73
C23	149.00	680.00	S8° 31' 28"E	148.70
C24	104.13	680.00	S19° 11' 19"E	104.03
C25	118.68	340.00	N8° 06' 13"W	118.07
C26	168.24	640.00	N10° 34' 20"W	167.76
C27	182.16	420.00	S5° 40' 41"E	180.74
C28	147.21	560.00	S10° 34' 20"E	146.79
C29	132.33	484.00	S10° 52' 26"E	131.92
C30	28.46	15.00	S35° 38' 49"W	24.38
C31	110.46	404.00	N10° 52' 26"W	110.11
C32	18.66	15.00	N54° 21' 11"W	17.48
C33	21.88	15.00	S48° 12' 30"E	19.99
C34	25.24	15.00	N41° 47' 30"E	22.37
C35	44.22	20.00	S63° 44' 28"W	35.75
C36	4.50	25.00	N58° 04' 49"W	4.50
C37	21.03	25.00	N39° 08' 39"W	20.41
C38	43.05	50.00	N39° 43' 01"W	41.74
C39	64.55	50.00	S78° 37' 40"W	60.16
C40	91.50	50.00	S10° 47' 06"E	79.26
C41	42.08	50.00	S87° 19' 10"E	40.85
C42	21.03	25.00	S87° 20' 01"E	20.41
C43	4.50	25.00	S58° 04' 49"E	4.50
C44	89.34	600.00	N6° 30' 47"W	89.26

Line Table

Line #	Length	Direction
L1	272.58	N52°55'17"W
L2	8.93	S63°14'20"E
L3	13.45	N63°14'20"W
L4	25.46	N37°28'10"E
L5	186.65	S6°44'50"W
L6	98.45	S23°34'32"E
L7	43.08	N0°21'45"W
L8	98.45	N23°34'32"W
L9	113.20	N6°44'50"E
L10	73.85	N86°25'13"W
L11	108.89	N86°25'13"W
L12	94.45	N18°06'11"W
L13	187.14	S86°25'13"E
L14	39.22	N3°02'29"W
L15	97.46	N3°02'29"W
L16	110.74	N18°42'23"W
L17	26.90	N0°36'47"W
L18	148.98	S6°25'02"E
L19	83.78	S85°42'54"W
L20	284.47	N5°34'37"W
L21	51.63	N68°57'27"W
L22	73.97	N77°49'43"W
L24	52.84	N81°38'59"W
L25	75.01	N76°44'33"W
L26	73.49	S18°42'23"E
L27	136.68	S3°02'29"E
L28	94.45	S18°06'11"E

Surveyor's Certificate

I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of the Utah Navajo Trust Fund.



Brad D. Bunker Utah P.L.S. #4769309 Date 5/24/2022

**Westwater Subdivision
Amendment No. 1**

Within the E1/2 of Section 28, Township 36 South, Range 22 East, SLB&M

Approval as to Form
Approved this _____ Day of _____, 20____

SIC Attorney

County Recorder
State of Utah, County of San Juan, Recorded at the request of:
Date: _____ Time: _____ Book: _____ Page: _____

San Juan County Surveyor

County Recorder
State of Utah, County of San Juan, Recorded at the request of:
Date: _____ Time: _____ Book: _____ Page: _____

San Juan County Surveyor

Health Department
Approved this _____ Day of _____, 20____

Health Official

San Juan County Commission
The subdivision hereon was presented to the San Juan County Commission this _____ day of _____, 20____, and was accepted and approved.

Commissioner

San Juan County Planning Commission
Approved by the San Juan County Planning Commission this _____ Day of _____, 20____

Chairman

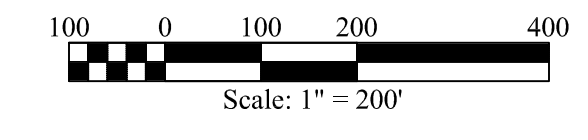
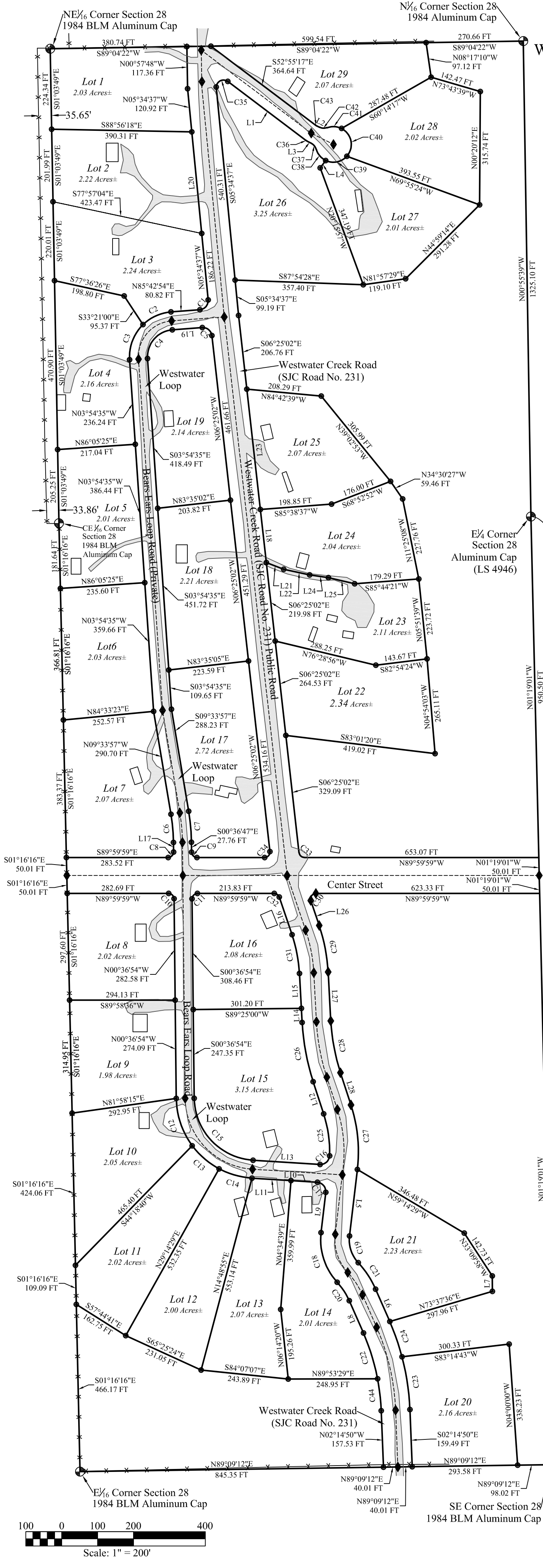
Owners Dedication
Know all men by these presents that we, the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots and streets hereafter to be known as the Subdivision Amendment No. _____, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof I have hereunto set my hand this _____ Day of _____, 20____

Owner

Acknowledgement
State of Utah, County of San Juan, on the _____ Day of _____, 20____, personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein.

Notary Public

My commission expires _____ 20____
County _____





STAFF REPORT

MEETING DATE: September 8, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Werner Estates Subdivision Amendment No. 1, Brad Bunker, Bunker Engineering

RECOMMENDATION: Consideration and Approval

SUMMARY

The Werner Estates subdivision was created in 2007 with 5 lots. This amendment combines four of the lots into one lot. See proposed subdivision plat, and original plat which are both attached.

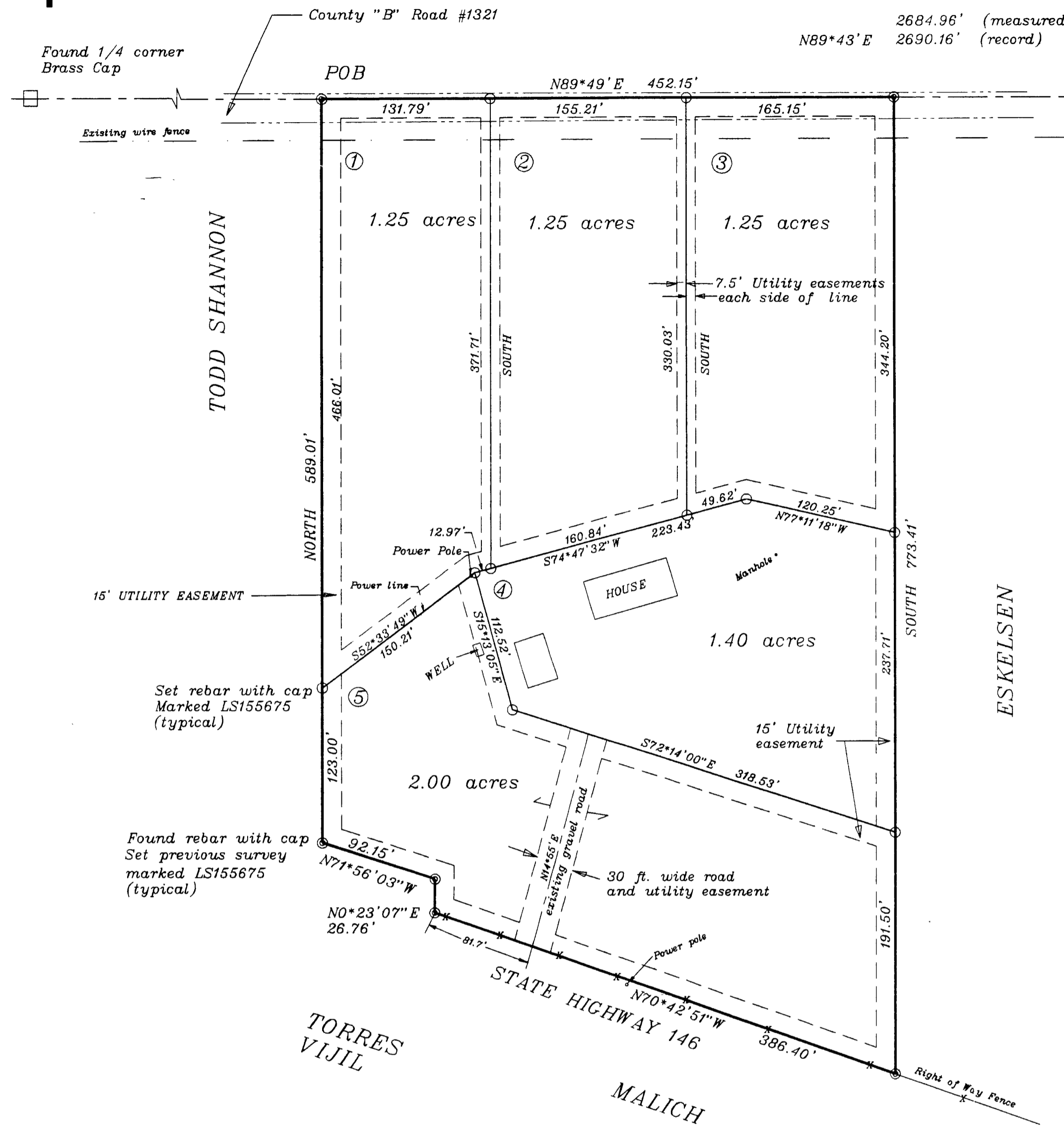
This plat is being presented for consideration and approval.



STOCKS ESKELSEN

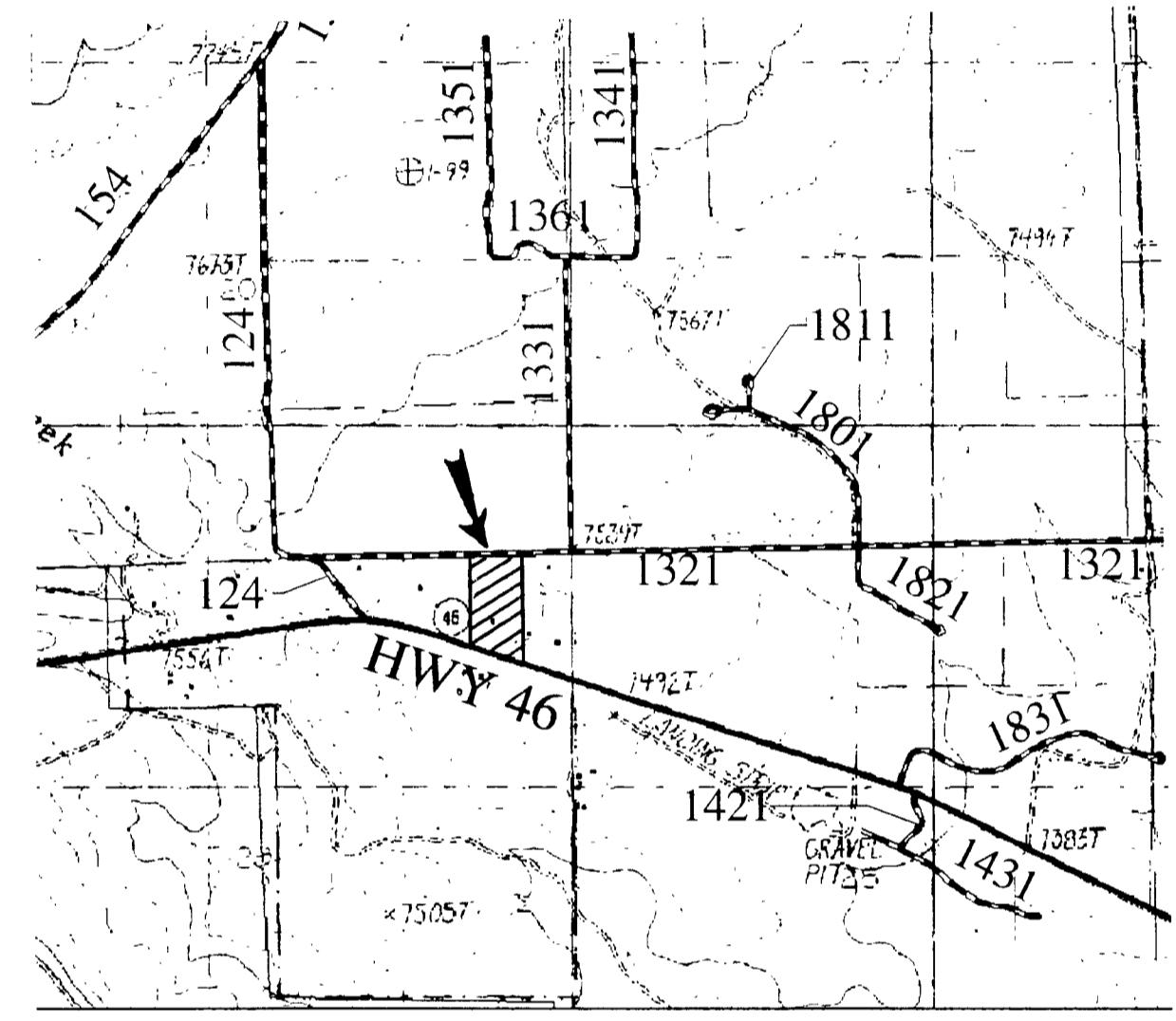
SECTION 29 T28S, R25E, SLB&M

Found spike set by John Keough
North shoulder of gravel road



NOTES:

- (1) ALL ROADS IN SUBDIVISION WILL BE PRIVATE. NO DEDICATION TO THE PUBLIC. ACCESS TO LOTS 1, 2 AND 3 WILL BE FROM COUNTY "B" ROAD #1321. ACCESS TO LOTS 4 AND 5 WILL BE FROM THE STATE HIGHWAY AND A 30 FT. WIDE ROAD AND UTILITY EASEMENT BEGINNING AT THE NORTH STATE HIGHWAY RIGHT OF WAY FENCE.
- (2) THERE WILL BE 15 FT. WIDE UTILITY EASEMENTS INSIDE THE PERIMETER OF THE SUBDIVISION AND OUTSIDE OF LOT #4. THE ACCESS TO LOT #4 WILL BE BY WAY OF A 30' WIDE ROAD AND UTILITY EASEMENT BEGINNING AT THE STATE ROAD.
- (3) A WATER WELL EXISTS IN THE UTILITY EASEMENT OF LOT #5.
- (4) COUNTY ZONING IN THE AREA IS MU-1, MULTIPLE USE.
- (5) NO FLOODPLAIN HAS BEEN DESIGNATED IN THE AREA OF THE SUBDIVISION.
- (6) TELEPHONE LINES AND POWER LINES EXIST WITHIN THE FENCES ON BOTH SIDES OF COUNTY ROAD #124. THESE LINES COULD BE USED IF THE SUBDIVIDER INTENDS TO DO SO.
- (7) A POWER LINE EXISTS DIRECTLY OVERHEAD AND ON THE LOT LINE BETWEEN LOTS 1 AND 5.



Old La Sal (T28S R25E)

VICINITY MAP AND TOPO MAP

WERNER ESTATES SUBDIVISION

SURVEYORS CERTIFICATION

I, DOUGLAS E. PEHRSON, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HOLDING LICENSE NO. 155675, DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON IS A TRUE REPRESENTATION OF THE SURVEY. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17.

11-1-07
DATE

Douglas E. Pehrson
DOUGLAS E. PEHRSON
155675
STATE OF UTAH

LEGAL DESCRIPTION

BEGINNING SOUTH 4.59 FEET AND WEST 1434.83 FEET FROM THE NORTHEAST CORNER OF SECTION 29, T28S, R25E, SLB&M. RUNNING THENCE N89°49'E 452.15 FEET ALONG THE SECTION LINE; THENCE SOUTH 773.41 FEET TO THE NORTH STATE RIGHT OF WAY FENCE; THENCE ALONG THIS FENCE N70°42'51"W 386.40 FEET TO A STATE RIGHT OF WAY MARKER; THENCE N0°23'07"E 26.76 FEET TO A RIGHT OF WAY MARKER; THENCE N71°56'03"W 92.15 FEET; THENCE NORTH 589.01 FEET TO THE POINT OF BEGINNING. CONTAINING 7.15 ACRES, MORE OR LESS.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

WERNER ESTATES SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

Bradley W. Harper
BRADLEY W. HARPER, MANAGING MEMBER
FoxFire Development, LLC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SAN JUAN

On the 10th day of November 2007 A.D., personally appeared before me, the undersigned notary public, in and for the county of _____ in said state of Utah, the signer() of the above owners dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

PLANNING COMMISSION CERTIFICATE
APPROVED THIS 8 DAY OF November A.D. 2007 BY
Marion Wood
CHAIRMAN PLANNING COMMISSION

THIS SUBDIVISION WAS DEVELOPED BY:
FoxFire Development, LLC
Bradley L. Harper, Managing Member
812 South Main Street
Moab, Utah 84532

Ent 099623 Bl. 883 Pl. 510
Date: 11-01-2007 11:38AM
Fee: \$35.00 Check
Filed By: LCJ
LOUISE JONES, Recorder
SAN JUAN COUNTY CORPORATION
FOR: FOXFIRE DEVELOPMENT LLC

CO. BOARD OF HEALTH
Approved this 13th day of November A.D. 2007.
William J. Adams

COUNTY COMMISSION APPROVAL
Presented to the Bruce Adams
this 13 day of November 2007 A.D.
subdivision was presented and approved.
ATTEST *Heavenly*

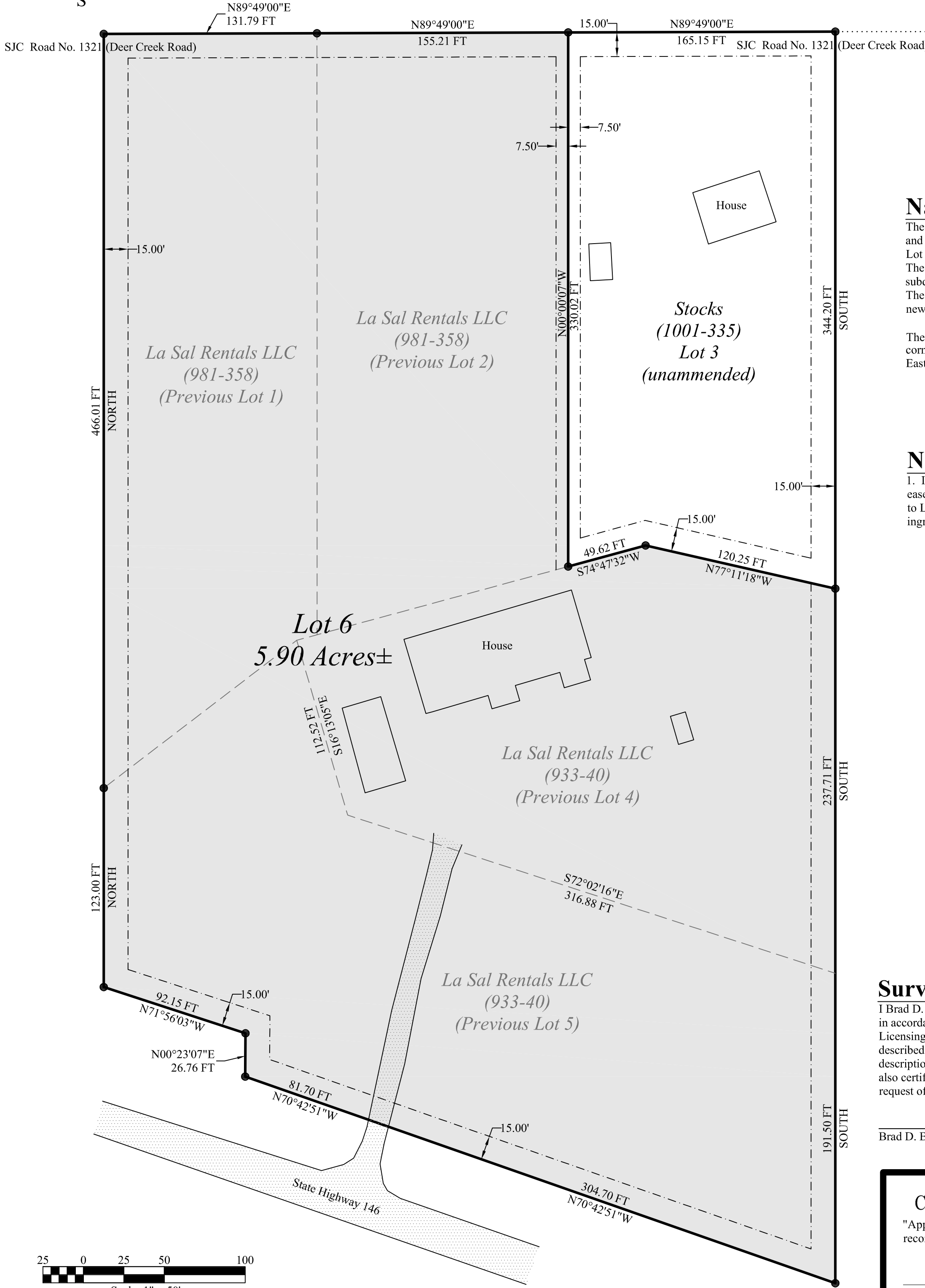
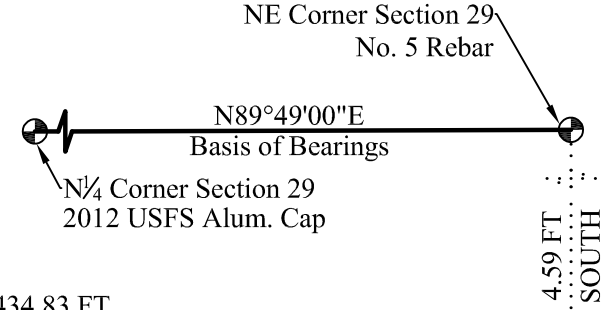
COUNTY SURVEYORS CERTIFICATE
I HAVE REVIEWED THIS PLAT AND FIND IT
BE CORRECT AND IN ACCORDANCE WITH INFORMATION
ON FILE IN THIS OFFICE.
DATE 11-08-07
David A. Bun

COUNTY RECORDER NO.
STATE OF UTAH, CO. OF San Juan RECORDED AT THE
REQUEST OF FoxFire Development LLC FILED
DATE 11-13-2007 TIME 11:39 AM BOOK 883 PAGE 510
FEE 35.00
Louise Jones
COUNTY RECORDER

APPROVAL AS TO FORM
Approved as to form this
13th day of November 2007 A.D.
Walter J. Bird
ATTORNEY

BRAD HARPER
Surveyed By: Douglas E. Pehrson
PO Box 727
Monticello, Utah 84535
Date: November 1, 2007
Scale: 1 inch = 75 feet

Final Plat Werner Estates Subdivision Amendment No. 1 Within Section 29, T28S, R25E, SLB&M



Narrative

The purpose of this subdivision amendment is to combine Lots 1, 2, 4, and 5 of the Werner Estates Subdivision. The combined lot is named Lot 6 in order to avoid confusion with previous lot numbering. The location of the lots will continue to be governed by the original subdivision corners as determined and set per the original subdivision. The combining of these lots does not change the relationship with the new Lot 6 and the existing Lot 3.

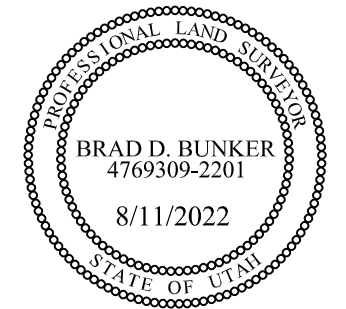
The basis of bearings for this survey is N89°49'00"E between the N 1/4 corner and the NE Corner of Section 29, Township 28 South, Range 25 East, SLB&M.

Notes

1. It is the intent of this "Amendment 1" to update the existing utility easements to the way they are shown on this plat. There is no change to Lot 3 regarding the utility easements. The 30' wide ingress/egress/utility easement in the old Lot 5 is to be vacated as well.

Legend

- Found section monument as labeled
- Record subdivision corner
- Found monument as labeled
- Calculated corner location (not set)
- Lot line to be abandoned per this amendment
- Combined Lots (New Lot 6)



Surveyor's Certificate

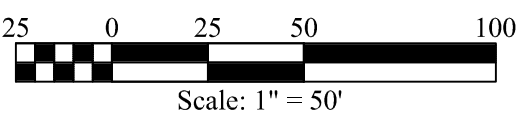
I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Juan Cubelos.

Brad D. Bunker Utah P.L.S. #4769309
8/11/2022
Date

County Surveyor's Certificate

"Approval in accordance with information and records on file in this office."

SJC Surveyor _____ Date _____



Health Department

Approved this _____ Day of _____, 20____

Health Official

Form Approval

Approved this _____ Day of _____, 20____

Attorney

County Recorder

State of Utah, County of San Juan, Recorded at the request of _____

Filed : Date: _____ Time: _____

Book: _____ Page: _____ Fee: _____

County Recorder

Final Plat

Werner Estates Subdivision Amendment No. 1

Within Section 29, Township 28 South, Range 25 East, SLB&M

Acknowledgement

State of Utah, County of San Juan, on the _____ Day of _____, 20____ personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein.

My commission expires _____, 20____ Residing in _____ County

Notary Public

Owners Dedication

Know all men by these presents that we, the undersigned owners of the above shown lots (1, 2, 4, 5) within the Werner Estates Subdivision have caused Lots 1, 2, 4, and 5 to be combined into a single lot hereafter to be known as Lot 6 of the Werner Estates Subdivision, Amendment No. 1 as shown hereon.

In witness whereof I have hereunto set my hand this _____ Day of _____, 20____

By: _____
Juan M. Cubelos for La Sal Rentals, LLC

By: _____
Cathy A. Cubelos for La Sal Rentals, LLC

San Juan County Commission

The amendment hereon was presented to the San Juan County Commission this _____ day of _____, 20____, and was accepted and approved.

Commissioner

San Juan County Planning Commission

Approved by the San Juan County Planning Commission this _____ Day of _____, 20____

Chairman

Bunker Engineering, LLC

965 South Creek Road, Monticello, UT 84535
P.O. Box 432, Monticello, UT 84535 (435) 459-9152

Date: 8/10/2022 Drawn By: B.D. Bunker Scale: 1" = 50'
Drawing Name: Survey Reference Number: BE1246 Sheet: 1 of 1



STAFF REPORT

MEETING DATE: September 8, 2022

ITEM TITLE, PRESENTER: Consideration and Recommendation for Overnight Accommodations Overlay Application, Stephen Howard, Red Rock Earth Movers, Terrence Thompson, TNT Real Estate Investments Inc.

RECOMMENDATION: Consideration and Recommendation

SUMMARY

Stephen Howard is applying to attach the Spanish Valley Overnight Accommodations Overlay to his project on Parcels 26S22E357841 and 26S22E357842. On parcel 26S22E357841, the proposed development includes 12 residential units for nightly rentals, and 5 commercial units. On parcel 26S22E357842 is proposed 8 RV spots.

At this step in the process, the PC should consider the proposed primary uses, the number of room/units, design and development conditions, special conditions and requirements, and other uses and development requirements. The PC makes a recommendation for the Board of County Commissioners.

HISTORY/PAST ACTION

The first step of the overlay process was recommended for approval by the Planning Commission on June 9, 2022, and approved by the Board of County Commissioners on June 21, 2022

DRAWING INDEX

P1- SITE PLAN
A1-



THESE DRAWINGS ARE THE PROPERTY OF WILLIAMS DESIGN GROUP, DEVELOPED FOR THE EXCLUSIVE USE OF WILLIAMS DESIGN GROUP. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF WILLIAMS DESIGN GROUP IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

SAN JUAN RV AND
COMMERCIAL

SITE PLAN

DRAWINGS PROVIDED BY:
WILLIAMS DESIGN
GROUP

DATE:
8/3/2022

SCALE:
1/8" = 1'

SHEET:
P-1

GENERAL NOTES

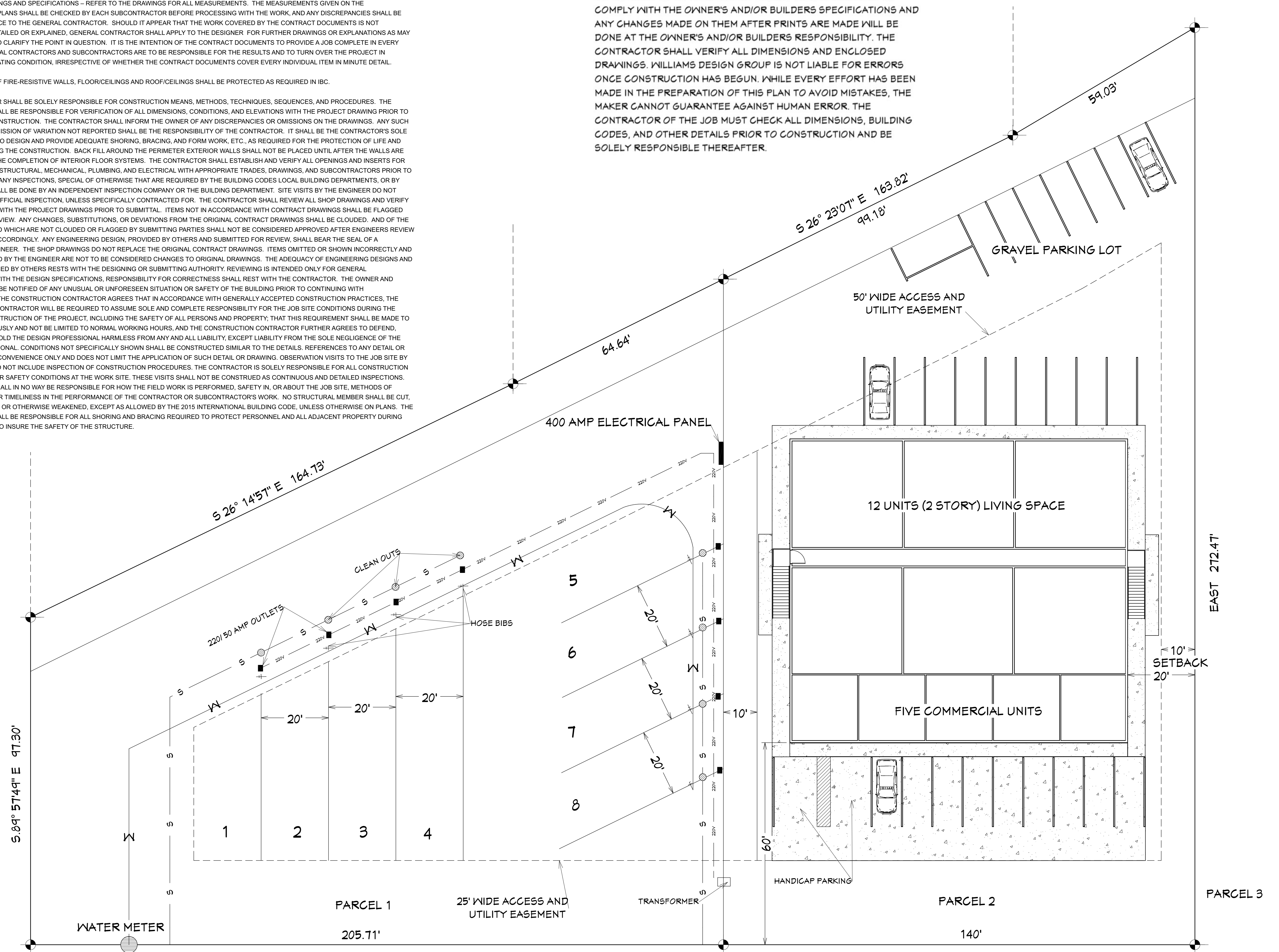
CONTRACTOR AND SUB-CONTRACTORS SHALL, PRIOR TO ENTERING INTO A CONTRACT WITH THE OWNER AND/OR CONTRACTOR, THOROUGHLY REVIEW THESE DRAWINGS FOR CONTRACTIBILITY, AND REPORT IN WRITING TO THE DESIGNER ANY PROBLEMS, DISCREPANCIES OR CONFLICTS THAT WILL ADVERSELY AFFECT THE CONTRACTORS/SUB-CONTRACTORS ABILITY TO CONSTRUCT THIS PROJECT AND/OR RESULTS IN ANY INCREASED COST.

INTENT OF DRAWINGS AND SPECIFICATIONS - REFER TO THE DRAWINGS FOR ALL MEASUREMENTS. THE MEASUREMENTS GIVEN ON THE ARCHITECTURAL PLANS SHALL BE CHECKED BY EACH SUBCONTRACTOR BEFORE PROCESSING WITH THE WORK, AND ANY DISCREPANCIES SHALL BE REPORTED AT ONCE TO THE GENERAL CONTRACTOR. SHOULD IT APPEAR THAT THE WORK COVERED BY THE CONTRACT DOCUMENTS IS NOT SUFFICIENTLY DETAILED OR EXPLAINED, GENERAL CONTRACTOR SHALL APPLY TO THE DESIGNER FOR FURTHER DRAWINGS OR EXPLANATIONS AS MAY BE NECESSARY TO CLARIFY THE POINT IN QUESTION. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE A JOB COMPLETE IN EVERY RESPECT. GENERAL CONTRACTORS AND SUBCONTRACTORS ARE TO BE RESPONSIBLE FOR THE RESULTS AND TO TURN OVER THE PROJECT IN COMPLETE OPERATING CONDITION, IRRESPECTIVE OF WHETHER THE CONTRACT DOCUMENTS COVER EVERY INDIVIDUAL ITEM IN MINUTE DETAIL.

PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR/CEILINGS AND ROOF/CEILINGS SHALL BE PROTECTED AS REQUIRED IN IBC.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS WITH THE PROJECT DRAWING PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE OWNER OF ANY DISCREPANCIES OR OMISSIONS ON THE DRAWINGS. ANY SUCH DISCREPANCY, OMISSION OF VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, AND FORM WORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION. BACK FILL AROUND THE PERIMETER EXTERIOR WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEMS. THE CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS, AND SUBCONTRACTORS PRIOR TO CONSTRUCTION. ANY INSPECTIONS, SPECIAL OF OTHERWISE THAT ARE REQUIRED BY THE BUILDING CODES LOCAL BUILDING DEPARTMENTS, OR BY THESE PLANS SHALL BE DONE BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT. SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR. THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS AND VERIFY ALL DIMENSIONS WITH THE PROJECT DRAWINGS PRIOR TO SUBMITTAL. ITEMS NOT IN ACCORDANCE WITH CONTRACT DRAWINGS SHALL BE FLAGGED UPON HIS/HER REVIEW. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THE ORIGINAL CONTRACT DRAWINGS SHALL BE CLOUDED, AND OF THE AFOREMENTIONED WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES SHALL NOT BE CONSIDERED APPROVED AFTER ENGINEERS REVIEW UNLESS NOTED ACCORDINGLY. ANY ENGINEERING DESIGN, PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL OF A REGISTERED ENGINEER. THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY AND ARE NOT FLAGGED BY THE ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO ORIGINAL DRAWINGS. THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUT PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING AUTHORITY. REVIEWING IS INTENDED ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN SPECIFICATIONS, RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR. THE OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORESEEN SITUATION OR SAFETY OF THE BUILDING PRIOR TO CONTINUING WITH CONSTRUCTION. THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, EXCEPT LIABILITY FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWING. OBSERVATION VISITS TO THE JOB SITE BY THE DESIGNER DO NOT INCLUDE INSPECTION OF CONSTRUCTION PROCEDURES, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS. THE DESIGNER SHALL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN, OR ABOUT THE JOB SITE, METHODS OF PERFORMANCE OR TIMELINESS IN THE PERFORMANCE OF THE CONTRACTOR OR SUBCONTRACTOR'S WORK. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED OR OTHERWISE WEAKENED, EXCEPT AS ALLOWED BY THE 2015 INTERNATIONAL BUILDING CODE, UNLESS OTHERWISE ON PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ALL ADJACENT PROPERTY DURING CONSTRUCTION TO INSURE THE SAFETY OF THE STRUCTURE.

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE OWNER'S AND/OR BUILDERS SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDERS RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. WILLIAMS DESIGN GROUP IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS, BUILDING CODES, AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.





THESE DRAWINGS ARE THE PROPRIETY WORK AND PROPERTY OF WILLIAMS DESIGN GROUP. DEVELOPED FOR THE EXCLUSIVE USE OF WILLIAMS DESIGN GROUP. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF WILLIAMS DESIGN GROUP IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

SAN JUAN RV AND COMMERCIAL

SITE PLAN

DRAWINGS PROVIDED BY:
WILLIAMS DESIGN GROUP

DATE:

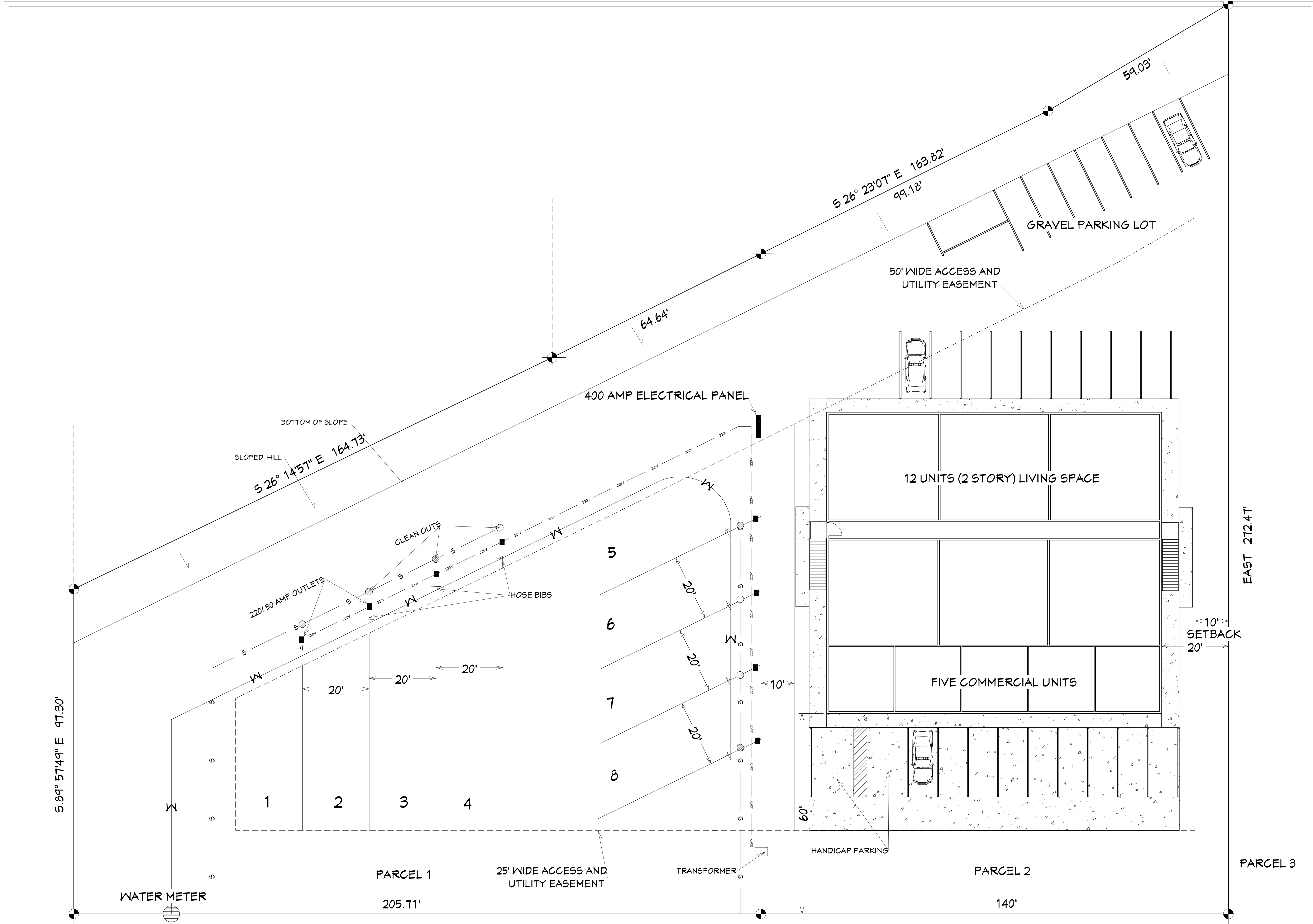
8/3/2022

SCALE:

1/4" = 1'

SHEET:

A 2



Community Structure Plan

South Valley Community

San Juan County, Utah



August 2, 2022





State of Utah
School and Institutional
Trust Lands Administration

David Ure
Director

675 East 500 South, Suite 500
Salt Lake City, Utah 84102-2813
801-538-5100 Fax 801-355-0922
trustlands.utah.gov

August 2, 2022

San Juan County Planning Commission
c/o Scott Burton, Planning and Zoning Director
117 South Main Street
Monticello, UT 84535

Re: **Community Structure Plan for South Valley Community**

Dear Planning Commission Members,

Accompanying this letter, we submit the Community Structure Plan (CSP) for the South Valley Community for your consideration. We have carefully reviewed the application requirements contained in the San Juan County Spanish Valley Development Ordinances of the San Juan County Zoning Ordinance (approved November 19, 2019), which are located on the San Juan County website. This application addresses each of the indicated requirements for a Community Structure Plan.

Please note that the application also includes accompanying Architectural Design Guidelines as Appendix A. The Guidelines provide detailed building standards to address CSP requirement thirteen of the San Juan County Spanish Valley Development Ordinances: "Detailed standards that govern general building placement, massing, and other key design criteria."

As you review this application, please contact me if you have any questions, concerns or would like clarification of any information contained in the CSP. We look forward to presenting this plan to the Planning Commission.

Sincerely,

Elise Erler

Elise Erler
Deputy Assistant Director,
Planning and Development Group

Table of Contents

TRANSMITTAL LETTER iii

INTRODUCTION 1

SOUTH VALLEY COMMUNITY STRUCTURE PLAN..... 3

1. Name of Planned Community 3

2. Name, Address, and Phone Number of Applicant and Property Owner 3

3. CSP Location, Legal/Boundary Description and Acreage..... 3

4. Proposed Land Use District Boundaries and Acreages 7

5. Maximum Number of Dwelling Units and Acreages 7

6. Master Circulation System Plan..... 10

7. Water Sources, Flood Control, and Major Utilities and Easements..... 26

8. Adjacent Parcels 33

9. Topography and Form..... 39

10. Existing and Proposed Secondary Water Rights, Shares and Usage 40

11. Open Space Plan..... 41

12. Major Public Infrastructure Standards 43

13. Building Standards..... 48

APPENDIX A: SOUTH VALLEY COMMUNITY ARCHITECTURAL GUIDELINESA-1

INDEX OF MAPS, TABLES AND FIGURES

Map 1: CSP Location..... 4

Map 2: Proposed Land Use District Boundaries5

Map 3: Future Roadways..... 11

Map 4: Preliminary Average Daily Traffic (ADT).....12

Map 5: Pedestrian and Bicycle Trail System 18

Map 6: Key Intersections and Pedestrian Crossings 19

Map 7: Existing Utilities, Easements and Roads..... 26

Map 8: Existing Waterways, Stormwater Conveyances and Flood Boundaries.....28

Map 9: Pack Creek Alluvial Fan..... 29

Map 10: Existing Ownership Map Illustrating Adjacent Parcels 33

Map 11: Enlargement of Existing Ownership Map 34

Map 12: Current Spanish Valley Zoning Map Showing Adjacent Land Uses to CSP 38

Map 13: Existing Topography Including Significant Topographic Features 40

Map 14: Proposed Parks and Major Open Spaces..... 42

Table 1: CSP Legal/Boundary Description and Acreage 5

Table 2: Community Structure Plan Land Use 9

Table 3: Preliminary Trip Generation by Land Use and Anticipated Phasing 13

Table 4: Rain Garden Spacing 31

Table 5: Typical Sump Spacing 32

Table 6: Typical Percent Directly Connected Impervious Area and Detention per Acre..... 33

Table 7: Adjacent Ownership by Parcel 34

Table 8: Secondary/Irrigation Water Rights and Usage 40

Figure 1: Proposed Neighborhood Center Collector Cross-Section..... 14

Figure 2: Proposed Urban Residential Collector Cross-Section 14

Figure 3: Proposed East-West Collector Cross-Section..... 15

Figure 4: Proposed Frontage Road Cross-Section..... 15

Figure 5: Proposed Urban Local Cross-Section (with Parking on Both Sides)..... 16

Figure 6: Proposed Urban Local Cross-Section (with Parking on One Side) 16

Figure 7: Proposed Major Rural Local Cross-Section 17

Figure 8: Proposed Minor Rural Local Cross-Section..... 17

Figure 9: Major Intersection Design 20

Figure 10: Minor Intersection Design 21

Figure 11: Mid-Block Crossing Design 22

Figure 12: Major Trail Crossing Design: Grade Separated 23

Figure 13: Major Trail Crossing Design: At-Grade 24

Figure 14: Minor Trail Crossing Design 25

Figure 15: Conceptual Plans and Comparable Examples for LID Implementation..... 30

Figure 16: Comprehensive Pedestrian Realm..... 44

Figure 17: Conceptual Section Illustrating Fully-separated Paved and Unpaved Trails 47

INTRODUCTION

The School and Institutional Trust Lands Administration (SITLA) proposes to develop approximately 1,864 acres of unincorporated land in the Spanish Valley immediately south of the northern San Juan County boundary near Moab. Known as South Valley, the proposed development area is entirely owned by SITLA and will be served by the San Juan Spanish Valley Special Service District.

In response to growth and development pressure in the region, San Juan County prepared the **Spanish Valley Area Plan** (Area Plan), which was adopted as an addendum to the **San Juan County General Plan** (General Plan) on April 17, 2018. The Area Plan serves as the policy document for private properties and SITLA lands in the South Valley area, identifying needs and requirements, providing clear growth directions and development visions for the future, and clarifying the types and general locations of different land uses and features to meet those future needs.

According to the Area Plan, the SITLA properties are to be developed as a planned community, encompassing a range of residential, business, commercial and flex uses, in addition to integrated local service centers, community nodes, schools, parks, trails and open space systems, all of which are required for creating a new community.

Once the Area Plan was adopted, the **San Juan County Spanish Valley Development Ordinances** (Development Ordinances) were created for the area and adopted by the San Juan County Commission on November 19, 2019 as an addendum to the San Juan County Zoning Ordinance. An associated Spanish Valley Zoning Map (see **Map 12**) was subsequently created and adopted on February 16, 2021. The Development Ordinances and Zoning Map provide the tools and establish the requirements for controlling Spanish Valley growth and development in a manner that aligns with the Area Plan/General Plan. The adopted Development Ordinances encompass ten chapters as follow:

1. Spanish Valley Residential (SVR) District
2. Spanish Valley Planned Community (PC) District
3. Spanish Valley Residential Flex Planned Community (RF) District
4. Spanish Valley Business Flex Planned Community (BF) District
5. Spanish Valley Highway Flex Planned Community (HF) District
6. Spanish Valley Highway Commercial (HC) District
7. Spanish Valley Water Efficient Landscape Requirements
8. Spanish Valley Outdoor Lighting and Sign Illumination Requirements
9. Spanish Valley Sign and Display Requirements
10. Spanish Valley Overnight Accommodations Overlay District Requirements

As described in the Planning and Approval Process section of the Spanish Valley Planned Community (PC) District zoning ordinance (Chapter 2), the first step in establishing a Planned Community greater than 200 acres is to prepare a PC Zone Plan and a Preliminary Community Structure Plan (CSP) for the proposed area. The Preliminary CSP was a draft master plan that supported the PC Zone Plans rezoning proposal. SITLA submitted the PC Zone Plan and Preliminary CSP in 2021, and the San Juan County Commission approved the PC Zone Plan for PC Zone 1 in December 2021 based on the information contained in the Preliminary CSP.

According to the procedures contained in the Spanish Valley Planned Community (PC) District zoning ordinance (Chapter 2), the next step is the submission of a final Community Structure Plan (CSP). As described in the following pages, the CSP is required to include specific information indicating that the planned community is aligned with the Area Plan, as follows:

1. Name of the planned community;
2. Names, addresses, and phone numbers of applicant and property owner(s);
3. Map showing CSP location, legal/boundary description, acreage, scale, and north arrow;
4. Map showing proposed land use district boundaries, and acreages;
5. Table showing the maximum number of dwelling units, open space acreage, and acreage(s) of the various non-residential land uses;
6. Master circulation system plan, including a street network; pedestrian, bicycle, and equestrian trail systems; identification of street alignments and right-of-way widths: illustrative cross sections which accommodate and specify vehicular, pedestrian, and bicycle use in the right-of-way. Pedestrian and bicycle trail systems shall connect the land use districts, schools and open space areas, and provide linkages to other trail systems in existing or future areas of the CSP and adjacent facilities within adjacent municipal jurisdictions of the Spanish Valley;
7. Map showing existing and proposed waterways and water bodies, major utilities and easements, wells and water sources, water protection areas and similar public health areas; surface and sub-surface storm water drainage systems, flood boundaries and flood control facilities;
8. Map showing adjacent parcels, their owners, and their uses;
9. Map showing 40-foot contours and significant topographic features within or adjacent to the CSP property;
10. Documentation of existing and proposed secondary (irrigation) water rights, shares, and usage, if any;
11. Open space plan providing general descriptions and locations of major open spaces;
12. Standards that govern the design and maintenance of major public infrastructure improvements (including but not limited to streets, sidewalks, street and parking lighting, paving, street furniture, trails); and
13. Standards that govern general building placement, massing, and other key design criteria.

This South Valley Community Structure Plan completes the Preliminary CSP by providing all the required information and is presented in the following pages.

SOUTH VALLEY COMMUNITY COMMUNITY STRUCTURE PLAN



1. Name of Planned Community

South Valley Community

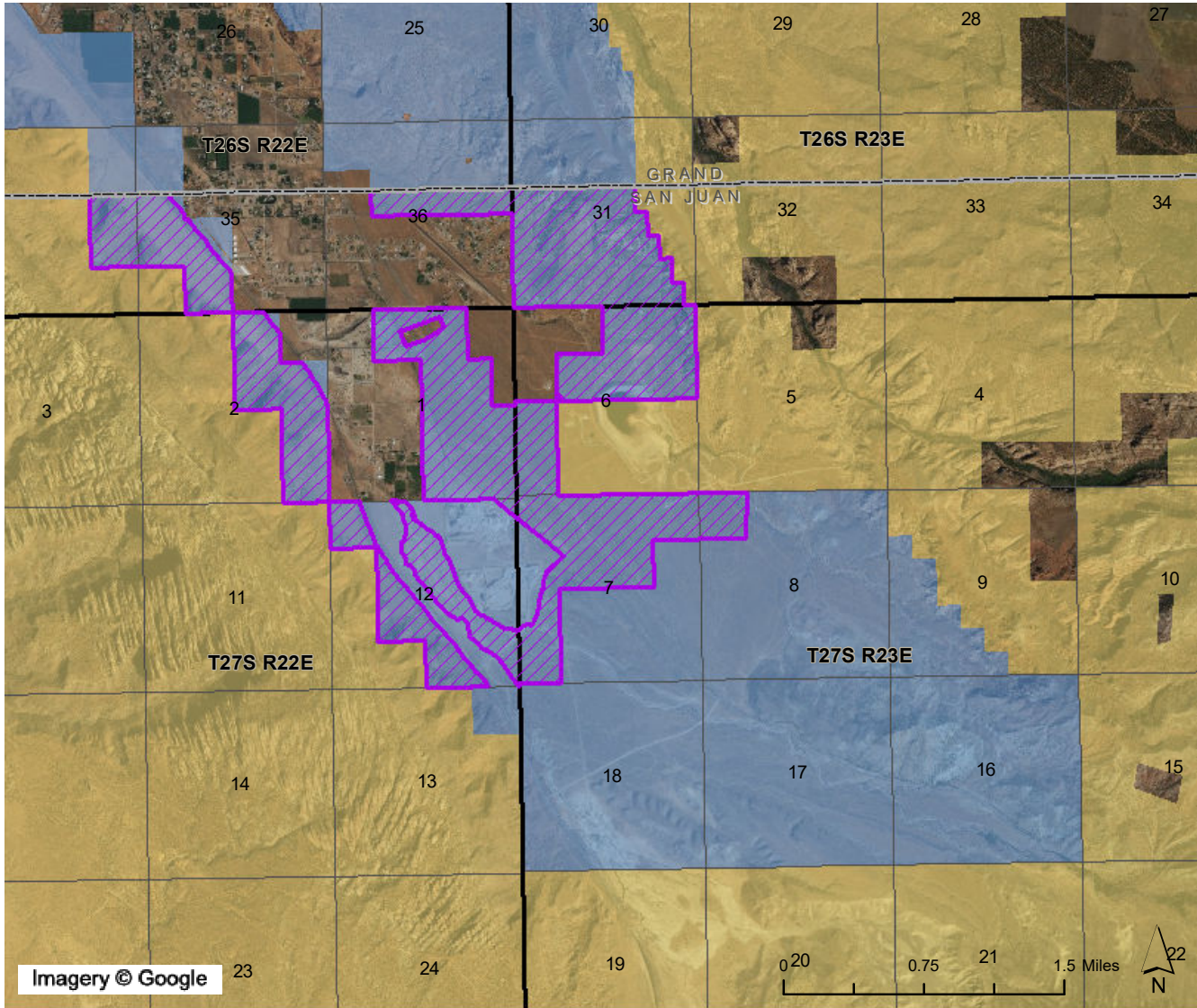
2. Name, Address, and Phone Number of Applicant and Property Owner

State of Utah School and Institutional Trust Lands Administration
675 East 500 South, Suite 500
Salt Lake City, Utah 84102
(801) 538-5100

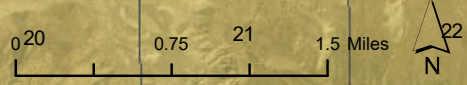
3. CSP Location, Legal/Boundary Description and Acreage

See **Map 1** and associated legal/boundary description (**Table 1**).

Map 1 – CSP Location



Imagery © Google



- PC Zone 1 Boundary
- Land Ownership and Administration**
- Bureau of Land Management
- Private
- State Trust Lands

NOTE: Proposed CSP boundary encompasses 1,864 +/- acres of land, wholly owned by applicant, as detailed in the accompanying legal description on the following page

Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SITLA provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon. Land parcels, lease boundaries and associated SITLA data layers may have been adjusted to allow for visual "best fit." The Surface Ownership Land Status data (if present) are maintained by SITLA to reflect current trust status and surface ownership. Lakes, rivers, streams, highways, roads, county and state boundaries are distributed by the Utah Automated Geographic Reference Center and/or other sources as specified. Contour lines (if present) were generated from USGS 10 meter DEM. Please Note: While SITLA seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated SITLA ownership GIS data may require contacting the GIS staff directly 801-538-5100 or TLA-GIS@utah.gov. The SITLA GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Produced: August 05, 2021 - bbiediger

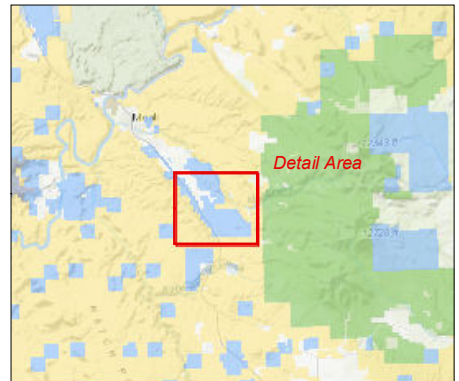


Table 1 – CSP Legal/Boundary Description and Acreage - 1 of 2**Section 12, T27S, R22E**

A tract of land within Section 12, Township 27 South, Range 22 East, SLBandM, County of San Juan, State of Utah, more particularly described as follows:

Beginning at the S1/4 of said Section 12; thence northerly 1,320 feet more or less to the center-south 1/16 (CS1/16) corner, thence westerly 1,320 feet more or less to the southwest 1/16 (SW1/16) corner, thence northerly along the 1/16 line 2,289 feet more or less to the intersection of the west right-of-way line of Highway 191 with said 1/16 line, thence southeasterly along said west R.O.W. line 4581 feet more or less to the south line of Section 12, thence westerly along the section line 1510 feet more or less to the point of beginning, **containing 74 acres more or less.**

Section 12, T27S, R22E

A tract of land within Section 12, Township 27 South, Range 22 East, SLBandM, County of San Juan, State of Utah, more particularly described as follows:

Beginning at the northwest corner of said Section 12; thence easterly along the section line 645 feet more or less to the west right-of-way line of Highway 191, thence southeasterly along said west R.O.W. line 1,413 feet more or less to the south line of the NW1/4 NW1/4 of said Section 12, thence westerly along the 1/16 line 1,130 feet more or less to the N1/16 corner on the west line of said Section 12, thence northerly 1,320 feet more or less to the point of beginning, **containing 26 acres more or less.**

Section 2, T27S, R22E

A tract of land within Section 2, Township 27 South, Range 22 East, SLBandM, County of San Juan, State of Utah, more particularly described as follows:

Beginning at the southeast corner of said Section 2; thence along the section line westerly 1,320 feet more or less to the east 1/16 corner (E1/16), thence northerly along the 1/16 line 2,640 feet more or less to the center-east 1/16 corner (CE1/16), thence westerly 1,320 feet more or less to the C1/4 corner of said Section 2, thence northerly along the C1/4 section line 2,640 feet more or less to the N1/4 corner of said Section 2, thence easterly along the section line 778 feet more or less to the west right-of-way line of Highway 191, thence southeasterly along said R.O.W. line 887 feet more or less to the north-south 1/16 line in the NE1/4 of said Section 2, thence southerly along the 1/16 line 733 feet more or less to the north-east 1/16 corner (NE1/16) of said Section 2, thence easterly along the east-west 1/16 line 551 feet more or less to the west right-of-way line of Highway 191, thence southeasterly along said R.O.W. line 1,598 feet more or less to the intersection of said R.O.W. line and the east line of said Section 2, thence southerly along the section line 2,564 feet more or less to the point of beginning, **containing 188 acres more or less.**

Section 34 and Section 35, T26S, R22E

A tract of land within Section 34 and Section 35, Township 26 South, Range 22 East, SLBandM, County of San Juan, State of Utah, more particularly described as follows:

Beginning at the S1/4 corner of said Section 35; thence westerly along the section line 1,320 feet more or less to the west 1/16 corner (W1/16), thence, northerly along the 1/16 line 1,320 feet more or less to the southwest 1/16 corner (SW1/16), thence westerly along the 1/16 line 1,320 feet more or less to the S1/16 corner on the section line between said Sections 34 and 35, thence westerly along the 1/16 line 1,320 feet more or less to the southeast 1/16 corner (SE1/16) of said Section 34, thence northerly along the 1/16 line 1,320 feet more or less to the center-east 1/16 corner (CE1/16), thence northerly along the 1/16 line 730 feet more or less to the northern boundary of San Juan County, thence easterly along the northern boundary of San Juan County 1,943 feet more or less to the west right-of-way line of Highway 191, thence southeasterly along said R.O.W. line 3,306 feet more or less to the north-south C1/4 section line of said Section 35, thence southerly along the section line 760 feet more or less to the point of beginning, **containing 166 acres more or less.**

Section 36, T26, R22E; Section 31, T26S, R23E; Section 6, T27S, R23E

A tract of land within Section 36, T26, R22E, Section 31, T26S, R23E and Section 6, T27S, R23E SLBandM, County of San Juan, State of Utah, more particularly described as follows:

Beginning at the corner common to said Sections 6, 31, and 36; thence northerly along the section line 2,640 feet more or less to the ¼ corner common to Sections 31 and 36, thence westerly along the C1/4 section line 3,960 feet more or less to the center-west 1/16 corner (CW1/16) of said Section 36, thence northerly along the 1/16 line 720 feet more or less to the northern boundary of San Juan County, thence easterly along the northern boundary of San Juan County 7,445 feet more or less to 1/256 aliquot part section subdivision line in the SW1/4 NE1/4 of said Section 31, thence southerly 660 feet more or less to the CEWE1/256 corner, thence easterly 330 feet to the CE1/16 corner, thence southerly 660 feet to the CNSE1/64 corner, thence easterly 330 feet to the CWNESE 1/256 corner, thence southerly 660 feet to the CWSE 1/256 corner, thence easterly 330 feet to the CESE1/64 corner, thence southerly 660 feet to the SESE 1/64 corner, thence easterly 330 feet to the CESESE 1/256 corner, thence southerly 660 feet to the EEE1/256 corner on the south line of said Section 31, thence easterly 330 feet to the section corner common to said Sections 6 and 31, thence southerly 2,640 feet along the east line of said Section 6 to the E1/4 corner of said Section 6, thence westerly along the C1/4 section line 3,960 feet more or less to the center-west 1/16 corner (CW1/16) of said Section 6, thence northerly along the 1/16 line 1,320 feet more or less to the north-west 1/16 (NW1/16) corner of said Section 6, thence easterly along the 1/16 line 1,320 feet more or less to the center-north 1/16 corner (CN1/16), thence northerly along the C1/4 line 1,320 feet more or less to the N1/4 corner of said Section 6, thence westerly along the section line 2,640 feet more or less to the point of beginning, **containing 586 acres more or less.**

Table 1 – CSP Legal/Boundary Description and Acreage - 2 of 2

Sections 1 and 12, T27, R22E; Sections 6, 7, and 8, T27S, R23E

A tract of land within Sections 1 and 12, T27, R22E, and Sections 6, 7, and 8, T27S, R23E SLBandM County of San Juan, State of Utah, more particularly described as follows:

Beginning at the corner common to said Sections 6, 7, and 8; thence easterly along the section line 1320 feet more or less to the W1/16 corner on the north line of Section 8, thence southerly 1320 feet more or less to the NW1/16 corner of said Section 8, thence westerly 1320 feet more or less to the N1/16 corner between said Sections 7 and 8, thence westerly 1320 feet more or less to the NE1/16 corner of said Section 7, thence southerly 1320 feet more or less to the CE1/16 corner of said Section 7, thence westerly 2640 feet more or less to the CW1/16 corner of said Section 7, thence southerly 2640 feet more or less to the W1/16 corner on the south line of said Section 7, thence westerly 1320 feet more or less to the southwest corner of said Section 7 and a point on the east line of said Section 12, thence southerly 71 feet more or less to the southeast corner of said Section 12, thence westerly 48 feet along the south line of said Section 12, thence N35°47'36"W 991.27 feet, thence N58°06'31"W 356.01 feet, thence N65°43'28"W 183.27 feet, thence N34°48'01"W 184.93 feet, thence N52°48'55"W 180.02 feet, thence N38°10'00"W 108.59 feet, thence N13°41'03"W 308.40 feet, thence N13°47'14"W 122.43 feet, thence N52°43'23"W 78.11 feet, thence N86°42'55"W 76.34 feet, thence S81°10'39"W 96.31 feet, thence N71°51'24"W 60.24 feet, thence N60°02'07"W 198.47 feet, thence N45°37'22"W 582.56 feet, thence N38°07'41"W 621.07 feet, thence N42°22'51"W 198.93 feet, thence N21°19'45"W 132.66 feet, thence N16°33'06"W 119.05 feet, thence N42°06'43"W 121.41 feet, thence N62°23'40"W 91.60 feet, thence N50°29'09"W 74.39 feet, thence N03°39'29"W 162.19 feet, thence N36°19'09"W 64.77 feet, thence N41°18'02"W 145.15 feet, thence N07°43'23"W 110.46 feet, thence N04°45'03"E 162.54 feet, thence N51°33'04"E 84.79 feet, thence N15°05'05"E 197.56 feet, thence N00°17'30"W 76.19 feet, thence N01°29'54"E 152.46 feet, thence N23°16'49"W 170.71 feet, thence N00°17'30"W 104.77 feet, thence N23°47'24"W 119.43 feet, thence N37°35'44"W 125.72 feet, thence N53°49'20"W 136.20 feet, thence N42°10'10"W 185.48 feet more or less to a point on the north line of said Section 12; said point being located easterly 1,731 feet from the northwest corner of said Section 12; thence easterly along the section line 373.54 feet, thence S52°40'54"E 189.79 feet, thence S26°00'34"E 496.09 feet, thence S56°07'54"E 136.94 feet, thence S47°53'39"E 296.63 feet, thence S79°59'11"E 53.24 feet, thence S73°11'21"E 64.77 feet, thence S31°15'19"E 138.84 feet, thence S78°58'54"E 72.85 feet, thence S61°59'26"E 70.31 feet, thence S19°40'34"E 272.61 feet, thence S09°15'51"E 91.60 feet, thence S17°56'30"E 109.94 feet, thence S40°16'42"E 192.68 feet, thence S20°57'02"E 310.45 feet, thence S18°43'36"E 421.66 feet, thence S34°59'12"E 225.89 feet, thence S43°00'04"E 252.75 feet, thence S25°14'08"E 451.68 feet, thence S52°56'32"E 227.64 feet, thence S84°34'52"E 47.86 feet, thence S63°08'31"E 208.72 feet, thence S44°04'22"E 158.30 feet, thence S62°21'16"E 355.76 feet, thence S88°56'37"E 404.89 feet, thence N54°20'45"E 181.02 feet more or less to a point approximately 50 feet perpendicularly distant and on the northwesterly side of the centerline of Ken's Lake Cutoff Road (SJC Road No. 1641), thence running on the northwesterly side of said Ken's Lake Cutoff Road as follows; N21°17'48"E 195.28 feet, thence N04°12'29"E 426.47 feet, thence N03°14'04"E 272.27 feet, thence N18°06'06"E 337.78 feet, thence N35°56'18"E 210.85 feet, thence N47°12'27"E 230.54 feet, thence N51°09'14"E 687.28 feet to a point westerly of the intersection of the Ken's Lake Cutoff Road and the La Sal Loop Road (SJC Road No. 127), thence running along the southwesterly side of said La Sal Loop Road N50°59'06"W 2560.58 feet to a point on the north line of said Section 12, thence westerly along the section line 1,947 feet more or less to the S1/4 corner of said Section 1, thence northerly along the C1/4 section line 3,960 feet to the center-north 1/16 corner (CN1/16), thence westerly 1,320 feet to the north-west 1/16 (NW1/16) corner of said Section 1, thence northerly along the 1/16 line to the W1/16 corner on the north line of said Section 1, thence easterly along the section line 2,640 feet to the E1/16 corner on the north line of said Section 1, thence southerly 1,430 feet more or less to the NE1/16 corner, thence easterly 660 feet to the CENE1/64 corner, thence southerly 1,320 feet more or less to the CEE1/64 corner, thence easterly 660 feet to the E1/4 corner of said Section 1, thence northerly along the section line 87 feet more or less to the W1/4 corner of said Section 6, thence easterly along the C1/4 section line 1,177 feet more or less to the CW1/16 corner, thence southerly 2,640 feet along the 1/16 line to the W1/16 corner on the south line of said Section 6, thence easterly 3,960 feet along the section line to the point of beginning, **containing 835.39 acres more or less.**

LESS: Those tracts of land as surveyed in accordance with San Juan County Record of Survey No. 1101 described as...

Tract "A"

A tract of land within the N1/2 of Section 1, Township 27 South, Range 22 East, SLBandM, County of San Juan, State of Utah, more particularly described as follows:

Beginning at a point located S81°28'06"E 2633.29 feet from the northwest corner of said Section 1 and considering the bearing between the E1/4 corner and the northeast corner of said Section 1 to be N00°04'00"E; thence S20°51'47"E 458.48 feet to a point on a non-tangent curve to the right having a radius of 1500.00 feet, thence southwesterly 132.94 feet along said curve; the chord of said curve is 132.89 feet and bears S66°35'53"W; thence S69°08'13"W 427.36 feet, thence N20°51'47"W 464.37 feet, thence N69°08'13"E 560.13 feet to the point of beginning, **containing 5.97 acres more or less.**

Tract "B"

A tract of land within the N1/2 of Section 1, Township 27 South, Range 22 East, SLBandM, County of San Juan, State of Utah, more particularly described as follows:

Beginning at a point located S81°28'06"E 2633.29 feet from the northwest corner of said Section 1 and considering the bearing between the E1/4 corner and the northeast corner of said Section 1 to be N00°04'00"E; thence N69°08'13"E 616.04 feet to a point on the center of the travel surface of Allen Street, thence S29°32'57"E 323.53 feet along the centerline of the travel surface of Allen Street, thence S56°09'15"W 472.76 feet to the beginning of a curve to the right, having a radius of 1500.00 feet, thence southwesterly 206.95 feet along said curve; the chord of said curve is 206.79 feet and bears S60°06'24"W, thence N20°51'47"W 458.48 feet to the point of beginning, **containing 5.85 acres more or less.**

Resultant acreage of this complete description minus the "Less" tracts is **823.57 acres** more or less (835.39 – 5.97-5.85 = 823.57)

Total acreage in the CSP application is 1,863.57 acres more or less.

4. Proposed Land Use District Boundaries and Acreages

Map 2 and **Table 2** illustrate the land use boundaries and acreages for this CSP. The boundaries and acreages are based on the maps included with the Area Plan, which indicate the general types of land uses, the maximum number of dwelling units, Floor Area Ratios (FARs) and the approximate acreage of proposed residential and non-residential land uses.

5. Maximum Number of Dwelling Units and Acreages

Table 2 describes the general land uses, acreages, percentages and assumptions for the CSP. The information is based on the findings of the Area Plan, and indicate the general types of permitted and conditional uses, the maximum number of dwelling units, Floor Area Ratios (FARs) and acreage of the various proposed non-residential land uses.

Residential Land Use Assumptions

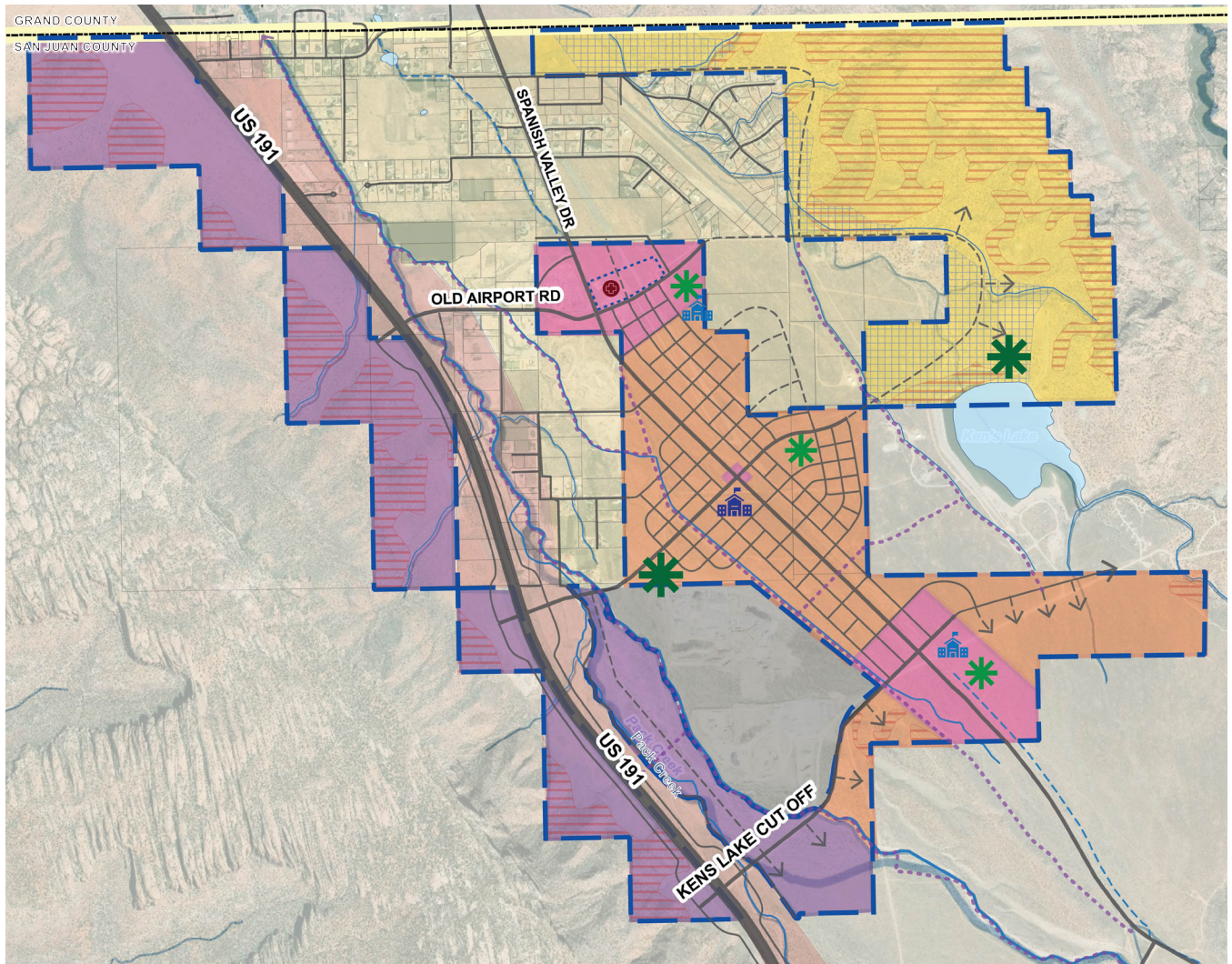
Map 2 and **Table 2** indicate the general location and maximum number of residential units in the CSP. In addition to dedicated residential areas, this CSP anticipates the inclusion of 316 Equivalent Residential Units (ERUs) in the Neighborhood Centers. A total of 3,134 residential units are projected.

Non-Residential Land Use Assumptions




















Non-residential uses are anticipated to be concentrated in the Neighborhood Center and Flex Development areas, which comprise approximately 743 acres. It is anticipated that there will be approximately 1,871,447 square feet of non-residential use in the South Valley Community, based on the following assumptions:

- 0.25 Floor-to-Area Ratio (FAR) in Neighborhood Center
- 0.1 FAR in Flex Development

Map 2 – Proposed Land Use District Boundaries



LEGEND

- | | | | |
|-------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------|---------------------------|
|  | Central Development Area District |  | Existing Commercial |
|  | Perimeter Development Area District |  | Existing Residential |
|  | Neighborhood Center District |  | Existing Gravel Pit |
|  | Flex Development District |  | Slopes >30 Degrees |
|  | Regional Park |  | Dam Break Hazard |
|  | Community Park |  | Proposed Off-Street Trail |
|  | High School |  | Existing Waterway |
|  | Elementary School |  | Existing Canal |
|  | Medical Clinic |  | County-Owned Land |
| | |  | CSP Project Boundary |

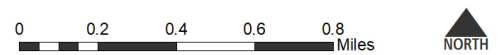


Table 2 – Community Structure Plan Land Use

LAND USE	AC.	% OF TOTAL AC.	ASSUMPTIONS	CALCULATIONS	PROJECTED UNITS	% OF TOTAL UNITS	PROJECTED SF	% OF TOTAL SF
Central Development Areas	545	29.2%	A wide range of housing types and forms, including townhomes, duplexes, apartments and single-family homes. 30% of acreage is assumed to be dedicated to trails, open space, local parks, etc. Average density of 4.5 units per acre.	$(515 \times 0.7) \times 4.5$	1,717	54.8%	-	-
Perimeter Development Areas	576	30.9%	Located along the eastern edges of the development areas, these neighborhoods are relatively isolated, located in the foothills and topographically challenged edges of the valley. 30% of acreage is assumed to be dedicated to trails, open space, local parks, etc. Clustered Development is the preferred pattern and an average density of 1.5 units per acre is assumed.	$(594 \times 0.7) \times 1.5$	605	19.3%	-	-
Neighborhood Center Areas	113	6.1%	Mix of residential, office, commercial and similar uses proposed as part of creating a discernible mixed-use community. Uses may be mixed vertically or horizontally. 30% of acreage is assumed to be dedicated to trails, open space, local parks, etc. It is assumed that 50% of the developable area will be dedicated to residential uses with an average density of 8 units per acre. The remaining 50% of the developable area is assumed as office, commercial and similar uses with an F.A.R. of 0.25.	$(0.5 \times 166 \times 0.7) \times 8$ $(0.5 \times 166 \times 0.7) \times 0.25 \times 43,560$	316	10.1%	430,700	23.0%
Flex Development Areas	630	33.8%	A range of business, distribution, highway commercial and specialty residential uses in response to market opportunities and conditions. 30% of acreage is assumed to be dedicated to trails, open space, local parks, etc. 25% of land is assumed as specialty residential uses with an average density of 4.5 units per acre. All other uses are assumed for the remaining 75% of land with a F.A.R. of 0.1.	$(0.25 \times 641 \times 0.7) \times 4.5$ $(0.75 \times 641 \times 0.7) \times 0.1 \times 43,560$	496	15.8%	1,440,747	77.0%
TOTAL	1,864	100%			3,134	100%	1,871,447	100%

Note: Total figures may differ slightly due to rounding of numbers in the table. Calculation methodology is the same as used in the San Juan County Spanish Valley Area Plan (adopted April 17, 2018).

6. Master Circulation System Plan

6.1 Existing Transportation System

The Spanish Valley area is primarily served by US-191 and Spanish Valley Drive. US-191 is a state-owned and operated highway that is classified as a “System Priority-Rural Importance” (Access Category 2) roadway by the Utah Department of Transportation (UDOT). According to the findings contained in the Area Plan, US-191 encompasses one travel lane in each direction and acceleration/deceleration lanes at key intersections. As indicated by UDOT, a “Regional – Urban Importance” access classification supports minimum signalized intersection spacing of one mile (5,280 feet), minimum unsignalized street spacing of 1,000 feet, and minimum driveway spacing of 1,000 feet. The “Regional – Urban Importance” access classification will be the applicable standard as the area develops. According to the Area Plan, the posted speed limit on US-191 is 65 mph. The roadway is located within a designated right-of-way (ROW) of 400 feet along much of the US-191 corridor in Spanish Valley. Some sections of the roadway are located in rights-of-way as narrow as 100 feet, particularly between MP 117 and MP 118.5. The average daily traffic (ADT) on US-191 was approximately 8,000 vehicles per day when the Area Plan was adopted in 2018.

Spanish Valley Drive is a county-maintained roadway, and is classified as a “major collector” roadway by UDOT. The roadway has one travel lane in each direction and a posted speed limit of 40 mph. Spanish Valley Drive serves as a direct connection to La Sal Loop Road, which is a scenic loop roadway that traverses through the La Sal Mountains. The existing ADT on Spanish Valley Drive is approximately 1,500 vehicles per day.

Other public roads that connect US-191 and Spanish Valley Drive/La Sal Loop Road in the Spanish Valley area include Sunny Acres Lane, Old Airport Road, Kens Lake Cutoff Road (also known as Flat Pass Road) and La Sal Loop Cutoff Road (also known as Pack Creek Cutoff Road).

6.2 Future Roadways and Traffic Volumes

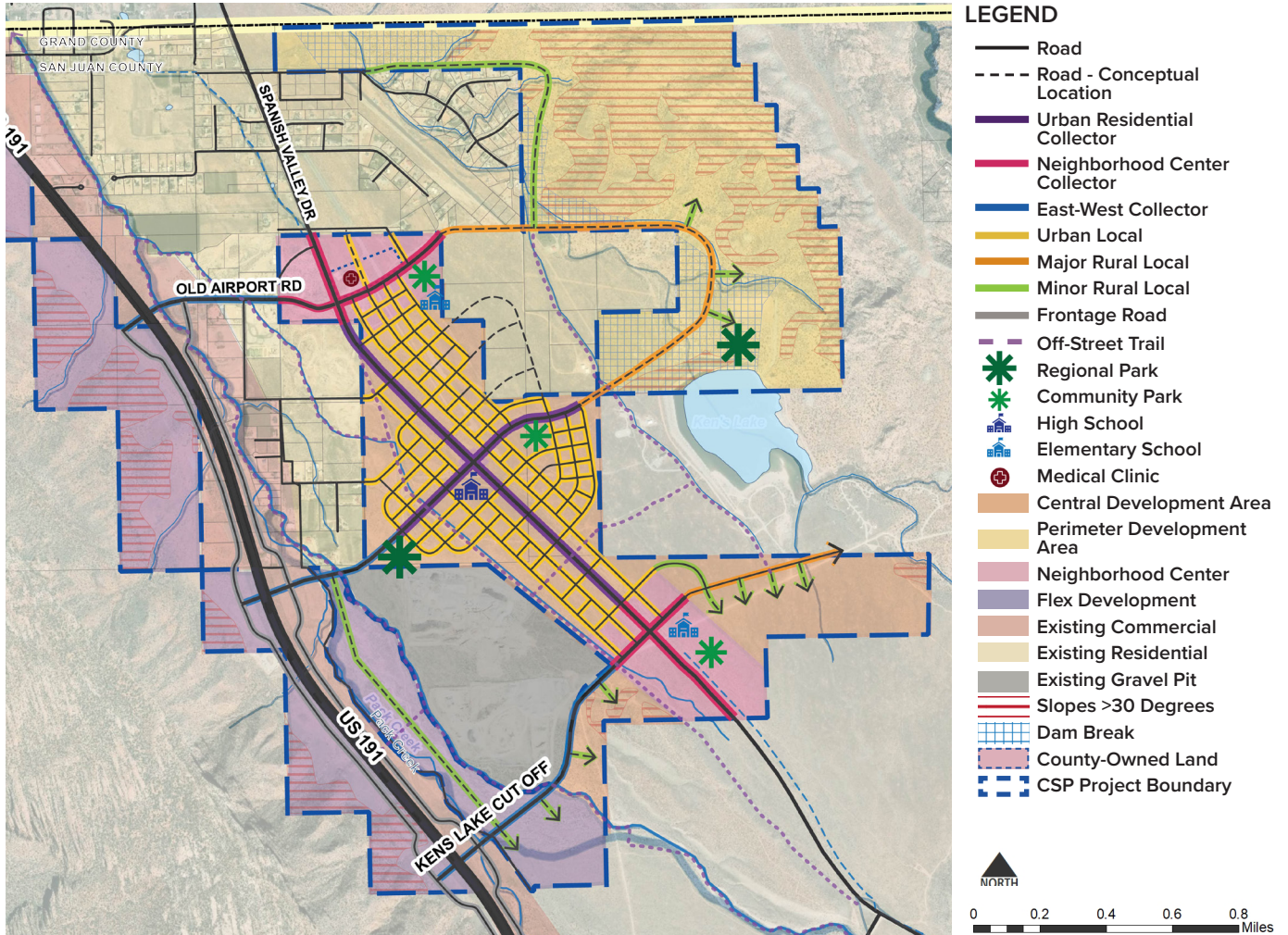
Map 3 illustrates the proposed street network within the CSP boundary. The system builds upon the existing road structure and site topography, creating a well-connected and efficient roadway system that can successfully accommodate the proposed land uses. Each road color indicates a different road type, beginning with the local street network (represented by the thinnest lines) that then link to the collector and regional road system (represented by thicker lines). The dashed streets represent the location of conceptual roadways that are likely to vary in configuration and form as they are implemented.

A new east-west roadway is proposed between Old Airport Road and Kens Lake Cutoff Road to connect US-191 and Spanish Valley Drive. This key roadway joins three other existing collector roadways (Old Airport Road, Kens Lake Cutoff Road, and La Sal Loop Cutoff Road), which together create an efficient traffic management system to serve the area.

This system is further enhanced by the realignment of Spanish Valley Drive in the heart of the area, forming a “Main Street” for the new community over time. Access along “Main Street” will be limited to roadway intersections. Adjacent east-west collector roadways will help “Main Street” become a central feature of the local circulation system. The Urban Local street network (shown in yellow) is composed

of 350-foot blocks, which are intended to help establish a urban core and a residential atmosphere that is safe, easy to navigate and efficient for vehicles, bicycle riders and pedestrians. In contrast, Rural Local Roads (shown in orange and green in Map 3) are more conceptual and organic, responding to the natural topography and lay of the land, supporting a more rural feeling than in the core.

Map 3 – Future Roadways



In order to determine the long-term capacities and configurations for roadways within the application area, future traffic volumes were projected in 2019. Specific land uses were assigned to each planned area within Spanish Valley, and traffic volumes within and from these land uses was estimated using trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, 2017. The daily trip generation for the beginning phases of the Area Plan is illustrated in **Table 3**. As indicated, it is anticipated that land uses generally north of Kens Lake Cutoff Road will generate approximately 78,827 daily trips.

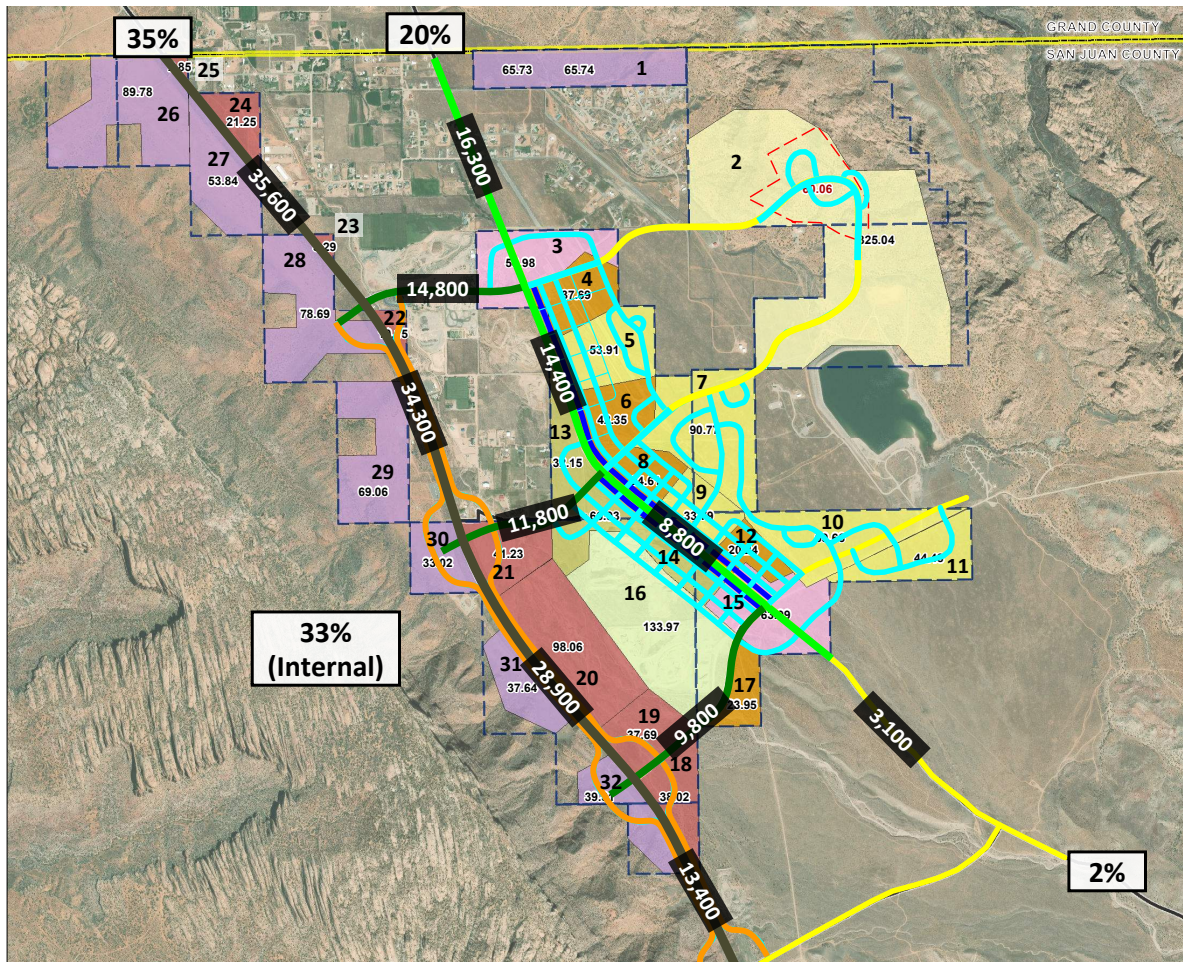
The trip generation data was then assigned to a roadway network suited for the type of trips, the proximity of planned access points to major streets, projected population densities, and regional trip attractions. Existing travel patterns were also observed during this assessment period, which helped guide the establishment of proper distribution percentages. As illustrated in **Map 4**, 55-percent of

the daily trips were assigned to/from the north, 12-percent were assigned to/from the south, and 33-percent were assigned completely within the internal Spanish Valley road network.

The assigned daily trip generation was added to the existing ADT volumes. The resulting projected volumes are shown in the **Map 4**. Based on the projected full build-out volumes in the Area Plan, it was recommended that US-191 be planned with a 5-lane cross-section, Spanish Valley Drive and the east-west collectors as 3-lane cross-sections, and local roadways with 2-lane cross-sections.

Figures 1-8 illustrate proposed cross-sections for each road designation. Each road type, particularly the roads within the Central Development Area and Neighborhood Centers, are designed to safely and efficiently accommodate motorists, cyclists and pedestrians, which included widening road rights-of-way when appropriate. For example, the East-West Collectors and Frontage Roads are designed to accommodate freight and heavier traffic while still providing dedicated pathways, trails, and lanes that support safe and comfortable travel by pedestrians and bikers.

Map 4 – Preliminary Average Daily Traffic (ADT)



Legend

- Core - Higher Density
- Core - Lower Density
- Flex Development
- Gravel Pit
- Highway Commercial
- Perimeter Neighborhood
- Special
- Town Center

- Phase I boundary
- Perimeter area suitable for development

Key

- ###,### Projected Full-Build ADT
- ###% Assumed trip distribution percentage
- US-191 (5 Lanes)
- East-West Connectors (3 Lanes)
- Spanish Valley Drive (3 Lanes)
- 2 Lanes - Urban Side Treatment
- 2 Lanes - Rural Side Treatment
- Frontage Roads

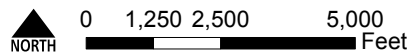


Table 3 – Preliminary Trip Generation by Land Use and Anticipated Phasing

San Juan County - Spanish Valley TS Trip Generation											
Weekday Daily		Acres	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Pass-by Reduction	Net Trips Entering	Net Trips Exiting	Total Daily Trips
Pod	Land Use ¹										
1	Recreational Homes (260)	65.74	164	Dwelling Units	570	50%	50%	0%	285	285	570
2	Recreational Homes (260)	60.06	240	Dwelling Units	834	50%	50%	0%	417	417	834
3	General Office Building (710) [fitted curve equation]	58.98	206	1,000 Sq. Ft. GFA	2,140	50%	50%	0%	1,070	1,070	2,140
	Multifamily Housing (Low-Rise) (220)		246	Dwelling Units	1,820	50%	50%	0%	910	910	1,820
	Supermarket (850)		26	1,000 Sq. Ft. GFA	2,778	50%	50%	25%	1,042	1,042	2,084
	Elementary School (520)		500	Students	946	50%	50%	0%	473	473	946
4	Multifamily Housing (Low-Rise) (220)	37.69	264	Dwelling Units	1,956	50%	50%	0%	978	978	1,956
5	Single-Family Detached Housing (210)	53.91	216	Dwelling Units	2,112	50%	50%	0%	1,056	1,056	2,112
6	Multifamily Housing (Low-Rise) (220)	42.35	296	Dwelling Units	2,198	50%	50%	0%	1,099	1,099	2,198
7	Single-Family Detached Housing (210)	90.77	363	Dwelling Units	3,406	50%	50%	0%	1,703	1,703	3,406
8	Multifamily Housing (Low-Rise) (220)	24.61	172	Dwelling Units	1,260	50%	50%	0%	630	630	1,260
9	Single-Family Detached Housing (210)	33.79	135	Dwelling Units	1,372	50%	50%	0%	686	686	1,372
10	Single-Family Detached Housing (210)	69.66	279	Dwelling Units	2,674	50%	50%	0%	1,337	1,337	2,674
11	Single-Family Detached Housing (210)	44.48	178	Dwelling Units	1,768	50%	50%	0%	884	884	1,768
12	Multifamily Housing (Low-Rise) (220)	20.24	142	Dwelling Units	1,034	50%	50%	0%	517	517	1,034
13	Single-Family Detached Housing (210)	32.15	129	Dwelling Units	1,316	50%	50%	0%	658	658	1,316
14	Single-Family Detached Housing (210)	66.93	268	Dwelling Units	2,576	50%	50%	0%	1,288	1,288	2,576
15	High-Turnover (Sit-Down) Restaurant (932)	63.99	6	1,000 Sq. Ft. GFA	674	50%	50%	25%	253	253	506
	Multifamily Housing (Low-Rise) (220)		246	Dwelling Units	1,820	50%	50%	0%	910	910	1,820
	Elementary School (520)		500	Students	946	50%	50%	0%	473	473	946
	General Office Building (710) [fitted curve equation]		223	1,000 Sq. Ft. GFA	2,310	50%	50%	0%	1,155	1,155	2,310
16	General Light Industrial (110)	133.97	233	1,000 Sq. Ft. GFA	1,156	50%	50%	0%	578	578	1,156
Public Park (411)	90		Acres	72	50%	50%	0%	36	36	72	
17	Multifamily Housing (Low-Rise) (220)	23.95	168	Dwelling Units	1,230	50%	50%	0%	615	615	1,230
18	Shopping Center (820) [fitted curve equation]	38.02	17	1,000 Sq. Ft. GLA	1,802	50%	50%	25%	676	676	1,352
	General Light Industrial (110)		149	1,000 Sq. Ft. GFA	740	50%	50%	0%	370	370	740
	High-Turnover (Sit-Down) Restaurant (932)		5	1,000 Sq. Ft. GFA	50	55%	45%	25%	21	17	38
19	Shopping Center (820) [fitted curve equation]	37.69	16	1,000 Sq. Ft. GLA	1,730	50%	50%	25%	649	649	1,298
	General Light Industrial (110)		148	1,000 Sq. Ft. GFA	736	50%	50%	0%	368	368	736
	High-Turnover (Sit-Down) Restaurant (932)		4	1,000 Sq. Ft. GFA	40	55%	45%	25%	17	14	31
20	General Light Industrial (110)	98.06	342	1,000 Sq. Ft. GFA	1,698	50%	50%	0%	849	849	1,698
	Shopping Center (820) [fitted curve equation]		85	1,000 Sq. Ft. GLA	5,384	50%	50%	25%	2,019	2,019	4,038
	Supermarket (850)		36	1,000 Sq. Ft. GFA	3,846	50%	50%	25%	1,442	1,442	2,884
21	Shopping Center (820) [fitted curve equation]	41.23	72	1,000 Sq. Ft. GLA	4,810	50%	50%	25%	1,804	1,804	3,608
	General Light Industrial (110)		72	1,000 Sq. Ft. GFA	358	50%	50%	0%	179	179	358
	Gasoline/Service Station with Convenience Market (945)		8	Fueling Positions	1,644	50%	50%	50%	411	411	822
22	Shopping Center (820) [fitted curve equation]	10.15	13	1,000 Sq. Ft. GLA	1,502	50%	50%	25%	563	563	1,126
General Light Industrial (110)	31		1,000 Sq. Ft. GFA	154	50%	50%	0%	77	77	154	
23	Shopping Center (820) [fitted curve equation]	3.29	10	1,000 Sq. Ft. GLA	1,258	50%	50%	25%	472	472	944
	Fast-Food Restaurant with Drive-Through Window (934)		4	1,000 Sq. Ft. GFA	1,884	50%	50%	50%	471	471	942
24	Gasoline/Service Station with Convenience Market (945)	21.25	8	Fueling Positions	1,644	50%	50%	50%	411	411	822
	Warehousing (150)		83	1,000 Sq. Ft. GFA	126	50%	50%	0%	63	63	126
25	Shopping Center (820) [fitted curve equation]	2.85	9	1,000 Sq. Ft. GLA	1,170	50%	50%	25%	439	439	878
	Fast-Food Restaurant with Drive-Through Window (934)		4	1,000 Sq. Ft. GFA	1,884	50%	50%	50%	471	471	942
26	Business Park (770)	89.78	338	1,000 Sq. Ft. GFA	4,306	50%	50%	0%	2,153	2,153	4,306
	Recreational Homes (260)		180	Dwelling Units	626	50%	50%	0%	313	313	626
	Hotel (310)		100	Rooms	704	50%	50%	0%	352	352	704
27	Warehousing (150)	53.84	211	1,000 Sq. Ft. GFA	380	50%	50%	0%	190	190	380
	Recreational Homes (260)		119	Dwelling Units	414	50%	50%	0%	207	207	414
	Automobile Parts Sales (843)		15	1,000 Sq. Ft. GFA	832	50%	50%	0%	416	416	832
28	Business Park (770)	78.69	69	1,000 Sq. Ft. GFA	1,450	50%	50%	0%	725	725	1,450
	Recreational Homes (260)		157	Dwelling Units	546	50%	50%	0%	273	273	546
	General Light Industrial (110)		206	1,000 Sq. Ft. GFA	1,022	50%	50%	0%	511	511	1,022
	Warehousing (150)		69	1,000 Sq. Ft. GFA	156	50%	50%	0%	78	78	156
29	Business Park (770)	69.06	60	1,000 Sq. Ft. GFA	1,354	50%	50%	0%	677	677	1,354
	Recreational Homes (260)		138	Dwelling Units	480	50%	50%	0%	240	240	480
30	Warehousing (150)	33.02	241	1,000 Sq. Ft. GFA	428	50%	50%	0%	214	214	428
	General Light Industrial (110)		129	1,000 Sq. Ft. GFA	640	50%	50%	0%	320	320	640
	Hotel (310)		100	Rooms	704	50%	50%	0%	352	352	704
31	Warehousing (150)	37.64	131	1,000 Sq. Ft. GFA	254	50%	50%	0%	127	127	254
	General Office Building (710) [fitted curve equation]		33	1,000 Sq. Ft. GFA	362	50%	50%	0%	181	181	362
32	Business Park (770)	39.31	51	1,000 Sq. Ft. GFA	1,258	50%	50%	0%	629	629	1,258
	General Office Building (710) [fitted curve equation]		120	1,000 Sq. Ft. GFA	1,268	50%	50%	0%	634	634	1,268
Total		1577.2			88,612				39,417	39,410	78,827

Note: Total based on the area indicated in Map 4.

Source: Spanish Valley PC Zone Application (2019)

As discussed in *Section 7: Water Sources, Flood Control, and Major Utilities and Easements*, Low Impact Development (LID) is a technique proposed to minimize stormwater runoff and is a high priority within this community. LID incorporates rain gardens and swale systems within the road right-of-ways to capture stormwater runoff from the street. This method increases on-site stormwater infiltration, improves water quality, and reduces erosion before the stormwater reaches Pack Creek and other terminal water bodies. Rain gardens and swales are two key LID features within the community, as shown in **Figures 2-8**.

Figure 1 – Proposed Neighborhood Center Collector Cross-Section

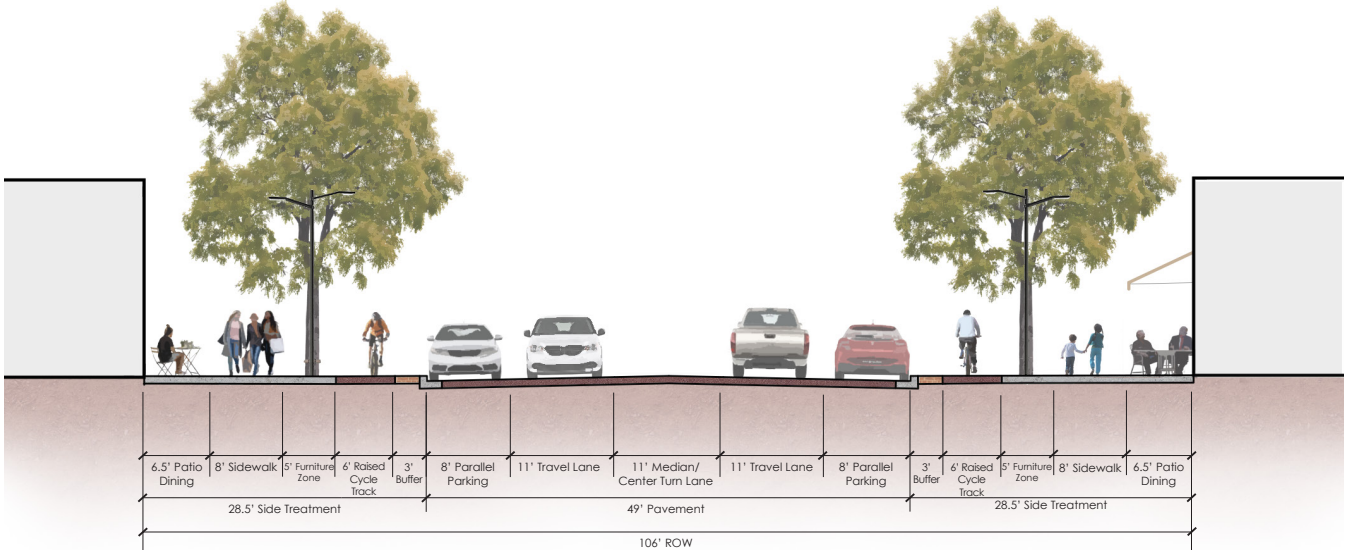


Figure 2 – Proposed Urban Residential Collector Cross-Section

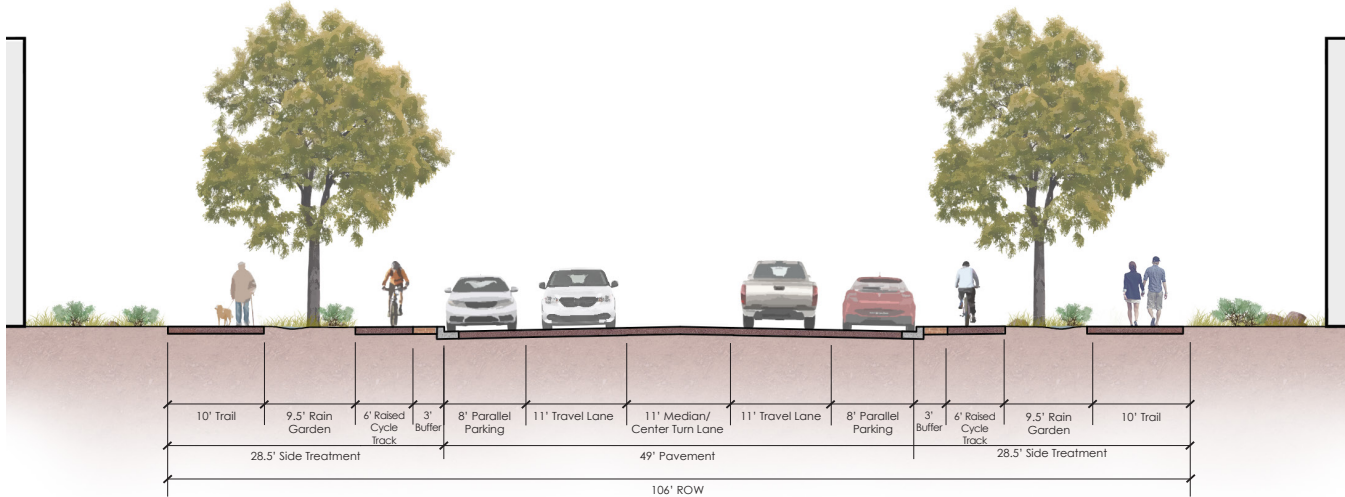


Figure 3 – Proposed East-West Collector Cross-Section

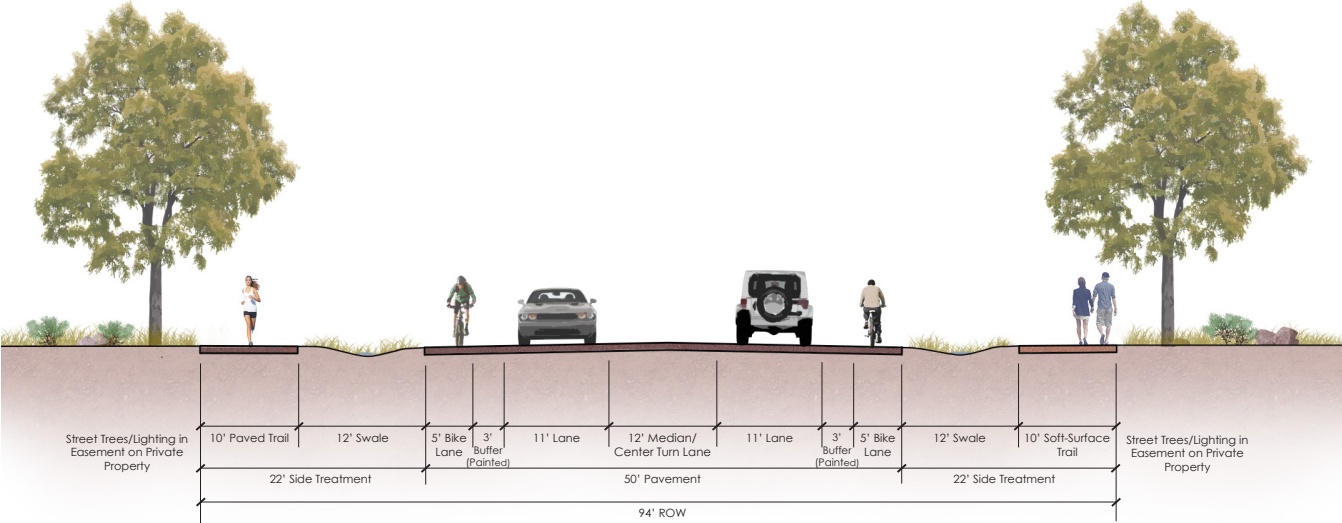
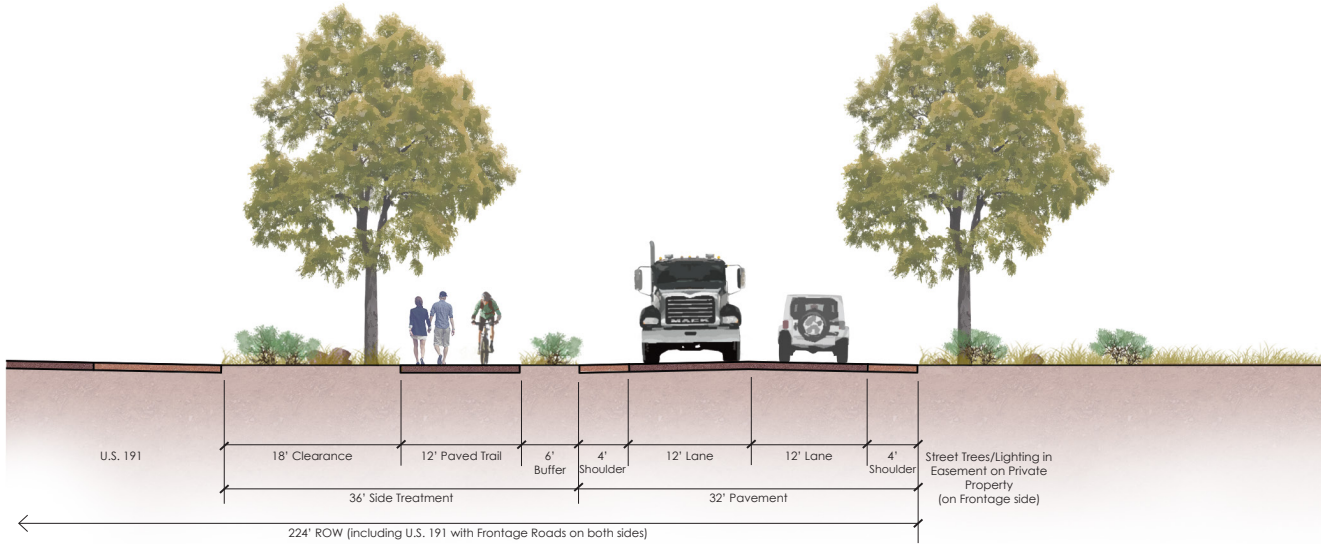


Figure 4 – Proposed Frontage Road Cross-Section



* Design to be finalized with UDOT

Figure 5 – Proposed Urban Local Cross-Section (with Parking on Both Sides)

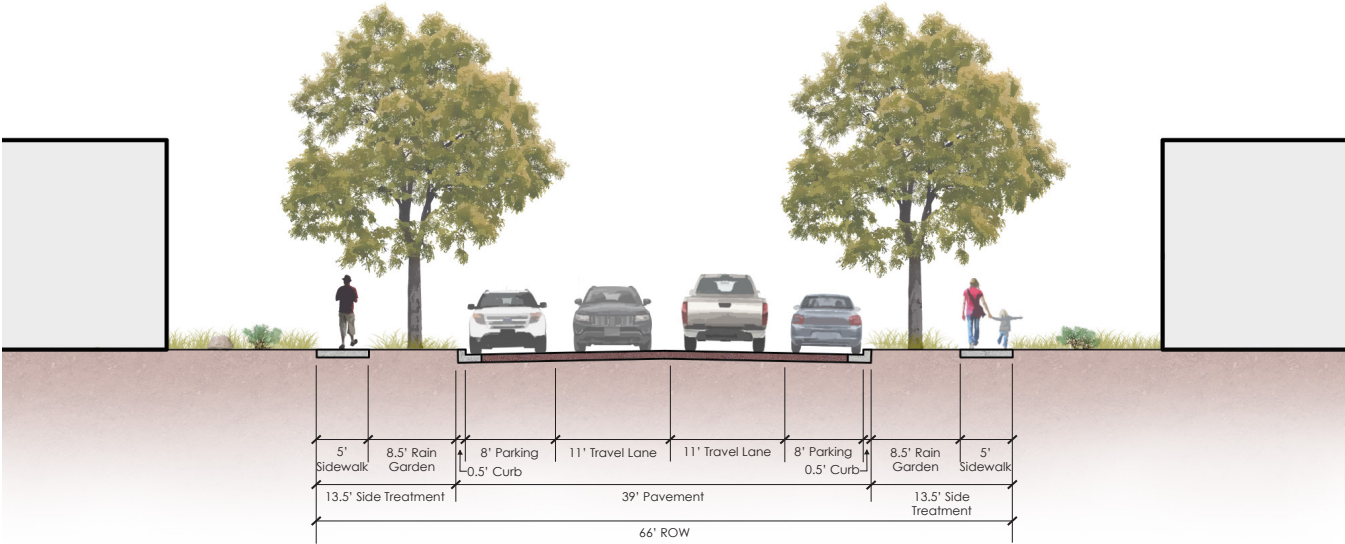


Figure 6 – Proposed Urban Local Cross-Section (with Parking on One Side)

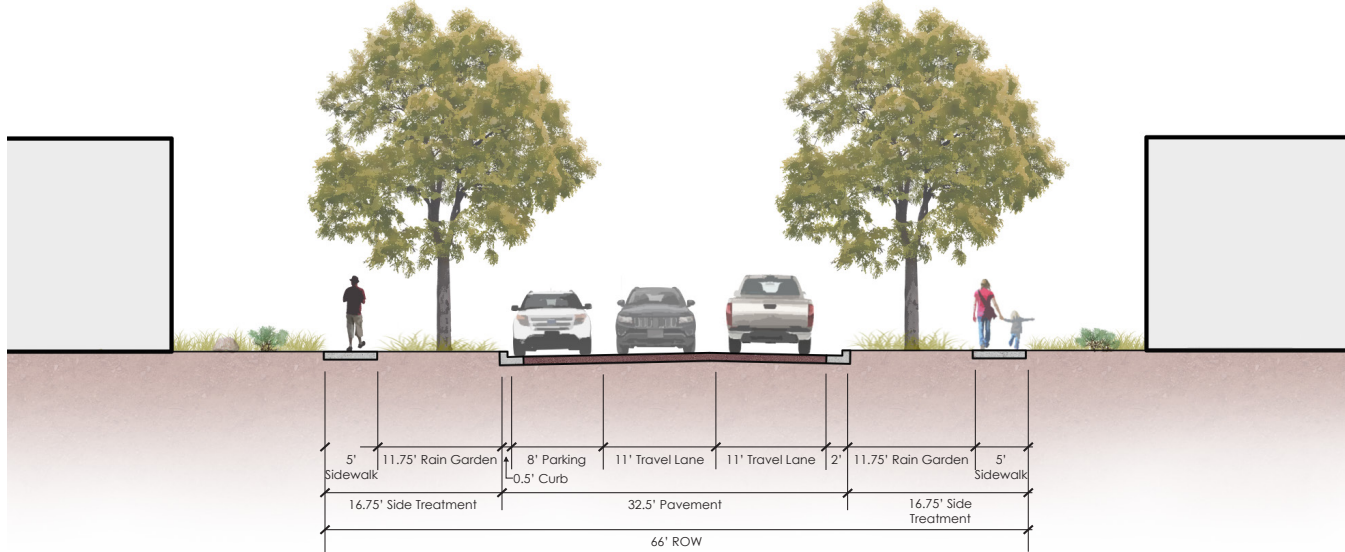
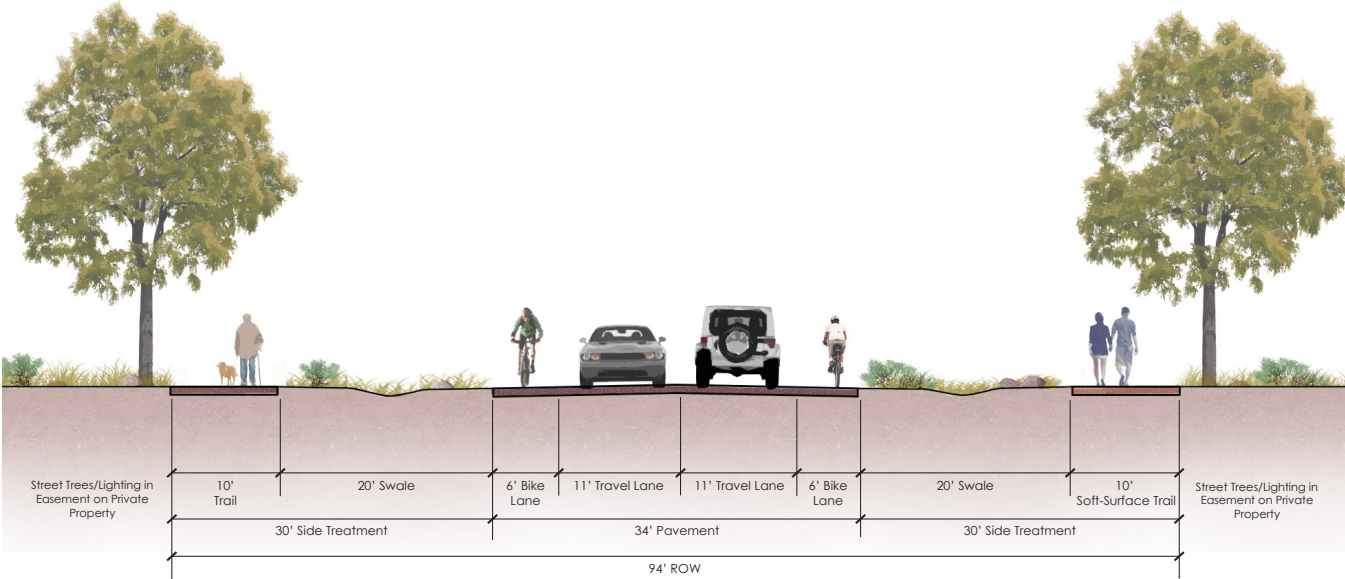
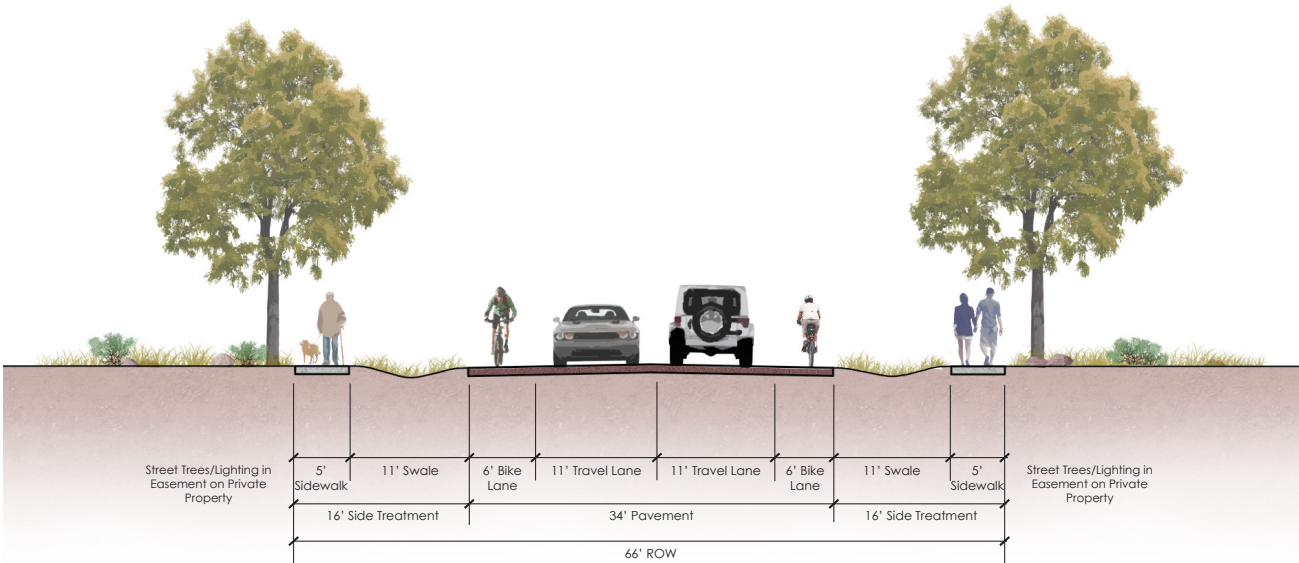


Figure 7 – Proposed Major Rural Local Cross-Section



* Expanded ROW for a potential future conversion to “East-West Collector” to accommodate increased traffic demands

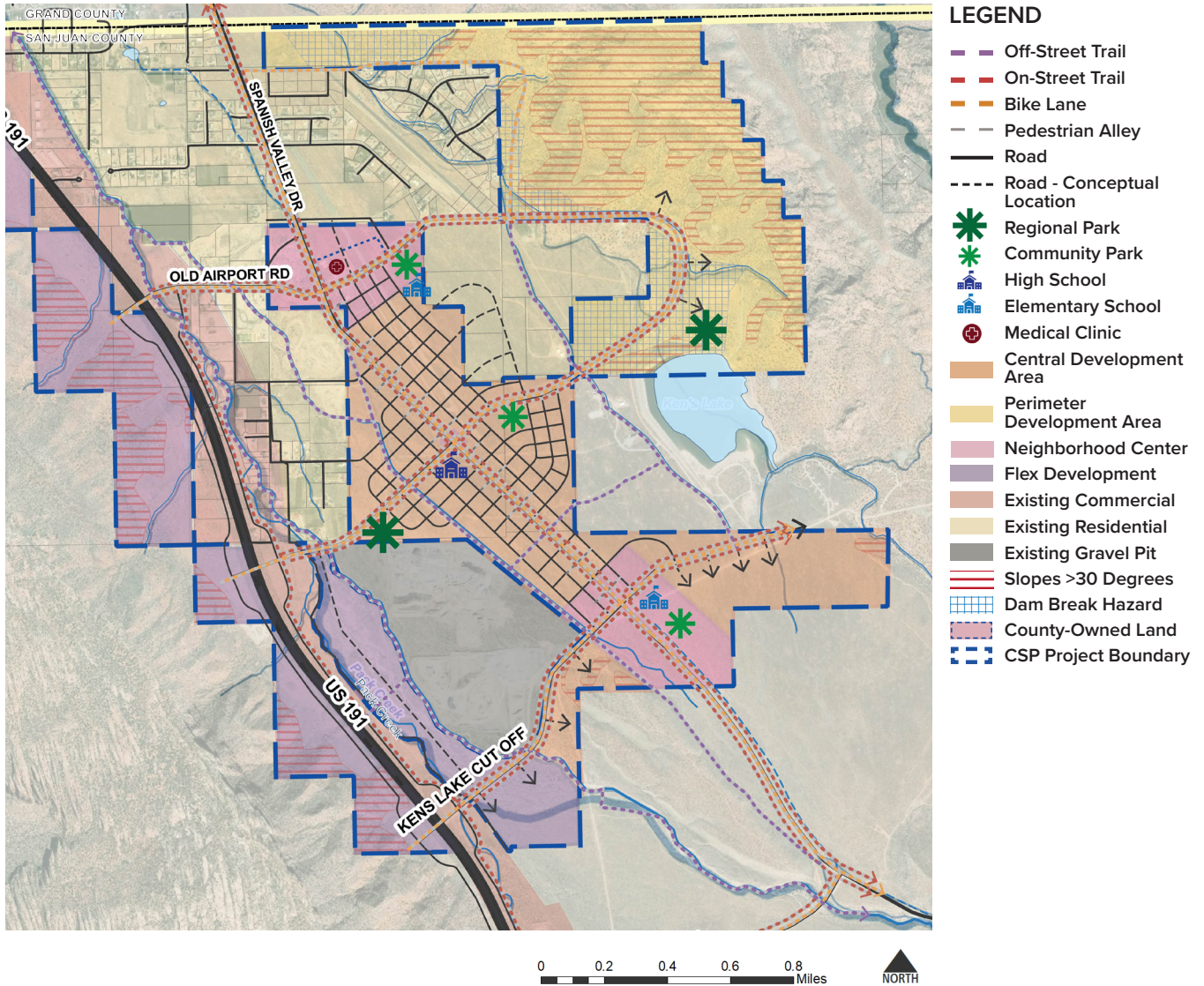
Figure 8 – Proposed Minor Rural Local Cross-Section



6.3 Future Pedestrian and Bicycle Trail System

Map 5 illustrates the layout of the primary pedestrian and bicycle trail system, which connects neighborhoods, schools, parks, open spaces and other destinations as part of an interconnected circulation system. **Map 5** also illustrates how trails and bike lanes link to other existing and future trail systems in the Spanish Valley and beyond. Pedestrian alleyways are proposed along the “Main Street” portion of Spanish Valley Drive to provide better connectivity for pedestrians and cyclists. The different types of trails and features that form the pedestrian and bicycle trail system are illustrated in **Figures 1-8** and described in greater detail in *Section 12: Public Infrastructure Standards*.

Map 5 – Pedestrian and Bicycle Trail System



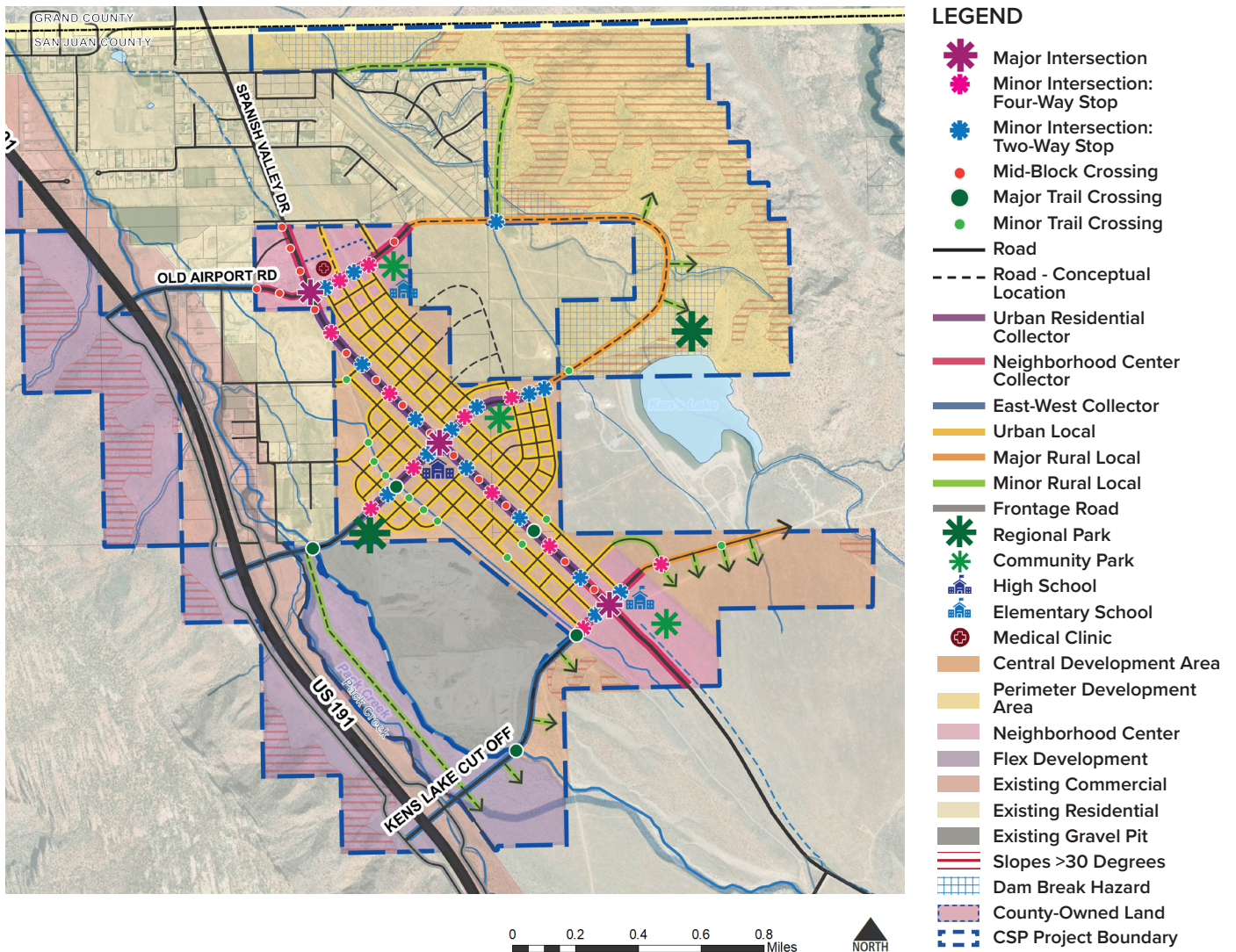
6.4 Intersection and Pedestrian Crossing Design

Safe and efficient pedestrian and bicycle crossings are essential components of a successful transportation system. The location and design of key intersections and pedestrian crossings are detailed in **Map 6** and **Figures 9-14**. **Major intersections** are located where collector roads intersect within the Central Development Area or Neighborhood Centers and are intended to be controlled by traffic signals once warranted. **Minor intersections** are found where local streets intersect collectors and will be controlled by four-way or two-way stop signs, depending on traffic flow and function of the road system. For purposes of this CSP, four-way stops are located at alternating street intersections approximately 1,400 feet apart.

Mid-block crossings are provided to facilitate safe pedestrian crossings between the minor intersections. They are aligned with the “pedestrian alleys” that lead from Main Street into the adjacent neighborhoods, east and west, providing safe passage across Spanish Valley Drive every 350 feet.

Detailed design ideas for each type of intersection and crossing are presented in **Figures 9-14**.

Map 6 – Key Intersections and Pedestrian Crossings



MAJOR INTERSECTION

Major intersections occur at three locations along Spanish Valley Drive where collector streets intersect (see **Map 6**). As shown in **Figure 9**, the design emphasizes the importance of each intersection through the application of special paving materials that help slow vehicular traffic and alert drivers to the presence of pedestrians and cyclists. These intersections include a unique “pedestrian scramble” signaling system, which allows pedestrians and cyclists to cross in all directions at the same time. All vehicular traffic is required to stop while the “scramble” is activated, reducing the potential for pedestrian-vehicular conflicts. The signal timing will be designed to minimize wait times for all modes of transportation. Pedestrian scrambles are not only safer than traditional intersection crossings, they are also efficient and a good solution for areas with heavy pedestrian activity such as these three major intersections in South Valley Community.

Figure 9 – Major Intersection Design

Plan View



Perspective View



Comparable Examples

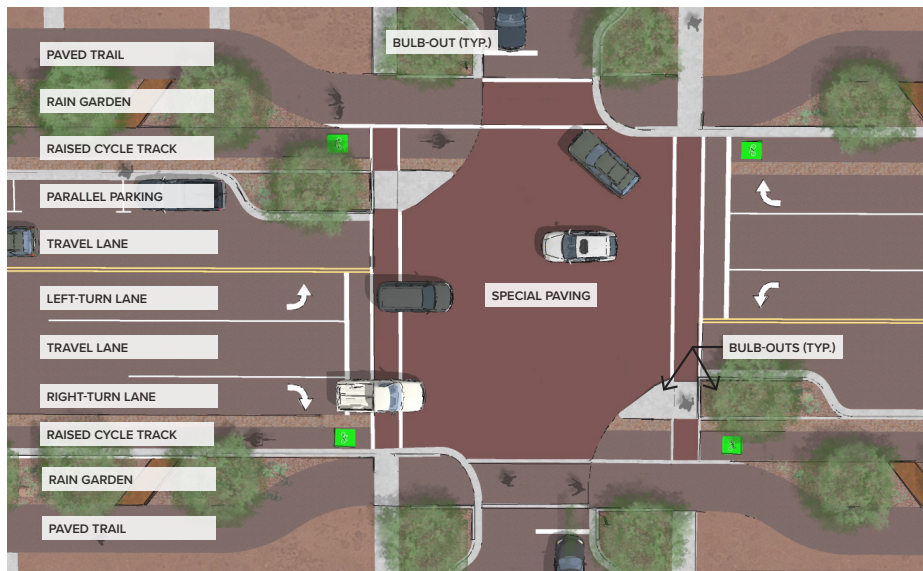


✿✿ MINOR INTERSECTION

Figure 10 illustrates the typical layout for minor intersections, which are located where local and collector streets intersect (see Map 6 for specific locations). The design of these intersections features bulb-out treatments that extend the curb near the travel lane as vehicles approach the intersection. This increases pedestrian safety through enhanced visibility, shortened crossing distances, and reduced driving speeds due to the perceived reduction of roadway width by drivers. Bulb-outs also prevent right-turning vehicles from cutting corners, further slowing traffic and improving pedestrian safety. Similar to major intersections, minor intersections utilize special paving and streetscape design to alert users, slow traffic, and establish a unified and comfortable street.

Figure 10 – Minor Intersection Design

Plan View



Perspective View



Comparable Examples

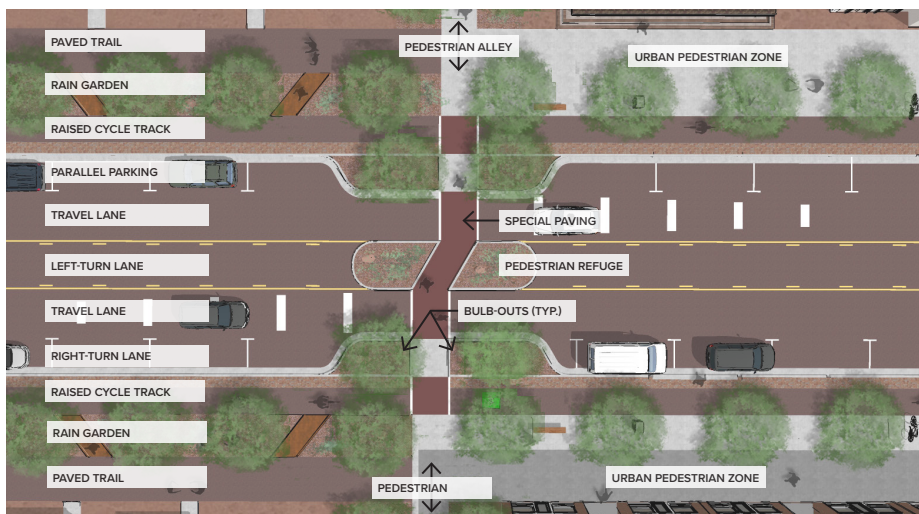


MID-BLOCK CROSSINGS

Mid-block crossings promote safe pedestrian crossings in between intersections. Mid-block crossings are aligned with the system of pedestrian alleys along the “Main Street” portion of Spanish Valley Drive, which are located approximately 700 feet apart. The crossings are safe, efficient, and part of a unified multi-modal street system. As indicated in **Figure 11**, mid-block crossings incorporate curb bulb-outs and mid-street pedestrian refuges, which help slow vehicular traffic, increase pedestrian visibility to oncoming traffic, and decrease the unprotected crossing distance for pedestrians and cyclists. The diagonal layout of the pedestrian refuge orients pedestrians toward oncoming traffic, making it easier for them to see approaching vehicles.

Figure 11 – Mid-Block Crossing Design

Plan View



Perspective View



Comparable Examples



● MAJOR TRAIL CROSSING

Major trail crossings occur where off-street trails cross collector streets. As illustrated in **Map 6**, there are four major trail crossings proposed in the South Valley Community. Major trail crossings should be grade-separated with a tunnel or a bridge as terrain, site conditions, and budgets permit. Tunnels are generally preferable to overhead crossing structures, as they usually require less grade-change for trail users. **Figure 12** illustrates various examples of grade-separated trail crossings.

Figure 12 – Major Trail Crossing Design: Grade-Separated (Preferred Option)

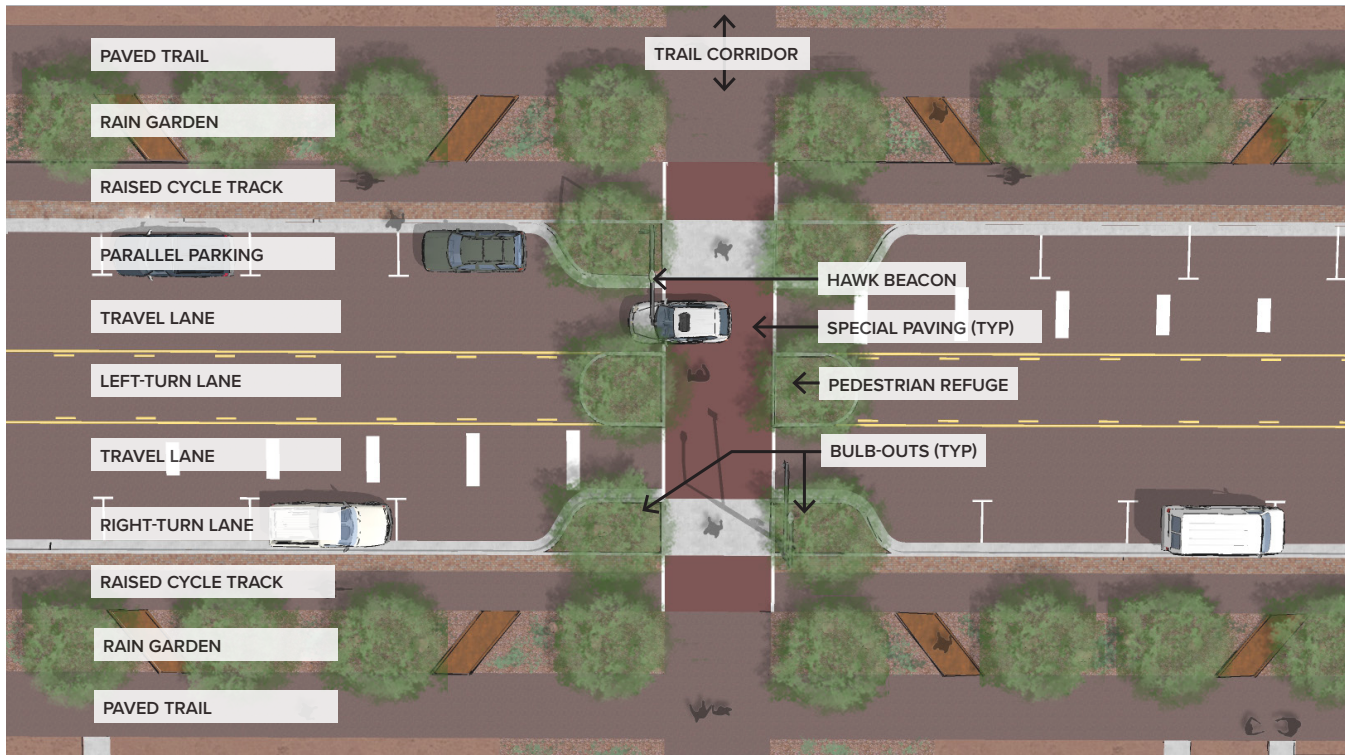
Comparable Examples



When a grade-separated crossing is not possible, at-grade crossings should be utilized instead. **Figure 13** illustrates the typical design of an at-grade major trail crossing. Similar to mid-block crossings, they incorporate bulb-outs and pedestrian refuges to decrease crossing distances, increase pedestrian visibility, and slow traffic. If traffic is particularly fast or heavy, a HAWK (High-Intensity Activated Crosswalk) beacon may be installed, allowing pedestrians to activate traffic stops to facilitate safe crossings.

Figure 13 – Major Trail Crossing Design: At-Grade (Alternative Option)

Plan View



Perspective View

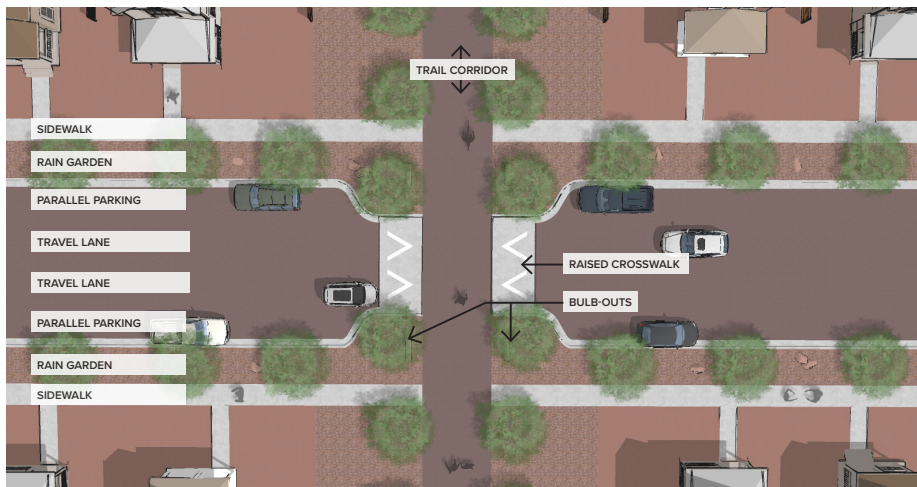


● MINOR TRAIL CROSSING

Minor trail crossings are located where off-street trails cross local streets. As illustrated in **Figure 14**, minor trail crossings feature bulb-outs and a raised crosswalk, which together extend the trail across the street at a consistent grade. The resulting raised crosswalk requires vehicles to slow down and gently join the raised elevation of the crossing platform, which facilitates uninterrupted pedestrian and cyclist crossings. Similar to the other crossing types, the use of bulb-outs helps reduce pedestrian crossing distances, increase pedestrian and cyclist visibility, and reduce vehicular traffic speed.

Figure 14 – Minor Trail Crossing Design

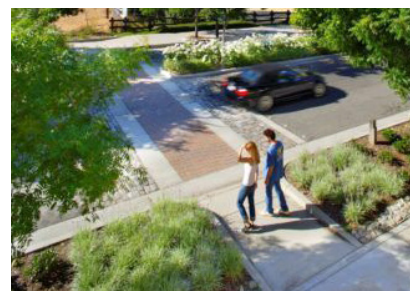
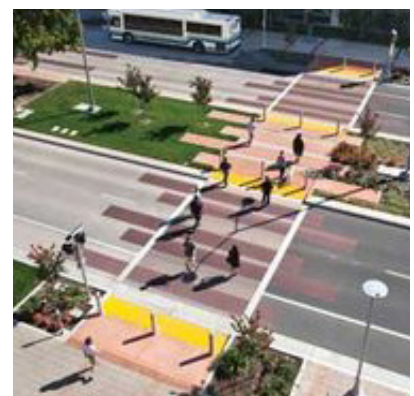
Plan View



Perspective View



Comparable Examples

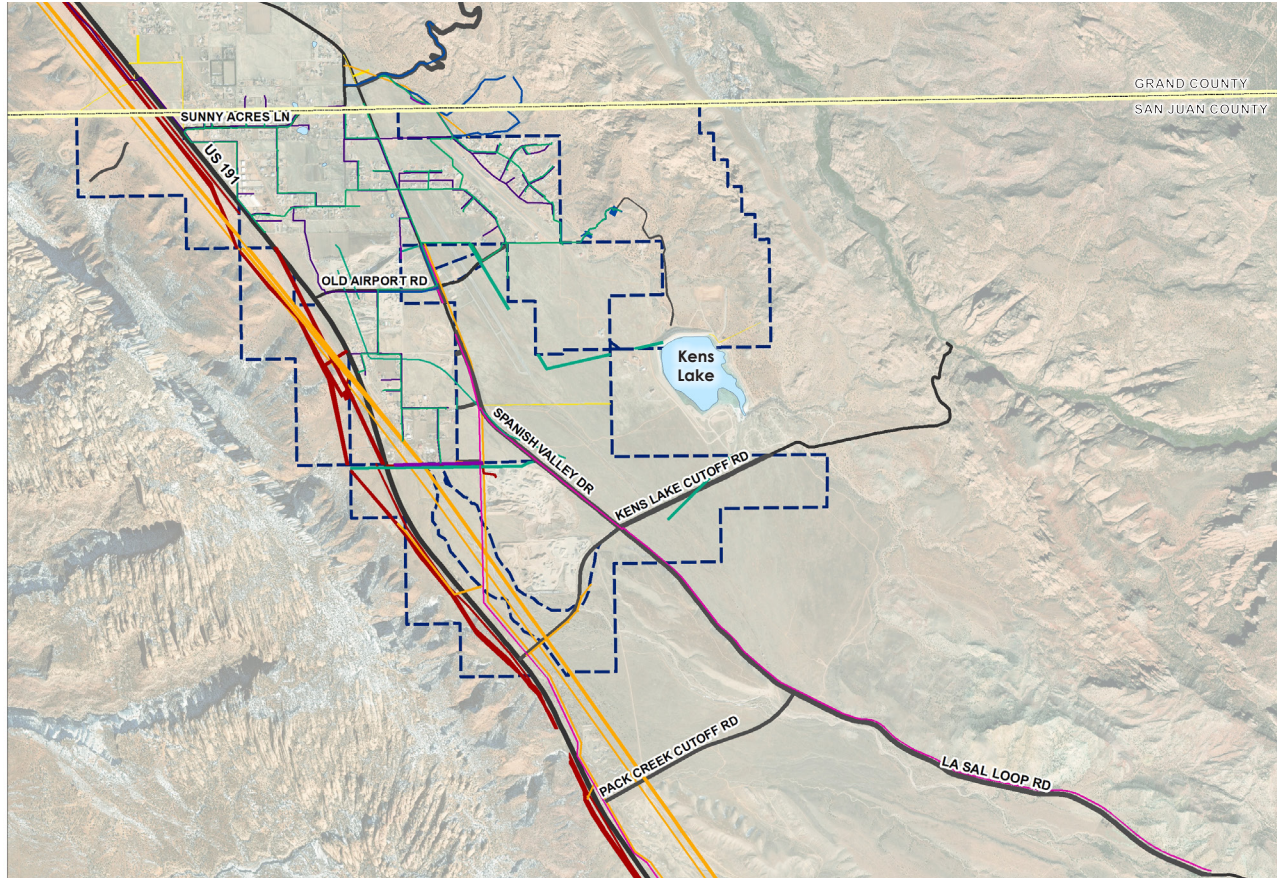


7. Water Sources, Flood Control, and Major Utilities and Easements

7.1 Existing and Proposed Utilities and Infrastructure

The existing utilities, easements and public roads located within the CSP area are illustrated in **Map 7**. Existing utility easements include recently installed culinary water and sanitary sewer lines (San Juan Spanish Valley Special Service District), local distribution and transmission electrical power lines (Rocky Mountain Power), natural gas service lines (Dominion Energy), interstate transmission gas lines (Northwest Pipeline, Mid-America Pipeline, and Dominion Energy), fiber optic lines (Emery Telcom and Frontier Communications), and private irrigation water lines and ditches.

Map 7 – Existing Utilities, Easements and Roads



Legend

- Powerline
- Pipeline - Natural Gas
- Pipeline - Culinary Water (most lines belong to San Juan Spanish Valley Special Service district)
- Pipeline - Irrigation Water
- Pipeline - Sewer System (San Juan Spanish Valley Special Service District)
- Fiber Optic Line
- Roads
- CSP Boundary

Source: Utah Automated Geographic Reference Center (AGRC), San Juan Spanish Valley Special Service District and SITLA

San Juan Spanish Valley Special Service District (District) oversees public culinary water and sanitary sewer for its service area in the San Juan County (County) portion of the Spanish Valley. The County also oversees storm drainage and flood control in the Spanish Valley. Transportation systems in the area are overseen by the County. The County commissioned a utility and infrastructure report (Jones and Demille, 2017), which projected that the South Valley area is generally expected to create approximately 9,640 Equivalent Residential Connections (ERCs) in commercial, mixed use, attached-unit residential and single family detached residential development. It is understood that the existing utility infrastructure will have to be expanded and construction of new infrastructure will be required to serve the CSP project. This summary provides a qualitative overview of existing utilities and the applicant's need to provide services to the South Valley project area. Each utility is discussed on the following pages.

Sanitary Sewer Infrastructure

The District has installed a new sanitary sewer collection system to service existing residents in the area. The sewer system has capacity for 747 ERCs. The sewer system consists of 8" sewer collection lines that flow into a 10" trunk line, which is owned and maintained by Grand Water and Sewer Service Agency (GWSSA). Sewer outflow is collected and handled by Moab City's new sewage treatment plant.

The District does not currently have capacity to serve all of the South Valley project and it is anticipated that existing infrastructure will need to be expanded to accommodate additional development in the CSP area. The applicant will work with the District to determine the long-term needs and impacts of the system and the best course for increasing capacity and meeting future needs. Anticipated improvements include but are not limited to the construction of additional sewer collection and transmission lines.

Power, Gas and Communications Infrastructure

The applicant will work with Rocky Mountain Power, Dominion Energy, Frontier Communications and Emery Telcom to supply services to the CSP area.

Culinary Water Infrastructure

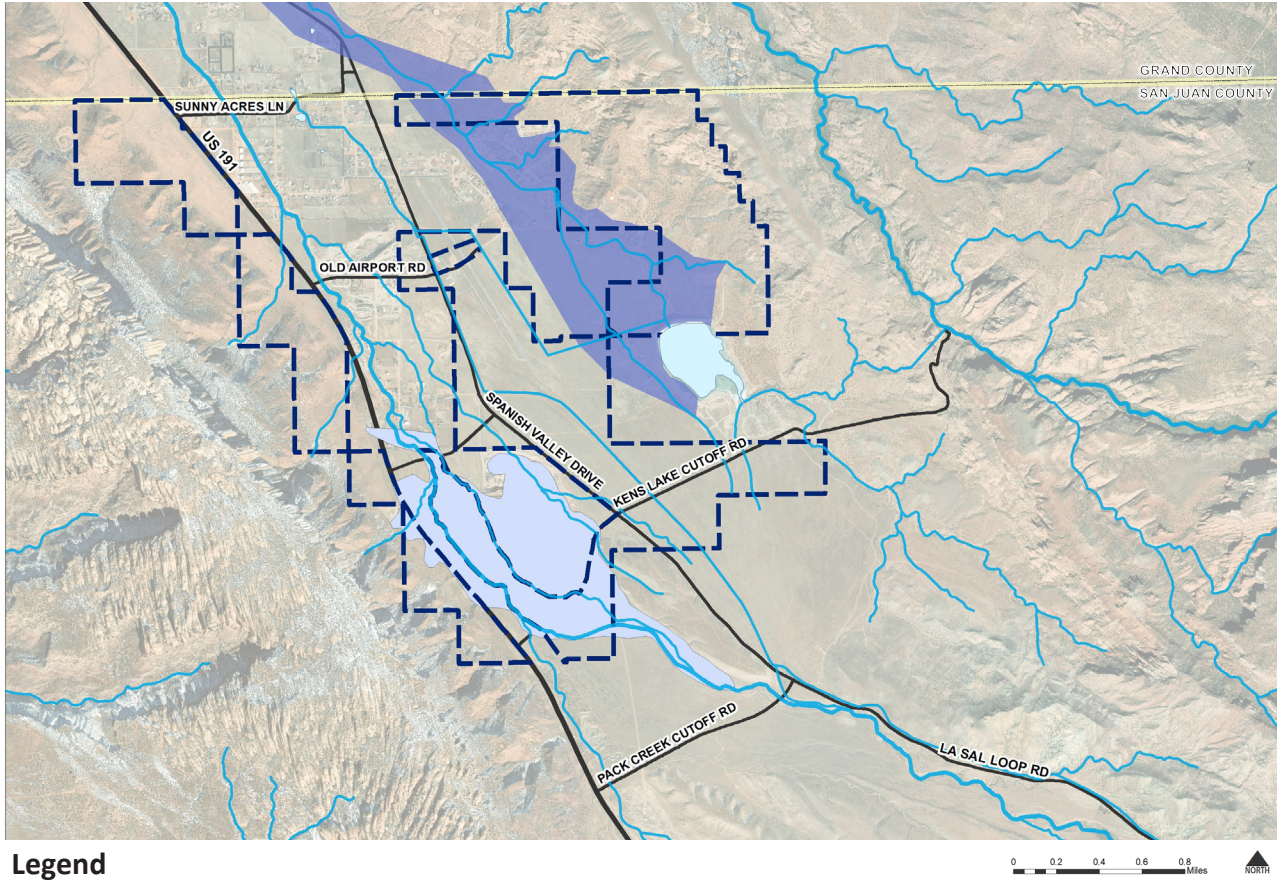
The District has developed a source, distribution and storage system to supply culinary water to its service area, which includes 1) a well facility with capacity for 576 ERCs, 2) a distribution system with 8", 10" and 12" lines, and 3) a 500,000 gallon storage tank near the well facility with a capacity of 800 ERCs.

The applicant understands that the District does not currently have capacity to serve all of the CSP area and anticipates that existing culinary water infrastructure will need to be expanded significantly to serve the additional ERCs in the project. The applicant will work with the District to determine the long-term impacts to the culinary water system and the best course of action for improvements. Improvements are likely to include, but are not limited to, construction of new source, distribution and storage facilities.

7.2 Existing Waterways, Stormwater Conveyances, and Flood Boundaries

Map 8 indicates the primary surface water system in Spanish Valley, including the existing Pack Creek channel and stormwater conveyance area and the flood zone associated with Kens Lake Dam. Pack Creek is the dominant waterway draining the CSP area. Most of Spanish Valley’s drainages are ephemeral, conveying water primarily following summer thunderstorms, which are localized, intense and short-lived. Pack Creek also carries water runoff from the spring melt of the La Sal Mountains snowpack located several miles to the southeast.

Map 8 – Existing Waterways, Stormwater Conveyances and Flood Boundaries



Legend

- Kens Lake
- Kens Lake Dam Break Flood Zone
- Pack Creek Stormwater Conveyance Area
- Existing Stream/Drainage
- CSP Boundary

Note: Pack Creek Stormwater Conveyance Area shown for areas within the CSP area only.
Source: Utah Automated Geographic Reference Center (AGRC), Hansen, Allen and Luce (HAL), Utah Division of Water Resources and SITLA

7.3 Proposed Storm Drainage Facilities

Pack Creek is a critical resource for the CSP area, providing a natural storm drainage outlet for Spanish Valley and also representing a flood hazard for portions of Spanish Valley. Careful planning is needed to assure that Pack Creek is not adversely impacted by development and that new developments are adequately protected from potential flood hazards related to Pack Creek.

Flood Hazard Mitigation

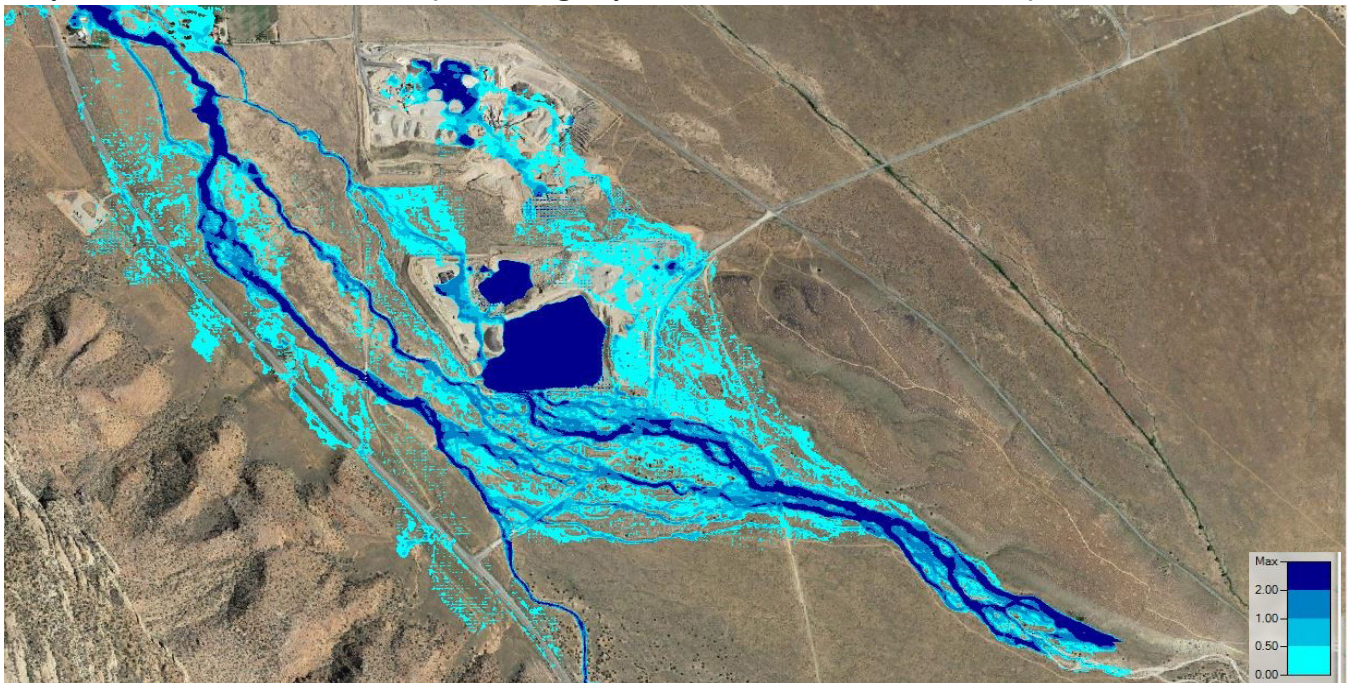
A large portion of the southern area of Spanish Valley is affected by an alluvial fan associated with Pack Creek (**Map 9**). Two strategies are often used to protect developments from flood hazards on alluvial fans. These systems are normally designed to provide protection for floods up to the 1% chance flood event.

- **Debris Basin and Channelization.** A debris basin is placed above the alluvial fan to slow the flow out of the canyon mouth sufficiently to remove debris, bed load and suspended sediments. The downstream conveyance system is enhanced to provide for the conveyance of the 1% chance flood event.
- **Protection of Individual Developments.** Specific areas on the alluvial fan can be protected through use of levees with sufficient height and armoring to protect the development from debris flows.

Low Impact Development

Low Impact Development (LID) is to be used for long term storm water management in the South Valley Community. 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 such as most of the South Valley project area.

Map 9 – Pack Creek Alluvial Fan (increasing depth shown in darker blue colors)



Source: Hansen, Allen and Luce (HAL)

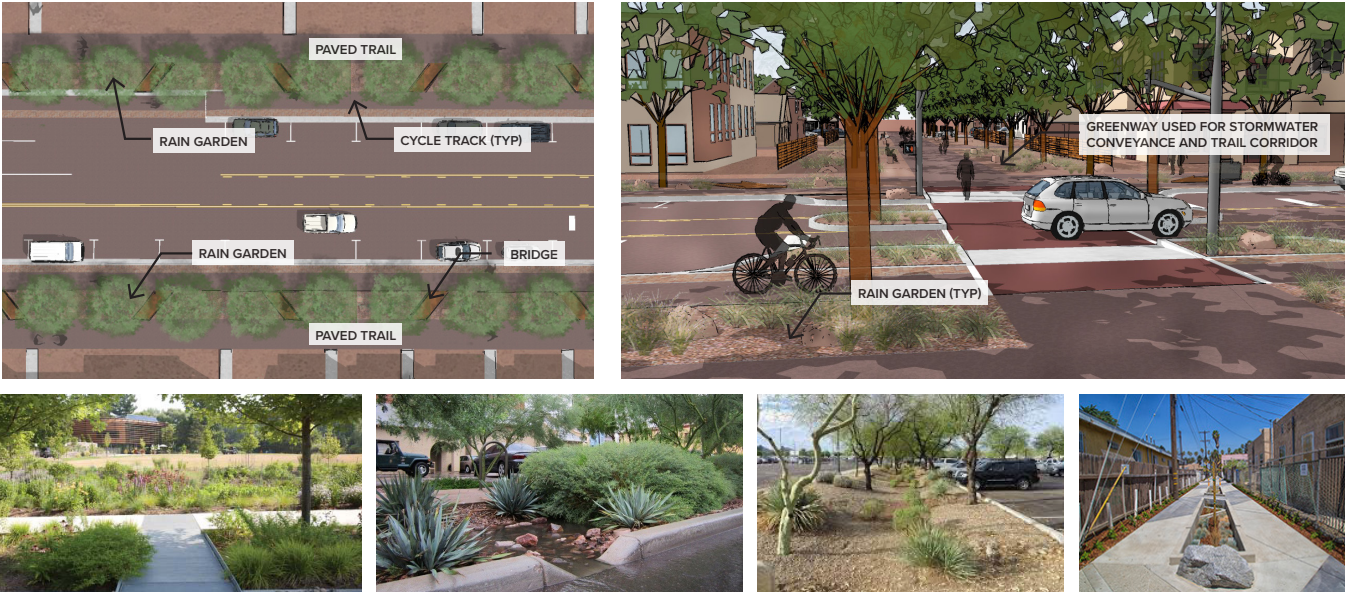
Inherent in development is the increase of impervious surfaces as roads, driveways, sidewalks, parking lots and buildings are constructed. Storm runoff from impervious areas can exceed ten times the runoff from natural areas. LID practices can help mitigate the effects of increased impervious areas by providing opportunities for infiltration into the ground 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.

The Utah Department of Environmental Quality’s Division of Water Quality (DWQ) has prepared “A Guide to Low Impact Development within Utah” (Utah LID Guide, Michael Baker International and Environmental Planning Group, revised August 2020). This document describes alternate means of implementing LID practices. According to this guide, a key to LID is providing, to the extent practical, the infiltration of storm water near the source. Starting in 2019, municipalities that are permitted under the DWQ to discharge storm water, are required to develop an LID approach for new development and redevelopment projects. A key objective is the retention and infiltration on-site of the runoff from the 90th percentile storm event. The 90th percentile storm event for Spanish Valley is about 0.53 inches of rain.

Most of the soils in Spanish Valley are highly permeable and are conducive to the application of LID practices. In particular, the use of dry wells (sumps) to infiltrate runoff from roads and developments could be used to reduce the volume of runoff. Long term infiltration performance of dry wells requires pretreatment devices to remove organic material (leaves, loose bark, etc.) and sediments from flows prior to entering the dry well.

One key technique for LID is to utilize rain gardens and other green infrastructure technique to manage stormwater runoff from roads and sidewalks. **Figure 15** illustrates how rain gardens are planned to be incorporated into the public right-of-way. It also includes several comparable examples of successful rain gardens located within public rights-of-way.

Figure 15 – Conceptual Plans and Comparable Examples for LID Implementation



Storm Drainage System

The major storm drainage system in newly developing residential areas or business districts should generally be designed for the 100-year event (flood event with a 1% chance of being equaled or exceeded in any given year) with the objective of preventing major damage and loss of life. This does not mean that storm drainpipe systems should be designed for the 100-year event. Instead, it represents an opportunity to utilize a combination of storm sewers and channelized surface flow to provide adequate flood protection to homes.

A key objective of the drainage plan is to mitigate development impacts to Pack Creek through providing infiltration near the source of runoff and reducing peak storm runoff flowrates to less than or equal to the pre-development peak flows. Three infrastructure types are planned: 1) rain gardens, 2) sumps, and 3) detention basins. Analysis of existing storm runoff conditions defines a 100-year storm runoff peak flowrate of about 0.01 cfs per acre for pre-development conditions. Rain gardens and sumps are planned to capture and infiltrate the runoff from a 10-year storm event. Detention basins are planned to detain the runoff from a 100-year storm event with maximum peak release rate to Pack Creek of 0.01 cfs per acre.

The proposed street cross sections (see **Figures 2-8**) and the proposed Community Structure Plan Land Use (see **Table 2**) were used to define typical storm drainage runoff characteristics. A key characteristic is the impervious portion of the tributary area which is directly connected to the drainage system. Unconnected impervious areas are areas in which runoff does not flow to pervious areas near the source of the runoff. The US Army Corps of Engineers Hydrologic Modeling System (HEC-HMS) was used to create a storm water runoff model of the proposed typical streets and land use types. The storm water runoff model was used to define the typical needed spacing for rain gardens and dry wells (sumps).

The dimensions of the typical rain garden were assumed to be a maximum of 1-foot water depth with 3 horizontal to 1 vertical side slopes. The longitudinal slope of the rain garden was assumed to be flat with a maximum individual rain garden length dictated by the slope of the street and the width of the rain garden (for example the proposed rain garden width for an Urban Residential Collector is 9.5 feet, see **Figure 2**). The downstream edge of the rain garden is terminated with a check structure. Rain garden design infiltration rates were based on hydrologic soil type using the Utah City Engineers Association recommended safety factor (2.5). Design infiltration rates: Hydrologic Soil Type A = 1.6 inches per hour, Hydrologic Soil Type B = 0.6 inches per hour, and Hydrologic Soil Type C = 0.15 inches per hour.

Slopes of 1, 3, and 6 percent were tested in the model. The findings are shown in **Table 4** with the numerator indicating the maximum length of an individual rain garden for the given street slope and width and the denominator indicating the spacing needed to capture the 10-year storm runoff event.

Table 4 – Rain Garden Spacing (garden length/spacing between gardens)

HYDROLOGIC SOIL TYPE	A			B		
	1%	3%	6%	1%	3%	6%
Urban Residential Collector	59/58	20/20	10/10	59/33	20/11	10/6
Urban Local (Parking one side)	92/235	31/79	16/40	92/123	31/42	16/21
Urban Local (Parking both sides)	42/66	14/21	7/11	42/37	14/12	7/6

Where the needed rain garden spacing (denominator) is equal to or smaller than the rain garden length (numerator), then the street slope is too steep to allow the capture of the 10-year storm runoff using rain gardens alone and will require the use of sumps in addition to the rain gardens.

As shown in **Table 4**, rain gardens in the Urban Residential Collector street will need to be augmented with sumps for all street slopes, rain gardens in the Urban Local (Parking one side) streets will not need to be augmented with sumps, rain gardens in the Urban Local (Parking both sides) streets will need to be augmented with sumps for Hydrologic Soil Type B soils.

Dry wells (sumps) were assumed to have the following geometry:

- 5-foot diameter manhole,
- 10-foot total diameter sump including the gravel,
- and 10-foot manhole depth on a two-foot layer of gravel.

This geometry yields approximately 500 cubic feet of void volume per sump. The computed typical maximum sump spacing by street type to retain the 10-year storm runoff event assuming one sump for each side of the road) is indicated in **Table 5**.

Table 5 – Typical Sump Spacing (in feet, assuming a sump on each side of the street)

STREET TYPE	TOTAL R.O.W WIDTH (FEET)	% OF R.O.W DIRECTLY CONNECTED TO IMPERVIOUS AREA	HYDROLOGIC SOIL TYPE A	HYDROLOGIC SOIL TYPE B	HYDROLOGIC SOIL TYPE C
Neighborhood Center Collector	106	100%	122'	86'	70'
Urban Residential Collector	106	63%	168'	108'	80'
Frontage Road	78	54%	276'	168'	120'
East West Collector	94	53%	238'	142'	102'
Urban Local (Parking both sides)	66	59%	300'	186'	138'
Urban Local (Parking one side)	66	49%	360'	210'	148'
Major Rural Local	94	36%	338'	178'	118'
Minor Rural Local	66	52%	340'	202'	144'

The typical directly connected impervious area was estimated with reference to TR-55, MHFD's Urban Storm Drainage Criteria Manual, and previous studies completed by HAL. The typical design directly connected impervious by development type is found below in **Table 6**. The typical detention per acre will vary based on the soil type. Assumptions for **Table 6** include the following:

- Maximum allowable release rate in a 100-year 24-hour storm event (2.8 inches) of 0.01 cfs/acre.
- A pervious composite (unconnected impervious and pervious) CN of 75.
- Detention basin side slopes of 3H:1V and max water depth of 3.0 feet.
- Design infiltration rate at the detention basin of 1.6 inches per hour.

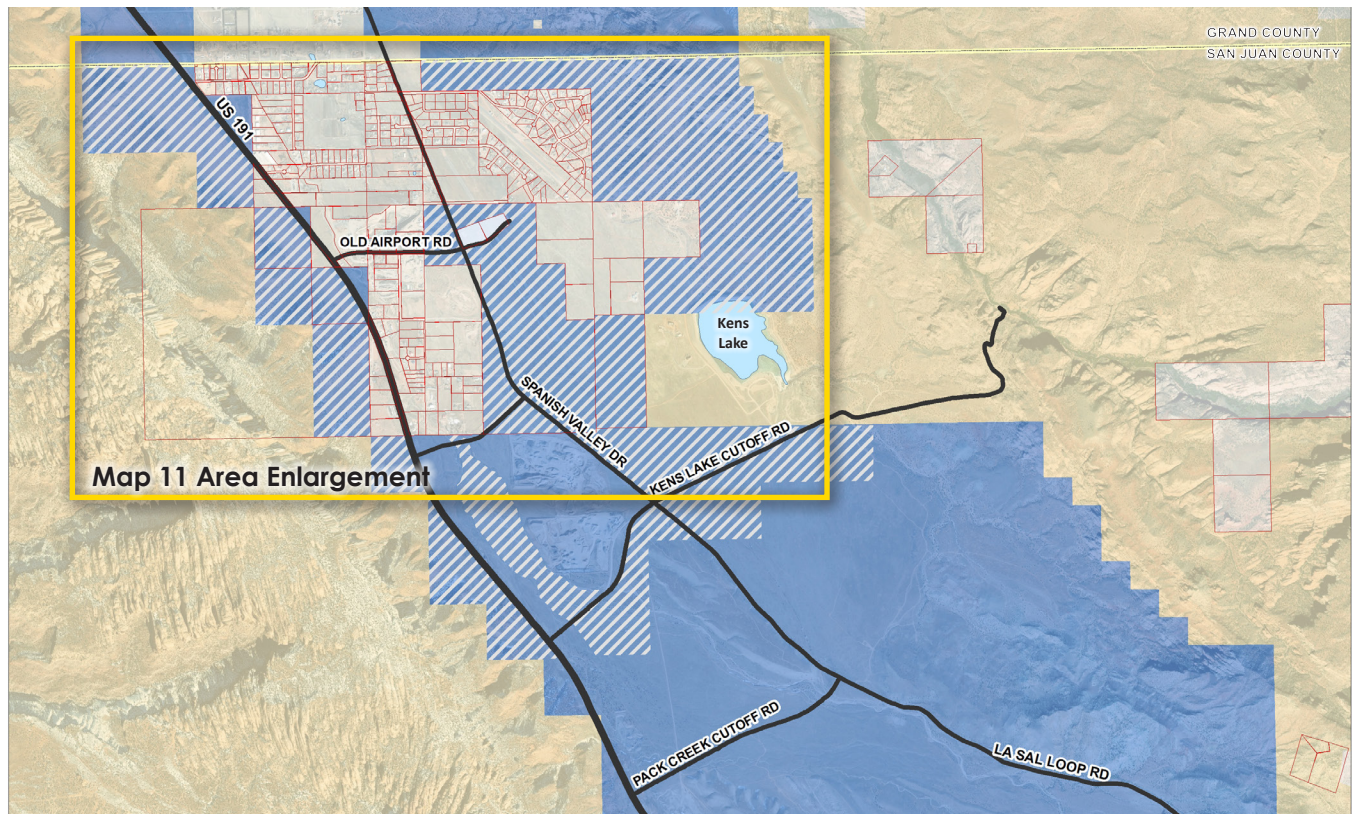
Table 6 – Typical Percent Directly Connected Impervious Area and Detention per Acre

DEVELOPMENT TYPE	AVERAGE DENSITY (UNITS/ACRE)	% DIRECTLY CONNECTED IMPERVIOUS AREA	TYPICAL DETENTION (CUBIC FT PER ACRE)
Neighborhood Centers	8	70	5,000
Central Development Areas	4.5	35	3,300
Perimeter Development Areas	1.5	15	2,400
Flex Development Areas	4.5	35	3,300

8. Adjacent Parcels

With the exception of a ten-acre parcel owned by San Juan County in the north edge of the CSP area, the CSP area is wholly-owned by SITLA. Parcels under other ownership are located adjacent to the CSP boundary. **Map 10** shows the location and owner(s) of each adjacent parcel. The land uses of the adjacent parcels are primarily residential, with some industrial (primarily gravel extraction operations) and highway commercial activity. **Map 11** is an enlargement of the smaller adjacent properties located on the northern extents of the CSP area. **Table 7** provides detailed identification of adjacent ownership by parcel. **Map 12** indicates the current zoning within the CSP area and beyond.

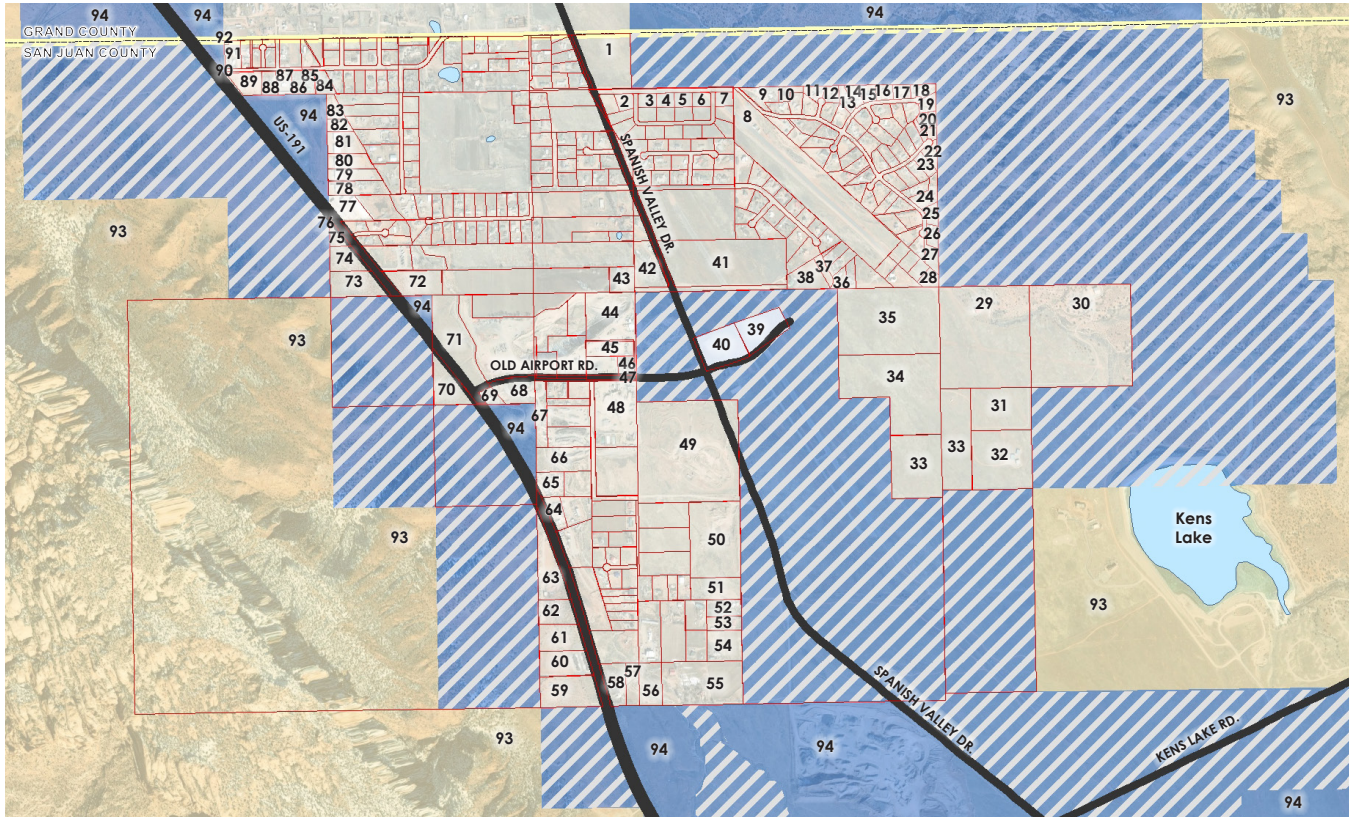
Map 10 – Existing Ownership Map Illustrating Adjacent Parcels



Legend

- Parcel Boundaries
- ▨ CSP Area
- BLM Land
- Private Land
- SITLA Land

Map 11 – Enlargement of Existing Ownership Map



Legend

- Parcel Boundaries
- CSP Area
- SITLA Land
- BLM Land
- Private Land

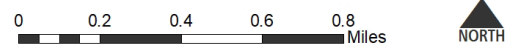


Table 7 – Adjacent Ownership by Parcel (as of April 5, 2021) - 1 of 4

NUMBER ON MAP	PARCEL NUMBER	OWNER
1	26S22E363600	Kenneth E. Bates, Julia Bates, Harley Edward Bates and Dorothy Lorraine Bates
2	000990000020	Business Resolutions, LLC, Trustee of the Moab Development Trust dated September 26, 2014
3	000990000180	Business Resolutions, LLC, Trustee of the Moab Development Trust dated September 26, 2014
4	000990000190	Business Resolutions, LLC, Trustee of the Moab Development Trust dated September 26, 2014
5	000990000200	Business Resolutions, LLC, Trustee of the Moab Development Trust dated September 26, 2014
6	000990000130	Business Resolutions, LLC, Trustee of the Moab Development Trust dated September 26, 2014

Table 7 – Adjacent Ownership by Parcel (as of April 5, 2021) - 2 of 4

NUMBER ON MAP	PARCEL NUMBER	OWNER
7	000990000120	Business Resolutions, LLC, Trustee of the Moab Development Trust dated September 26, 2014
8	26S22E367801	Business Resolutions, LLC, Trustee of the Moab Development Trust dated September 26, 2014
9	000820000010	Lester Zufelt and Laura Zufelt, Trustees of The Lester and Laura Zufelt Family Living Trust dated July 29, 2005
10	000820000030	Lester Zufelt and Laura Zufelt, Trustees of The Lester and Laura Zufelt Family Living Trust dated July 29, 2005
11	000620010030	Kevin L. Irvine and Tina M. Irvine
12	000620010040	Samuel Adam Mealey
13	000620000070	Stanley Jay Madsen and Evyonne Lynn Madsen
14	000620000080	Pamela J. Sewell
15	000620000090	Philip D. Atkins and Linda Duran McKelvey-Atkins
16	000620000100	Brandon Melvin Williams and Courtney Richens, and Raymond A. Richens
17	000620000110	Kristine M. Rogers and Lane C. Wille
18	000620000120	James FW, Trustee of the FW James Revocable Living Trust dated May 20, 2016
19	000620000130	Maxine D. Starr
20	00062000033F	North Moab Holdings 48 Vista View Lane, LLC
21	00062000033B	North Moab Holdings 16 Vista Lane, LLC
22	000620000340	Ronald G. Hacker and Paula C. Hacker
23	000620000350	Alfred M. Cymbaluk and Jennifer L. Anderson-Cymbaluk
24	00062000049A	Daniel George McPherson
25	000620000500	Philip A. Snyder
26	000620000510	Dominic Lee
27	000620000520	Dominic Lee
28	0006400A1010	Business Resolutions, LLC, Trustee of the Moab Development Trust dated September 26, 2014
29	27S23E063001	Melinda G. Elkin and Karl K. Spielman, Trustees of the Spielman and Elkin Revocable Trust dated June 14, 1999
30	27S23E062400	Stephen P. Johnston and Kathleen M. Johnston, Trustees of the Stephen P. Johnston and Kathleen M. Johnston Pre-Death Revocable Living Trust under agreement effective June 30, 2011
31	27S23E063000	Melinda G. Elkin and Karl K. Spielman, Trustees of the Spielman and Elkin Revocable Trust dated June 14, 1999
32	27S23E063600	Timothy O'Niell and Beverly B. O'Neill
33	27S22E011800	Betty E. Thomas and William Thomas, Trustees of the Betty E. and William Thomas Family Trust dated October 26, 1999
34	27S22E010002	William Thomas, Trustee of the William Thomas Family Trust dated October 26, 1999
35	27S22E010001	Melinda G. Elkin and Karl K. Spielman, Trustees of the Spielman and Elkin Revocable Trust dated June 14, 1999

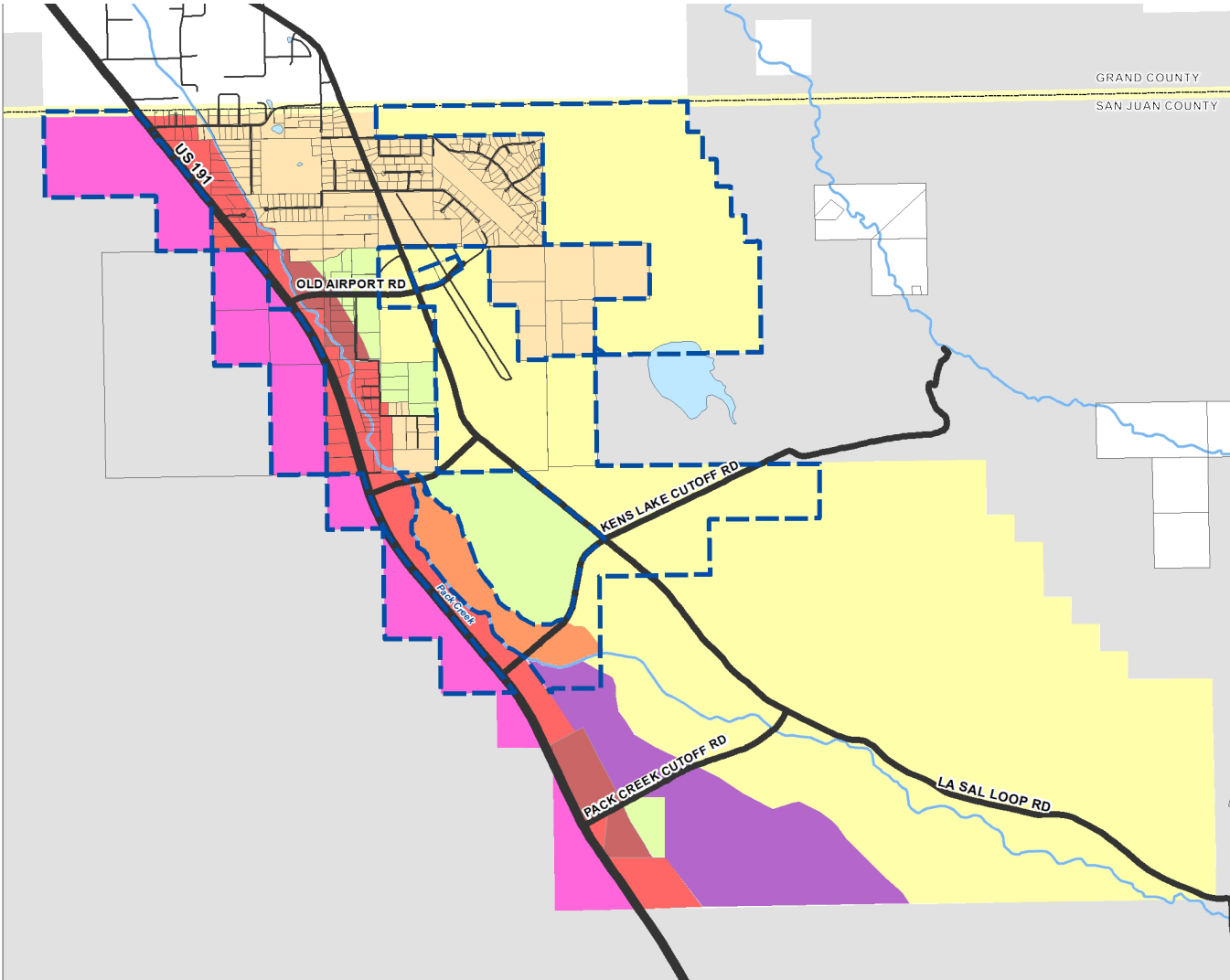
Table 7 – Adjacent Ownership by Parcel (as of April 5, 2021) - 3 of 4

NUMBER ON MAP	PARCEL NUMBER	OWNER
36	000450000030	Ronald Tazz Robinson and Kellie Warden
37	00045000006B	Mitch K. Kelling
38	000450000070	Mitch K. Kelling
39	27S22E010700	San Juan County
40	27S22E012400	Local Building Authority of San Juan Health Service District
41	0003900000D0	Grand County
42	26S22E366602	Red Rock Partners LLC
43	26S22E366606	Brian C. Backus and Kelsie P. Backus
44	27S22E013000	LeGrand Johnson Construction Company
45	27S22E013008	LeGrand Johnson Construction Company
46	27S22E013007	Aron Ryan and Richard A. Ryan
47	27S22E013013	San Juan County
48	27S22E013606	LeGrand Johnson Construction Company
49	27S22E014200	Grand County
50	27S22E014800	LeGrand Johnson Construction Company
51	27S22E014802	LeGrand Johnson Construction Company
52	00056000004A	Gregory S. Williams
53	00056000004B	Gregory J. Mefret and Michelle L. Mefret
54	000560000050	Edward K. Tangren, Trustee of The Tangren Family Trust dated November 6, 1996
55	000560000060	Michael H. Bynum and Gina Giffin
56	000560000070	Michael H. Bynum and Gina Giffin
57	000800000010	Karl G. Tangren and Joylyn Johnson
58	000800000020	Karl G. Tangren and Joylyn Johnson
59	27S22E016001	IUC Properties LLC
60	27S22E016002	Rim View LLC
61	27S22E016003	Rim View LLC
62	27S22E015402	David Ivan Hawks
63	27S22E015405	David Ivan Hawks
64	27S22E013603	WCR Holdings, LLC
65	27S22E013602	Kane Creek LLC
66	27S22E013601	LeGrand Johnson Construction Company
67	27S22E013600	LeGrand Johnson Construction Company
68	27S22E020003	LeGrand Johnson Construction Company
69	27S22E020005	John Benjamin Gunn
70	27S22E020004	Shocker Holdings LLC
71	27S22E020002	(1/2 int) Ferrie Arthur Mathie, surviving Co-trustee of the Catherine LuPreal Summerhays Mathie Inter Vivos Trust and (1/2 int) Ferrie A. Mathie, surviving Co-trustee of the Catherine LuPreal Summerhays Mathie Family Trust

Table 7 – Adjacent Ownership by Parcel (as of April 5, 2021) - 4 of 4

NUMBER ON MAP	PARCEL NUMBER	OWNER
72	26S22E359004	Ronald J. Holyoak and Katherine F. Holyoak, Trustees of the Holyoak Family Trust dated April 30, 2003
73	26S22E358400	R and K Holyoak Properties, LLC
74	26S22E358401	Grand County
75	26S22E358402	Grand County
76	26S22E359000	Roberta H. Knuston and Wynona Dalton, Trustees of the Holyoak Family Trust
77	000850010010 000850010020 000850010030 000850010040 000850010050 000850010060 000850010070 000850010080 000850010090	Tactical Lighting Solutions, LLC James S. Pate Dale Reynolds Donald Gerard Bellio and Barbara Bellio, Trustees of the Donald Gerard Bellio Living Trust dated March 9, 2001 Doran J. Michaels Dustin Frandsen Jeffrey P. Peterson and Sarah D. Peterson David R. Stuab and Elizabeth R. Stuab David R. Stuab and Elizabeth R. Stuab NOTE: These 9 parcels are in a subdivision adjacent to SITLA land. The subdivision contains a "common area" which directly borders SITLA land and each lot owner receives a 1/9 interest in the "common area".
78	26S22E357805	Carroll Drilling LLC
79	26S22E357806	630 North, LLC
80	26S22E357820	Wada Thompson Properties
81	26S22E357810	Thomas Howard Balsley
82	26S22E357830	Star Point LLC
83	26S22E357840	RREM Holdings, LLC
84	26S22E354207	Aletha Butcher
85	26S22E354206	Marlene R. Huckabay, Trustee of the Marlene Rumel Huckabay Living Trust dated August 28, 1997
86	26S22E354205	Corina Lynn Santos
87	26S22E354211	Earl Dwight Johnston and Dorothy Sue Johnston
88	26S22E354204	Sean G. McArthur
89	26S22E354203	John R. Krist
90	26S22E354214	San Juan County
91	26S22E354209	Matt R. Zunich and Kelly J. Zunich
92	26S22E354210	Chris Williams and Thippaphonh Williams
93	n/a	USA (Bureau of Land Management)
94	n/a	SITLA

Map 12 – Current Spanish Valley Zoning Map Indicating Adjacent Land Uses to the Community Structure Plan Area



Legend

- | | | |
|----------------------------------|--------------------------------------|-------------------------------------|
| Planned Community (PC) | Business Flex (BF) | CSP Boundary |
| Spanish Valley Residential (SVR) | Highway Flex (HF) | County Boundary |
| Residential Flex (RF) | Highway Commercial (HC) | BLM Land (Unzoned Federal Property) |
| Agricultural (A1) | Controlled District - Highway (Cd-h) | |



Note: This map is based on the San Juan County Spanish Valley Zoning Map adopted by the San Juan County Board of Commissioners on Feb 16, 2021

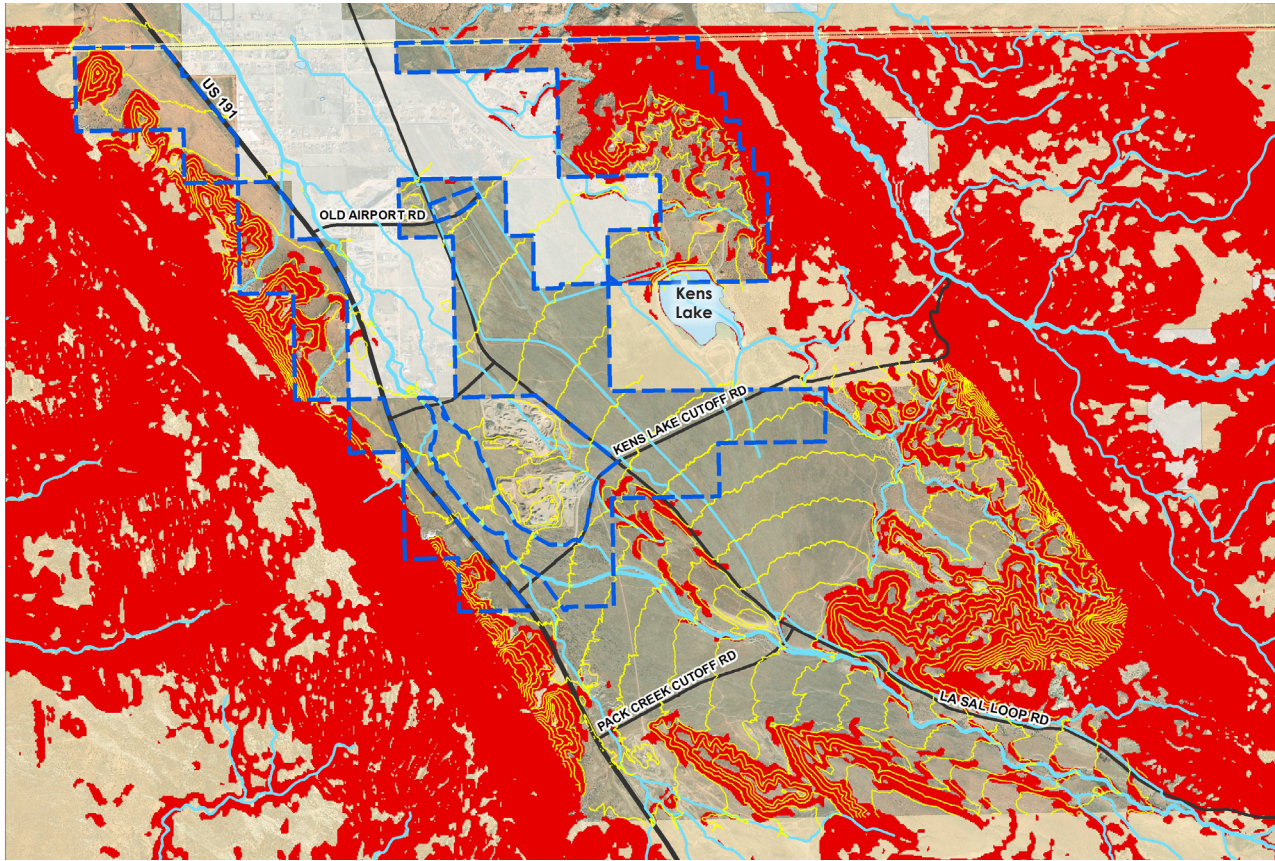
9. Topography and Form

The Spanish Valley is a southeast-northwest trending valley that merges with the Colorado River north of Moab. The main geologic features in the area are the Glen Canyon Group sandstones and the La Sal Mountains. The Glen Canyon Group rocks 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. **Map 13** illustrates the site topography at 40-foot contours and also indicates slopes greater than 30-percent that generally should be avoided for development purposes according to existing San Juan County design requirements.

Most of the CSP area within Spanish Valley is flat to moderately sloped, with areas of steep slopes located on the edges of the valley. Small drainage channels tend to be moderately eroded into the valley floor while larger streams including Pack Creek are more deeply incised into the valley floor. The steep cliffs that define the edges of the Spanish Valley are primarily located outside the CSP area.

The large areas of steep cliffs and open land contribute to the broad views and unique vistas found in Spanish Valley. These landforms also provide wildlife habitat and places to engage in outdoor and recreation activities. Kens Lake is a reservoir located just east of the South Valley project area that is managed by the Bureau of Land Management (BLM). The reservoir is a significant recreation draw as well as an important secondary water resource. Kens Lake includes a campground with more than three miles of hiking trails. Fishing and swimming in the reservoir are popular activities, while boating is limited to non-motorized craft. Beyond the CSP area, public land in Spanish Valley is managed by the BLM.

Map 13 – Existing Topography Including 40 Foot Contours and Significant Topographic Features



Legend

- Significant Topographic Features (Slopes 30% and Steeper)
- 40' contours
- BLM Land
- Private Land
- Existing Stream/Drainage
- CSP Boundary

Source: Utah Automated Geographic Reference Center (AGRC), Hansen, Allen and Luce (HAL), Utah Division of Water Resources and SITLA

10. Existing and Proposed Secondary Water Rights, Shares and Usage

Table 8 shows existing secondary (irrigation) water rights within the CSP Boundary.

Table 8 – Secondary/Irrigation Water Rights and Usage

STATUS	WATER RIGHT	USAGE
Existing	05-2307	200 Equivalent Livestock Units (ELUs)

11. Open Space Plan

Map 14 illustrates the primary open space system for the CSP area. These areas will be coordinated with the pedestrian and bicycle trail system illustrated in **Map 5**, linking neighborhoods, schools, service nodes, recreation sites and similar destinations together as a coordinated open space system. A full range of park and open space types and sizes is proposed to meet the long-term needs of the community. Typical size and functional requirements of the primary open space system is described below, with the largest parks (Regional and Community) to be distributed as illustrated in **Map 14**.



Regional Parks (15+ acres minimum) provide amenities that serve the region, including restrooms, sports fields, open play areas, playgrounds and specialty draws such as sports parks, rodeo grounds and similar facilities. These should be coordinated with nearby school fields and school recreation facilities to avoid duplication of services and amenities.



Community Parks (10+ acres) include 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 open space.

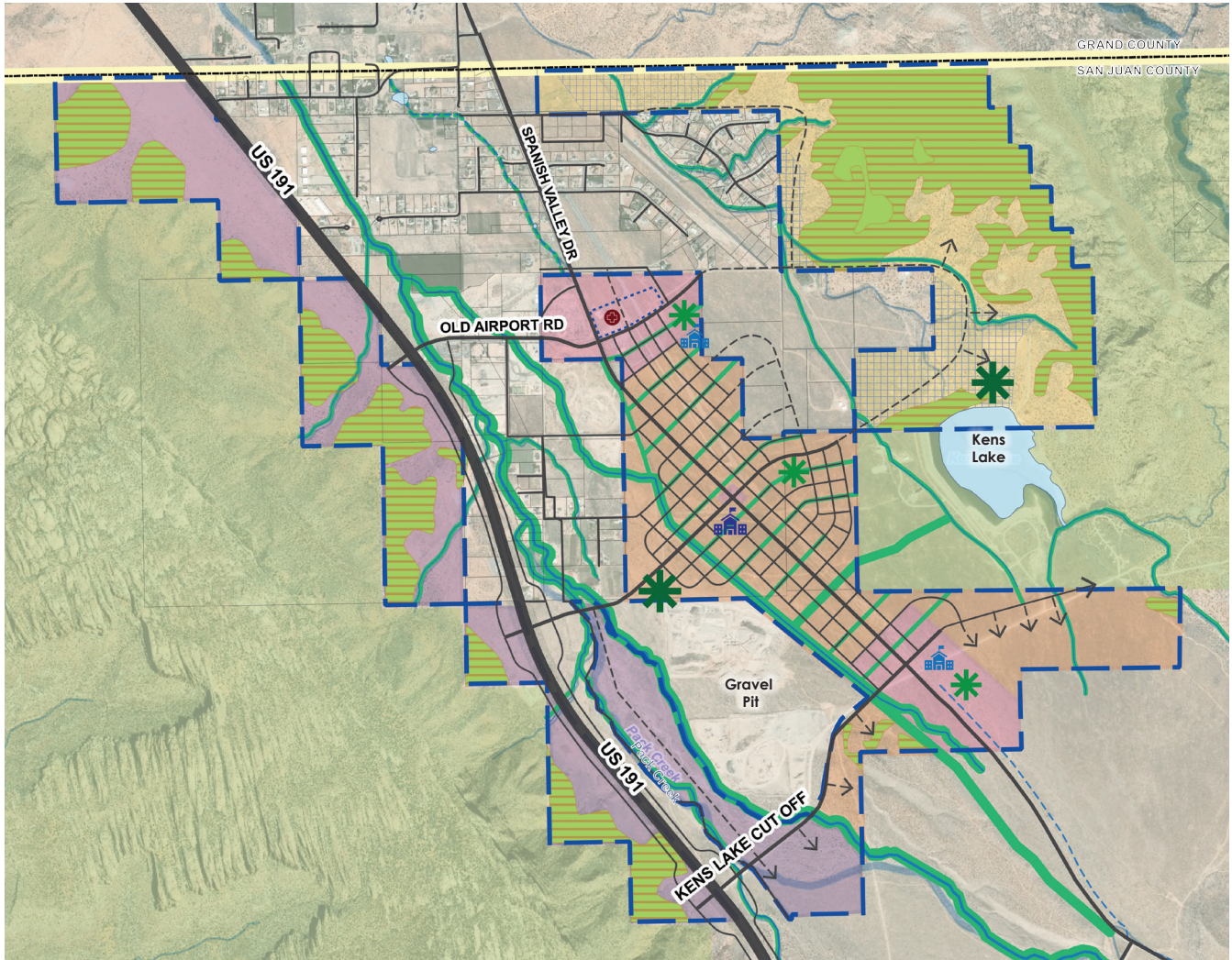


Local Parks (1 to 2 acres) meet the need of adjacent and nearby residents. Typical amenities include a small shelter, a playground and a focal play feature.



















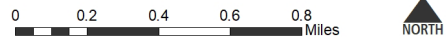
Natural Open Spaces, Drainage Corridors, Green Corridors and Off-street Trail Corridors provide an interconnected open space system, linking the various neighborhoods with trails, parks, schools and recreation sites.

Map 14 – Proposed Parks and Major Open Spaces



Legend

-  Regional Park
-  Community Park
-  Green Corridor
-  Major Open Space
-  BLM Land
-  High School
-  Elementary School
-  Medical Clinic
-  Central Development Area
-  Perimeter Development Area
-  Neighborhood Center
-  Flex Development
-  Slopes >30 Degrees
-  Dam Break Hazard
-  County-Owned Land
-  CSP Project Boundary



12. Major Public Infrastructure Standards

This section describes the design and maintenance requirements of streets and associated elements that compose the public infrastructure realm in the community. Descriptions and concepts build upon the information presented in *Section 6: Master Circulation System Plan*.

12.1 Streets and Streetscape Design Principles

The manner in which streets are designed and installed will have significant impact on the establishment of a consistent and unified community function and appearance. The edges of the streets will include a unified system of street lights, furnishings, and hardscape treatments and be carefully landscaped with appropriate trees, vegetation and special landmark treatments at entrances and gateways. In recognition of the differences that exist along the length of a roadway, minor variations in the design, materials, colors and plant species used in the street right-of-ways are encouraged to emphasize those distinctions. For example, rows of street trees will be planted within park strips where possible, along both edges of the street and in medians. This will create a unified “allee” appearance from near and far.

Trees and plants will be selected that are well-suited to the local hot and arid climate. They should be unified with the landscape treatments of surrounding private developments and incorporate water-conserving design concepts detailed in this document and as required by San Juan County Spanish Valley Development Ordinances.

Additional design detailing is necessary to determine the final configuration of specific street edge treatments. Nevertheless, sidewalks and walkways along the street edge should be “urban” in the core of the city and at community nodes, transitioning to less formal and more relaxed configurations in the more rural areas.

Streets located in the central areas, alongside major roads (such as Spanish Valley Drive/“Main Street”) and adjacent to neighborhood centers should be unified while reflecting the specific character of each neighborhood and district. The sidewalk and walkway system should be well-coordinated, generally constructed of concrete, concrete unit pavers and similar durable materials in accordance to specific design needs and functional requirements. Pavement colors should be carefully considered to ensure sidewalks and plazas fit with the surrounding desert setting and climate while helping to reduce urban heat island impacts produced by dark materials.

All new or retrofitted streets in the CSP Area should be carefully designed to accommodate safe and comfortable movement of pedestrians, cyclists, and vehicles. Where appropriate, streets should also accommodate transit.

Figure 16 – Comprehensive Pedestrian Realm

The following are elements of major roads and roads in the core areas of the community:

- A comprehensive pedestrian realm: streets should include a generous pedestrian and cycling environment, as Illustrated in **Figure 16**, including:
 - A furnishings zone, for street trees, street furniture, pedestrian-scale lighting. This zone is also used as a buffer for pedestrians from moving traffic;
 - A through zone where people walk; and
 - A frontage zone, where the land uses can “spill out” onto the street with outdoor dining, display, seating, plantings or other uses.
- A roadway designed for low vehicle speeds of 25 mph.
- The awareness of cyclists through on-street markings and signage, especially in high-conflict areas. For smaller local-level streets, dedicated bike lanes will likely not be necessary if the traffic speeds are kept low.
- An on-street parking lane, with bulb-outs and other uses where appropriate, such as at pedestrian crossings on “Main Street.”



FURNISHING ZONE:

Space acting as a pedestrian buffer from moving traffic and space for amenities such as benches and other street furniture, lighting and utility poles.

THROUGH ZONE:

Space for people to walk. The Through Zone should be able to accommodate wheelchairs passing and, depending on the environment and amount of pedestrians, people or pairs of people walking past one another.

FRONTAGE ZONE:

Space for features associated with the adjacent land use such as plantings, dining, seating or displays.



12.2 Trees and Vegetation

A variety of shade trees should be used to transform the South Valley area into a shaded and inviting place that is aligned with the realities of the local harsh and arid climate. In general, shade and street trees that are large at maturity should be selected, creating a streetscape that is shady, pleasant, and unified in character. Trees and other vegetation should be selected to meet the specific design and environmental needs of the area, reflecting regionally-appropriate water-conservation and implementation concepts.

12.3 Street Furniture

In the central areas of the community, streetlights and furnishings should be coordinated while encouraging individuality and local appeal in specific zones and neighborhoods. Furnishings in Perimeter Development Areas should be simpler – limited to basic features such as lighting and signage. In the more highly-developed “core” or urban areas around “Main Street,” furnishings should be more expansive, including a range of benches and seating areas, bollards, bike racks, trash receptacles and similar elements that are appropriate for a more active setting. In other words, each street and streetscape should reflect the specific setting, use, character and nature of the surrounding neighborhood or district within the context of a uniform design strategy.

12.4 Street Lighting

Street lights should complement the look and feel of each neighborhood, with a distinct focus on the needs of pedestrians and cyclists. Specific light fixtures should be selected from a single model-line or style, utilizing poles, bollards and fixtures that complement the feel of each specific district and the community as a whole. All lighting and furnishing elements should be high quality, “Dark Sky” compliant and meet the requirements of Development Ordinances. Light poles and lighting housings should be constructed of powder-coated steel, aluminum and similar durable materials. The color of lighting should be 3,000 Kelvin or less in order to establish a warm and inviting night-time hue.



12.5 Street Signage

Street signage is critical for orienting drivers, cyclists and pedestrians, particularly in the more “urban” areas of the community. Businesses need visibility and ease of customer access. The locations and design of signage should help establish a sense of place and reflect the unique character and visual characteristics of the surrounding setting. Street level signage plays a critical role for pedestrians, helping to establish the personality of a particular area and encouraging people to linger and hopefully return another time. Pedestrian-focused signage should be scaled to reflect pedestrian travel speeds of approximately three miles per hour. The lighting of street signage should be “Dark Sky” compliant as regulated in applicable Development Ordinances.

12.6 Parking, Loading and Service Areas

Parking lots and service areas are essential features of a well-designed community, particularly in the more urban, “Main Street,” and core development areas, at community nodes and along major streets where development is concentrated. The design of these places should be treated with the same care as the adjacent streets, encompassing a well-conceived loading and unloading strategy that helps transform the streets, parking areas and service zones into clearly articulated, safe, comfortable and visually interesting spaces.

Wherever possible, parking lots and service areas should include rain gardens and be landscaped with a mix of shade trees with heavy canopies to help provide shade and filter dust and pollutants. The trees and vegetation used in parking areas should be water conserving and adaptive to the harsh desert environment. Species with root systems that are likely to heave paving or are otherwise difficult to maintain should be avoided. Parking lot vegetation should typically be planted in rows within barrier islands, although clustered groupings of trees may be preferable under certain conditions.

Lighting should be provided in all parking lots, utilizing poles and fixtures that complement the surroundings while being “Dark Sky” compliant (see *Appendix A: South Valley Community Architectural Design Guidelines, Section 4.0: Parking* for additional details and guidelines). In areas where parking is visible from the street and adjacent pedestrian areas, barrier walls and fences should be provided that are aligned with the architecture of the associated buildings they serve. Trees and shrubs can also be used to help buffer the visual impact of the parking lots.

12.7 Trail Design Principles

The South Valley Community trail system has been designed to provide a robust and connected system of regional and local trails that facilitate pedestrian and bicycle travel and movements throughout the community and beyond (see **Map 5**). As illustrated in **Figure 17** and described in the following pages, the South Valley Community trail system is highlighted by a range of fully-separated multi-purpose paved trails that provide easy connections between neighborhoods and destinations.



12.8 Trail Types

FULLY-SEPARATED, PAVED MULTI-USE TRAIL

Minimum Trail Width: 12 feet.
Minimum Right-of-Way Width: 15 feet.
Cross-Slope: 0-20%.
Preferred Materials: asphalt, concrete, natural, crushed stone.

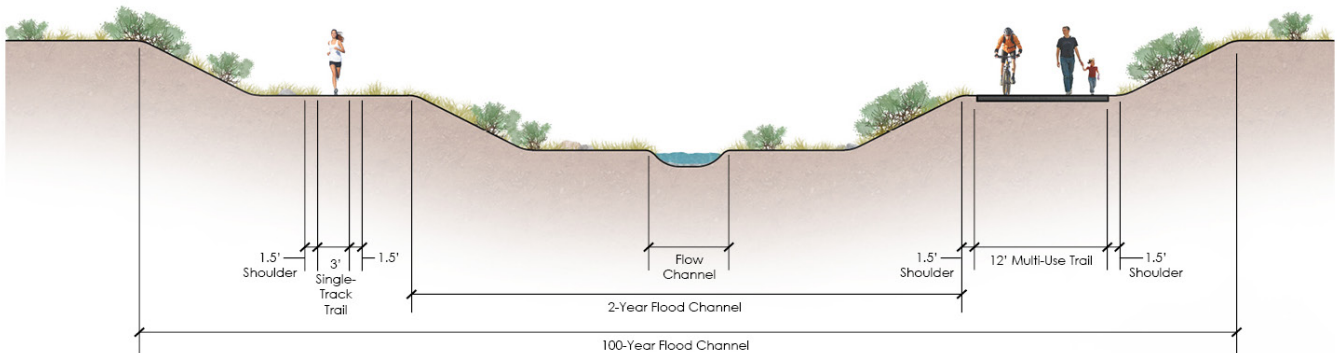
FULLY-SEPARATED, UNPAVED SINGLE TRACK TRAIL

Minimum Trail Width: 3 feet.
Minimum Right-of-Way Width: 6 feet.
Cross-Slope: 0-20%.
Preferred Materials: natural, crushed stone.

ON-STREET BIKE LANES AND FACILITIES

See **Map 5** for trail and bike lane locations.
Preferred Materials: asphalt, concrete.

Figure 17 – Conceptual Section Illustrating Fully-separated Paved and Unpaved Trails



13. Building Standards

In order to create a diverse and economically viable community that fits into the natural environment and setting, the South Valley Community is divided into four distinct land use districts in accordance with the concepts adopted in *Spanish Valley Area Plan (2018)*. Each land use area is illustrated in **Map 2** and is described briefly below with more extensive character descriptions on the following pages.



Central Development Area

Located in the center of the valley, these are the flattest and easiest-to-build areas. They are suitable for a wide range of development and use types, including residential, civic, institutional, and parks and open space uses. They also support limited development of local commerce and community services.



Perimeter Development Area

Located on the east and south edges of the valley, these areas are removed from the Central Development Areas. Coordinated design strategies and a range of building types for lower-density development should be applied in these locations.



Neighborhood Centers

These low-density mixed-use centers serve the local retail and service needs of the valley. Development will emphasize smaller-scale retail, commercial and recreational uses as well as a broader mix of uses including limited residential (single and multi-family), public/semipublic uses, and parks and open space uses.



Flex Development Area

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 future neighborhoods and centers. A flexible development approach should be considered to allow market opportunities to be addressed.

13.1 Central Development Area

The Central Development Area includes the greatest range of housing types of all the development districts. Densities in the Central Development Area are anticipated to average 4-5 units per acre.

Examples of the residential types envisioned for this area follow:

- Single family and two-family homes;
- Mother-in-law units and accessory dwelling units (ADUs);
- Multi-family residential limited by height (3 to 4 stories maximum) and density (15 units/acre);
- Townhomes and row houses (3 stories maximum); and
- Upper-Story residences as part of mixed-use residential/commercial buildings

Additional residential uses and types should also be considered as specific needs and opportunities arise.

Typical Uses

Street level: Primarily residential and carefully aligned support uses, although limited low-intensity commercial may be permitted.

Upper stories: Primarily residential, with some office uses as part of mixed use projects.

Architectural Form

Desert Modern Mixed-use and Commercial. Buildings should generally be sited in relation to the streets and public spaces they front. Buildings located in proximity to Neighborhood Centers and along major streets should be designed with limited front yard setbacks while those in less prominent locations should include discernible yards and setbacks to elicit a more traditional small town feel (see Appendix A for specific architectural design guidelines).



Examples of Desert Modern Commercial, Residential and Mixed-use buildings that are appropriate for Central Development Area locations

13.2 Perimeter Development Area

Perimeter Development Areas focus on large lot and destination residential uses. These areas will accommodate single-family, large lot, specialty residential, resort and ranch-type uses that are suited for the steeper, more challenging terrain (1-2 units per acre on average). The use of clustered development and conservation subdivisions are supported in these areas to minimize the impact of development on natural lands and preserve the natural setting of the landscape.

Typical Uses

Street level: Primarily residential and carefully aligned support uses.

Upper stories: Residential.

Architectural Form

Primarily large lot and destination residential uses. A wide-range of Desert Modern Residential and similar forms are appropriate. Buildings should generally be sited with large yards, incorporate the surrounding natural landscape, and include limited fencing and walls along property edges to respect and establish a strong connection with the natural landscape (see Appendix A for specific Architectural Design Guidelines).



Examples of Desert Modern Residential buildings appropriate for Perimeter Development Area locations

13.3 Neighborhood Centers

Neighborhood centers are designed to meet the commercial, institutional, civic, cultural and recreational needs of the community. These places will also function as key community destinations and as places to meet and engage in local events and activities.

Typical Uses

Street level: Limited to active uses including retail, restaurant, entertainment, recreation, professional service or civic.

Upper stories: Office, residential and all uses approved on street level.

Architectural Form

A wide-range of Desert Modern Commercial and Residential and similar forms are appropriate. (See Appendix A for specific Architectural Design Guidelines).

Facades shall step back at maximum intervals, creating pockets of publicly accessible plaza and open spaces. The minimum dimension of these pocket plazas shall be 15 feet by 15 feet and can be used as outdoor seating areas, fire pit seating, display and for general outdoor business activity (see Appendix A for specific architectural design guidelines).



Examples of buildings appropriate for Neighborhood Centers

13.4 Flex Development Area

Flex Development Areas provide locations for a range of commercial, light industrial, warehousing, commercial, institutional, civic, cultural and recreational needs of the community. These are places for specialty residential, craftsman, and mixed-use commercial/residential uses, as well as key community destinations and places to meet and engage in local events and activities.

Typical Uses

Active street level uses: Retail, restaurant, entertainment, lobby, recreation, professional service and civic uses are encouraged. Office, storage, industrial, residential, workshops, and other uses permitted depending on the type and location.

Upper stories: Office, residential and all uses approved on street-level.

Architectural Form

A wide range of large-format buildings and structures are supported (see Appendix A for specific architectural design guidelines).



Examples of buildings appropriate for Flex locations

13.5 Building, Site and Landscape Design Principles

Architectural Vision

The South Valley Community will be a new hub of local activity in the region. It is a balanced place that incorporates a range of residential, civic, commercial and flex uses. The community is purposefully located away from nearby US-191, providing space for the new community to grow and thrive without a heavily-trafficked highway dividing it. The spaces between the buildings are as important as the buildings, encompassing a range of quality parks, plazas, trail corridors, greenways, and pedestrian places. The following is a description of key architectural, site, landscape and public space design principles that should be applied when considering specific projects. Detailed architectural design guidelines are located in Appendix A.

Architectural Form and Design Principles

New development will address the form of the buildings, helping to establish a unified community structure. Successful architectural projects will be gauged by how they fit with the landscape, setting and adjacent buildings and sites.

Creative and high-quality architecture is expected, with the individual needs and desires of projects second to the needs of the South Valley Community. For example, buildings and walls that are visible from the street should be well-articulated through the use of offsets, recesses, changes in height, changes in vertical and horizontal planes and the use of window layouts and roof lines. Building elements such as windows, doors and soffits should be properly proportioned to the overall building facades, utilizing configurations that allow ample natural light to spill into interior building spaces while minimizing glare and heat gain.

Mixing of architectural styles should be avoided within a single project, although there should be a range of styles throughout the South Valley Community – all with a Desert Modern look and appearance. The massing and form of buildings should be appropriate to nearby pedestrian and vehicular scales, with public entrances well-defined through architectural forms and materials. Areas for walking and cycling should be specifically designed to accommodate such movement, incorporating pleasant scales and using high-quality materials and attractive site details.

Plumbing, maintenance and mechanical equipment should be located on the interior of buildings whenever possible. If it is necessary to locate such features outside of buildings or on roofs, they should be screened through the use of parapet walls, high-quality site walls, and other screening methods that match the quality and look of the building (see Appendix A for specific architectural design guidelines).

Architectural Materials/Colors

The use of appropriate materials should create a sense of permanence, with no more than four types of building materials utilized on a building exterior, excluding glass for windows and doors.

The use of composites, stucco (EIFS), and concrete masonry unit (CMU) blocks should be avoided or used sparingly as accent details on the primary facades. The use of such materials for additions and on secondary facades and frontages may be appropriate, depending on the specific context and setting. The use of metal should be applied in a manner that avoids the appearance of monotonous facades and industrial appearances.

Ground-level architecture will utilize a strong base material that is durable and substantial, including but not limited to quarried stone, brick, natural and cultured stone, and metal, with alternative materials considered on a case-by-case basis. Large expanses of a single material should be avoided. Window reflectivity should minimize the amount of glare reflected into surrounding buildings and vehicular corridors. Energy efficient glass that allows natural light into buildings is encouraged for windows and doors.

Building Orientation

Building design and siting will consider solar orientation, climatic conditions, wind patterns, shade and other environmental conditions. The exterior of buildings should include windows, openings and architectural features that are coordinated on all sides of the building in order to achieve harmony and continuity and to achieve high-level sustainability and resiliency targets.

Building Setbacks

Specific setbacks and build-to lines will be established for the various uses and districts of the community (see Appendix A for detailed architectural design guidelines). Front setbacks along public right-of-ways are particularly important, helping to establish consistent streetwalls and/or yards as envisioned.

Site Design

Sites will be designed in a clear and legible manner that provide a sense of unity and compatibility for all uses and users. New development will provide convenient pedestrian connections, not only to the street frontage and sidewalks, but between buildings, within parking lots, plazas and parks and to pathways and corridors. Recognition of and response to fronting streets should be a primary consideration.

Corridors/Street Networks

As the area develops, efforts will be focused on the establishment of a “Complete Streets” system to ensure streets and roadways meet the needs of all users and transportation modes, including pedestrians, cyclists and vehicular users. The needs of pedestrians and bicycle riders should be robust and well-accommodated throughout the community – on par with the design and effort applied to roads for vehicles.

Streetscape Design

The street and its edges are important elements for unifying the South Valley Community as a cohesive place. Special streetscape improvements should be provided along key entry roads, with unique street treatments developed for each as part of a unified streetscape system. Each street-type will incorporate specific street trees, landscape treatments, lighting, furnishing, and other enhancements that distinguish it as an attractive passageway. Streets will be designed to preserve and enhance views of the surrounding cliffs and open space features.

Parking

On-street parking should be developed in response to the typical street sections presented in *Section 6: Master Circulation System Plan*. On-street parking should generally be encouraged in high-intensity land use areas and neighborhoods and used judiciously in less intensely developed locations.

Off-street parking should be located between and to the rear of buildings whenever possible. Parking courts and shared parking lots are recommended to limit the negative impacts of such utilitarian places. Off-street parking areas should be screened from surrounding land uses with perimeter landscape buffers, cooled with shade trees and structures, and separated and softened through the careful design of fences, walls and landscaping. Safe circulation routes should be provided for pedestrians to navigate across parking lots to nearby buildings, plazas, sidewalks and trails. Effort should be made to utilize parking lots for other uses when peak parking capacity is not required – such as for farmer’s markets, special cultural or recreational events and similar activities.

Key Intersection Enhancements

Special design treatments should be applied in the Central Development Areas and Neighborhood Centers to establish a unique identity, helping residents and visitors understand the function of each neighborhood, and enhancing the sense of arrival. Design should go beyond standard wayfinding and signage treatments, incorporating quality public spaces, beautiful and engaging landscape treatments and special design details that reinforce the unique characteristics of each location.

Maintaining Views and Viewsheds

First impressions often establish one’s perception of a place. Special efforts should be made to maintain the extraordinary views that surround the area, particularly from roads, open spaces, trail corridors and neighborhood centers. Carefully controlled building heights, massing, form and setbacks should be coordinated in a manner that acknowledge and preserve key views and viewsheds

Under most circumstances the use of trees and vegetation will soften and buffer undesirable views and can also be used to strengthen long-distance views along continuous roadways and corridors. Since the traditional South Valley Community landscape is generally open and flat with steep cliffs defining the edges; the careful placement of regularly-spaced street trees can help define key view corridors.

Landscape Treatments

Landscape design should be regionally appropriate, incorporating water-conserving design principles that reduce water use while softening the transition between parking lots, street edges, and buildings. One of the primary functions of a well-designed landscape in this region is to mitigate the impacts of desert heat, dry winds and hot, sunny days. Water-wise design, as detailed in the *Water Efficient Landscape Requirements* of the Development Ordinances, will be required for all new development. Careful landscape design should be applied to help delineate space, establish legible sites, provide shade and assist with stormwater management. Landscape treatments should minimize the amount of maintenance, fertilizers and pesticides required. Plants should be selected that acknowledge the mature size of each species, minimize the need for pruning, and utilize water-conserving irrigation systems.

Landscape buffers are encouraged to provide visual and spatial transitions in a variety of settings. For example, they can be used to separate different land uses or to screen parking lots and large roadways from surrounding uses.

Street Trees

A range of street trees that are well-suited to the dry and harsh desert environment should be used to provide visual continuity and soften hot temperatures and harsh sunshine through the use of shade. The mature size of trees should vary depending on the space required for the canopy to reach mature dimensions. Selecting the correct tree is particularly important to ensure the size of the root zone matches the soil available for the tree to survive. The minimum caliper size at planting for all species should be no less than 2 inches for single stem deciduous trees, and 8' tall for multi-stem and evergreen trees.

Site Furnishings and Amenities

A unified system of benches, bike racks, bollards, trash receptacles and other public furnishings is critical for establishing a coordinated community appearance. Such features should be high-quality and complement the streetlights, tree grates and other furnishings to the greatest degree possible. Powder-coated steel and aluminum are generally appropriate and should be encouraged, although the use of wood and recycled plastics are also appropriate materials for the hot and sunny climate.

Street Lighting

High-quality, commercial-grade metal fixtures should be used throughout the community. Lights and poles should be spaced and sized to meet the specific needs of specific districts and neighborhoods, utilizing a limited system of poles and fixtures. Street lights should be energy efficient, full cut-off, and meet established "Dark Skies" requirements for the area. Powder-coated steel and aluminum are generally appropriate and should be encouraged, although the use of timber poles and armatures may also be appropriate for the setting, climate and community appearance.

Paving Types/Materials

The use of concrete and similar durable materials should be the primary paved walkway material, with asphalt the primary paved trail material. A detailed master plan establishing specific color and textural enhancements should be adopted for “Main Street,” neighborhood centers and other special districts, addressing special conditions where embellished paving, specially-colored and scored concrete, concrete unit pavers, stone pavers and other special treatments may be applied. The use of lighter colored pavement is encouraged to minimize heat gain, and the use of permeable paving materials is encouraged where trees and plants are to be planted and to assist with groundwater recharge.

Gateway Treatments

The use of special gateway treatments can help people know they have arrived into the community. Gateways can be literal – utilizing signs and fixtures to indicate entrance. They can also be inferred through the use of special plantings, the incorporation of public art, or as part of a unified artistic expression or lighting features. Signs and gateways should be installed from the outset as the new community is established.

Signage and Wayfinding

Wayfinding refers to the process of navigating one’s way through a place. It begins with the establishment of a clear and logical layout of site elements and the creation of hierarchical messaging, which helps visitors form a mental image of a site or area.

Circulation paths are an important component of a clear signage and wayfinding system. They should be understandable, with key nodes or landmarks provided to assist navigation through an area. The establishment of landmarks and other vertical features that can be seen from afar can also assist with wayfinding.

The use of specific wayfinding signage is a more direct form of guiding people to and through South Valley Community. Signage may be project specific or associated with the community wayfinding system. Project signage should be developed as part of the overall theme for the specific district or neighborhood where it is located. Specific types of wayfinding signage may include the following:

- Neighborhood Center Identification Signs
- Sub-District/Neighborhood Signs
- District/Neighborhood Directional Signs
- District/Neighborhood Parking Identification Signs
- Information Kiosks
- Interpretive Destination/District Information Signs
- Special Area Entry Signs

Wayfinding signs along state roadways should be designed and located according to UDOT/FHWA standards. In general, wayfinding signs should be located far enough apart from other vertical elements such as trees, light poles and other signage to be legible from the adjacent road. The signs should be

located at a sufficient distance from the intersection so that drivers and bicyclists have adequate time to read the sign and make decisions.

Creating a Sustainable and Resilient Community

With growing populations and increasing pressure on limited resources, sustainable and resilient development has become a critical function of new development. For the South Valley Community, sustainable development is a central tenet, addressing the dynamic processes that enable people to realize their potential and improve their quality of life while simultaneously protecting and enhancing natural and human systems. Implementing a sustainable and resilient development approach is not only achievable, it is essential to ensure the community is positioned to meet future needs and changes in a responsive manner. Preservation of the environment and the responsible use of natural resources are essential functions of a resilient South Valley Community.

Community Structure Plan: Appendix A

Architectural Design Guidelines

South Valley Community

San Juan County, Utah

August 2, 2022

Table of Contents

1.0	Introduction	A-1	6.0	Administration	A-56
				6.1 General Provisions	
				6.2 Development Review Procedures	
				6.3 Exceptions and Variances	
				6.4 Definitions	
2.0	District Overview	A-2			
	2.1 Central Development Areas				
	2.2 Perimeter Development Areas				
	2.3 Neighborhood Centers				
	2.4 Flex Development Areas				
	2.5 Highway Commercial Areas				
3.0	Building Types	A-14			
	3.1 Introduction to Building Type Standards				
	3.2 Explanation of Building Type Table				
	3.3 Storefront Building				
	3.4 "Big Box" Building				
	3.5 Limited Bay Building				
	3.6 Stoop Building				
	3.7 Row Building				
	3.8 Yard Building				
	3.9 Civic Building				
	3.10 Entrance Types				
	3.11 Roof Types				
	3.12 Additional Design Requirements				
4.0	Parking and Driveways	A-38			
	4.1 General Requirements				
	4.2 Parking Requirements				
	4.3 Parking Design Standards				
	4.4 Loading Requirements				
	4.5 Site Access and Driveways				
5.0	Sign Types	A-46			
	5.1 General Requirements				
	5.2 Sign Types				
	5.3 Wall Sign				
	5.4 Projecting Sign				
	5.5 Projecting Marquee Sign				
	5.6 Awning Sign				
	5.7 Canopy-Mounted Sign				
	5.8 Window Sign				
	5.9 Monument Sign				
	5.10 Ped-Scale Pole-Mounted Sign				

1.0 Introduction

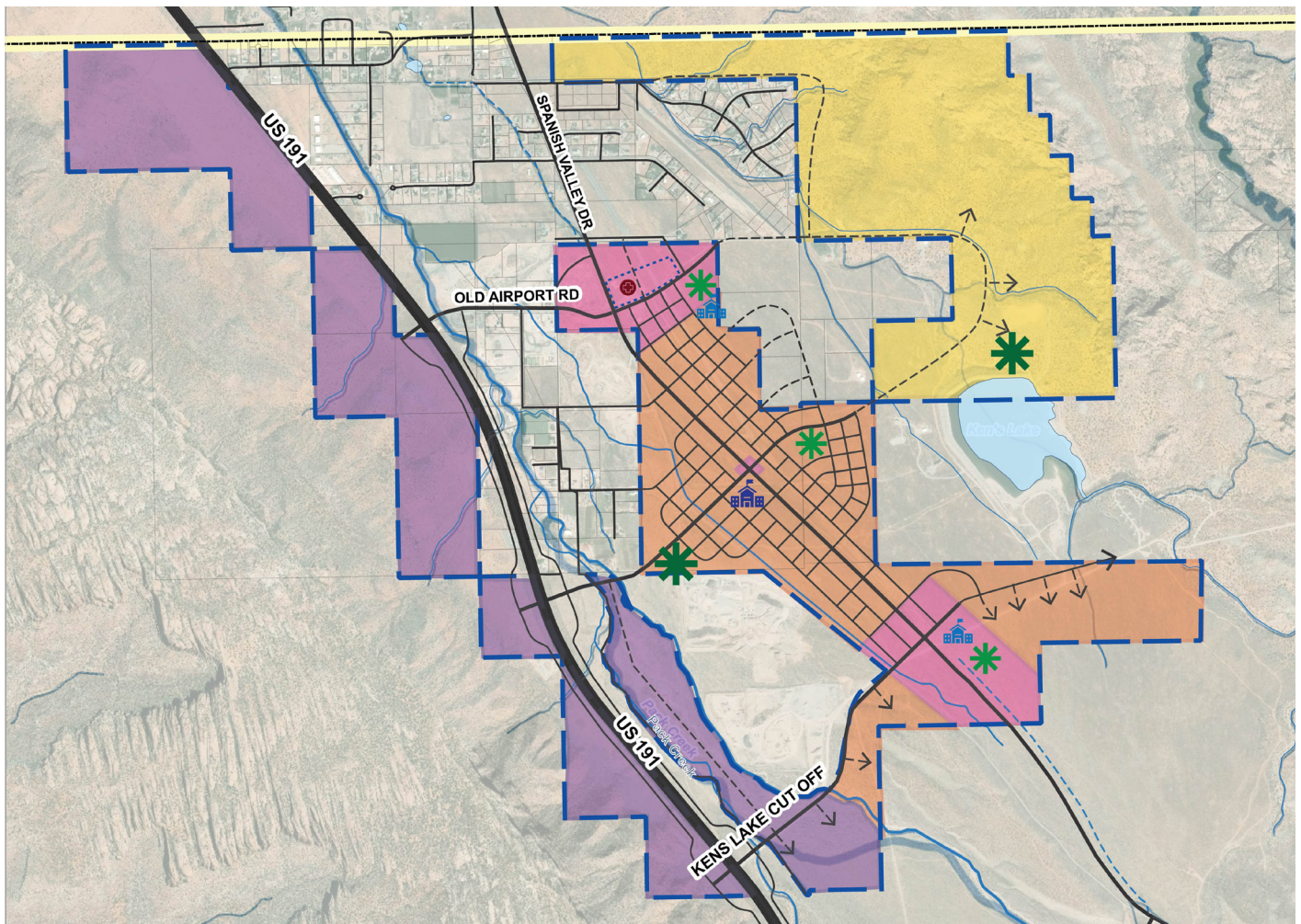
The following Guidelines apply to lands subject to the San Juan County Spanish Valley Development Ordinances (Development Ordinances). As described in the Planning and Approval Process section of the Spanish Valley Planned Community (PC) District zoning ordinance (Chapter 2), the first step in establishing a Large Planned Community (greater than 200 acres) is to prepare a Community Structure Plan (CSP). These Architectural Design Guidelines (Guidelines) address requirement thirteen of the CSP: “Standards that govern general building placement, massing, and other key design criteria.”

The Guidelines have been crafted to create a community with integrated commercial centers and quality neighborhoods that have a variety of housing choices and are accessible by a variety

of transportation modes. The Guidelines establish a set of building standards as determined by siting, height, facade and roof requirements, in addition to specific direction related to building design, materials, parking and signage.

As illustrated in Map 1-1 and discussed in Section 2.0, the Guidelines reflect the special requirements and needs of the Community Structure Plan Districts (Flex, Neighborhood Centers, Central Development Area, and Perimeter Development Area), establishing the building types permitted in each district. Section 3.0 details the requirements for each building type followed by additional general building requirements. Sections 4.0 and 5.0 detail parking and sign requirements, respectively.

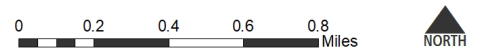
Map 1-1: Community Structure Plan Districts



DISTRICTS

- Central Development Area
- Perimeter Development Area
- Neighborhood Center
- Flex Development

- Regional Park
- Community Park
- High School
- Elementary School
- Medical Clinic
- County-Owned Land
- CSP Project Boundary

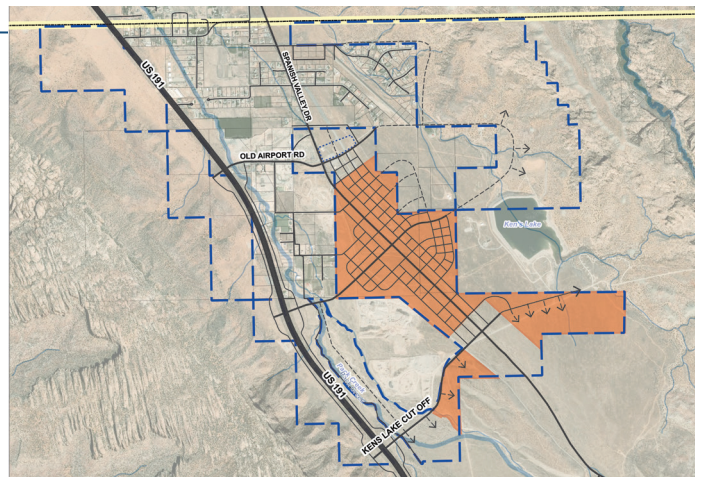


2.0 District Overview

2.1 Central Development Area

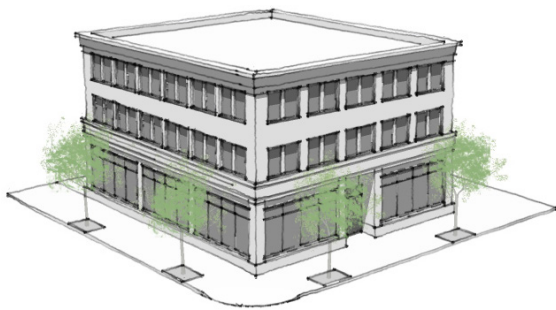
Central Development Areas are the flattest, least sensitive and easiest-to-develop sites in the South Valley Community, which make them suitable for a wide range of residential, small-scale business and park/open space uses. Uses should be aligned with Spanish Valley Drive along a grid block and road system (see Map 2-1). These are the preferred areas for a range of higher residential densities and mixed-uses, where a mix of residential, locally-scaled commercial and civic services are to be developed. See Development Ordinances for additional information.

Map 2-1: Central Development Areas

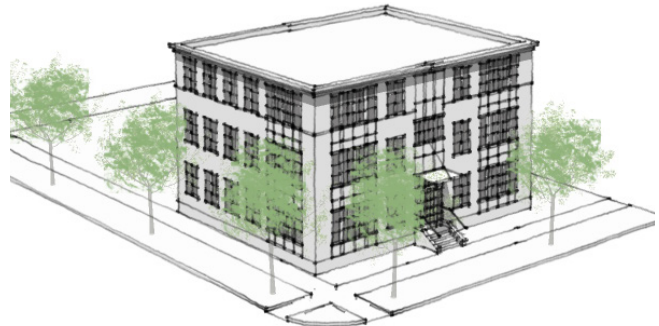


Allowed Building Forms

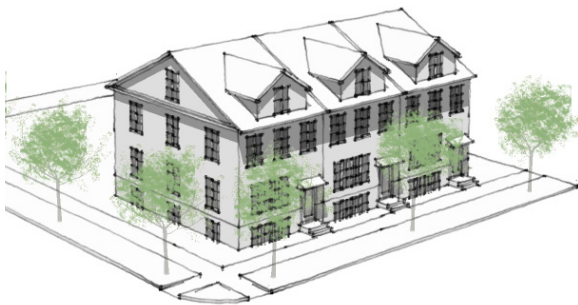
Storefront



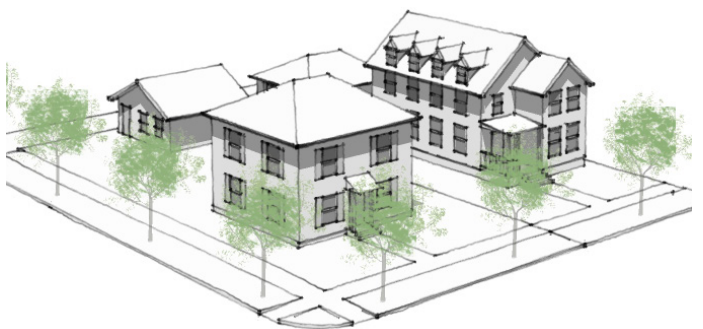
Stoop



Row Building



Yard Building



Civic



Building Form and Use Examples for Central Development Areas



Storefront Building - Office



Storefront Building - Live-Work



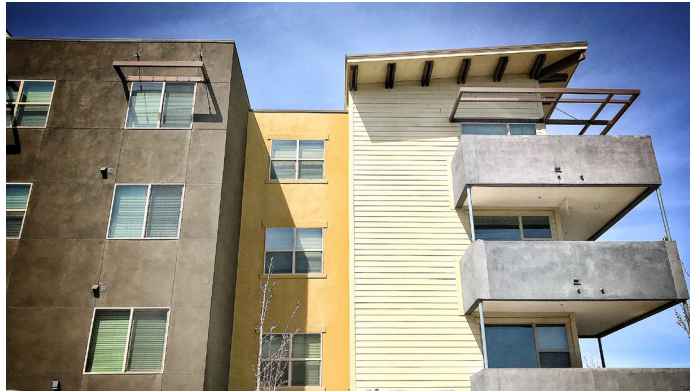
Stoop Building - Small-Scale Neighborhood Commercial



Stoop Building - Fourplex



Stoop Buildings - Multiplex



Stoop Building - Multiplex



Row Buildings - Live Work



Row Building - Townhomes

Building Form and Use Examples for Central Development Areas (Continued)



Row Building - Residential



Yard Building - Triplex



Yard Building - Mansion Apartments



Yard Building - Duplex



Yard Buildings - Garden Court



Yard Building - Single-Family



Row, Yard, and Stoop Buildings - a Mixture of Building Types

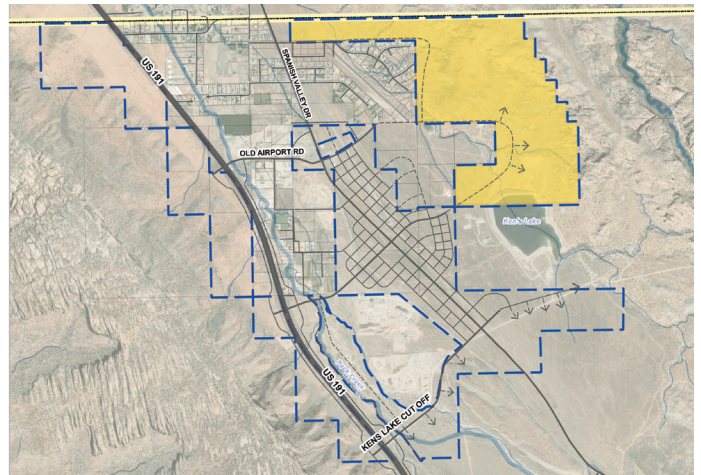


Civic Building - Small-scale Library

2.2 Perimeter Development Area

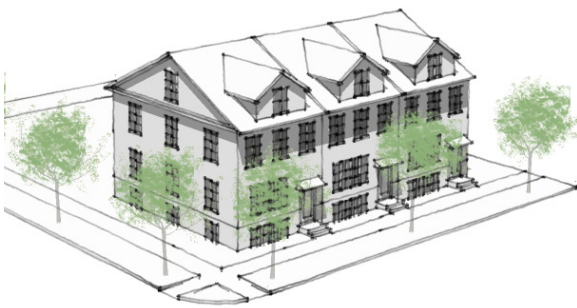
Perimeter Development Areas are relatively isolated, located in the foothills and in topographically challenged edges of the Spanish Valley (see Map 2-2). They are proposed for lower-density residential uses. Cluster development, conservation subdivisions, large lot single-family and recreational/resort residential uses are appropriate in these areas. See Development Ordinances for additional information.

Map 2-2: Perimeter Development Area

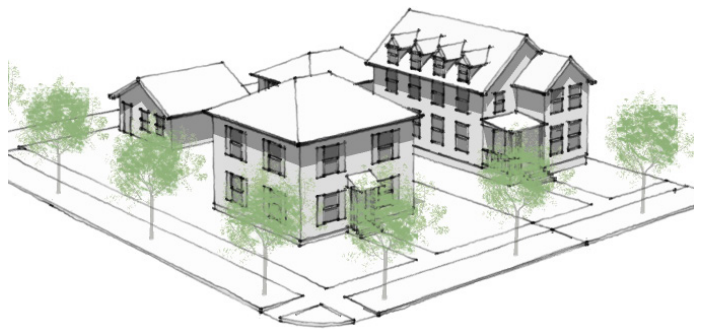


Allowed Building Forms

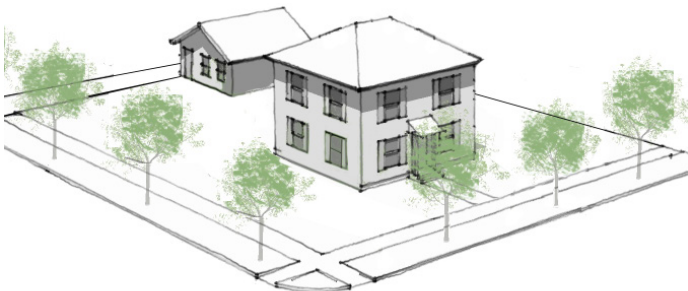
Row Building



Yard Building



Yard Building - Large Lot



Civic



Building Form and Use Examples for Perimeter Development Areas



Row Buildings - Attached Single-Family



Row Building - Townhomes



Yard Building - Single-Family with Accessory Dwelling Unit (ADU) on left



Yard Building - Single-Family with Accessory Dwelling Unit (ADU) on right



Yard Building - Cottage Home



Yard Building - Large-Lot Single Family



Yard Building - Large-Lot Single-Family

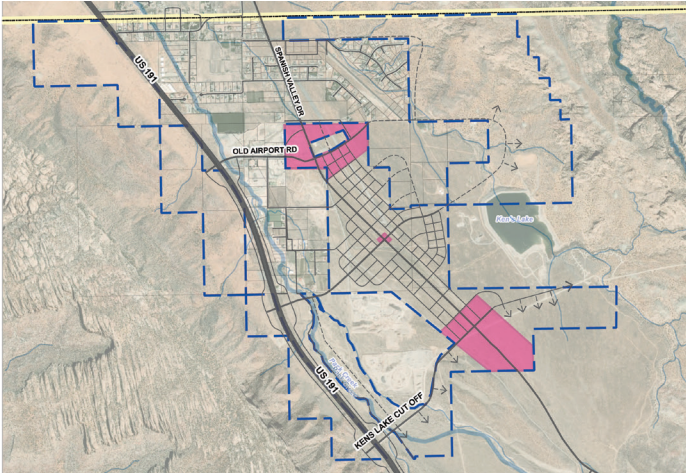


Civic Building - Fire Station

2.3 Neighborhood Centers

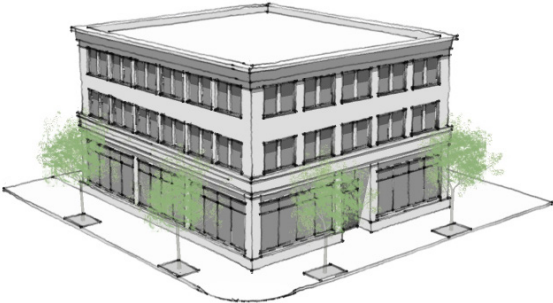
Two Neighborhood Centers are envisioned at the intersection of Spanish Valley Drive and Old Airport Road, and the intersection of Spanish Valley Drive and Ken’s Lake Road (see Map 2-3). These districts are envisioned to become mixed-use centers that serve the local retail, service and higher-density housing needs of the South Valley Community. Development should emphasize small-scale retail, commercial and recreational uses, in addition to higher-density, multi-family residential, public and semi-public uses, and open space uses. See Development Ordinances for additional information and requirements.

Map 2-3: Neighborhood Centers

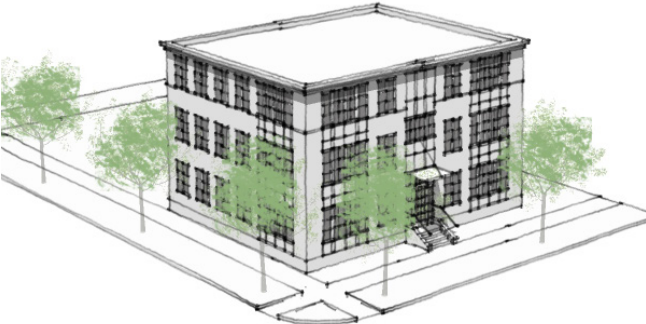


Allowed Building Forms

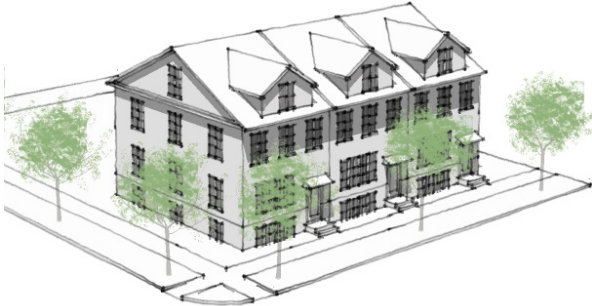
Storefront



Stoop



Row Building



Civic



Building Form and Use Examples for Neighborhood Centers



Storefront Building - Residential over Commercial



Storefront Building - Residential over Commercial



Storefront Building - Office over Commercial



Stoop Buildings - Residential



Stoop Building - Residential over Office



Row Building - Residential



Row Building - Residential



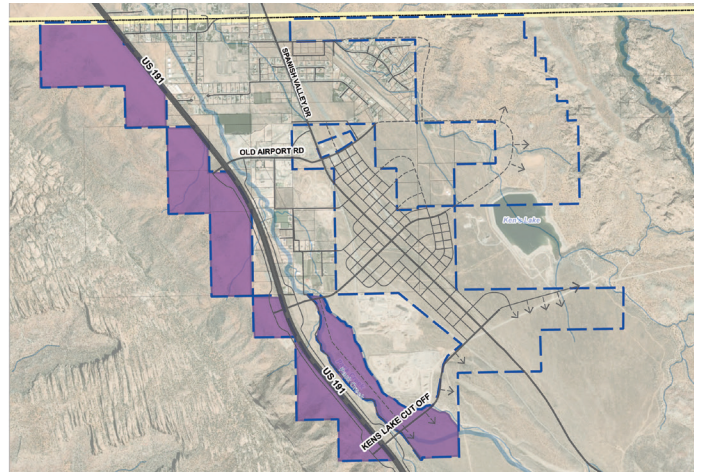
Civic Building - Performance Space

2.4 Flex Development Areas

Flex areas are generally located in close proximity to U.S. Highway 191 (see Map 2-4) and are intended to accommodate a range of uses that establish an economic base for the Spanish Valley and San Juan County. Flex uses should generally be designed and developed according to the requirements established in this portion of the Architectural Design Guidelines, although it should be noted that there are specific ordinances for each type of flex development. The range of uses accommodated within the three flex development types should be professionally designed as coordinated projects. Buffers and transitions should be provided between distinctly different uses (such as residential neighborhoods, business uses, distribution uses, specialty residential uses and campuses).

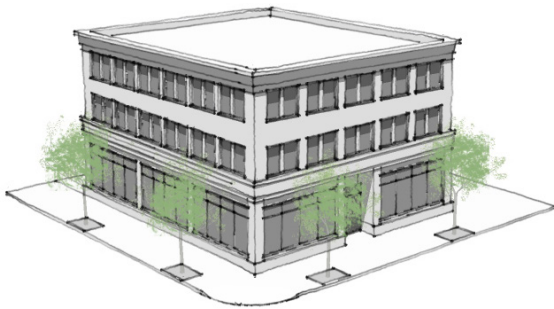
Flex Development Areas are divided into three specific types of Flex Development (Highway Flex, Business Flex and Residential Flex) as indicated in the Development Ordinances, which should be referred to and understood as specific projects are considered and applications submitted for review.

Map 2-4: Flex Development Areas

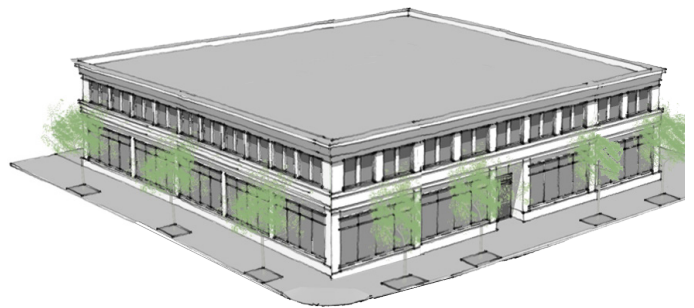


Allowed Building Forms

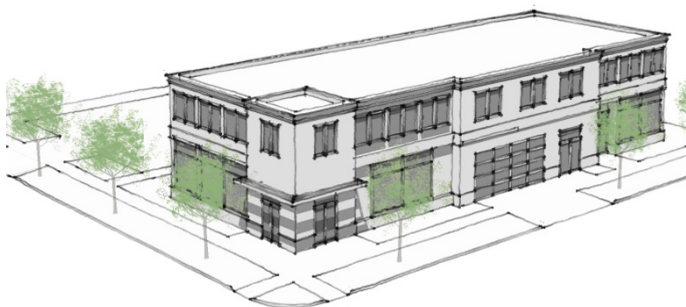
Storefront



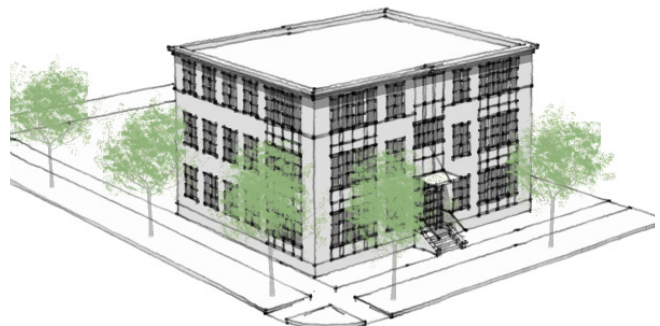
“Big Box”



Limited Bay

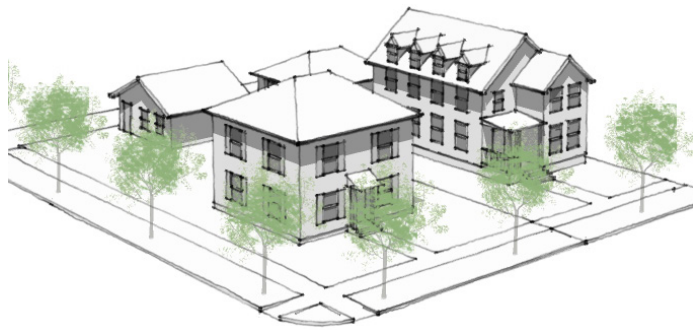


Stoop

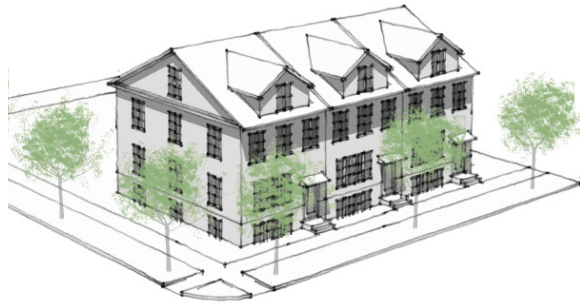


Allowed Building Forms (continued)

Yard Building



Row Building



Civic



Building Form and Use Examples for Flex Development Areas



Storefront Building - Commercial and Office



Storefront Building - Commercial



Storefront Building - Commercial and Office



"Big Box" Building - Commercial

Building Form and Use Examples for Flex Development Areas (continued)



Limited-Bay - Commercial/Civic



Limited Bay Building - Commercial



Stoop Building - Mid-rise Multi-family Residential



Row Building - Townhomes



Row Building - Townhomes



Yard Building - Single-Family



Yard Building - Tiny Homes



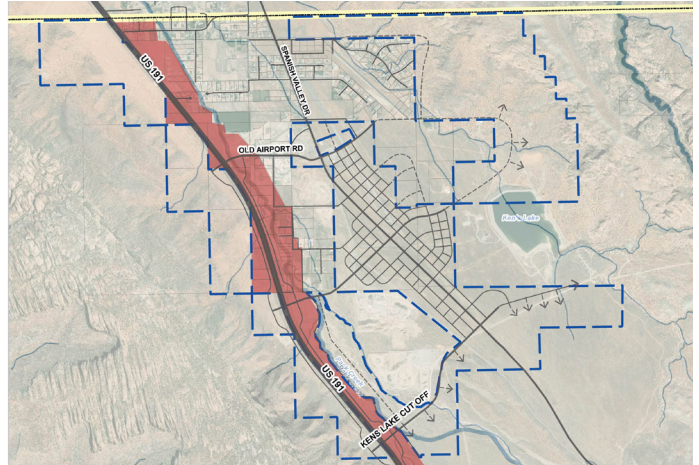
Civic Building - Library

2.5 Highway Commercial Areas

Highway Commercial Areas are integral to the South Valley Community but are not part of this Community Structure Plan. Therefore, architectural design standards for Highway Commercial Areas are included in these Architectural Design Guidelines to provide consistent standards for all land uses in the South Valley Community.

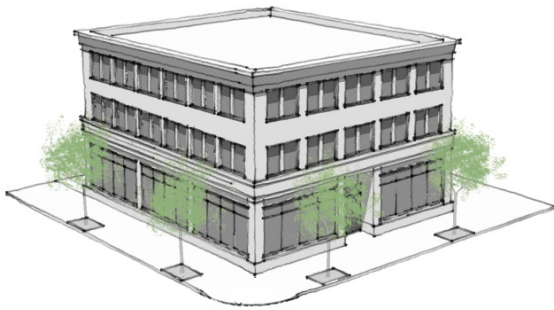
Highway Commercial Areas (see Map 2-5) support commercial uses along U.S. Highway 191. Specific uses include a range of establishments offering goods and services to motorists, with a focus on automotive-oriented retail, wholesale, service and repair activities which help create an attractive, and an easily-accessible highway system by providing access primarily from driveways from east/west arterial roads and frontage roads parallel to and linked with U.S. Highway 191, See Development Ordinances for additional information.

Map 2-5: Highway Commercial Zoned Areas near CSP Boundary (Private and SITLA lands)

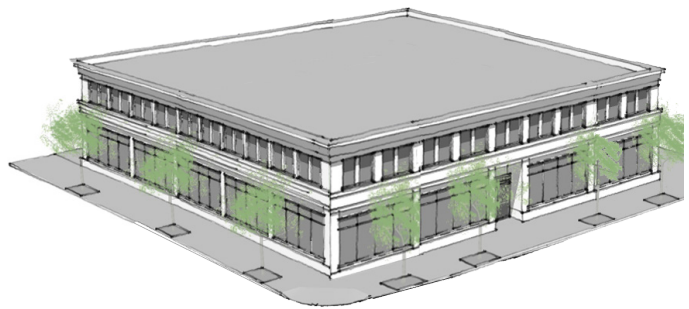


Allowed Building Types

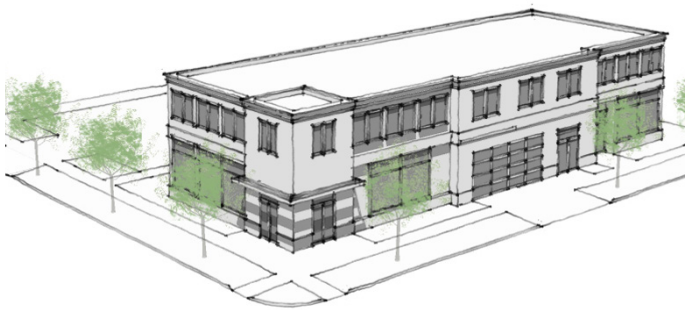
Storefront



“Big Box”



Limited Bay



While Highway Commercial is not part of the Community Structure Plan, it is presented as part of the Architectural Design Guidelines to achieve consistent design standards in the South Valley Community.

Building Form Examples for Highway Commercial



Storefront Building



Storefront Building

Building Form Examples for Highway Commercial (Continued)



Storefront Building



"Big Box" Building



"Big Box" Building



"Big Box" Building



"Big Box" Building



"Big Box" Building



Limited Bay Building



Limited Bay Building

3.0 Building Types

3.1 Introduction to Building Type Standards

A. Introduction

The Building Types detailed here outline the required building forms for new construction and renovated structures within the four District types of this CSP.

B. General Requirements

- (1) **Zoning Districts:** Each Building Type shall be constructed only within its designated districts. Refer to Table 3-1 Permitted building types by district.
- (2) **Uses:** Each Building Type can house a variety of uses depending on the district in which it is located. Refer to the applicable section of the Development Ordinances for uses permitted in each district. Some Building Types have additional limitations on permitted uses.
- (3) **No Other Building Types:** All buildings constructed must meet the requirements of one of the Building Types permitted within the zoning district of the lot.
- (4) **Permanent Structures:** All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or

other features that would make the structure mobile, unless otherwise noted.

(5) Accessory Structures:

- (a) Attached accessory structures are considered part of the principal structure.
- (b) Detached accessory structures are permitted per each Building Type and shall comply with all setbacks except the following:
 - (i) Detached accessory structures are not permitted in the front yard.
 - (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
 - (iii) Detached accessory structures shall not exceed the height of the principal structure.

3.2 Explanation of Building Type Tables

The following elements explain the line item requirements for each building type in Tables 3-2 through 3-7.

A. Building Siting.

The following describes the line item requirements for each Building Type Table within the first section entitled "Building Siting".

- (1) **Multiple Principal Structures:** The allowance of more than one principal structure on a lot.
- (2) **Front Sidewalk Coverage:** Refer to Figure 3-1. Measurement defining the minimum percentage of street wall or building facade required along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).
 - (a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.
 - (b) Some frontage types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the

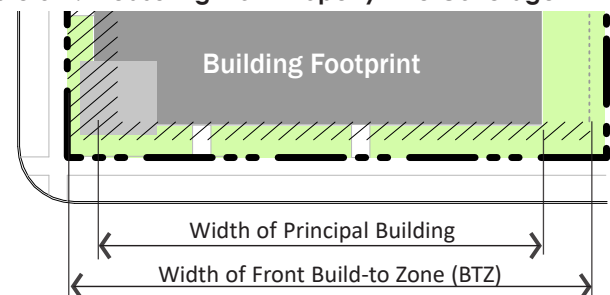
Table 3-1: Permitted Building Types by Area Type

Building Types by Districts						
		Central Development Area	Perimeter Development Area	Neighborhood Centers	Flex	Highway Commercial*
Building Types	Storefront	X		X	X	X
	Stoop	X		X	X	
	Limited Bay				X	X
	Row Building	X	X	X	X	
	Yard Building	X	X		X	
	Civic Building	X	X	X	X	
	"Big Box"				X	X

X = Permitted

*While Highway Commercial is not part of the Community Structure Plan, it is presented as part of the Architectural Design Guidelines to achieve consistent design standards in the South Valley Community

Figure 3-1: Measuring Front Property Line Coverage



drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of 72 feet.

- (3) **Occupation of Corner:** Occupying the intersection of the front and corner build-to zones with a principal structure.
- (4) **Front Build-to Zone:** The build-to zone or setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach into the build-to zone.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (5) **Corner Build-to Zone:** The build-to zone or setback parallel to the corner property line.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (6) **Minimum Side Yard Setback:** The minimum required setback along a side property line.
- (7) **Minimum Rear Yard Setback:** The minimum required setback along a rear property line.
- (8) **Minimum and Maximum Lot or Building Width:** Depending on the Building Type, either the minimum or maximum building or unit width or the minimum and maximum width of a lot, all measured at or parallel to the front property line.
- (9) **Parking and Loading Location:** The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
- (10) **Vehicular Access:** The permitted means of vehicular ingress and egress to the lot.
 - (a) Alleys, when present, shall always be the primary means of access.
 - (b) When alleys are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a fronting street.

B. Height

The following explains the line item requirements for each Building Type Table within the second section entitled "Height."

- (1) **Minimum Overall Height:** The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.
- (2) **Maximum Overall Height:** The sum of a building's total number of stories.
 - (a) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.

- (b) A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.
- (c) Some Building Types require a building facade to step back as its height increases. If required, the upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.

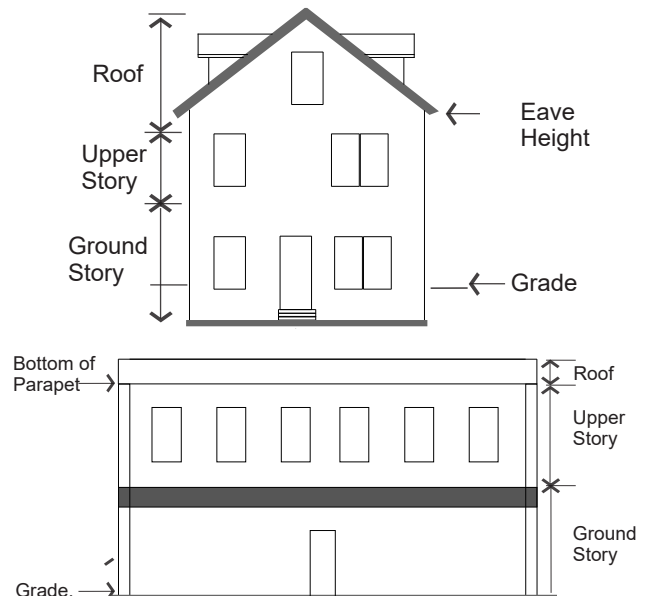
- (3) **Ground Story and Upper Story, Minimum and Maximum Height:** (Refer to Figure 3-2). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
 - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - (b) Floor height requirements apply only to street facing facades.
 - (c) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.

C. Uses

The following explains the line item requirements for each Building Type for uses permitted within each district. The requirements in this section of the Building Type Tables may limit those uses within a specific Building Type.

- (1) **Ground and Upper Story:** The uses or category of uses which may occupy the ground and/or upper story of a building.
- (2) **Parking Within Building:** The area(s) of a building in which parking is permitted within the structure.
- (3) **Required Occupied Space:** The area(s) of a building that shall be

Figure 3-2: Measuring Height



designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, lobbies, or parking.

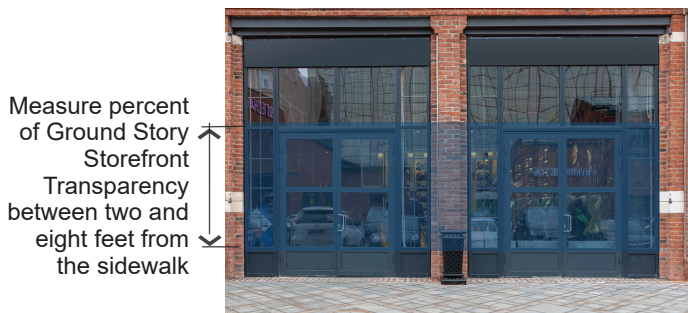
D. Street Facade Requirements

The following explains the line item requirements for each Building Type within the portion of each Building Type Table entitled “Street Facade Requirements”. Street Facade Requirements apply only to facades facing a public or private right-of-way. The rear or interior side yard facades are not required to meet these standards unless otherwise stated.

- (1) **Minimum Ground Story and Upper Floor Transparency:** Refer to Figure 3-3. The minimum amount of transparency required on street facades with street frontage.
 - (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (i) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
 - (ii) A general Minimum Transparency requirement shall be measured from floor to floor of each story.
- (2) **Blank Wall Limitations:** A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - (a) No rectangular area greater than 30% of a story’s facade, as measured from floor to floor, may be windowless; and
 - (b) No horizontal segment of a story’s facade greater than 15 feet in width may be windowless, unless approved by the Community Design Official (CDO).
- (3) **Entrance Type:** The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may be utilized. Refer to Section 3.10 for detailed descriptions and illustrations.
- (4) **Principal Entrance Location:** The facade on which the primary building entrance is to be located.

Figure 3-3: Measuring Transparency

Measuring Ground Floor Transparency on a Storefront base.



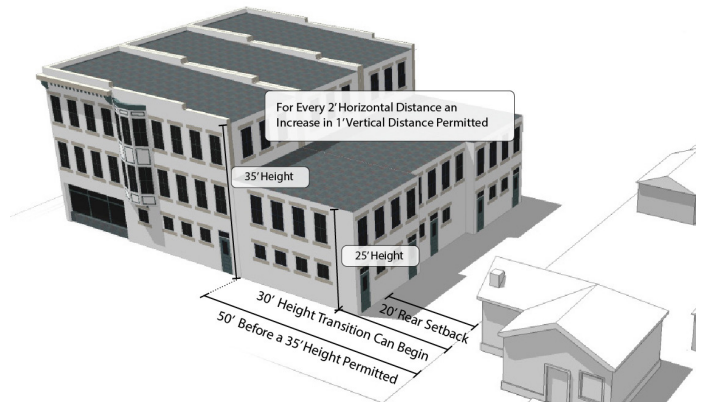
- (5) **Required Number of Street Entrances:** The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.
- (6) **Vertical Facade Divisions:** The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch depth.
- (7) **Horizontal Facade Divisions:** The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

E. Roof Type

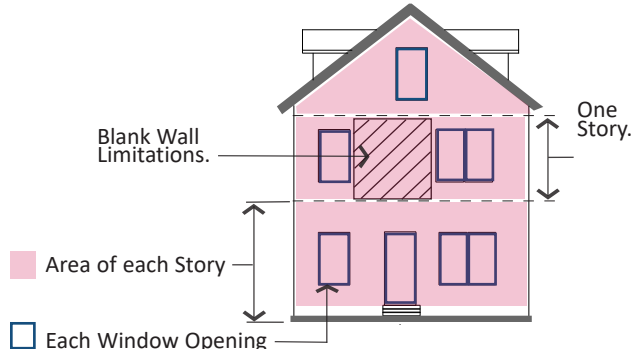
The following explains the line item requirements for each Building Type Table within the fifth section entitled “Roof Types”.

- (1) **Permitted Roof Type:** The roof type(s) permitted for a given Building Type. Refer to Section 3.11 of these Guidelines for detailed descriptions and illustrations.
- (2) **Tower:** A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types.

Figure 3-4: Transitions from Single Family Homes



Measuring Transparency on Each Story.



3.3 Storefront Building

A. Description and Intent

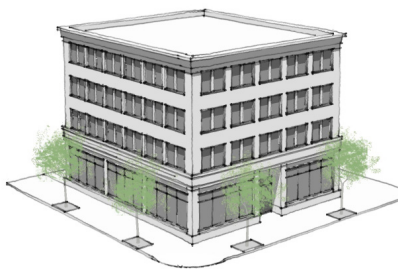
The Storefront Building is intended for use as a mixed-use building located close to the front property line with parking typically in the rear or side of the lot.

The key facade element of this Building Type is the storefront required on the ground floor front facade, with large amounts of glass and regularly spaced entrances.

This building is available in a variety of heights, depending on the district within which it is located.

B. Regulations

Regulations for the Storefront Building Type are defined in the adjacent table.



Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of surface parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

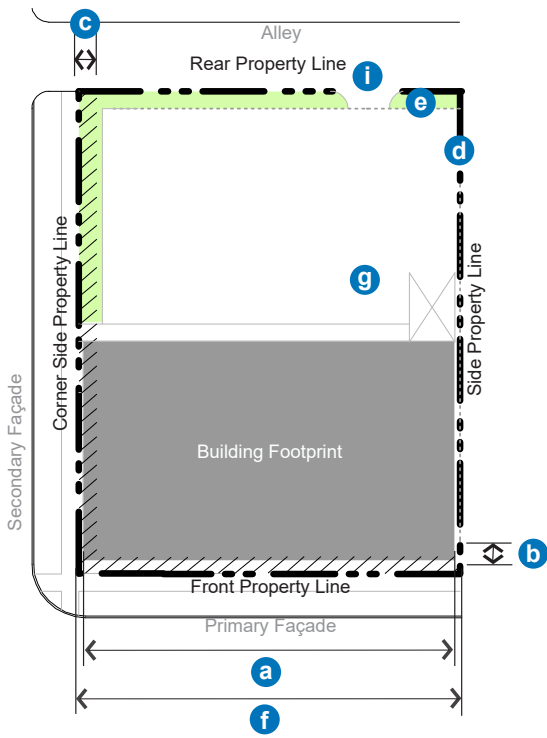
*While Highway Commercial is not part of the Community Structure Plan, it is presented as part of the Architectural Design Guidelines to achieve consistent design standards in the South Valley Community.

Table 3-2: Sloop Building Requirements

	Permitted Districts			
	Central Develop. Area	Neighborhood Centers	Flex	Highway Commercial*
(1) Building Siting Refer to Figure 3-5.				
Multiple Principal Buildings	permitted	permitted	permitted	permitted
a Front Sidewalk Coverage	80%	80%	85%	80%
Occupation of Corner	required	required	required	required
b Front Build-to-Zone	0' to 10'	0' to 10'	0' to 5'	0' to 5'
c Corner Build-to-Zone	0' to 10'	0' to 10'	0' to 5'	0' to 5'
d Minimum Side Yard Setback	0'	0'	0'	0'
e Minimum Rear Yard Setback	10'	10'	10'	10'
f Minimum Lot Width	none	none	none	none
f Maximum Lot Width	none	none	none	none
g Parking and Loading Location	rear yard	rear yard	rear yard	rear yard
i Vehicular Access	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the CDO or designee	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the CDO or designee	Alley only; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the CDO or designee	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the CDO or designee
(2) Height Refer to Figure 3-6.				
j Minimum Overall Height	1 story	1 story	2 story	1 story
k Maximum Overall Height	3 stories	3 stories	3 stories	3 stories
l Ground Story: Minimum Height	14'	14'	14'	14'
l Ground Story: Maximum Height	20'	20'	20'	20'
m Upper Stories: Minimum Height	9'	9'	9'	9'
m Upper Stories: Maximum Height	14'	14'	14'	14'
(3) Uses Refer to Development Ordinances for Permitted Uses.				
n Ground Story	retail, service, office	retail, service, office	retail, service, office	retail, service, office
o Upper Story	any permitted use			
p Parking within Building	permitted fully in any basement and in rear of upper floors			
q Required Occupied Space	30' deep on all full floors measured from the front facade			
(4) Street Façade Requirements Refer to Figure 3-7.				
r Minimum Ground Story Transparency	65%	65%	75%	65%
Measured between 2' and 8' above grade				
s Minimum Transparency per each Story	15%	15%	15%	15%
Blank Wall Limitations	required. See Section 3.2			
t Front Façade Entrance Type	storefront, arcade	storefront, arcade	storefront, arcade	storefront, arcade
u Principal Entrance Location	front facade	front facade	front facade	front facade
Required Number of Street Entrances	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 75' of front facade
Vertical Façade Divisions	every 50' of façade width	every 50' of façade width	every 50' of façade width	every 30' of façade width
Horizontal Façade Divisions	required within 3' of the top of the ground story, and every fifth floor above the first floor			
(5) Roof Type Requirements Refer to Figures 3-30 through 3-34.				
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, flat
Tower	permitted	permitted	permitted	permitted

Figure 3-5: Storefront Building: Building Siting

Typical Site Plan



Site Plan with Side Yard Parking

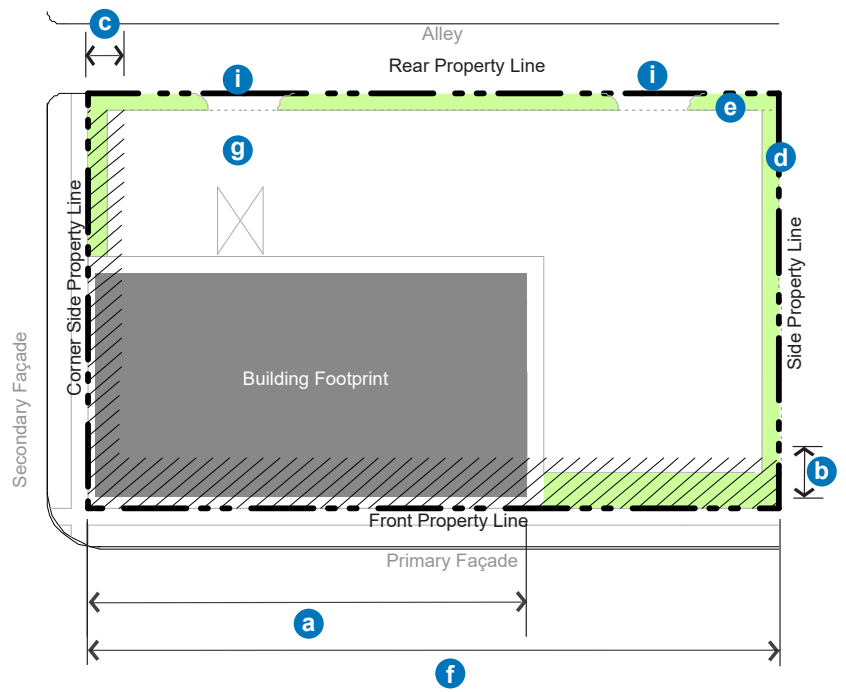


Figure 3-6: Storefront Building: Height and Use Requirements

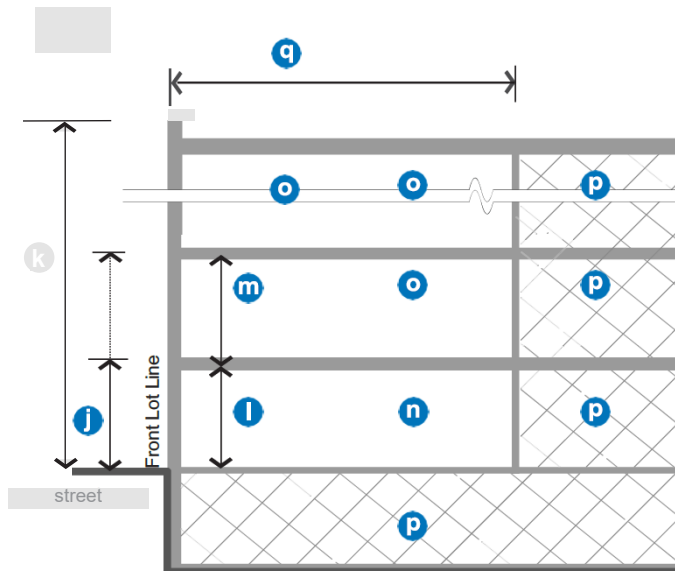


Figure 3-7: Storefront Building: Street Facade Requirements



3.4 “Big Box”

A. Description and Intent

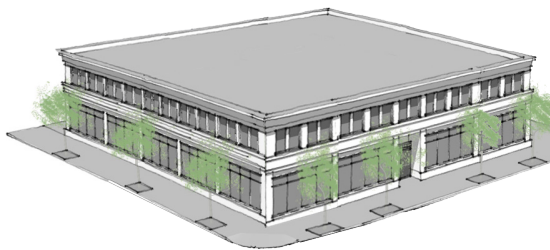
The “Big Box” Building Type permits a large building footprint with a ground floor storefront facade. The minimum sized building footprint of the “Big Box” Building Type is 35,000 total square feet. If a building is to have a smaller footprint than the minimum 35,000 sq requirement then it will not be considered or approved as a “Big Box” Building.

This building type is usually provided only a single certificate of occupancy, and is commonly referred to as a “big-box” or “mid-box” structure.

This Building Type is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and continuing the fabric of the Storefront Building Type. Parking may be provided in the rear of the lot, internally in the building, and/or one double loaded aisle of parking is permitted in the interior or the side yard at the front property line.

B. Regulations

Regulations for the “Big Box” Building Type are defined in the adjacent table.



Notes

One double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage, is permitted.

If building is 18 feet or more in height, ground story shall count as two stories towards maximum building height.

**While Highway Commercial is not part of the Community Structure Plan, it is presented as part of the Architectural Design Guidelines to achieve consistent design standards in the South Valley Community.*

Table 3-3: “Big Box” Building Requirements

		Permitted Districts	
		Flex	Highway Commercial*
(1) Building Siting Refer to Figure 3-8.			
	Multiple Principal Buildings	not permitted	not permitted
a	Front Sidewalk Coverage	75%	75%
	Occupation of Corner	required	required
b	Front Build to Zone	0' to 15'	0' to 15'
c	Corner Build to Zone	0' to 10'	0' to 10'
d	Minimum Side Yard Setback	5'	5'
e	Minimum Rear Yard Setback	10'	10'
f	Minimum Lot Width Maximum Lot Width	50' none	50' none
g	Parking and Loading	rear and side yard	rear and side yard
h	Street Facade Service Bay Entrance	limited to one per street facade, maximum width 18'	limited to one per street facade, maximum width 18'
i	Vehicular Access	From alley; if no alley exists, maximum 1 driveway per street frontage	From alley; if no alley exists, maximum 1 driveway per street frontage
(2) Height Refer to Figure 3-9.			
j	Minimum Overall Height	1 story	1 story
k	Maximum Overall Height	3 stories	4 stories
l	Ground Story: Minimum Height Maximum Height	14' 24'	14' 24'
m	Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'
(3) Uses Refer to Development Ordinances for permitted uses.			
n	Ground Story	retail, service, office, craftsman industrial	retail, service, office, craftsman industrial
o	Upper Story	any permitted use	any permitted use
p	Parking within Building	permitted fully in basement and in rear of upper floors plus one service bay width at ground floor	permitted fully in basement and in rear of upper floors plus one service bay width at ground floor
q	Required Occupied Space	30' deep on all full floors from the front facade	30' deep on all full floors from the front facade
(4) Street Facade Requirements Refer to Figure 3-10.			
r	Minimum Ground Story Transparency <small>Measured between 2' and 8' above grade</small>	50%	50%
s	Minimum Transparency <small>per each Story</small>	15%	15%
	Blank Wall Limitations	required. See Section 3.2	
t	Front Facade Entrance Type	storefront, stoop	storefront, stoop
u	Principal Entrance Location	front or corner facade	front or corner facade
	Required Number of Street Entrances	1 per 100' of facade; service bay door not included; 1 per 150' of facade	1 per 100' of facade; service bay door not included; 1 per 150' of facade
	Vertical Facade Divisions	every 60' of facade width	every 60' of facade width
	Horizontal Facade Divisions	required within 3' of the top of the ground story for all buildings over 2 stories	required within 3' of the top of the ground story for all buildings over 2 stories
(5) Roof Type Requirements Refer to Figures 3-30 through 3-34.			
v	Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat
	Tower	permitted	permitted

Figure 3-8: "Big Box" Building: Building Siting

Typical Site Plan

Site Plan with Side Yard Parking "General"

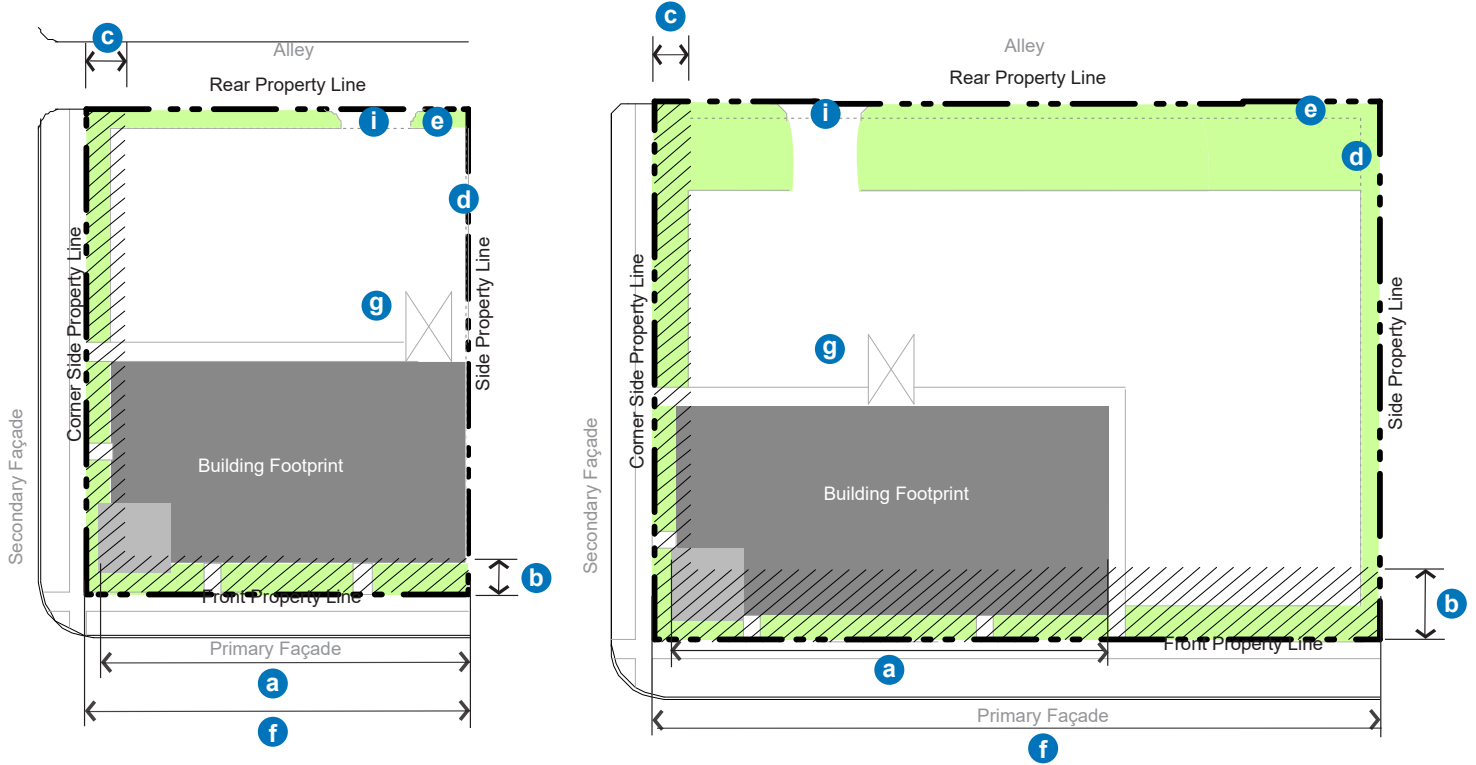


Figure 3-9: "Big Box" Building Height and Use Requirements.

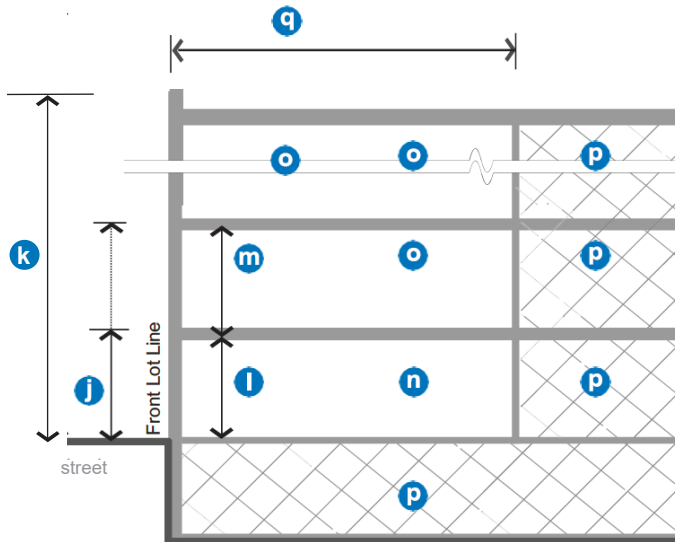


Figure 3-10: "Big Box" Building Street Façade Requirements



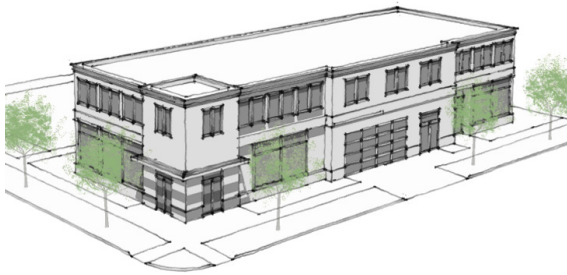
3.5 Limited Bay

A. Description and Intent

The Limited Bay Building Type permits a lower level of ground floor storefront facade and a single vehicle bay with garage door access on the Primary Street. A wider range of uses can also be accommodated within this Building Type, including craftsman industrial uses. This Building Type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and continuing the fabric of the Storefront Building Type. Parking may be provided in the rear of the lot, internally in the building, and/or one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this Building Type depend on the district within which it is located.

B. Regulations

Regulations for the Limited Bay Building Type are defined in the adjacent table.



Notes

*While Highway Commercial is not part of the Community Structure Plan, it is presented as part of the Architectural Design Guidelines to achieve consistent design standards in the South Valley Community.

Table 3-4: Limited Bay Building Requirements

	Permitted Districts	
	Flex	Highway Commercial*
(1) Building Siting Refer to Figure 3-11.		
Multiple Principal Buildings	not permitted	not permitted
a Front Sidewalk Coverage	75%	75%
Occupation of Corner	required	required
b Front Build to Zone	0' to 15'	0' to 15'
c Corner Build to Zone	0' to 10'	0' to 10'
d Minimum Side Yard Setback	5'	5'
e Minimum Rear Yard Setback	10'	10'
f Minimum Lot Width Maximum Lot Width	50' none	50' none
g Parking and Loading	rear and side yard	rear and side yard
h Street Facade Service Bay Entrance	limited to one per street facade, maximum width 18'	limited to one per street facade, maximum width 18'
i Vehicular Access	From alley; if no alley exists, maximum 1 driveway per street frontage	From alley; if no alley exists, maximum 1 driveway per street frontage
(2) Height Refer to Figure 3-12.		
j Minimum Overall Height	1 story	1 story
k Maximum Overall Height	3 stories	3 stories
l Ground Story: Minimum Height Maximum Height	14' 24'	14' 24'
m Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'
(3) Uses See Development Ordinances for Permitted Uses.		
n Ground Story	retail, service, office, craftsman industrial	retail, service, office, craftsman industrial
o Upper Story	any permitted use	any permitted use
p Parking within Building	permitted fully in basement and in rear of upper floors plus one service bay width at ground floor	permitted fully in basement and in rear of upper floors plus one service bay width at ground floor
q Required Occupied Space	30' deep on all full floors from the front facade	30' deep on all full floors from the front facade
(4) Street Facade Requirements Refer to Figure 3-13.		
r Minimum Ground Story Transparency Measured between 2' and 8' above grade	50% , Service Bay door shall be transparent	50% , Service Bay door shall be transparent
s Minimum Transparency per each Story	15%	15%
Blank Wall Limitations	required, see Section 3.2	
t Front Facade Entrance Type	storefront, stoop	storefront, stoop
u Principal Entrance Location	front or corner facade	front or corner facade
Required Number of Street Entrances	1 per 100' of facade; service bay door not included; 1 per 150' of facade	1 per 100' of facade; service bay door not included; 1 per 150' of facade
Vertical Facade Divisions	every 60' of facade width	every 60' of facade width
Horizontal Facade Divisions	required within 3' of the top of the ground story for all buildings over 2 stories	required within 3' of the top of the ground story for all buildings over 2 stories
(5) Roof Type Requirements Refer to Figures 3-30 through 3-34.		
v Permitted Roof Types	parapet, pitched, flat	parapet, flat
Tower	permitted	permitted

Figure 3-11: Limited Bay Building: Building Siting.

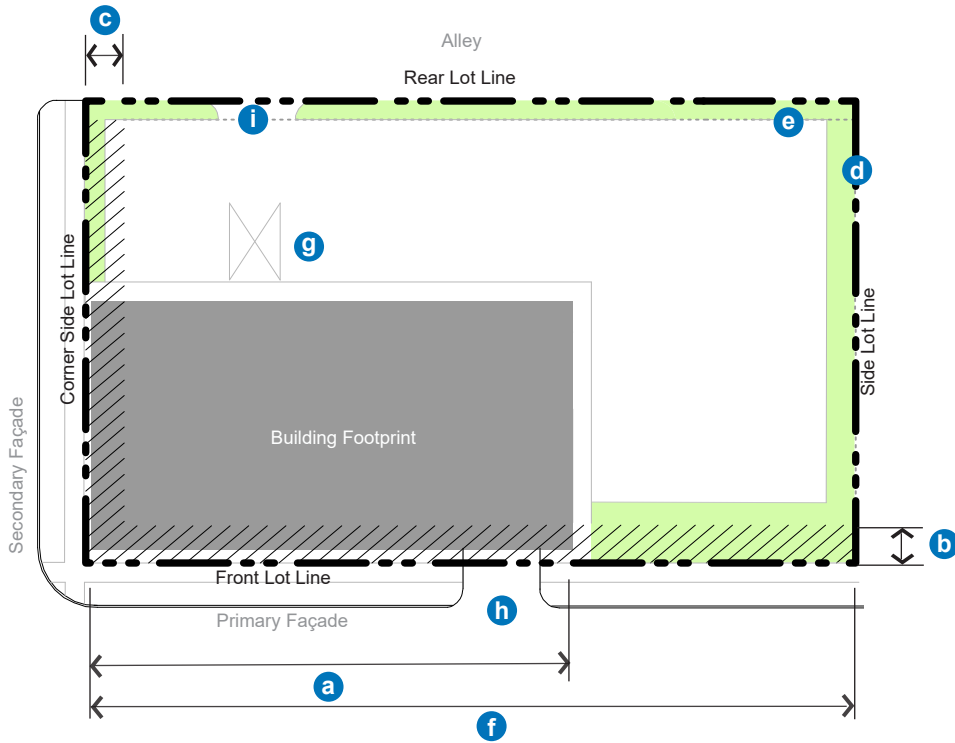


Figure 3-12: Limited Bay Building: Height and Use Requirements

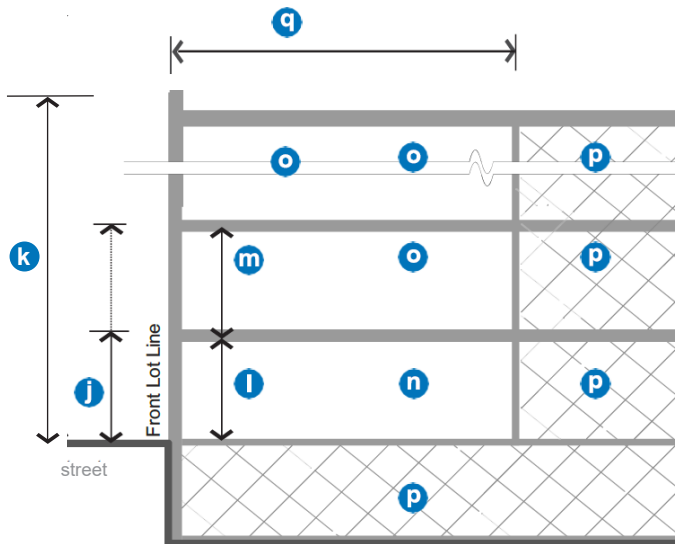


Figure 3-13: Limited Bay Building: Street Façade Requirements



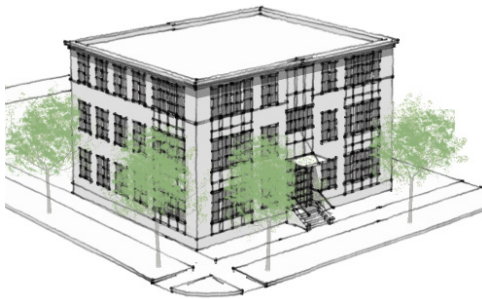
3.6 Stoop Building

A. Description and Intent

The Stoop Building Type is limited in terms of uses by the district within which it is located, generally housing office and/or residential uses. The Stoop building is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the side yard at the front property line. The minimum and maximum heights of this Building Type depend on the district within which it is located.

B. Regulations

Regulations for the Stoop Building Type are defined in the adjacent table.



Notes

¹ A courtyard covering up to 35% of the front facade is permitted and may contribute to the Front Lot Line Coverage requirement.

Table 3-5: Stoop Building Requirements

		Permitted Districts		
		Central Development Area	Neighborhood Center	Flex
(1) Building Siting Refer to Figure 3-14.				
a	Multiple Principal Buildings	permitted	not permitted	not permitted
	Front Sidewalk Coverage	80%	80% ¹	80% ¹
b	Occupation of Corner	required	required	required
c	Front Build to Zone	0' to 10'	0' to 10'	0' to 10'
d	Corner Build to Zone	0' to 10'	0' to 10'	0' to 10'
e	Minimum Side Yard Setback	10'	10'	10'
f	Minimum Rear Yard Setback	5'	5'	5'
	Minimum Lot Width	100'	none	none
	Maximum Lot Width	none	none	none
g	Parking and Loading Location	rear and side yard	rear yard	rear yard
i	Vehicular Access	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the CDO or designee	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the CDO or designee	Alley; if no alley exists, 1 driveway is permitted per non-Primary Façade, or as approved by the CDO or designee
(2) Height Refer to Figure 3-15.				
j	Minimum Overall Height	1 story	1 story	1 story
k	Maximum Overall Height	3 stories	3 stories ³	3 stories
l	All Stories: Minimum Height	9'	9'	9'
	Maximum Height	14'	14'	14'
(3) Uses Refer to Development Ordinances for Permitted Uses.				
n	All Stories	any permitted use		
p	Parking within Building	permitted fully in basement and in rear of upper floors		
q	Required Occupied Space	30' deep on all full floors from the front facade		
(4) Street Facade Requirements Refer to Figure 3-16.				
r	Minimum Transparency per each Story	35%	35%	35%
	Blank Wall Limitations	required, see Section 3.2		
t	Front Facade Entrance Type	stoop, porch, storefront	stoop, porch, storefront	stoop, porch, storefront
u	Principal Entrance Location	front or corner facade	front facade	front facade
	Required Number of Street Entrances	1 per each 150' of front facade	1 per each 100' of front facade	1 per each 100' of front facade
	Vertical Facade Divisions	every 50' of facade width	every 50' of facade width	every 25' of facade width
	Horizontal Facade Divisions	required within 3' of the top of any visible basement and of the ground story, and at the fifth floor above the ground floor		
(5) Roof Type Requirements Refer to Figures 3-30 through 3-34.				
v	Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
w	Tower	permitted	permitted	permitted

Figure 3-14: Stoop Building: Building Siting.

Typical Site Plan

Site Plan with Side Yard Parking

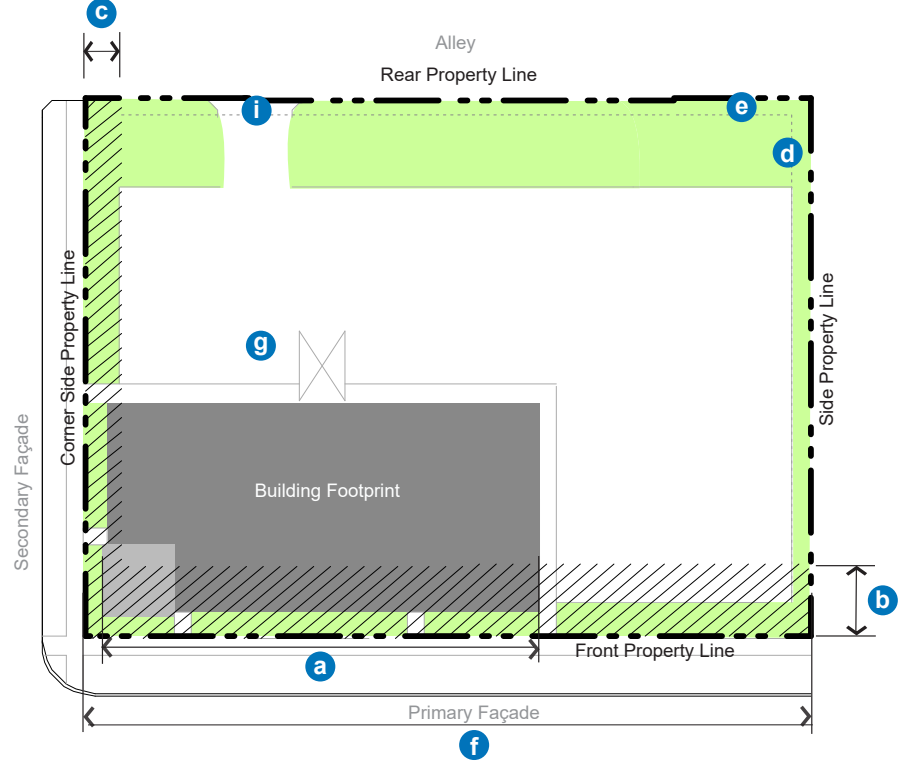
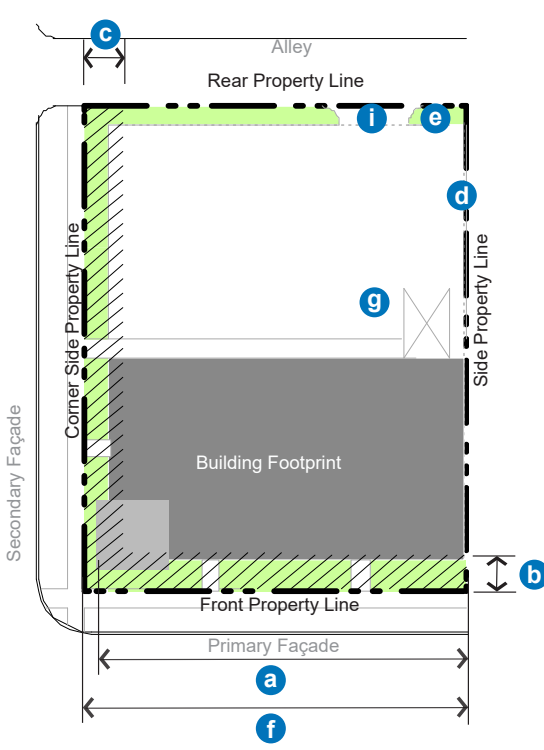
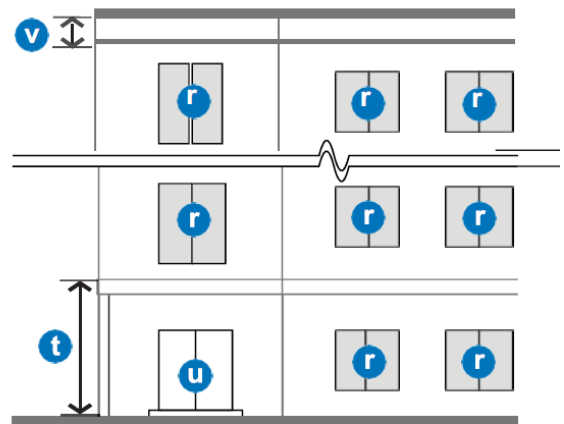
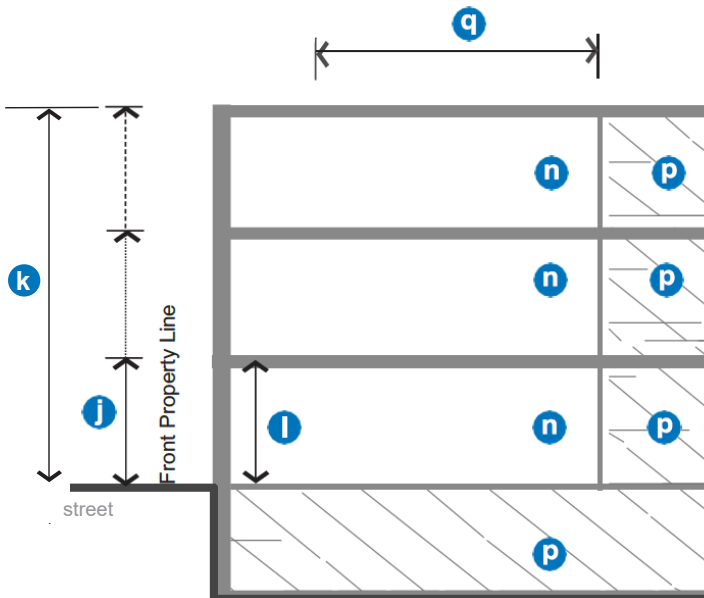


Figure 3-15: Stoop Building: Height and Use Requirements

Figure 3-16: Stoop Building: Street Façade Requirements



3.7 Row Building

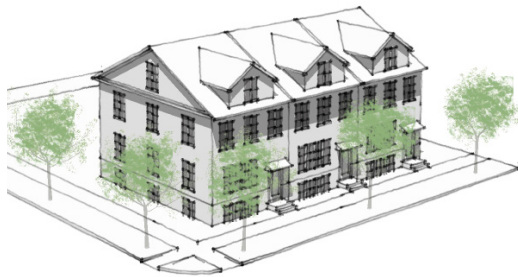
A. Description and Intent

The Row Building is a building typically comprised of multiple vertical units, each with its own entrance to the street. This Building Type may be organized as townhouses or rowhouses, or it could also incorporate live/work units where such uses are permitted.

Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

B. Regulations

Regulations for the Row Building type are defined in the adjacent table.



Notes:

¹ For the purposes of the Row Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.

² Each building shall meet the front property line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

³ Rear yard setback on alleys is five feet.

⁴ When the storefront entrance type is utilized, the maximum ground story transparency for the unit is 55% as measured between two feet and eight feet above grade.

⁵ The storefront entrance type is permitted only on corners or buildings that are designated for live/work units.

Table 3-6: Row Building Requirements

	Permitted Districts			
	Central Develop. Area	Perimeter Develop Area	Neighborhood Centers	Flex
(1) Building Siting Refer to Figure 3-17				
Multiple Principal Buildings	permitted	permitted	permitted	permitted
a Front Sidewalk Coverage	65% ²	65% ²	65% ²	65% ²
Occupation of Corner	required	required	required	required
b Front Build to Zone	10' to 20'	10' to 20'	5' to 15'	0' to 10'
c Corner Build to Zone	5' to 10'	5' to 10'	5' to 10'	0' to 10'
d Minimum Side Yard Setback	0' per unit; 15' between buildings	0' per unit; 15' between buildings	0' per unit; 15' between buildings	0' per unit; 10' between buildings
e Minimum Rear Yard Setback	15' ³	15' ³	10' ³	10'
f Minimum Unit Width Maximum Building Width	22' per unit maximum of 6 units per building	22' per unit maximum of 6 units per building	20' per unit maximum of 8 units per building	18' per unit maximum of 10 units per building
g Parking	rear yard/facade	rear yard/facade	rear yard/facade	rear yard/facade
i Vehicular Access	From alley; if no alley exists, 1 driveway per building per street frontage.			
(2) Height Refer to Figure 3-18.				
j Minimum Overall Height	2 story	2 story	2 story	2 story
k Maximum Overall Height	3 stories	2 stories	3 stories	3 stories
All Stories:				
l Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'	9' 14'
(3) Uses Development Ordinances for Permitted Uses.				
n Ground Story	residential only	residential only	residential, service, office	residential, service, office
o Upper Story	any permitted use			
p Parking within Building	permitted fully in basement and in rear of all floors			
q Required Occupied Space	30' deep on all full floors from the front facade			
(4) Street Facade Requirements Refer to Figure 3-19.				
r Minimum Transparency per each Story	15% ⁴	15%	15% ⁴	15%
Blank Wall Limitations	required, see Section 3.2			
t Front Facade Permitted Entrance Type	stoop, porch	stoop, porch	stoop, porch, limited storefront ⁵	stoop, porch, limited storefront ⁵
u Principal Entrance Location per Unit	front or corner side facade			
Vertical Facade Divisions	not required			
Horizontal Facade Divisions	for buildings over 3 stories, required within 3' of the top of any visible basement or ground story			
(5) Roof Type Requirements Refer to Figures 3-30 through 3-34.				
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
Tower	permitted	permitted	permitted	permitted

Figure 3-17: Row Building: Building Siting

Site Plan with Rear Access Attached Garage



Site Plan with Rear Yard and Detached Garage

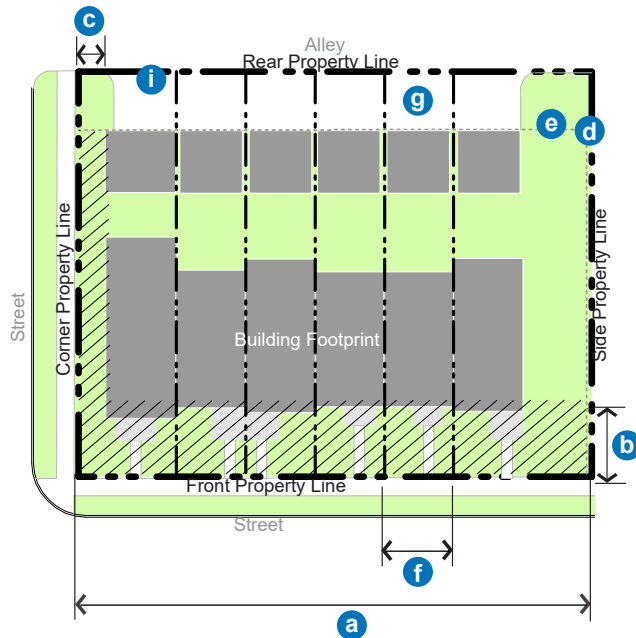


Figure 3-18: Row Building: Height and Use Requirements

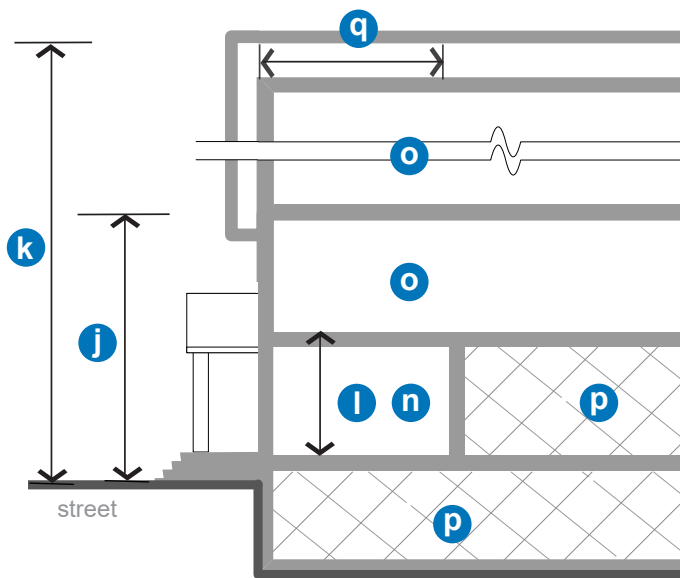
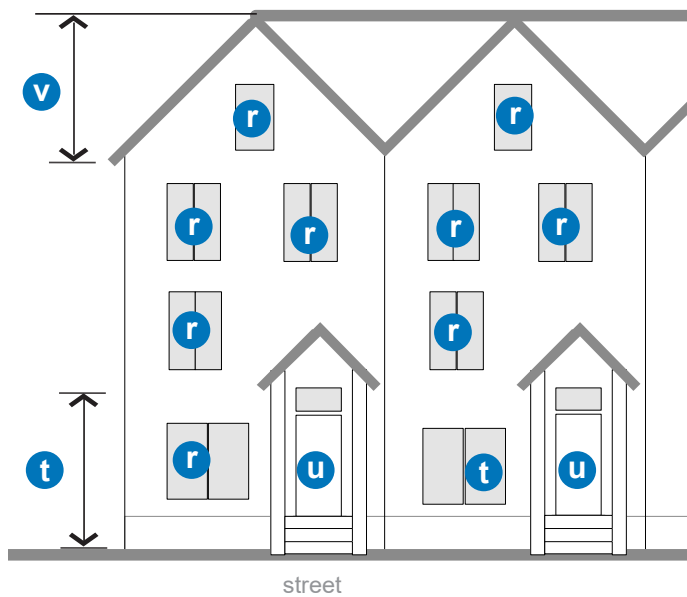


Figure 3-19: Row Building: Street Facade Requirements



3.8 Yard Building

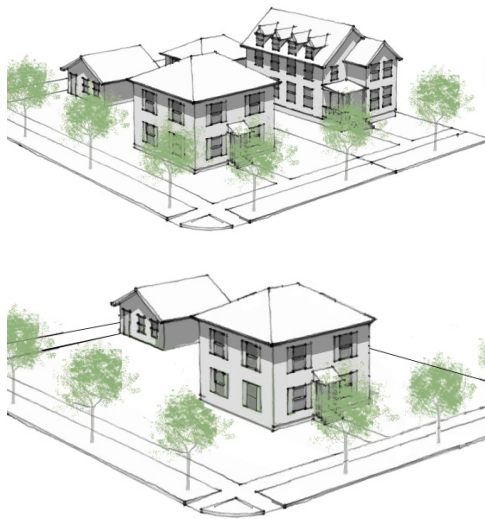
A. Description and Intent

The Yard Building is a mainly residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley.

The Yard Building can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

B. Regulations

Regulations for the Yard Building Type are defined in the adjacent table.



Notes

¹ Each building shall meet all requirements of the Building Type.

² When multiple buildings are located on a single lot, each building shall meet the front property line coverage requirement, except one of every three buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

³ Rear yard setback for detached garages on alleys is five feet.

Table 3-7: Yard Building Requirements

	Permitted Districts		
	Central Development Area	Perimeter Development Area	Flex
(1) Building Siting Refer to Figure 3-20.			
Multiple Principal Buildings	permitted ¹	permitted ¹	permitted ¹
a Front Sidewalk Coverage	65% ²	65% ²	65% ²
Occupation of Corner	required	required	required
b Front Setback	15'	15'	15'
c Corner Setback	7.5'	7.5'	7.5'
d Minimum Side Yard Setback	5'	5'	5'
e Minimum Rear Yard Setback	15' ³	15' ³	15' ³
f Minimum Lot Width Maximum Lot Width	30' 60'	30' 60'	30' 60'
g Parking	rear yard/facade	rear yard/facade	rear yard/facade
i Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage	From alley; if no alley exists, 1 driveway per street frontage	From alley; if no alley exists, 1 driveway per street frontage
(2) Height Refer to Figure 3-21.			
j Minimum Overall Height	1.5 story	1.5 story	1.5 story
k Maximum Overall Height	3 stories	2 stories	3 stories
l All Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'
(3) Uses Development Ordinances for Permitted Uses.			
n All Stories	residential	residential	residential
p Parking within Building	permitted fully in basement and in rear of all floors	permitted fully in basement and in rear of all floors	permitted fully in basement and in rear of all floors
q Required Occupied Space	25' deep on all full floors from the front facade	25' deep on all full floors from the front facade	25' deep on all full floors from the front facade
(4) Street Facade Requirements Refer to Figure 3-22.			
r Minimum Transparency per each Story	15%	15%	15%
Blank Wall Limitations	required, see Section 3.2		
t Front Facade Entrance Type	stoop, porch	stoop, porch	stoop, porch
u Principal Entrance Location per Unit	front, corner, or corner side facade	front, corner, or corner side facade	front, corner, or corner side facade
Required Number of Street Entrances	not required	not required	not required
Vertical Facade Divisions	not required	not required	not required
Horizontal Facade Divisions	not required	not required	not required
(5) Roof Type Requirements Refer to Figures 3-30 through 3-34.			
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
Tower	not permitted	not permitted	not permitted

Figure 3-20: Yard Building: Building Siting

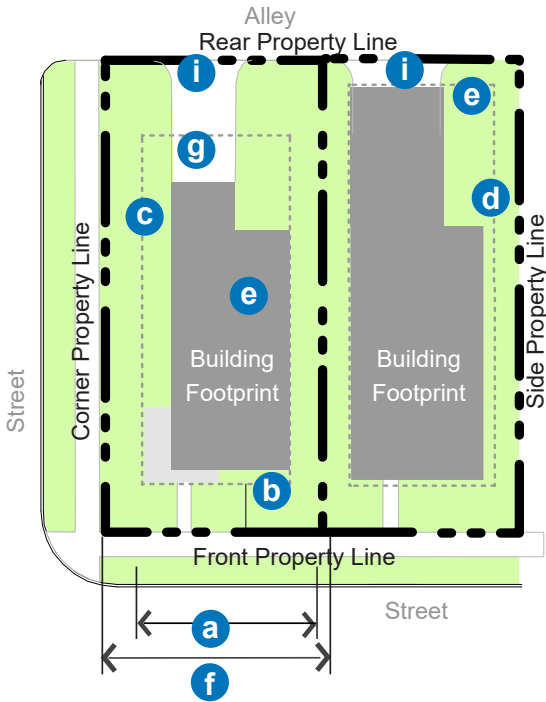


Figure 3-21: Yard Building: Height and Use Requirements

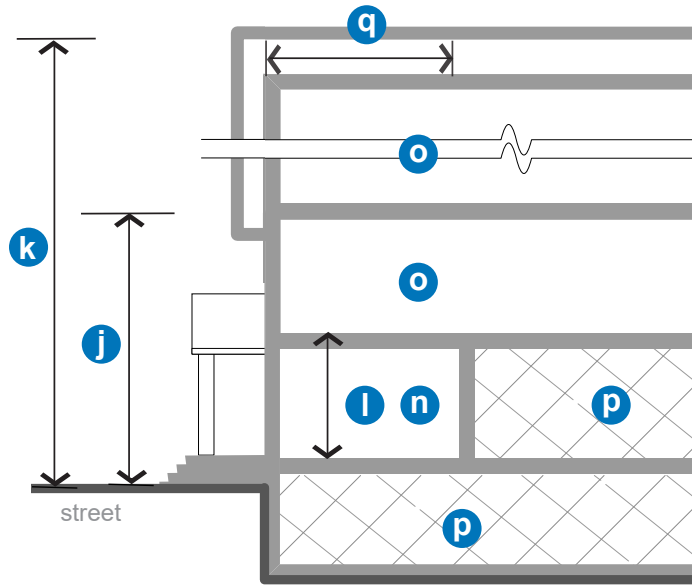
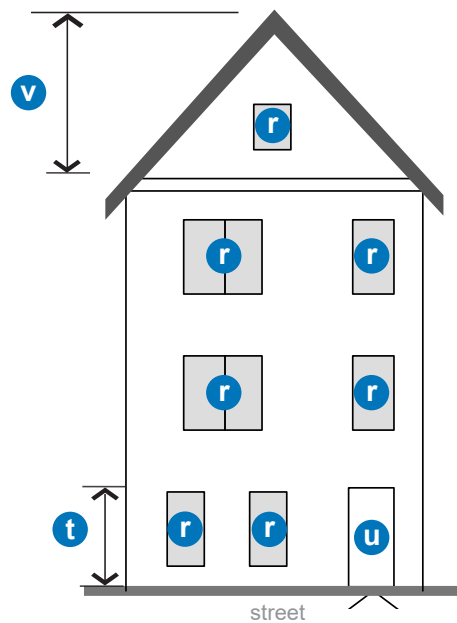


Figure 3-22: Yard Building: Street Facade Requirements



3.9 Civic Building

A. Description and Intent

The Civic Building is the most flexible Building Type intended only for civic and institutional types of uses. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures. In contrast to most of the other Building Types, a minimum setback line is required instead of a build to zone, though this setback is required to be landscaped. Parking is limited to the rear in most cases.

The minimum and maximum heights of this Building Type depend on the district within which it is located.

B. Regulations

Regulations for the Civic Building type are defined in the adjacent table.



Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

Table 3-7: Civic Building Requirements

	Permitted Districts			
	Central Develop. Area	Perimeter Develop. Area	Neighborhood Center	Flex
(1) Building Siting Refer to Figure 3-23.				
Multiple Principal Buildings	permitted			
Front Sidewalk Coverage	not required			
Occupation of Corner	not required			
b Front Setback	5'	10'	5'	5'
c Corner Setback	0'	5'	0'	0'
d Minimum Side Yard Setback	5'	5'	5'	5'
e Minimum Rear Yard Setback	10'	10'	10'	10'
f Minimum Lot Width	50'	50'	50'	50'
f Maximum Lot Width	none	none	none	none
g Parking and Loading	rear	rear	rear	rear
i Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage			
(2) Height Refer to Figure 3-24.				
j Minimum Overall Height	1 story	1 story	1 story	1 story
k Maximum Overall Height	3 stories	2 stories	3 stories	3 stories
l All Stories: Minimum Height	9'	9'	9'	9'
l Maximum Height	20' ²	20' ²	20' ²	20' ²
(3) Uses Refer to Development Ordinances for permitted uses.				
n All Stories	limited to civic and institutional uses only			
p Parking within Building	permitted fully in basement and in rear of upper floors			
q Required Occupied Space	30' deep on all full floors from the front facade			
(4) Street Facade Requirements Refer to Figure 3-25.				
r Minimum Transparency per each Story	10%			
Blank Wall Limitations	not required			
t Front Facade Permitted Entrance Type	arcade, stoop			
u Principal Entrance Location	front or corner facade	front or corner facade	front or corner facade	front or corner facade
Required Number of Primary Street Entrances	1 per 100' of facade	1 per 150' of facade	1 per 100' of facade	1 per 100' of facade
Vertical Facade Divisions	not required			
Horizontal Facade Divisions	not required			
(5) Roof Type Requirements Refer to Figures 3-30 through 3-34.				
v Permitted Roof Types	parapet, pitched, flat; other roof types are permitted by Conditional Use			
w Tower	permitted			

Additional Examples of Civic Buildings



Figure 3-23: Civic Building: Building Siting

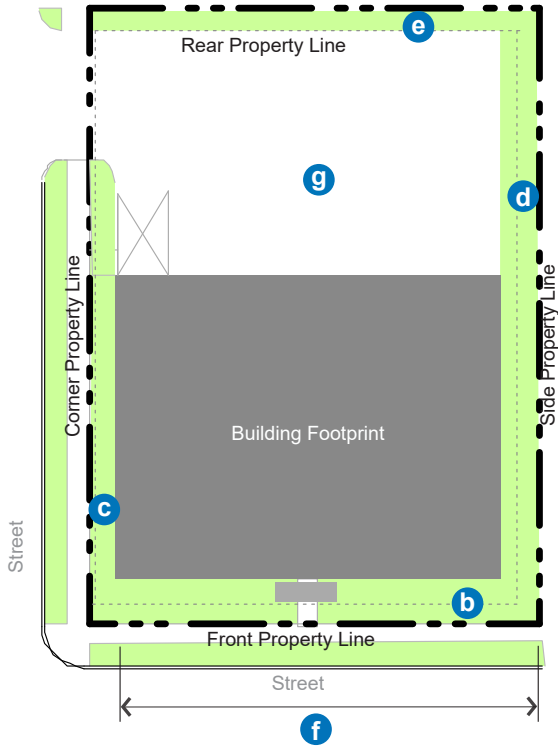


Figure 3-24: Civic Building: Height and Use Requirements

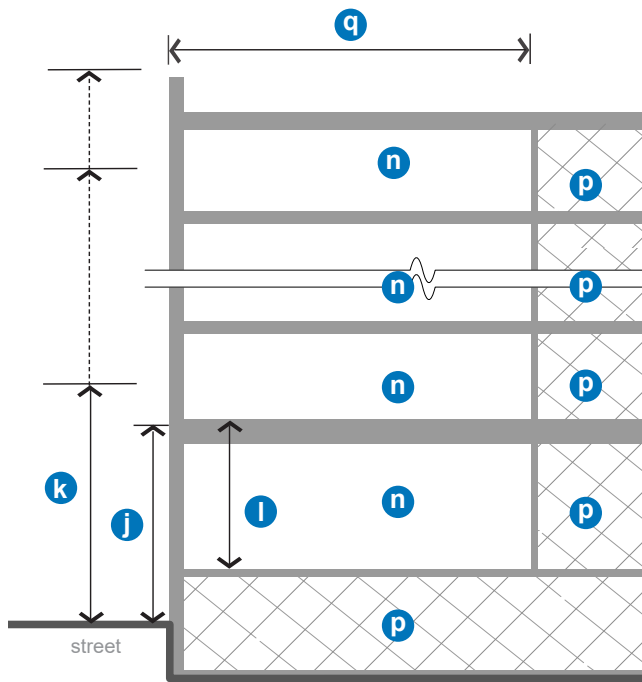
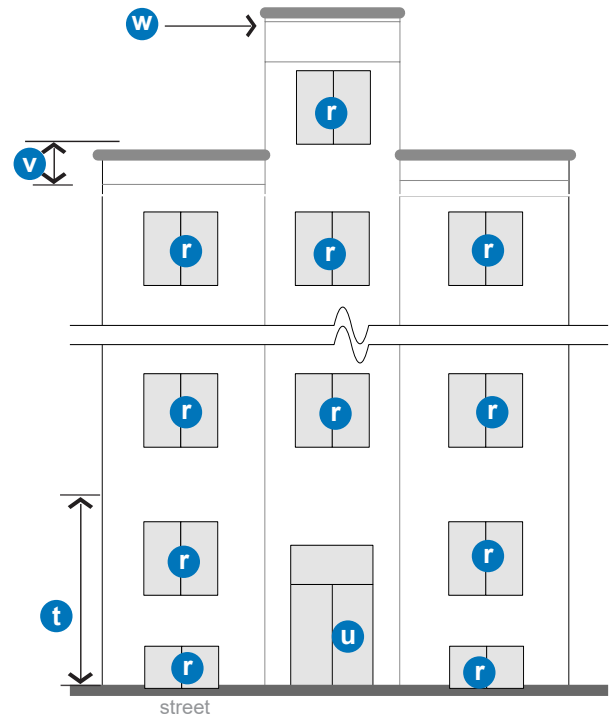


Figure 3-25: Civic Building: Street Facade Requirements



3.10 Entrance Types

Entrance type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, in the preceding pages for specific Building Type details.

A. General

The following provisions apply to all entrance types.

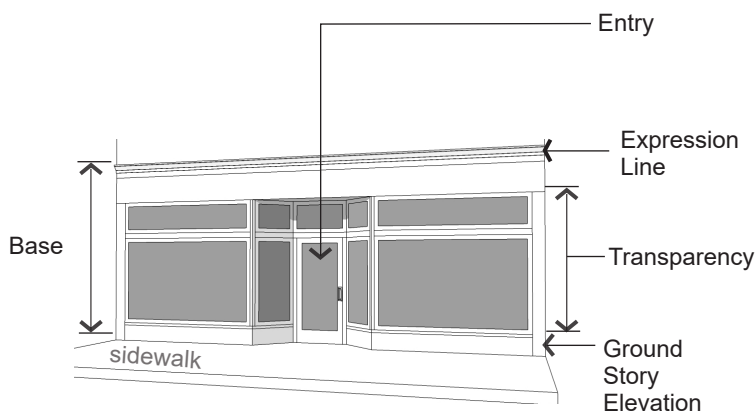
- (1) **Intent:** To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type standard described and illustrated in the preceding pages.
- (2) **Applicability:** The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
- (3) **Measuring Transparency:** Refer to Section 3.2.D (Explanation of Building Type Table Standards) for information on measuring building transparency.
- (4) **Visible Basements:** Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

B. Storefront Entrance Type

The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses (refer to Figure 3-26).

- (1) **Transparency:** Minimum transparency is required per Building Type.
- (2) **Elevation:** Storefront elevation shall be between zero and two feet above sidewalk.
- (3) **Visible Basement:** A visible basement is not permitted.

Figure 3-26: Storefront Entrance Type



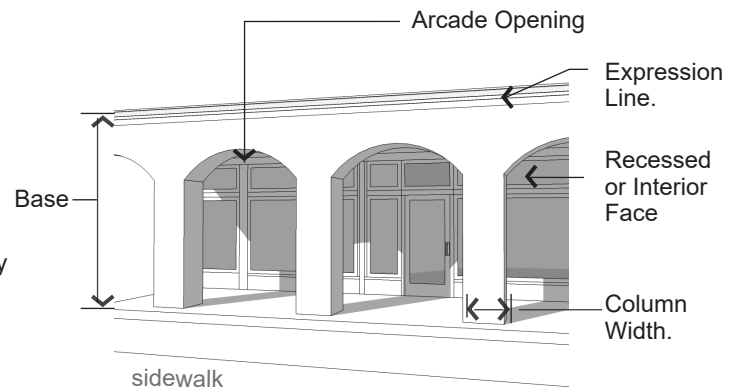
- (4) **Horizontal Facade Division:** Horizontally define the ground story facade from the upper stories.
- (5) **Entrance:** All entries shall be recessed from the front facade closest to the street.
 - (a) Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.
 - (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.

C. Arcade Entrance Type

An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story (Refer to Figure 3-27).

- (1) **Arcade:** An open-air public walkway is required to be recessed into the building, from the face of the building, a minimum of eight and a maximum of 15 feet.
- (2) **Build-to Zone:** When the Arcade is utilized, the outside face of the Arcade shall be considered the front facade, located within the required build-to zone.
- (3) **Recessed or Interior Facade:** Storefront entrance type is required on the recessed ground story facade.
- (4) **Column Spacing:** Columns shall be spaced between ten feet and 18 feet on center.
- (5) **Column Width:** Columns shall be a minimum of 1'-8" and a maximum 2'-4" in width.
- (6) **Arcade Opening:** Opening shall not be flush with interior arcade ceiling and may be arched or straight.
- (7) **Horizontal Facade Division:** Horizontally define the ground story facade from the upper stories.
- (8) **Visible Basement:** A visible basement is not permitted.

Figure 3-27: Arcade Entrance Type



D. Stoop Entrance Type

A stoop is an unroofed, open platform (refer to Figure 3-28).

- (1) **Transparency:** Minimum transparency is required per Building Type.
- (2) **Stoop Size:** Stoops shall be a minimum of three feet deep and six feet wide.
- (3) **Elevation:** Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) **Visible Basement:** A visible basement is permitted and shall be separated from the ground story by an expression line.
- (5) **Entrance:** All entries shall be located off a stoop.

E. Porch Entrance Type

A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled (Refer to Figure 3-29).

- (1) **Transparency:** Minimum transparency per Building Type is required.
 - (a) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
- (2) **Porch Size:** The porch shall be a minimum of five feet deep and eight feet wide.
- (3) **Elevation:** Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) **Visible Basement:** A visible basement is permitted.
- (5) **Height:** Porch may be two stories to provide a balcony on the second floor.
- (6) **Entrance:** All entries shall be located off a porch.

Figure 3-28: Stoop Entrance Type

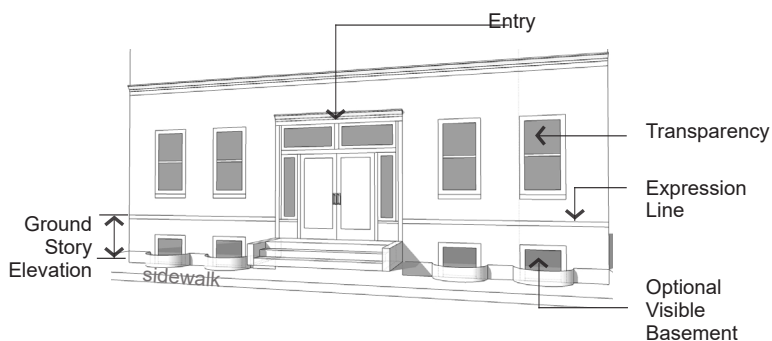
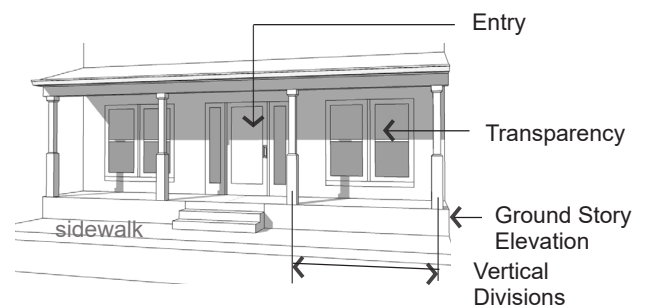


Figure 3-29: Porch Entrance Type



3.11 Roof Types

Roof type standards apply to the roof and cap of all Building Types. Refer to the Building Type Table Requirements for specific Building Type details.

A. General Provisions

The following provisions apply to all roof types.

- (1) **Intent:** To guide the design of the cap of all buildings.
- (2) **Applicability:** All buildings shall meet the requirements of one of the roof types permitted for the Building Type.
- (3) **Measuring Height:** Refer to Figure 3-2 for information on measuring building height.
- (4) **Other Roof Types:** Other building caps not listed as a specific type may be made by a request to the CDO with the following requirements:
 - (a) The roof type shall not create additional occupiable space beyond that permitted by the Building Type.
 - (b) The shape of the Roof Type shall be significantly different from those defined in this section, i.e. a dome, spire, vault.
 - (c) The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.

B. Parapet Roof Type

A parapet is a low wall projecting above a building’s roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street (Refer to Figure 3-30, Parapet Roof Type).

- (1) **Parapet Height:** Height is measured from the top of the upper story to the top of the parapet.
 - (a) Minimum height is two feet with a maximum height of six feet.
 - (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (2) **Horizontal Expression Lines:** An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- (3) **Occupied Space:** Occupied space shall not be incorporated behind this roof type.

Figure 3-30. Parapet Roof Type

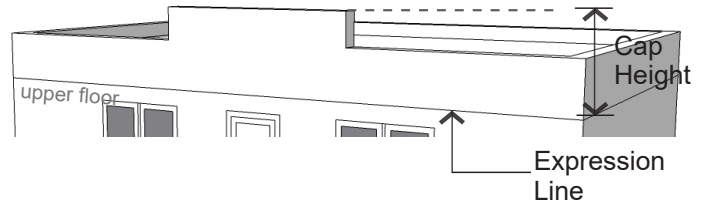
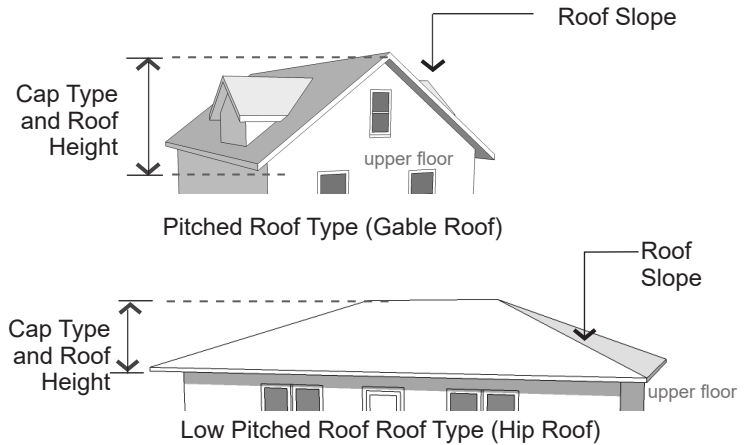


Figure 3-31. Pitched Roof Type



No Pitched Roofs on “Big Box” buildings



Figure 3-32. Parallel Ridge Line

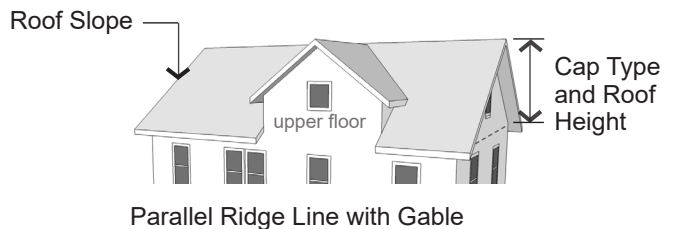
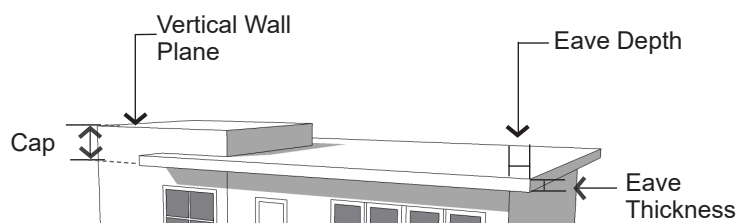


Figure 3-33. Flat Roof Type



C. Pitched Roof Type

This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run (Refer to Figure 3-30).

- (1) **Pitch Measure:** The roof may not be sloped less than a 4:12 (rise:run) or more than 16:12.
 - (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. (Refer to Figure 3-31).
- (2) **Configurations:**
 - (a) Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
 - (b) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet, inclusive of overhang.
 - (c) Gambrel and mansard roofs are not permitted.
- (3) **Parallel Ridge Line:** A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. (Refer to Figure 3-32).
- (4) **Roof Height:** Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
- (5) **Occupied Space:** Occupied space may be incorporated behind this roof type.

D. Flat Roof Type

This roof type has a flat roof with overhanging eaves (Refer to Figure 3-33).

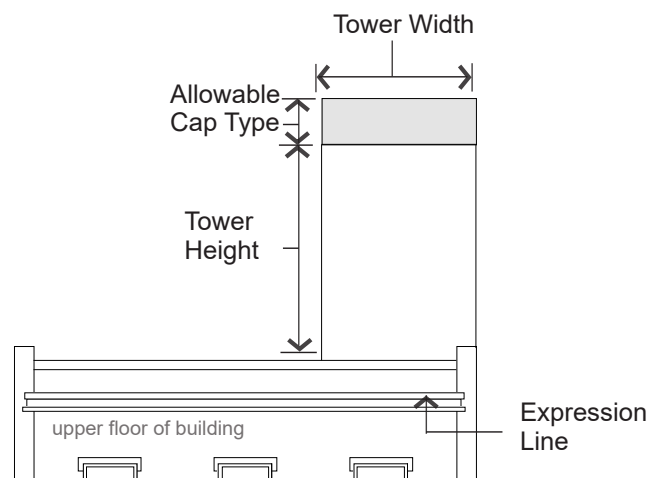
- (1) **Configuration:** Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
- (2) **Eave Depth:** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
- (3) **Eave Thickness:** Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
- (4) **Interrupting Vertical Walls:** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (b) Vertical walls shall extend no more than four feet above the top of the eave.
- (5) **Occupied Space:** Occupied space shall not be incorporated behind this roof type.

E. Towers

A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types (Refer to Figure 3-34).

- (1) **Quantity:** All Building Types, with the exception of the Civic Building, are limited to one tower per building.
- (2) **Tower Height:** Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
- (3) **Tower Width:** Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- (4) **Horizontal Expression Lines:** An expression line shall define the tower from the upper stories, except on single family or attached house residential Building Types.
- (5) **Occupied Space:** Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (6) **Application:** May be combined with all other roof types.
- (7) **Tower Cap:** The tower may be capped by the parapet, pitched, low pitched, or flat roof roof types, or the spire may cap the tower.

Figure 3-34: Tower



3.12 Additional Design Requirements

The following outlines the Guidelines that affect a building’s appearance and district cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

A. Materials and Color

- (1) **Primary Facade Materials:** 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.
 - (a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass; steel. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 3-35.
- (2) **Secondary Facade Materials.** Secondary materials are limited to details and accents and include gypsum reinforced fiber

concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.

- (a) **Exterior Insulation and Finishing Systems (EIFS)** is permitted for trim only or on upper floor facades only.
- (3) **Roof Materials:** Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. “Engineered” wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 3-36.
- (4) **Color:** Main building colors shall be complementary to existing building stock.
- (5) **Appropriate Grade of Materials:** Commercial quality doors, windows, and hardware shall be used on all Building Types with the exception of the Row Building and the Yard Building. Refer to Figure 3-37.

Figure 3-35: Primary Materials

Primary Materials: Brick



Primary Materials: Stone/Glass



Primary Materials: Wood, Glass



Figure 3-36: Roof Materials

Roof Materials: Asphalt Composite Shingles



Roof Materials: Ceramic Tile



Roof Materials: Metal Standing Seam



B. Windows, Awnings, and Shutters

- (1) **Windows:** All upper story windows on all historic, residential, and mixed-use buildings shall be recessed, double hung. Percent of transparency is required per Building Type.
- (2) **Awnings:** All awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Refer to Figure 3-38.
- (3) **Shutters:** If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved by CDO during the site plan process with an approved sample and examples of successful, high quality local installations.

Figure 3-37: Commercial Grade Doors and Windows

Permitted: Commercial Grade Doors and Windows on Commercial Buildings.



Prohibited: Residential Grade Doors on Commercial Buildings.



Figure 3-38: Awnings

Permitted Awnings: Metal



Permitted Awnings: Canvas



Prohibited Awnings: Plastic



C. Balconies

The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 3-39.

- (1) **Size:** Balconies shall be a minimum of six feet deep and five feet wide.
- (2) **Connection to Building:** Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- (3) **Facade Coverage:** A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

D. Treatments at Terminal Vistas

When a street terminates at a parcel, the parcel shall be occupied by one of the following:

- (1) If the parcel is open space, any Open Space Type with the exception of the Pocket Park shall be utilized and a vertical element shall be terminate the view. Acceptable vertical elements include a stand or grid of trees, a sculpture, or a fountain.
- (2) If the parcel is not utilized as an Open Space Type, the front or corner side of a building, whether fronting a Primary Street or not, shall terminate the view.

Figure 3-39. Balconies



Figure 3-40. Building Variety



E. Building Variety

Building design shall vary between vertical facade divisions, where required per the Building Types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 3-40 for one illustration of this requirement.

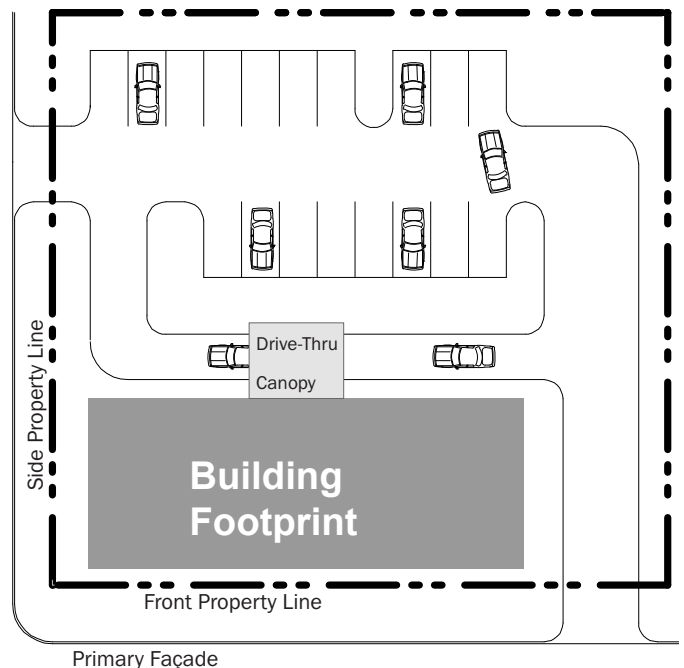
- (1) The proportion of recesses and projections.
- (2) The location of the entrance and window placement, unless storefronts are utilized.
- (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

F. Drive-through Structures

Refer to Figure 3-41 for one illustration of the following requirements.

- (1) **Application:** Drive-through structures are only permitted for commercial uses located at least one-half mile from Spanish Valley Drive
- (2) **Structure/Canopy:** Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any Primary Street.
- (3) **Stacking Lanes:** Stacking lanes shall be located on the parcel perpendicular to the Primary Façade or behind the building.
- (4) The canopy and structure shall be constructed of the same materials utilized on the building.

Figure 3-41: Recommended Drive-Through Facility Layout



4.0 Parking

4.1 General Requirements.

A. Intent.

The following provisions are established to accomplish the following:

- (1) Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of land uses.
- (2) Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning districts.
- (3) Provide specifications for vehicular site access.

B. Applicability.

This section shall apply to all new development and changes in use or intensity of use for existing development, in any district.

- (1) **Compliance:** Compliance with the standards outlined shall be attained in the following circumstances:
 - (a) Development of all new parking facilities, loading facilities, and driveways.
 - (b) Improvements to existing parking facilities, loading facilities, and driveways, including reconfiguration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.
 - (c) Change in use requiring a change in the amount of parking.
- (2) **Damage or Destruction:** When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be reestablished based on the requirements of this section.
- (3) **Site Plan Approval Required:** Parking quantities and parking design and layout shall be approved through the Site Plan Approval process.

4.2 Parking Requirements.

General Requirements for Parking.

Off-street parking spaces shall be provided in conformance with Tables 4-1 and 4-2.

- (1) **Required Accessible Parking:** Parking facilities accessible for persons with disabilities shall be in compliance with or better than the standards detailed in the Utah Accessibility Code, including quantity, size, location, and accessibility.
- (2) **Requirements for Unlisted Uses:** Upon receiving a site plan approval, occupancy certificate, or other permit application

for a use not specifically addressed in this section, the CDO is authorized to apply off-street parking standards specified for the Use deemed most similar to the proposed Use. In instances where an equivalent may not be clearly determined, the CDO may require the applicant to submit a parking study or other evidence that will help determine the appropriate requirements.

- (3) **Private Off-Premises Parking:** Where private off-site parking facilities are approved, such facilities shall be in the same possession as the lot occupied by the building or as the use to which the parking facilities are accessory.
 - (a) Such possession may be either by deed or lease, guaranteeing availability of the parking commensurate with the use served by the parking.
 - (b) The agreement providing for the use of off-site parking, executed by the parties involved, shall be in a form approved by the CDO.
 - (c) The deed or lease shall require the owner to maintain the required number of parking facilities for the duration of the use served or of the deed or lease, whichever shall terminate sooner.
 - (d) **Location Parking.** Any off-premise parking must be within 1,300 feet from the entrance of the use to the closest parking space measured along a dedicated pedestrian path.
- (4) **Tandem Parking:** Tandem parking is permitted with approval of the CDO through the site plan review process.

A. Required Vehicular and Bicycle Parking.

Tables 4-1 and 4-2 outline the required vehicular and bicycle parking requirements.

- (1) **Organized by Use:** The parking requirements are organized by use.
 - (a) Parking rates are provided for general use categories; these numbers are applicable for all of the uses within these categories.
 - (b) If a specific use requires a different parking rate than its use category, it is also listed in Tables 4-1 and 4-2.
- (2) **Vehicular Spaces Required:** The vehicular spaces required column indicates the required off-street parking ratio, which may be subject to credits and other reductions and a maximum number, as are detailed in this section.
- (3) **Maximum Allowable Vehicular Spaces:** When a use requires more than 20 spaces, it is not permitted to provide greater than 10% over the minimum parking requirement.
 - (a) For those uses with no requirements, the maximum number of spaces required should be no more than the next level up of that use. For example, for Neighborhood

Table 4-1: Required Off-Street Vehicular Parking

Use	Central Development Area	Perimeter Development Area	Neighborhood Center	Flex	Highway Commercial*
Residential					
Single Family, all sizes, or Multifamily, 1 Bedroom	1 / Dwelling Unit	1.5 / Dwelling Unit	none [or .5/ Dwelling Unit]	1 / Dwelling Unit	N/A
Multifamily, 2 Bedrooms	1.5 / Dwelling Unit	2 / Dwelling Unit	1 / Dwelling Unit	1.5 / Dwelling Unit	N/A
Multifamily, 3 or 3+ Bedrooms	2 / Dwelling Unit	2 / Dwelling Unit	1.25 / Dwelling Unit	2 / Dwelling Unit	N/A
Residential Care	.33 / Unit and .66 / Employee	.33 / Unit and .66 / Employee	0 / Unit and .66 / Employee	.33 / Unit and .66 / Employee	N/A
Civic/Institutional					
Assembly	N/A	N/A	1 / 6 Seats	1 / 5 Seats	N/A
Hospital	N/A	N/A	.10 / Bed and .50 / Employee	.20 / Bed and .66 / Employee	N/A
Library / Museum / Post Office	1 / 600 sq. ft.	1 / 400 sq. ft.	1 / 600 sq. ft.	1 / 600 sq. ft.	N/A
Police and Fire	Per CDO	Per CDO	Per CDO	Per CDO	N/A
Post Office (distribution)	1 / 400 sq. ft.	1 / 400 sq. ft.	1 / 600 sq. ft.	1 / 400 sq. ft.	N/A
School: Pre K to Jr. High	1 / Classroom and 1 / 200 sq. ft Office	1 / Classroom and 1 / 200 sq. ft Office	1 / Classroom and 1 / 300 sq. ft Office	1 / Classroom and 1 / 200 sq. ft Office	N/A
School: High School, Higher Education	1 / Classroom, 1 / 200 sq. ft Office, and .17 / Student	1 / Classroom, 1 / 200 sq. ft Office, and .17 / Student	1 / Classroom, 1 / 300 sq. ft Office, and .10 / Student	1 / Classroom, 1 / 200 sq. ft Office, and .17 / Student	N/A
Retail					
Neighborhood Retail	1 / 300 sf	N/A	none	1 / 300 sf	N/A
General Retail	N/A	N/A	1 / 1000 sf	1/ 300 sf	1/ 500 sf
Outdoor Sales Lot	N/A	N/A	N/A	1 / 250 sq. ft. of Sales Area, with 1 / 10 Vehicle Display	1 / 250 sq. ft. of Sales Area, with 1 / 10 Vehicle Display
Service					
Neighborhood Service	1/ 250 sf	N/A	none	1/ 250 sf	N/A
General Service	N/A	N/A	1 / 500 sf	1/ 250 sf	1/ 250 sf
Eating and Drinking Establishments	1.0 / 3 seats + 1/3 employees	N/A	1.0 / 4 seats + 1/3 employees	1.0 / 3 seats + 1/3 f employees	1.0 / 3 seats + 1/3 employees
Vehicle Services	N/A	N/A	N/A	2 / Service Bay and 1 / 200 sq.ft of retail	2 / Service Bay and 1 / 200 sq.ft of retail
Office and Industrial					
General Office	1 / 1000 sf	N/A	1 / 1000 sf	1 / 500 sf	1/ 300 sf
Craftsman Industrial	N/A	N/A	N/A	1 / 1,000 sq. ft. of Production Space and 1 / 500 sq. ft. of Retail Space	1 / 1,000 sq. ft. of Production Space and 1 / 500 sq. ft. of Retail Space
Open Space and Recreation					
Open Space and Recreation	Per CDO	Per CDO	Per CDO	Per CDO	Per CDO

* While Highway Commercial is not part of the Community Structure Plan, it is presented as part of the Architectural Design Guidelines to achieve consistent design standards in the South Valley Community.

Retail, the number of spaces should be no more than the requirements for General Retail.

- (4) **Required Bicycle Parking:** Table 4-2 indicates the minimum bicycle parking ratio for a given use.
- (5) **Computation:** Off-street parking spaces shall be calculated using the following information.
 - (a) **Area Measurements.** The following units of measurements shall be utilized to calculate parking requirements.
 - (i) **Dwelling Unit:** Parking standards for residential buildings shall be computed using dwelling unit as the unit of measure, unless otherwise stated.
 - (ii) **Gross Square Footage:** Unless otherwise expressly stated, parking standards for non-residential Uses shall be computed on the basis of gross floor area in square feet.
 - (iii) **Occupancy- or Capacity-Based Measurements:** Parking spaces required per available seat or per employee, student, or occupant shall be based on the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is applicable.
 - (iv) **Bench Seating:** For uses in which users occupy benches, pews, or other similar seating facilities, each 24 inches of such seating shall be counted as one seat.
 - (b) **Fractions:** When computation of the number of required off-street parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
 - (c) **Multiple Uses on a Lot:** When there are multiple uses on a lot, required spaces shall be calculated as an amount equal to the total requirements for all uses on the lot, unless the uses qualify for shared, cooperative, or other credits to reduce parking.

Table 4-2: Required Bicycle Parking.

Use	Bicycle Spaces
Multifamily	Minimum 2 spaces or .05 spaces / bedroom, whichever is greater
Civic/Institutional	Minimum 2 spaces, 1 / additional 10,000 sf
Retail	Minimum 2 spaces, 1 / additional 5,000 sf
Services	Minimum 2 spaces, 1 / additional 5,000 sf
Office	Minimum 2 spaces, 1 / additional 10,000 sf
Open Space	Per CDO

B. Multiple Use Reductions

The following reductions may be taken for multiple non-residential uses.

- (1) **Shared Vehicular Parking:** An arrangement in which two or more non-residential uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements.
 - (a) **General Provisions:** Through review of the site plan the CDO may permit up to 100% of the parking required for a daytime use to be supplied by the off-street parking spaces provided for a nighttime or Sunday use and vice versa.
 - (b) **Approval:** In order to approve a shared parking arrangement, the CDO must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.
 - (c) **Description of Uses with Weekday, Nighttime, and Sunday Peak Parking:**
 - (i) The following uses are considered predominantly weekday uses: office and industrial uses and other similar uses as authorized by the CDO or designee.
 - (ii) The following uses are typically considered predominantly nighttime or Sunday uses: eating and drinking establishments, assembly uses, and other similar uses with peak activity at night or on Sundays, as authorized by the CDO or designee.
- (2) **Cooperative Vehicular Parking:** When two or more categories of non-single family residential uses share a parking lot and are located on the same lot or adjacent lots, the following applies:
 - (a) **General Provisions:** Cooperative parking will be approved in accordance with the following. Refer to Table 4-3.
 - (i) For each applicable land use category, calculate the number of spaces required as if it were the only use. Refer to Table 4-3.
 - (ii) Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in Table 4-3. This table establishes six time periods per use.
 - (iii) For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
 - (iv) Select the time period with the highest total parking requirement and use that as the total number of parking spaces required and use that as the total number of parking spaces required for the site on a share parking basis.
 - (b) **Uses in Different Buildings:** Through review of the site plan the CDO may approve the cooperative agreement if any of the uses are not located in the same structure or building.
 - (c) **Location of Cooperative Parking:** Any cooperative parking must be within 660 feet from the entrance of the use to the closest parking space within the cooperative parking lot,

measured along a dedicated pedestrian path.

- (d) **Off-Site Cooperative Parking Agreement:** An agreement approved by the County Attorney providing for cooperative use of off-site parking spaces, executed by the parties involved, shall be reviewed by the CDO during review of the site plan.
 - (i) Off-site cooperative parking arrangements shall continue in effect only as long as the agreement remains in force.
 - (ii) If the agreement is no longer in force, then parking must be provided as otherwise required in this section.

- (b) Within 800 feet. A reduction of 10% of the required off-street parking.

- (4) **Car-Share Parking Credit:** The vehicular parking requirements can be reduced with the inclusion of car-share parking spaces as follows.
 - (a) Per each car-share parking space provided, required parking spaces shall be reduced by four spaces.
 - (b) Required parking spaces may be reduced up to 40%.
 - (c) Approval. Applicant must provide documentation of an agreement with a car-share company. If this agreement should terminate at any point, applicant shall be required to provide parking as otherwise required herein.

C. Parking Credits

Vehicular parking standards in Table 4-4 may be reduced by achieving one or all of the following credits.

- (1) **On-Street Parking Credit:** For all non-residential uses, on-street parking spaces that meet the following shall be credited one for one against the parking requirement.
 - (a) Spaces shall be designated on-street parking available 24 hours of every day.
 - (b) On-street space must be located a minimum of 50% adjacent to the property line of the lot.
- (2) **Public Parking Credit** For all non-residential uses, public parking spaces located within 660 feet of any property line may be credited against the parking requirement at a rate of one credit for every three public parking spaces.
- (3) **Transit Credit:** For all uses, vehicular parking requirements may be reduced with proximity to any commuter rail station or transit line with up to 15 minutes headways. Proximity is measured along a walking path from any point along the property line to the platform or transit stop.
 - (a) Within 400 feet. A reduction of 15% of the required off-street parking.

- (5) **Other Parking Reductions:** Additional reductions may be approved by the CDO with the submittal of a parking study illustrating the reduction.

Table 4-4: Cooperative or Shared Vehicular Parking Spaces

Use Category	Weekdays			Weekends		
	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight
Residential	100%	50%	80%	100%	80%	80%
Retail and Service	5%	100%	80%	5%	100%	60%
Hotel and Inn	100%	65%	100%	100%	65%	100%
Place of Worship	0%	30%	50%	0%	100%	75%
Eating and Drinking Establishment	50%	70%	100%	70%	60%	100%
Office	5%	100%	5%	5%	5%	5%
Theater / Entertainment	5%	30%	100%	5%	80%	100%

4.3 Parking Design Standards.

A. Vehicular Off-Street Parking Lots.

The design or redesign of all off-street parking facilities shall be subject to the site plan approval procedure.

- (1) **Vehicular Parking Space Dimensions:** The appropriate dimensions for parking spaces are outlined in Table 4-5 and Figure 4-1.
 - (a) The width of a parking space shall be measured from the center of a stripe.
 - (b) Each space shall have a vertical clearance of at least seven feet.
- (2) **Wheel Stops:** Install wheel stops or bumper guards when parking is adjacent to a pedestrian pathway to limit vehicle overhang that reduces the sidewalk width. Such stops or guards shall be properly anchored or secured.

Figure 4-1: Parking Lot Layout

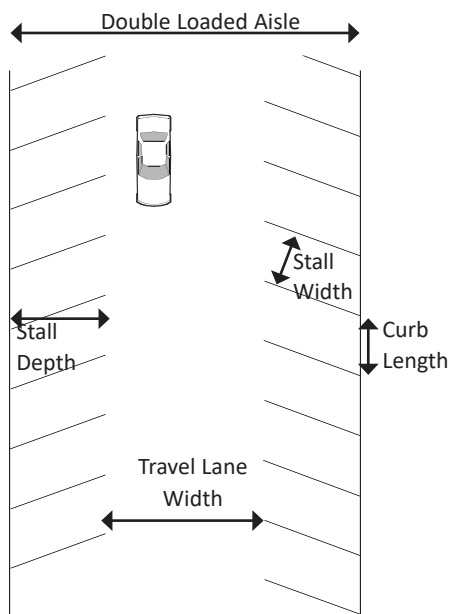


Table 4-5: Parking Space Dimensions.

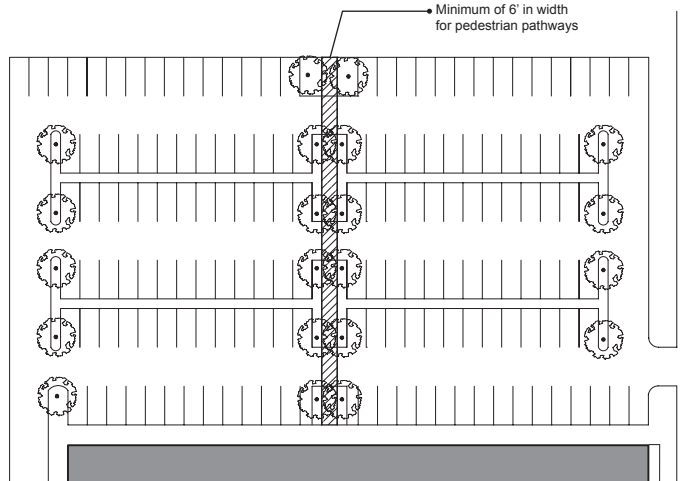
Angle (degrees)	Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)	Travel Lane Width: One-Way (feet)	Travel Lane Width: Two-Way (feet)
0	20	7	-	12	20
45	12	8.5	17	12	20
60	10	8.5	18	18	20
90	9	8.5	18.1	22	22

Note

¹ Stall depth may be reduced 2' when stall directly abuts an interior parking lot median that includes an additional area beyond the minimum width outlined in 6.14.3, permitting the overhang of the adjacent parked vehicle's front bumper.

- (3) **Location of Parking:** Refer to Building Type Standards for information on the location of parking facilities.
- (4) **Access:** All off-street parking and loading facilities shall open directly onto an aisle, alley, or driveway designed to provide safe access to such facilities. Exceptions include:
 - (a) **Tandem Parking:** No more than two spaces may be included in a tandem parking spot, and the rear space must meet the access requirement.
 - (b) **Parking Lifts:** The lift exit shall meet the access requirement.
- (5) **Edge of Lot and Drives:** All curb and gutter shall be located a minimum of 3 feet from any adjacent property line or right-of-way.
- (6) **Slopes:** All parking and driveway or sidewalk access shall meet the requirements of the Utah Accessibility Code.
- (7) **Landscape Screening:** All parking areas shall meet the Landscape requirements detailed in the applicable Development Ordinance.
- (8) **Landscape Areas:** Areas not used specifically for sidewalks, parking spaces, driving aisles, loading, or refuse shall not be paved. Areas striped with diagonal striped islands are not permitted.

Figure 4-2: Parking Lot Pedestrian Walkway



- (9) **Pavement Construction:** All parking and driveways shall be constructed using asphalt, concrete, pavers, or other semi-pervious material approved by the CDO. One of the following shall be met:
- Paving materials with a solar reflectance index (SRI) of at least 29.
 - Pervious pavement material, such as permeable asphalt, permeable concrete, or permeable pavers.
 - Recycled content of 15% or more.
- (10) **Illumination:** All off-street parking lots or parking structures shall provide a level of illumination at any point in the parking lot or structure not less than one foot-candle measured at the pavement. All lighting shall be shielded or otherwise optically controlled to provide glare-less illumination and limit trespass on adjacent properties. All parking areas shall meet the Outdoor Lighting requirements detailed in the applicable San Juan County Spanish Valley Zoning Ordinance.

B. Bicycle Parking Design

Bicycle parking (refer to Table 3-43 for quantity required) shall be designed and located as follows.

- (1) **Dimensions:**
- Required bicycle parking spaces shall have minimum dimensions of two feet in width and six feet in length.
 - An aisle a minimum of five feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.
 - A minimum of two feet shall be provided beside each parked bicycle to allow access. This access may be shared by adjacent bicycles.
 - Racks shall be installed a minimum of two feet from any wall or other obstruction.
- (2) **Location:** Bicycle parking should be located within 50 feet of the entrance of the use.
- Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.
 - Spaces located within individual dwelling units may not be counted toward bicycle parking requirements.
 - Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.
- (3) **Racks and Structures:** Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two points.
- (4) **Bicycle Storage:** In multifamily or office uses, bicycle storage shall be lockable and enclosed.

- (5) **Surface:** The parking surface shall be designed and maintained to be mud and dust free. The use of rock or gravel areas for bicycle parking is permitted provided that edging materials are in place, so that the bicycle parking area is clearly demarcated and the rock material is contained.
- (6) **Signage:** If required bicycle parking for public use is not visible from the street, signs must be posted indicating their location.
- (7) **Maintenance and Lighting:** Areas used for required bicycle parking must be well-lit with acceptable drainage to be reasonably free of mud and standing water. Accessory off-street parking for bicycles shall include provision for secure storage of bicycles. Such facilities shall provide lockable enclosed lockers or racks or equivalent structures in or upon which a bicycle may be locked by the user.
- (8) **Shower Facilities:** Office and manufacturing uses with more than 50 employees shall provide shower and changing room facilities.
- (9) **Long Term Parking:** For multifamily residential uses, half of the bicycle parking spaces should be provided as long term parking, safe and secure from vandalism and theft, and protected from the elements.

4.4 Loading Requirements

A. General Requirements

All loading facilities shall adhere to the following requirements, unless otherwise approved during Site Plan Approval.

- (1) **Use of Off-Street Loading Areas:** Space allocated to any off-street loading use shall not be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
- (2) **Location:** Unless otherwise specified, all required loading facilities shall be located on the same lot as the use to be served. No loading space shall block or project into a street, alley, access drive, or parking area.
- (3) **Building Frontage:** Loading facilities shall be located per 5.0 Building Type requirements.
- (4) **Access:** Loading facilities shall have clear access onto an alley or be connected to an alley or street via a driveway.
 - (a) Direct access to a public way, other than an alley, is prohibited.
 - (b) Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.

B. Loading Requirements

All uses except in the residential and lodging, open space, and civic and institutional categories shall provide off-street loading spaces in compliance with Table 4-6.

C. Computation

Loading facilities shall be calculated using the following information.

- (1) **Gross Square Footage:** Unless otherwise expressly stated, loading standards for non-residential buildings shall be computed on the basis of gross floor area in square feet.
- (2) **Fractions:** When computation of the number of required off-street loading spaces results in a fractional number, any result of

0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.

- (3) **Shared or Central Loading Facilities:** Shared or central loading facilities are permitted if the following conditions are met.
 - (a) Each zoning lot served shall have direct access to the central loading area without crossing streets or alleys.
 - (b) Total off-street loading spaces provided shall meet the minimum requirements herein specified, based on the sum of the several types of uses served unless reviewed and approved by the CDO through site plan review.
 - (c) No zoning lot served shall be more than 500 feet from the central loading area.

D. Pavement Materials

Refer to in the Development Ordinances for details. In addition, one of the following shall be met.

- (1) Paving materials with a solar reflectance index (SRI) of at least 29.
- (2) Pervious pavement.
- (3) Recycled content of 15% or more.

Table 4-6: Required Loading Facilities

Gross Floor Area (sq. ft.)	Loading Spaces Required
Under 5,000	0
5,000 to 20,000	1
20,001 to 40,000	2
40,001 to 70,000	3
70,001 to 100,000	4
100,001+	4 + 1 for each 100,000 over 100,001

4.5 Site Access and Driveways

A. General Requirements.

These standards shall supplement the provisions for access provided in each specific Building Type Standard. Each driveway providing site access from a street, alley, or other vehicular right-of-way shall be designed, constructed, and permanently maintained as follows.

B. Quantity of Driveways.

The number of driveways permitted for each Building Type is located in Building Type Standards.

C. Dimensions and Design.

- (1) **Driveway Width at Property Line:** All driveways shall have a maximum width of 22 feet as measured at the property line (Figure 4-3) except as stated below.
 - (a) Driveways constructed in residential districts shall have a maximum width of 11 feet when crossing the front or corner property line.
 - (b) Maximum width for one-way driveways is 12 feet at the property line.
- (2) **Maximum Width:** When a garage door is located on the front facade of the structure, the driveway shall be no more than two feet wider than the garage door at any location.

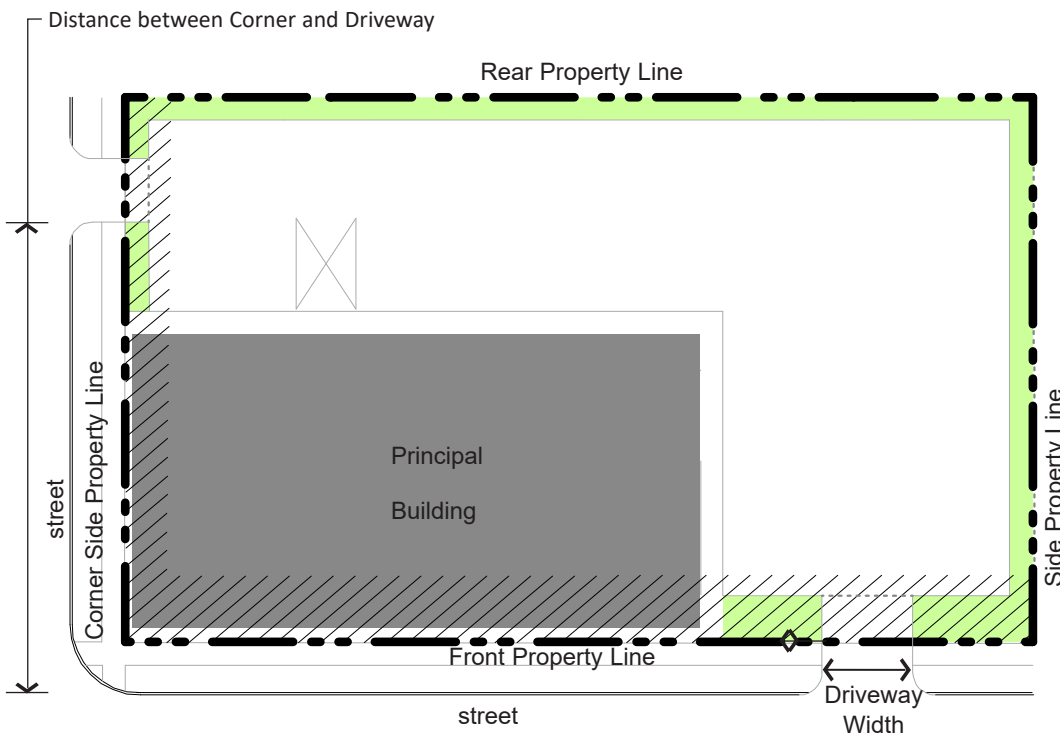
- (3) **Shared Access:** When possible, adjacent developments should share points of access to minimize impervious surface.
 - (a) **Shared Driveway Width:** When access is shared between three or more non-residential users, a dedicated turn lane may be constructed, allowing an increase in the maximum driveway width from 22 feet to 32 feet provided that:
 - (i) A traffic impact study states its necessity.
- (4) **Sidewalk Pavement:** Sidewalk pavement elevation, width, design, scoring, material, and design shall extend continuously over the driveway pavement with the intent of prioritizing the sidewalk path over the driveway. If the driveway and sidewalk are of the same material, the sidewalk path shall be scored or designated linearly over the driveway.

D. Location.

Specific location information can be found in the Building Type Standards.

- (1) Driveways accessing rear yard garages are permitted within the side or rear yard setback, no closer than two feet from a side or rear property line, unless the driveway is shared.
- (2) Driveways shall not be closer than 25 feet from the intersection of two streets (corner), unless otherwise stated in Building Type Standards.

Figure 4-3: Driveway Width and Location



5.0 Sign Types

5.1 General Requirements

A. Intent.

This section seeks to enhance the economic and aesthetic appeal in each District through the reasonable, orderly, safe, and effective display of signage.

B. Applicability.

These standards shall apply to all Districts for non-residential uses only. Unless otherwise stated in this chapter, all requirements of the Development Ordinances pertaining to sign requirements shall apply

C. General Compliance.

Compliance with the regulations outlined shall be attained under the following situations.

- (1) **Newly Constructed or Reconstructed Signage.** All new signs and structural improvements to existing signs.
- (2) **Change in Use for Single Business Signage.** For signage serving one business, whenever the existing Use is changed to a new use resulting in a change in signage, including rewording.
- (3) **Multiple-Business Signage.** For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
- (4) **Damage or Destruction.** When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.

D. Prohibited, Temporary, Exempt Signage

Refer to the San Juan County Spanish Valley Zoning Ordinance for information on Prohibited, Temporary, and Exempt Signs.

E. Sign Location.

Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- (1) Certain Sign types may extend beyond a property line into the right-of-way or public property with permission from the City and in accordance with the regulations outlined in this section.

- (2) No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
- (3) Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- (4) No Sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device.

F. Illumination.

All signs shall be illuminated according to the following provisions unless otherwise stated.

- (1) Signs shall be illuminated only by steady, stationary light sources directed solely at the Sign or internal to it, except as permitted for Electronic Message Boards.
- (2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated, except as permitted for Electronic Message Boards or unless otherwise stated.
- (3) When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
 - (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the Sign.
 - (b) If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12 inches above ground and must be fully screened and housed.
- (4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the sign face during the day and 125 nits at the sign face after sunset, with no light trespass onto adjacent property.

G. Computation.

The following standards generally apply to computing the area of signs by type and by building lot. Exempt and temporary signs are not included in the maximum signage area calculations, unless otherwise specified.

- (1) Height for freestanding signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.

- (3) For the purposes of determining area, lot width or frontage is measured along the front property line.
 - (a) If the lot is a corner lot, the width shall be measured along the front yard.
 - (b) Building frontage is the width of the front facade of a building.

5.2 Sign Types

A. Sign Type Requirements

The following pertain to specific sign types detailed in this section.

- (1) **Permitted Quantity of Signage by District:** Table 5-1 details the maximum permitted amount of signage on a lot within each district.
 - (b) **Window Signs:** Window Signs shall not count towards a lot’s maximum permitted amount of signage. Refer to Section 5.8.
 - (c) **Signs Located on Parking Lots:** One sign is permitted in addition to the maximum Signage quantities detailed in Table 5-1 provided the following.
 - (1) Permitted Sign Types are a wall, projecting, or awning sign.
 - (2) Maximum sign area is 30 square feet.
 - (3) Permitted location is either the side or rear facade along a parking lot;
 - (d) **Through Lots:** In addition to the maximum amount of signage permitted per lot, through lots may incorporate an additional 30 square feet of signage permitted for the Lot located in either the rear yard or along the rear facade.
- (2) **Exempt/Temporary Signs:** Table 5-1 does not apply to exempt or temporary signs unless otherwise specified.
- (3) **Iconic Sign Elements:** Iconic Sign Elements of three dimensional symbols or logos are permitted under the following conditions.
 - (a) **Symbol or Logo Size:** The symbol may not be larger than four feet in any direction, included in overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
 - (b) No moving parts or external illumination of the symbol may be provided.
 - (c) **Text:** The text component of the sign may not be more than 30% of the overall area of the sign.

Table 5-1: Permitted Quantity of Signage by District

Maximum Permitted Quantity of Signage Per Lot				
Flex	Highway Commercial*	Neighborhood Center	Central Development Area	Perimeter Development Area
2 square feet per 1 linear foot of lot width with a maximum of 200 square feet. An additional 40 square feet per additional tenant over 3 tenants permitted	2 square feet per 1 linear foot of lot width with a maximum of 200 square feet. An additional 40 square feet per additional tenant over 3 tenants permitted	1.5 square feet per 1 linear foot of lot width with a maximum of 200 square feet	1.5 square feet per 1 linear foot of lot width with a maximum of 200 square feet	No signage permitted

*While Highway Commercial is not part of the Community Structure Plan, it is presented as part of the Architectural Design Guidelines to achieve consistent design standards in the South Valley Community.

5.3 Wall Sign

A. Description.

Wall Signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 5-1 and 5-2.

B. General Requirements.

Wall Signs shall be developed according to the standards in Table 5-2.

- (1) **Building Openings.** Wall Signs shall not cover windows or other building openings.
- (2) **Architectural Features.** Wall Signs shall not cover architectural building features.
- (3) **Murals.** Murals, a type of Wall Sign painted onto the building face displaying the business name or activity, are prohibited on front facades.

C. Computation.

The area of a Wall Sign is calculated using the following information.

- (1) **Wall Signs.** Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 5-2.
 - (a) **Area Credit.** All areas that utilize individual alphanumeric characters or logos (including only those using wood, wood substitute, metal, or masonry) may use a total area of 90% of the calculation as outlined above.
- (2) **Mural Sign.** Area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

Table 5-2: Wall Sign Requirements

Wall Sign Requirements	
Permitted Districts	All Districts
Sign Area	No maximum area or sign type; Refer to Table 5-1 for maximum per lot
Height	2' maximum letter or element height
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	1' maximum projection from building face
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry and neon glass; Plastic and synthetics permitted only as separate alphanumeric characters or logos

Figure 5-1: Wall Sign

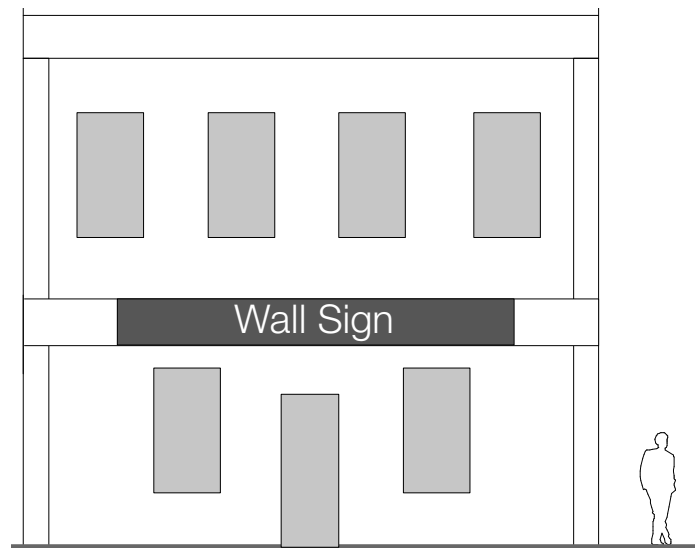


Figure 5-2: Measuring Wall Signs



5.4 Projecting Sign

A. Description.

A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 5-3.

B. General Requirements.

Projecting Signs shall be developed according to the standards in Table 5-3.

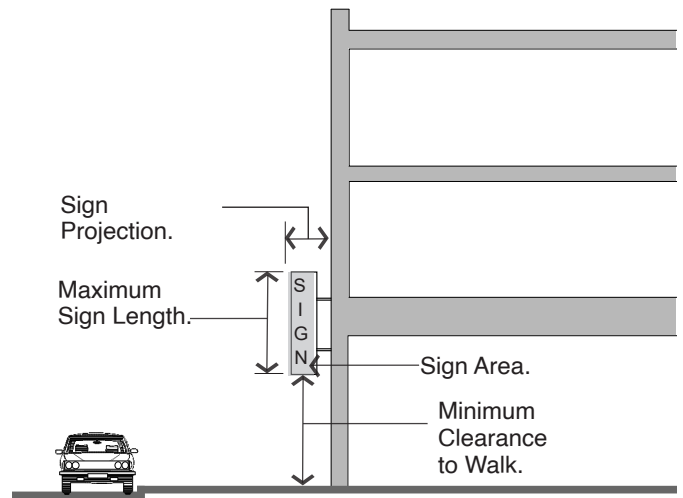
C. Computation.

The area of a Projecting Sign is equal to the area of one of the sign's faces.

Table 5-3: Projecting Sign Requirements

Projecting Sign Requirements	
Permitted Districts	Non-residential uses in all districts
Sign Area	No maximum area for sign type; Refer to Table 5-1 for maximum per lot
Height	8' maximum sign length, 8' minimum clearance to walk required
Location on the Building or Site	Permitted on all facades; Sign and structural supports shall not extend above the eave or parapet
Placement on the Building or Site	Shall not project closer than 3' from back of curb
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry and neon glass; Plastic and synthetics permitted only as separate alphanumeric characters or logos

Figure 5-3: Projecting Sign



5.5 Projecting Marquee Sign

A. Description.

A Projecting Marquee Sign is a projecting sign designed to have manually changeable copy and two to three sign faces. Refer to Figures 5-4 and 5-5..

B. General Requirements.

Projecting Marquee Signs shall be developed according to the standards in this section and Table 5-4.

- (1) **Manually Changeable Copy Boards.** Manually Changeable Copy Boards are permitted on Projecting Marquee Signs in the Core Districts by right, provided the following conditions are met:
 - (a) The area of the boards cannot equal greater than 30% of the area of the sign face on which it is located or 32 square feet, whichever is less.
 - (b) One sign of any type containing a Manually Changeable Copy Board is permitted per lot.

C. Computation.

The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

Figure 5-4: Projecting Marquee Sign

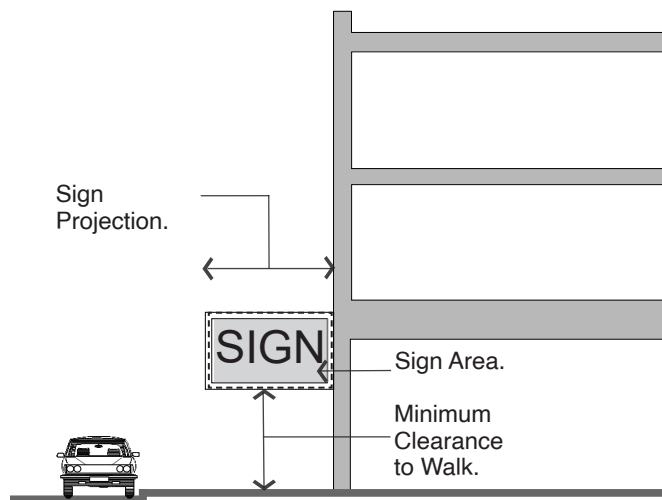
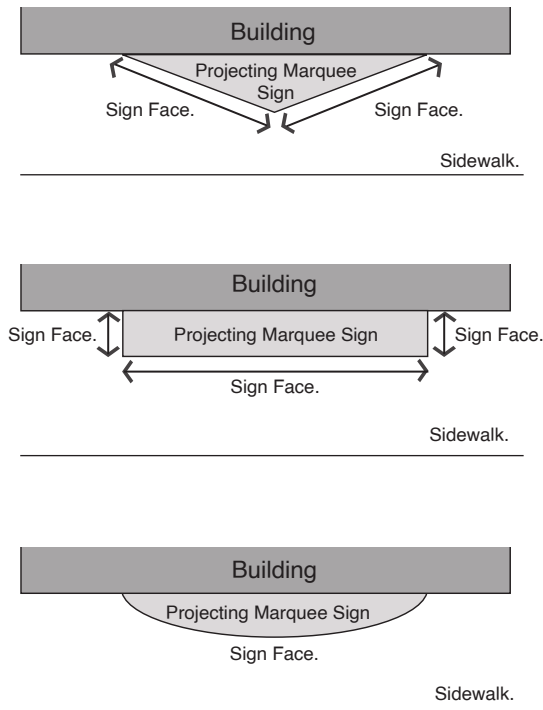


Table 5-4: Projecting Marquee Sign Requirements.

Projecting Marquee Sign Requirements	
Permitted Districts	All non-residential uses in Central Development Area and Neighborhood Center Areas
Sign Area	No maximum area for sign type; minimum two faces per sign. Refer to Table 5-1 for maximum per lot
Height	10' minimum clearance to walk required
Location on the Building or Site	Front and corner side facades only
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 1' from back of curb
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry and neon glass; Plastic and synthetics permitted only on Sign face; Manually Changeable Copy Boards permitted with approval of CDO.

Figure 5-5: Projecting Marquee Sign Plan



5.6 Awning Sign

A. Description.

A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy. Refer to Figures 5-6 and 5-7.

B. General Requirements.

Awning Signs shall be developed according to the standards in Table 5-5.

C. Computation.

The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 5-7.

Table 5-5: Awning Sign Requirements

Awning Sign Requirements	
Permitted Districts	All Districts
Sign Area	Up to 50% of the awning may be used for Signage; Refer to Table 5-1 for maximum per lot
Height	8' minimum clearance to walk required
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 2' from back of curb; Shall not block any window, door, or the building roof.
Quantity	1 per tenant per street frontage; per tenant per side or rear facade on a parking lot 1
Internal Illumination	Not permitted
Materials	Cloth, canvas, metal, or wood; All supports shall be made of metal or wood

Figure 5-6: Awning Sign

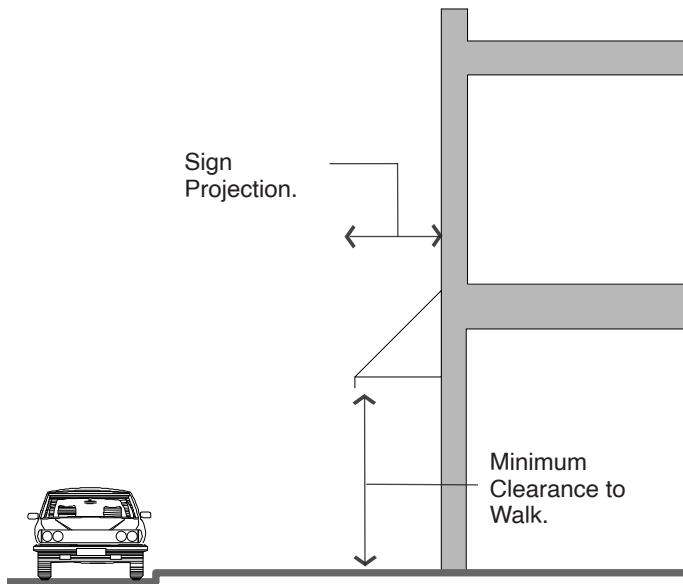
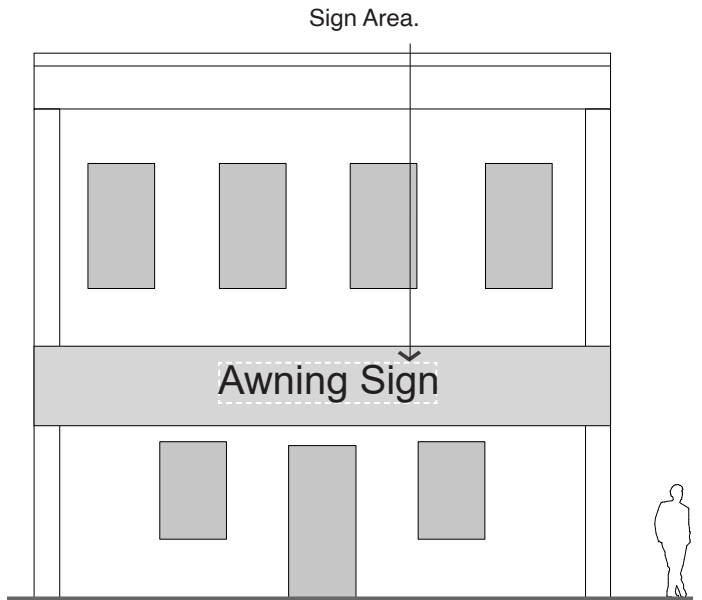


Figure 5-7. Measuring Awning Signs



5.7 Canopy-Mounted Sign

A. Description.

A sign with individual alphanumeric characters and/or logos that is mounted on top of a permanent canopy. Refer to Figures 5-8 and 5-9.

B. General Requirements.

Canopy-Mounted Signs shall be developed according to the standards in Table 5-6.

C. Computation.

The area of a Canopy-Mounted Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the Canopy-Mounted Roof Sign, as is illustrated in Figure 5-9.

Table 5-6: Canopy-Mounted Sign Requirements

Canopy-Mounted Sign Requirements	
Permitted Districts	All Districts
Sign Area	No maximum area for sign type; Refer to Table 5-1 for maximum per lot
Height	2' maximum letter or element height; Cannot project more than 2' above roof line of canopy
Location on the Building or Site	Permitted on all facades; not intended for the principal roof of the building
Placement on the Building or Site	Shall not project beyond the front edge of the canopy; Shall not block any window, door, or the building roof.
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, and neon glass; Plastic and synthetics permitted only as separate alphanumeric characters or logos

Figure 5-8: Canopy-Mounted Sign

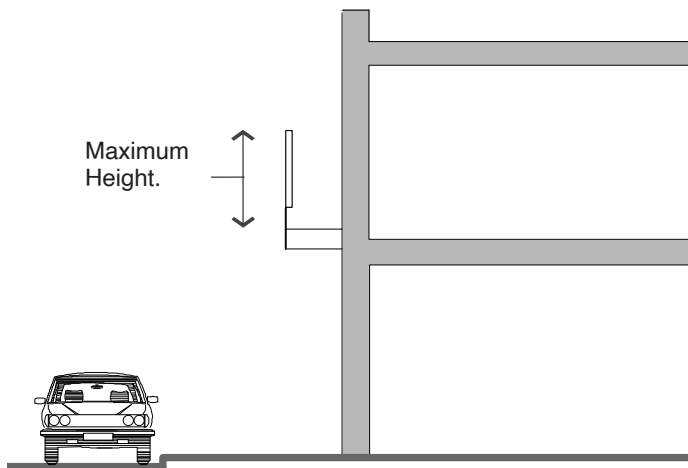
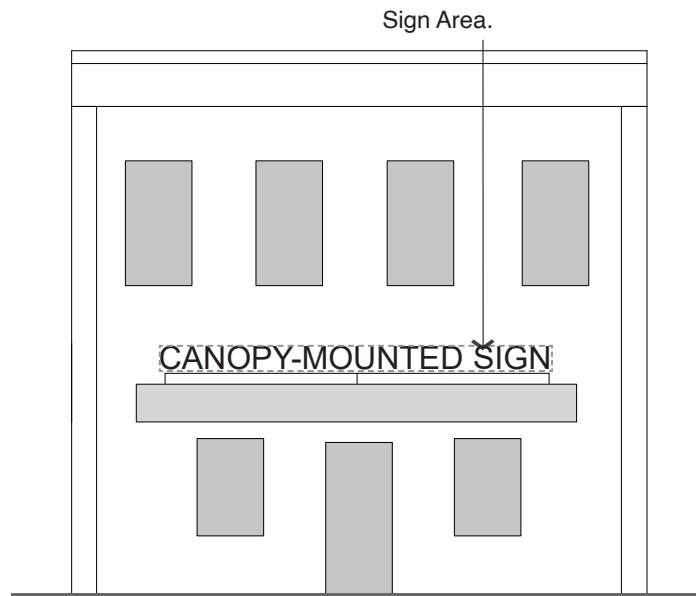


Figure 5-9: Measuring Canopy-Mounted Signs



5.8 Window Sign

A. Description.

A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Refer to Figure 5-10.

B. General Requirements.

Window Signs shall be developed according to the standards in Table 5-7.

C. Computation.

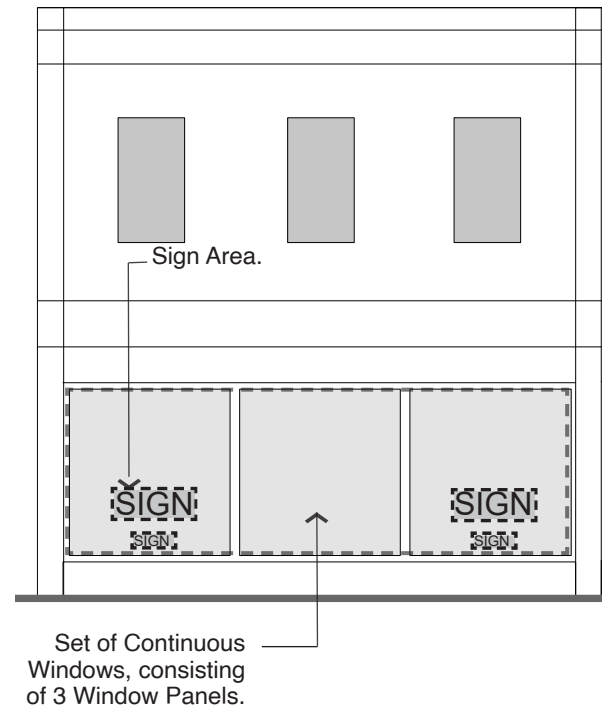
A series of windows that are separated by frames or supporting material of less than six inches in width shall be considered a single window for the purposes of computation.

- (1) **Measurement:** To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 5-10.
- (2) **Maximum Allowance:** Window Signs are not counted toward a site's maximum signage allowance.
- (3) **Exempt Signs:** Address and hours of operation are considered exempt Signs and are not counted in the Window Sign area calculation.
- (4) **Temporary Window Signs:** Temporary Window Signs must be included in the total percentage of signage per window calculation.
- (5) Window Signs may not be internally illuminated except for neon or similar illuminated window signs.

Table 5-7: Window Sign Requirements

Window Sign Requirements	
Permitted Districts	Non-residential uses in all districts
Sign Area	Up to 30% of a set of continuous windows may be covered with signage; No more than 50% of any one window panel may be covered with signage
Height	No maximum
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Ground or upper story windows; May be affixed to window or hung/mounted behind glass
Quantity	No maximum quantity, based on window Sign area for ground story; 1 per tenant per floor for upper stories
Internal Illumination	Not permitted, except on neon or similarly illuminated window signs
Materials	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic, or other similar materials also permitted

Figure 5-10: Measuring Window Signs



5.9 Monument Sign

A. Description.

A Monument Sign is freestanding; it is located in a front or side yard of a lot. Refer to Figure 5-11.

B. General Requirements.

Monument Signs shall be developed according to the standards in Table 5-8.

- (1) Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
 - (a) Up to two Monument Signs on one frontage.
 - (b) Signs shall be at least 150 feet apart.
- (2) Pole-Mounted Signs. Monument Signs may not be pole-mounted.
- (3) Manually Changeable Copy. The area of any Manually Changeable Copy cannot equal greater than 50% of the area of the sign face on which it is located or 20 square feet, whichever is less.

C. Computation.

The area of a two-sided Monument Sign is equal to the area of one Sign face. The area of a three- or four-sided Monument Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

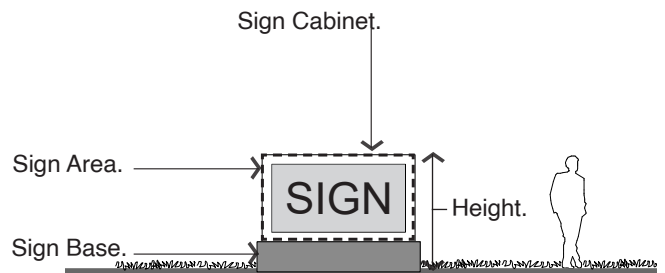
- (1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

Table 5-8: Monument Sign Requirements

Monument Sign Requirements	
Permitted Districts	Non-residential uses in all districts
Sign Area	Maximum 70 sq ft per Sign face
Height	Maximum height 6'
Location on the Building or Site	Front or Corner Yards
Placement on the Building or Site	10' Setback from driveways and side property line; 3' Setback ¹ from front and corner property lines
Quantity	1 per public ROW frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal and masonry; Plastic and synthetics permitted on Sign face

¹ If placed closer than five feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way.

Figure 5-11: Monument Sign



5.10 Ped-Scale Pole-Mounted Sign

A. Description

A Ped-Scale Pole-Mounted Sign is freestanding and may be mounted on one or two poles. Three configurations are permitted. Refer to Figure 5-12.

- (1) A sign mounted onto a double set of poles.
- (2) A sign mounted on a single pole.
- (3) A sign hanging from a single pole.

B. General Requirements

Ped-Scale Pole-Mounted Signs shall be developed according to the standards in Table 5-9.

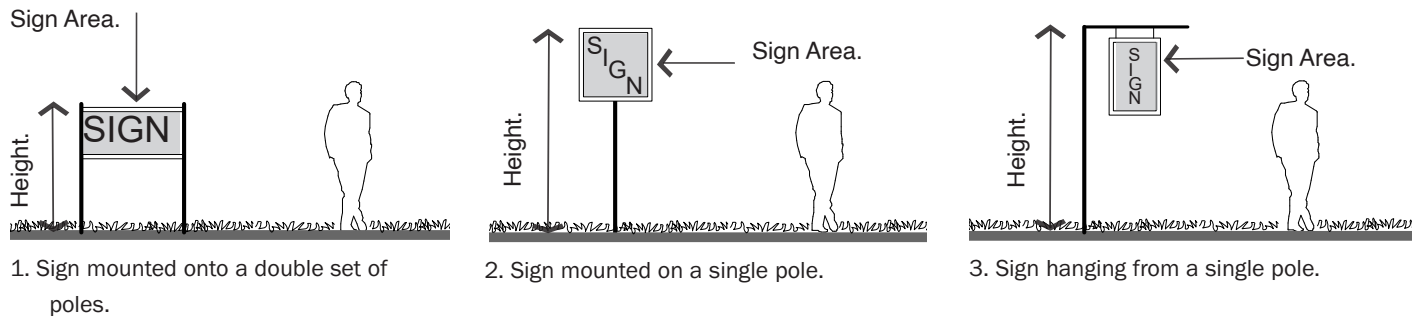
C. Computation

The area of a Pole-Mounted Sign is equal to the area of one sign face, including the Electronic Message Board.

Table 5-9: Ped-Scale Pole-Mounted Sign Requirements

Ped-Scale Pole-Mounted Sign Requirements	
Permitted Districts	Non-residential uses in all districts
Sign Area	8 sq ft maximum area per sign face
Height	8' maximum height for sign mounted or hanging on a single pole; 5' for sign mounted on double set of poles; Each pole shall have a maximum size of 3.5" by 3.5"
Location on the Building or Site	Front or Corner Yards
Placement on the Building or Site	2' setback from front and corner property lines; Cannot overhang property lines
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal and masonry; Plastic and synthetics permitted on Sign face

Figure 5-12: Three Types of Ped-Scale Pole-Mounted Signs



6.0 Administration

6.1 General Provisions

A. Purpose

It is the intent of these guidelines to promote public health, safety, and general welfare of the community, reflecting the goals established in the San Juan County Spanish Valley Area Plan, the San Juan County General Plan and the South Valley Community: Community Structure Plan. It includes but is not limited to the specific purposes below:

- (1) To achieve creation of a planned community containing distinct locations for commercial, flex, residential, neighborhood centers and mixed-use development that is appropriate in scale and intensity for the community as a whole.
- (2) To establish a relationship between buildings, streets, and open spaces in a manner that meets the needs of pedestrians, bicycles, and vehicles in a balanced and nuanced manner.
- (3) To preserve and enhance the natural, geologic, water, energy, and open space resources within and surrounding the area while promoting innovative, resilient and sustainable development that manages the impacts and opportunities of stormwater runoff, urban heat island effect and resource preservation in a balanced manner.
- (4) To ensure that a variety of housing types and sizes can be developed to meet the needs of the community.
- (5) To provide transportation options for residents and visitors.

B. Scope of Regulations

- (1) **New Development:** All development, construction, and uses within the limits of these guidelines shall be subject to all applicable regulations of these guidelines.
- (2) **Renovated Structures:** All building renovations affecting greater than 50% gross square footage of an existing structure within the limits of these guidelines shall be subject to all applicable regulations of these guidelines.
- (3) **Coordination with San Juan County Zoning Regulations:** These guidelines are purposefully aligned with local zoning and development regulations. Applicants shall contact the appropriate local officials to ensure the application of these Guidelines and applicable county codes are coordinated as a single process.
- (4) **In-Process Development:** Where a building permit for a development has been applied for in accordance with the applicable laws in advance of the Guidelines' effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of

occupancy or zoning certificate (provided all conditions are met) provided the following:

- (a) Work or construction is begun within one year of the effective date of these guidelines.
 - (b) Work or construction continues diligently toward completion.
- (5) **Nonconformance:** After the effective date of these guidelines, existing buildings and uses that do not comply with the regulations of these guidelines shall be considered nonconforming and are subject to the standards of nonconformance.
 - (6) All roads, alleys, parking lots, service areas and similar facilities proposed for development and not specifically designated as public shall be assumed to be privately owned, developed and maintained. San Juan County will not be responsible for constructing, managing, operating or maintaining any private roads, alleys, parking lots, service areas, utilities or infrastructure proposed to be controlled by these guidelines.

C. Administration and Enforcement

The provisions of these guidelines shall be administered and enforced by the Community Development Office (CDO) or designee, unless otherwise specifically stated. For the purposes of these guidelines, the term CDO shall be inclusive of the Community Development Officer and his or her designees.

Where provisions of these guidelines differ from the development code, the requirements of these guidelines shall apply.

D. Development Application

The following applications shall be filed with the CDO or designee:

- (1) **Application Form:** Application forms are available from the CDO.
- (2) **Fees:** Fee amounts are available from the CDO and are due at the time the application is submitted; the application will be considered incomplete if fees are not paid.
- (3) **Plan Set Requirements:** Number of copies and minimum scale of drawings shall be noted on the application form. All plans shall be submitted in both paper and approved digital format using NAD1983 state plane coordinates.
- (4) **Filing Deadline:** Filing deadlines are established by the CDO.
- (5) **Withdrawal of Application:** Applicant may withdraw application in whole or in part at any point in the process prior to being acted or ruled upon; new application form, fees, and plan sets are required for reapplication.

- (6) **Records on File:** Applications and the resulting recommendations and rulings shall be kept on file by the CDO or designee and shall be considered public record.
- (7) Public notice requirements for each process are detailed in the local city code.

E. Zoning Map and Community Structure Plan Map

Areas and zone boundaries are hereby illustrated in the *San Juan County Spanish Valley Zoning Map*, referred to herein as “Zoning Map,” and are detailed in other pertinent maps contained in the *South Valley Community: Community Structure Plan (2022)*.

F. Process

All development shall be administered in accordance with the procedures in the Development Ordinances, as indicated in these guidelines and as contained in the *South Valley Community: Community Structure Plan*.

- (1) The application shall include the following processes
- (a) Pre-Application Meeting.
 - (b) Site Plan Approval, including planning, building, site, and engineering input.
- (2) Approvals by Community Design Officer (CDO)

The CDO shall approve, deny, or approve with conditions all submittals for all Site Plans, Building Plans, Engineering Plans and all other approvals required. The CDO shall coordinate with San Juan County to ensure all development, zoning, building and engineering requirements contained in the San Juan County Code or as otherwise applicable are coordinated, aligned and met as part of the approval process.

The CDO shall be assisted by a Design Review Committee (DRC) consisting of experts capable of reviewing and approving planning, urban design, architecture, engineering and other specialties as required. Establishment and selection of the members of this committee shall be determined by the CDO.

The decision regarding approval or denial of an application shall state in writing the reasons for approval or denial. If an application is denied by the CDO or designee, the applicant may appeal the decision to the Planning Commission.

6.2 Development Review Procedures

A. General Requirements

The processes included in this section are required for approval of new development in the South Valley Community.

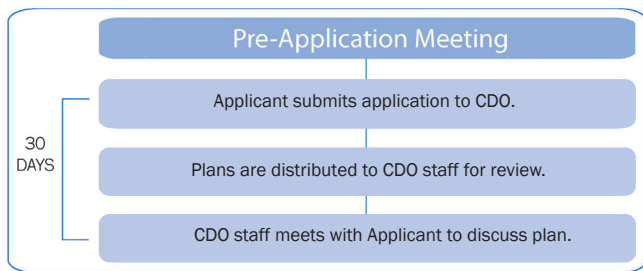
- (1) **Expiration of Approval:** Approval of any application submitted to the CDO shall expire 12 months from the date of approval, if permits for development have not been submitted for review or construction has not begun.
- a. Applicant can request an extension if done so in writing to the CDO or designee at least 30 days prior to the end of the 12 month period.
 - b. Failure to act within the 12 month period shall require a new application, including all forms, fees, and plan sets.
- (2) **Review Criteria:** All Regulating Plan, Site Plan, and Exception applications shall be reviewed using the following criteria:
- (a) Plan complies with the standards within the intent of the *San Juan County Spanish Valley Area Plan*, the *San Juan County General Plan*, and the Development Ordinances.
 - (b) Plan design is consistent with the intent, character, and planning criteria of any plan in place.
 - (c) Plan design meets all of the requirements of these guidelines.
 - (d) Proposed development is sufficiently served by or provides essential public facilities, such as access and open space, and services, such as utilities and emergency services.
 - (e) Plan is designed with regard to preserving the natural features and topography of the lot(s).

B. Pre-Application Meeting

- (1) **Intent:** To afford the applicant an opportunity to receive the advice and assistance of the CDO and DRC before preparing formal plans and making an official application to the local jurisdiction.
- (2) **Eligible Applicant:** Applicant must apply for a pre-Application meeting prior to submitting an application for Rezoning, Preliminary Plat Approval, or Exception. The pre-Application meeting is encouraged for Site Plan Approval processes.
- (3) **Application:** Applicant shall submit the following according to the pre-application meeting process illustrated in Figure 6.1:
- (a) Application, Form, and Applicable Fees.
 - (b) **Sketch Plan:** A sketch plan or plans shall detail the proposal, including the following.
 - (i) General layout of block, and lots, with types of streets and Open Space Type noted.
 - (ii) Existing conditions such as topography, water bodies, aerial photograph, and flood plains.
 - (iii) Approximate distribution and configuration of uses,

- building types and project layout.
 - (iv) Anticipated method of achieving parking requirements.
 - (iv) Site survey.
- (4) **Pre-Application Meeting:** CDO or designee shall meet with the Applicant to discuss the proposed plan within 30 days of receipt of the complete application.

Figure 6.1: Pre-Application Meeting Process



C. Rezoning Process

Refer to the Development Ordinances for information on the local rezoning process.

D. Subdivision Plat Approvals

Refer to the Development Ordinances for information on the subdivision plat approvals processes.

E. Site Plan Approval

- (1) **Intent:** To establish a process that allows the CDO to administratively review development and redevelopment of sites and building types, uses, and other site requirements within all districts of the South Valley Community to ensure that the full standards and intents of these guidelines are met.
- (2) **Eligible Applicant:** Applicant may include the project developer, registered owner or approved representative of either.
- (3) **Application:** The following information shall constitute a complete application. Application shall be submitted in a form as determined by the CDO or designee. See Figure 6-2 for an illustration of the Site Plan Approval Process.
 - (a) **Complete Application, Form, and Applicable Fees:** Applicant shall submit the following in compliance with Architectural Design requirements. All maps and plans shall include date of preparation, north arrow, and scale.
 - (i) **Site Location Map:** Including Legal Description/Limits of Plan.
 - (ii) **Survey Plat:** Dimensions of property lines, easements, rights-of-way.

- (iii) **Development Boundaries and Proposed Phasing** (if applicable).
 - (iv) **Existing Conditions Plan:** Existing on-site and adjacent off-site structures, streets, utilities, easements, pavement noted either on an aerial photograph or site survey.
 - (v) **Existing Natural Conditions Plan:** Existing topography, vegetation, drainageways, floodplain/way, or other unique features either on an aerial photograph or site survey.
 - (vi) **Site Plan:** A Site Plan delineating all proposed structures and surfaces, including parking, pavement, decks, patios, landscape, and retaining walls.
 - (vii) **Building Plan(s):** Floor plans for all buildings illustrating compliance with the requirements of the Building Types.
 - (viii) **Table of Uses:** A table of uses is required on the Building Plan delineating locations and gross square footages of categories of uses, and illustrating compliance with Uses indicated in the Development Ordinances.
 - (ix) **Building Elevations:** Building elevations of all facades, rendered to illustrate compliance with the requirements of each Building Type.
 - (x) **Landscape Plan:** Landscape Plan illustrating compliance with the requirements in the Development Ordinances. All ground plane vegetation shall be illustrated. For sites with less than ten percent landscape area, the Landscape Plan may be combined with the Site Plan.
 - (xi) **Parking Plan:** Parking layout plan with table of spaces keyed to plan, illustrating compliance with parking. Driveways, shared parking arrangements, cooperative parking, and any other parking reductions shall be included and noted for compliance with Parking requirements (see Section 4.0).
 - (xii) **Signage Plan** (if Signage is included): Signage Plan illustrating compliance with the requirements of Sign Types.
 - (xiii) **Open Space Plan** (if Open Space is included): Open Space Plan shall define all paving, structures, site furnishings, and landscape areas.
 - (xiv) **Traffic Study** (for projects larger than one-half acre): to verify impacts to surrounding roadways.
- (4) **Application Process Timeline:** Upon submittal of a complete application to the CDO or designee, the application will be reviewed using the following process and timeline.
- (a) The CDO or designee shall render a decision to approve or disapprove the application within 45 days of the submission of the complete application.
 - (i) 45 days may be extended with the applicant’s written consent.
 - (ii) The CDO or designee may approve, approve with

conditions, or disapprove the application, providing they give reasons for disapproval or approval in writing.

- (b) If Site Plan Approval and Conditional Use Permit are being sought for the same property, both applications should be submitted concurrently and the timelines shall match.

Figure 6-2: Site Plan Approval Process



- (5) **Procedure for Site Plan Adjustments:** The CDO or designee may permit Minor Adjustments to an approved site plan, if the revisions are within the scope and intent of the original approval.
- (a) **Process:** The process to review plan adjustments follows:
- Applicant shall submit a revised plan and letter of explanation detailing the change to the CDO or designee.
 - The CDO or designee shall review the request and notify the applicant of the decision.
 - If the CDO or designee deems the change to be a Major Adjustment to the plan, applicant must resubmit for Site Plan Review for approval of the new plan, including a new application (forms, fees, and plan sets).
 - If the CDO or designee deems the changes to be Minor Adjustments and approves them as within the scope and intent of the original approval, the Applicant shall revise the plan providing copies to the CDO or designee for filing prior to applying for building or construction permits.
- (b) Minor Adjustments are limited to the following (all other adjustments are considered Major):
- Changes in dimensions or quantities less than ten percent of total amounts.

F. Conditional Use Permit

- Intent. To establish a process to review requests for the following.
 - Development of Uses permitted within a Zoning District, but that may not be appropriate for development on every lot within that District because of potential negative impacts associated with the Use.
- Eligible Applicant. Applicant shall apply for a Conditional Use Permit prior to the development, installation, or opening of a use in any specific zone designated as a Conditional Use in the applicable zoning ordinance.
- Application:** The following information shall constitute a complete application. Application shall be submitted in a form as determined by the CDO or designee.
 - Complete Application, Form, and Applicable Fees.
 - Applicant shall submit the following in compliance with the Use requirements.
 - Site Location Map , Legal Description/Limits of Plan.
 - Survey Plat. Dimensions of property lines, easements, rights-of-way.
 - Development Boundaries and Proposed Phasing, if applicable.
 - Map of existing category of uses and use descriptions on parcel and all adjacent parcels within 600 feet of the proposed use.
 - Statement of Intent. Statement describing existing and proposed use and district classification.
- Application Process Timeline:** Upon submittal of a complete application, the application will be reviewed using the following process and timeline.
 - The CDO or designee shall render a decision to approve or disapprove the application within 45 days of the submission of the complete application.
 - 45 days may be extended with the applicant's written consent.
 - The CDO or designee may approve, approve with conditions, or disapprove the application, providing the reasons for disapproval or any conditions for approval in writing.
 - If Site Plan Approval and Conditional Use Permit are being sought for the same property, both applications should be submitted concurrently and the timelines shall match.

6.3 Exceptions and Variances

A. Exceptions

- (1) **Intent:** To establish relief and flexibility in standards that may be administratively reviewed and approved, if certain criteria are met.
- (2) **Eligible Applicant:** Applicant is eligible to apply for an exception to the Guidelines upon submittal of an application for Site Plan Approval in cases that involve such standards as the following:
 - (a) **Regulating Plan Requirements:**
 - (i) Distribution of permitted uses within 100' of mapped District boundaries. (Substitution of districts is not permitted.)
 - (ii) Block Size within 100' of required dimensions and with the provision of a Mid-Block Pedestrian way.
 - (iii) Street Type Requirements within one foot of required dimensions.
 - (iv) Open Space Requirement within 100' of required distance of mapped boundaries
 - (v) Building Type Requirements within one foot of required dimensions.
 - (b) **Site Plan Requirements**
 - (i) Landscape Requirements within one foot of required dimensions.
 - (ii) Sign Type Requirements within one foot of required dimensions.
 - (iii) Building Type Requirements within one foot of required dimensions.
 - (iv) Additional exceptions may be granted based on a formal request in writing by the applicant, stating specific reasons why the request does not impact the overall intent these guidelines, and is essential for success of the development.
- (3) **Application Process Timeline.** Application for Exception shall be submitted concurrently with the process seeking exception from, either Regulating Plan Approval or Site Plan Approval.
 - (a) The CDO or designee shall render a decision to approve or disapprove the application within the same timeline as the applicable process Regulating Plan or Site Plan approval.

B. Variances

Refer to the Development Ordinances for information on the variance process and applicability.

6.4 Definitions

A. Defined Terms

For the purposes of these guidelines, the following terms shall have the following meanings:

- (1) **Animal:** All non-human members of the animal kingdom, including domestic and livestock species.
- (2) **Applicant:** The owner of a subject property or the authorized representative of the owner on which a land development application is being made.
- (3) **Block:** The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.
- (4) **Block Depth:** A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.
- (5) **Block Ends:** The lots located on the end of a block; these lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple family or mixed-use development.
- (6) **Block Face:** The aggregate of all the building facades on one side of a block.
- (7) **Block Length:** A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.
- (8) **Build-to Zone:** An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a property line. The zone dictates the minimum and maximum distance a structure may be placed from a property line (see Figure 6-4 for comparison to Setback Zones)..
- (9) **Building Type:** A structure defined by the combination of configuration, form, and function. Refer to Building Types for more information and the list of permitted Building Types.
- (10) **Community Design Office (CDO):** The CDO is the entity allowed to make decisions regarding proposed project applications for the South Valley Community. All applications shall be coordinated by the CDO and applicant with the local jurisdiction to ensure these guidelines are aligned with local codes and requirements
- (11) **Courtyard:** An outdoor area enclosed by a building on at least two sides and is open to the sky.
- (12) **Coverage, Building:** The percentage of a lot developed with a principal or accessory structure.
- (13) **Density:** The number of dwelling units located in an area of land, usually denoted as units per acre.

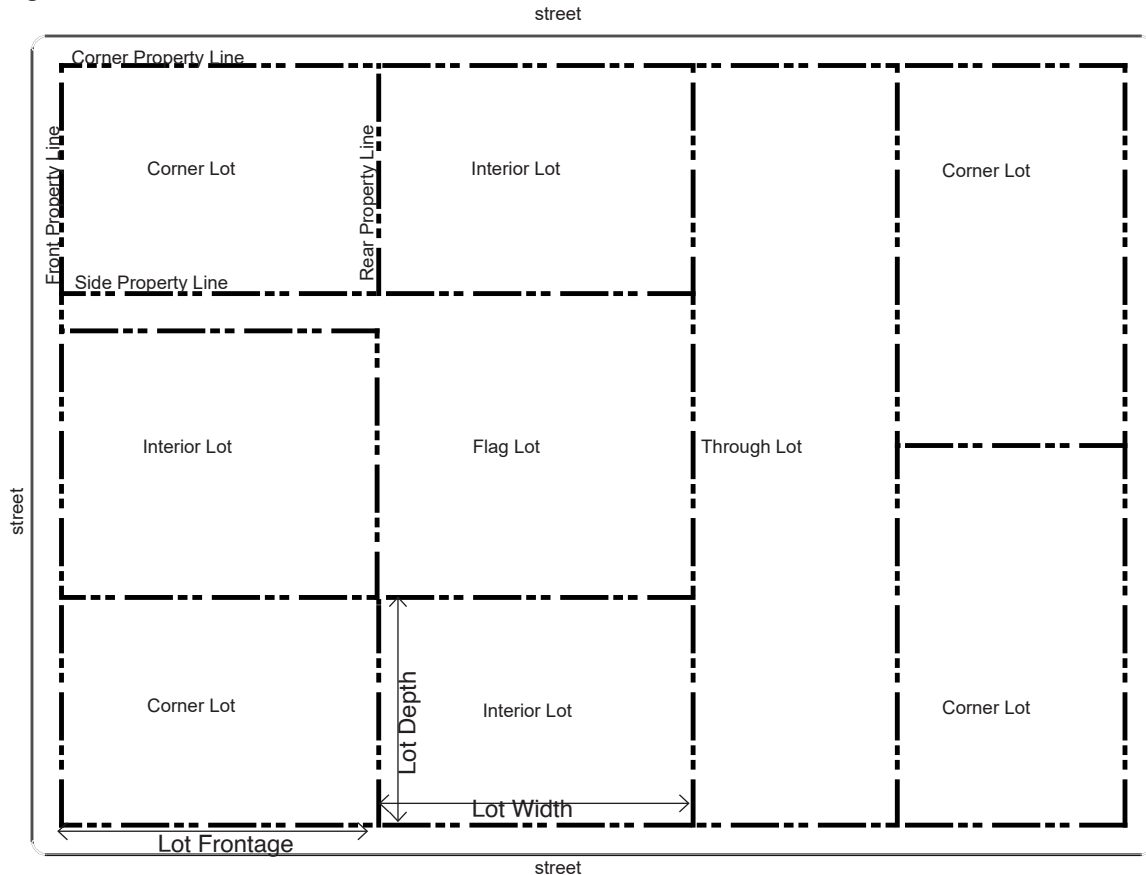
- (14) **Dwelling Unit:** A room or group of rooms connected together that include facilities for living, sleeping, cooking, and eating that are arranged, designed, or intended to be used as living quarters for one family, whether owner occupied, rented, or leased.
- (15) **Desert Modern:** An architecture style drawing inspiration from modern, vernacular, bohemian and desert buildings and landscapes. Desert Modernism is characterized by features and elements that are suitable to the desert climate and lifestyle, including materials that showcase views of the natural landscape and open up to outdoor living spaces, and materials that hold up well in the harsh heat and insulate the interiors. Cornerstones of the style in this region include neutral colors, natural materials such as stone, and locally-sourced building materials.
- (16) **Easement:** A legal interest in land, granted by the landowner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.
- (17) **Eave:** The edge of a pitched roof; it typically overhangs beyond the side of a building.
- (18) **Entrance Type:** The permitted treatment types of the ground floor Facade of a Building Type.
- (19) **Expression Line:** An architectural feature. A decorative, three dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade or a building typically utilized to delineate floors or stories of a building.
- (20) **Facade:** The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.
- (21) **Family:** Family is defined as one of the following.
- Two or more persons, each related to the other by blood, marriage, or adoption together with usual domestic servants and not more than one bona fide guest, all living together as a common household unit.
 - Up to three persons all of whom are not necessarily related to each other by blood, marriage, or adoption, and their children living together as a common household unit.
 - For the purposes of these guidelines, an unrelated family shall not include persons living together in a residential care home or transitional treatment facility in accordance with the requirements of these guidelines.
- (22) **Grade:** The average level of the finished surface of the ground story adjacent to the exterior walls of a building.
- (23) **Gross Floor Area:** The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing of goods, or business offices. It shall not include attic space having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.
- (24) **Impervious Surface.** Also referred to as impervious material. Any hard surface, man-made area that does not absorb water, including building roofs, sidewalks, parking, driveways, and other paved surfaces.
- (25) **Landscape Area.** Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.
- (26) **Lot:** Also referred to as parcel. A plot of land intended to be separately owned, developed, or otherwise used as a unit. Refer to Figure 6-3.
- (27) **Lot, Corner:** A parcel of land abutting at least two vehicular rights-of-way, excluding an alley, at their intersection. Refer to Figure 6-3.
- (28) **Lot, Flag:** A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an alley, through a narrow strip of land. Refer to Figure 6-3.
- (29) **Lot, Interior:** A parcel of land abutting a vehicular Right-of-Way, excluding an Alley, along one (1) Property Line; surrounded by Lots along the remaining Property Lines.
- (30) **Lot, Through:** Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights-of-way, excluding an alley. Refer to Figure 6-3.
- (31) **Lot Area:** The computed area contained within the property lines; it is typically denoted in square feet or acres.
- (32) **Lot Depth:** The smallest horizontal distance between the Front and Rear Property Lines measured approximately parallel to the Corner and/or Side Property Line. Refer to Figure 6-3.
- (33) **Lot Frontage:** The horizontal distance between the Side Property Lines, measured at the Front Property Lines. Refer to Figure 6-3.
- (34) **Nonconformance:** A structure, use, lot, or site characteristic that was legally constructed or operated prior to the effective date of or Amendment to these guidelines, but that cannot be constructed, platted, or operated after the effective date of or Amendment to these guidelines.
- (35) **Occupied Space:** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
- (36) **Open Space Type:** The permitted and regulated types of open spaces these guidelines.
- (37) **Open Water:** A pond, lake, reservoir, or other water feature with the water surface fully exposed.
- (38) **Owner:** The legal or beneficial title-holder of land or holder of a written option or contract to purchase the land.
- (39) **Pedestrianway:** A pathway designed for use by pedestrians;

it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.

- (40) **Pervious Surface:** Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.
- (41) **Plat:** A map or chart of a division and/or combination of lots.
- (42) **Primary Façade:** The façade facing the street from which the building derives its street address.
- (43) **Primary Street:** A major corridor that receives priority over other streets in terms of setting front property lines and locating building entrances.
- (44) **Property Line:** Also referred to as lot line. A boundary line of a parcel of land or lot. Refer to Figure 6-3: Lots.
- (45) **Property Line, Corner:** A boundary of a lot that is approximately perpendicular to the front property line and is directly adjacent to a public Right-of-Way, other than an alley or railroad. Refer to Figure 6-3: Lots.
- (46) **Property Line, Front:** The boundary abutting a right-of-way, other than an Alley, from which the required setback or build-to zone is measured, with the following exceptions.

- (a) Corner and Through Lots that abut a Primary Street shall have the front property line on that Primary Street.
- (b) Corner and Through Lots that abut two Primary Streets or do not abut a Primary Street shall utilize the orientation of the two directly adjacent lots, or shall have the front property line determined by the CDO or designee.
- (47) **Property Line, Rear:** The boundary of a lot that is approximately parallel to the front property line; this line separates lots from one another or separates a lot from an alley. Refer to Figure 6-3: Lots.
- (48) **Property Line, Side:** The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way. Refer to Figure 6-3: Lots.
- (49) **Right-of-Way:** Land dedicated or utilized for a Street Type, trail, pedestrianway, utility, railroad, or other similar purpose.
- (50) **Roof Type:** The detail at the top of a building that finishes a Facade, including a pitch roof with various permitted slopes and a parapet.
- (51) **Scale:** The relative size of a building, street, sign, or other element of the built environment.
- (52) **Semi-Pervious Surface:** Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers,

Figure 6-3: Lots



- permeable asphalt and concrete, or gravel.
- (53) **Setback:** The horizontal distance from a property line inward, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in these guidelines (see Figure 6-4 for comparison to Build-to Zones).
- (54) **Sign:** An object, device, or structure used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by such means as words, letters, figures, images, designs, symbols, or colors. Flags or emblems of any nation, state, city, or organization; works of art which in no way identify a product; and athletic field score boards are not considered signs.
- (55) **Solar Reflectance Index (SRI):** A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from 0 to 100 and is defined so that a standard black surface is 0 and a standard white surface is 100. To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.
- (56) **Story:** A habitable level within a building measured from finished floor to finished floor.
- (57) **Story, Ground:** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
- (58) **Story, Half:** A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.
- (59) **Story, Upper:** Also referred to as upper floor. The floors located above the ground story of a building.
- (60) **Street Face:** The facade of a building that faces a public right-of-way.
- (61) **Street Frontage:** Also refer to lot frontage. The portion of a building or lot directly adjacent to a vehicular right-of-way.
- (62) **Streetwall:** The vertical plane created by building facades along a street. A continuous streetwall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.
- (63) **Structure, Accessory:** The general term for a subordinate structure detached from, but located on the same Lot as the Principal Structure; it may or may not be inhabitable.
- (64) **Structure, Principal:** Also referred to as the principal building. A building that contains the dominant Use of the Lot. It is typically located toward the front of the Lot in the front Build-to Zone or behind the Front Yard Setback.
- (65) **Swale:** A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.
- (66) **Tree Canopy:** The uppermost area of spreading branches and leaves of a tree.
- (67) **Tree Canopy Coverage:** The area of ground covered or shaded by a tree's canopy, measured in square feet.
- (68) **Use:** Also referred to as land use. A purpose or activity that may occur within a building or a lot.
- (69) **Use, Accessory:** A use customarily, incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.
- (70) **Use, Principal:** The specific, primary purpose for which a lot or building is utilized.
- (71) **Use, Special:** A use that may not be appropriate in certain locations based on the potential negative impacts associated with the use and requires approval of a Special Use Permit.
- (72) **Visible Basement:** A half story partially below grade and partially exposed above with required transparency on the street facade.
- (73) **Water Body:** A body of water, such as a river, pond, or lake that may be man-made or naturally occurring.
- (74) **Yard:** The space on a lot which is unoccupied and unobstructed from the ground to the sky by the principal structure. Lots without a structure do not have yard designations. Refer to Figure 6-5.
- (75) **Yard, Corner Side:** A yard extending from the corner side building facade along a corner side property line between the front yard and rear property line. See Figure 6-5.
- (76) **Yard, Front:** A yard extending from the front facade of the principal structure along the full length of the front property line, between the side property lines or side and corner side property lines. See Figure 6-5.
- (77) **Yard, Rear:** A yard extending from the rear building facade along the rear property line between the side yards or, on a corner lot, the corner side and side yards. See Figure 6-5.
- (78) **Yard, Side:** A yard extending from the side building facade along a side property line between the front yard and rear property line. See Figure 6-5.
- (79) **Zoning District:** A designation given to each lot within the city that dictates the standards for development on that Lot.

Figure 6-4: Setback Line vs. Build-to Zone.

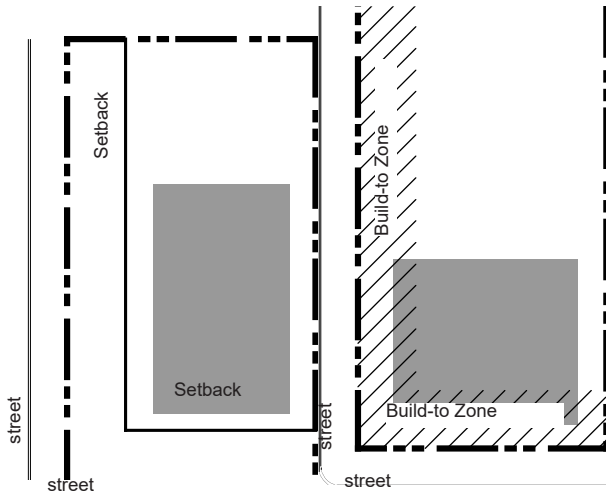
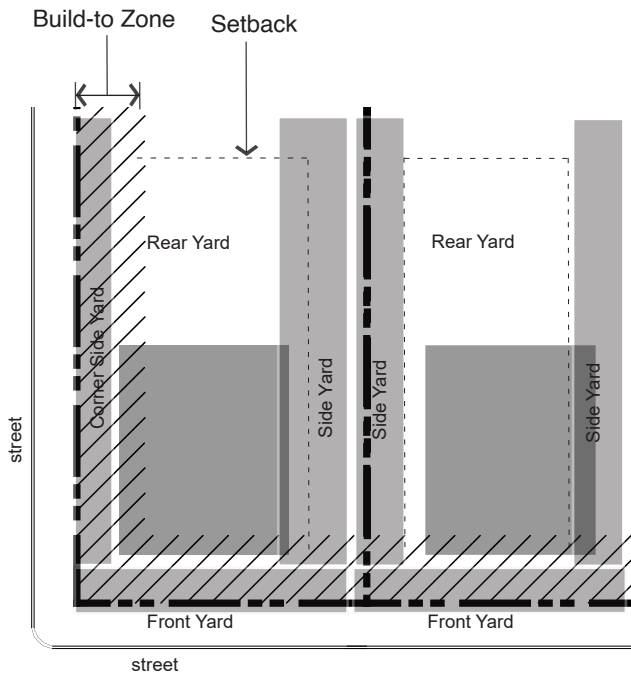


Figure 6-5: Yards





Permit Report

08/08/2022 - 09/06/2022

Permit #	Permit Date	City or County	Residential or Commercial	Type of Permit	Building CityStateZip	Owner Name	Applicant Name	Parcel #	Parcel Address
22,147	9/1/2022	San Juan County	Residential	New Construction	Old La Sal, Utah 84530	Teague Eskelsen	Teague Eskelsen	650000200	26 N COYOTE LN
22,146	9/1/2022	San Juan County	Residential	Electrical	Old La Sal, Utah 84530	Teague Eskelsen	Teague Eskelsen	000650000200	26 N COYOTE LN
22,145	8/31/2022	San Juan County	Residential	New Construction	Moab UT 84532		David R Smith	000700000420	132 Flat Iron Mesa Rd
22,144	8/31/2022	San Juan County	Residential	Miscellaneous	La Sal	Julie Bierschied	Julie Bierschied	000500000010	32 South Mountain Dr
22,143	8/29/2022			Electrical	Blanding ut, 84511		Justin johnson	36S22E226002	
22,142	8/24/2022	San Juan County	Residential	New Construction	Monticello, UT 84535		Ken and Cassie Beiler	31S23E288402	
22,140	8/23/2022	San Juan County	Commercial	Cell Tower	Blanding		Craig Chagnon, Agent for Verizon Wireless	36S22E354203	
22,139	8/22/2022	San Juan County	Residential	Addition/Remodel	Moab, UT 84532		Douglas F Evans	400000160	40 S VELCAR CT
22,138	8/19/2022	San Juan County	Residential	New Construction	Blanding, Utah 84511	Noah Imel	Colby Davis	000940000200	
22,137	8/18/2022	San Juan County	Residential	Solar	Moab, UT, 84532		Courtney Widdison	36S22E154206	
22,136	8/17/2022	San Juan County	Residential	Miscellaneous	Moab, UT 84532	Brody & Brandie Pritchett	River Pool Southern Utah	001490000250	105 W RIO GRANDE DR.
22,135	8/17/2022	San Juan County	Residential	Miscellaneous	Moab, UT 84532	Jeff Krantz	River Pools Southern Utah	001490000120	113 CRIMSON CLIFFS DR
22,134	8/10/2022	San Juan County	Commercial	Addition/Remodel	Lake Powell, UT 84533		Thomas Wigginton	36S16E280000	7143 W HIGHWAY 95
22,130	8/9/2022	San Juan County	Residential	Solar	Moab, UT 84532	Karrie Ewer	Ashton Eaves	00059000011B	16 W WILDFLOWER CIRCLE

Total Records: 14

9/6/2022

Page: 1 of 1