

## Wilson Arch Special Service District

This resource is to provide insight on

- 1) the regulations from the Utah Division of Environmental Quality - Drinking Water Division, regarding water source protection and
- 2) previously signed land use agreements.

The regulations and agreements help define how water and sewer resources may be developed.

The intended audience are land owners of both developed and undeveloped residential and commercial properties, and realtors who are selling properties in the Wilson Arch Resort Community. For commercial properties, there will be another resource, at a later date, on regulations for development. At this time, commercial properties are responsible for their own fire mitigation.

### Drinking Water Source Protection

The Utah Division of Drinking Water has established source protection zones around a well-site.

**Refer to the West Side and East Side Source Protection Zone maps below.**

“Section 3. Establishment of drinking water source protection zones. There are hereby-established use districts to be known as zones one, two, three, and four of the drinking water source protection area identified and described as follows:

(a) **Zone one** is the area within a 100-foot radius from the wellhead.

(b) **Zone two** is the area within a 250-day ground-water time of travel to the wellhead, the boundary of the aquifer(s) which supplies water to the ground-water source, or the ground-water divide, whichever is closer.

(c) **Zone three** (waiver criteria zone) is the area within a 3-year ground-water time of travel to the wellhead or margin of the collection area, the boundary of the aquifer(s) which supplies water to the ground-water source, or the ground-water divide, whichever is closer.

(d) **Zone four** is the area within a 15-year ground-water time of travel to the wellhead, the boundary of the aquifer(s) which supplies water to the ground-water source, or the ground-water divide, whichever is closer.

Section 4. Permitted uses. The following uses shall be permitted within drinking water source protection zones:

(a) Any use permitted within existing agricultural, single family residential, multi-family residential, and commercial districts so long as uses conform to the rules and regulations of the regulatory agencies.

(b) Any other open land use where any building located on the property is incidental and accessory to the primary open land use.

**Section 5. Prohibited uses.** The following uses or conditions shall be and are hereby prohibited within drinking water sources protection zones, whether or not such use or condition may otherwise be ordinarily included as a part of a use permitted under Section 4 of the ordinance.

(a) **Zone one** - The location of potential contamination sources (PCS) as defined herein, unless they are controlled with design standards.

(b) **Zone two** - The location of pollution sources as defined herein, unless their contaminated discharges are controlled with design standards.

(c) **Zones three and four** - The location of potential contamination sources unless they are controlled through land management strategies.”

P. 69, GROUND WATER SOURCE PROTECTION USER'S GUIDE, March 12, 2013, STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF DRINKING WATER, <https://documents.deq.utah.gov/drinking-water/rules/DDW-2018-003498.pdf>

“On-site wastewater disposal systems (septic tanks/drain-fields) have controls on their construction and site locations, but very few controls on their maintenance or what is actually disposed in them. Improper disposals of toxic chemicals in septic systems have been sources of major contamination incidents. Despite efforts to regulate their placement and

use, septic systems still represent the largest reported cause of ground-water contamination resulting in disease outbreaks in the United States.”

P.28, <https://documents.deq.utah.gov/drinking-water/rules/DDW-2018-003498.pdf>

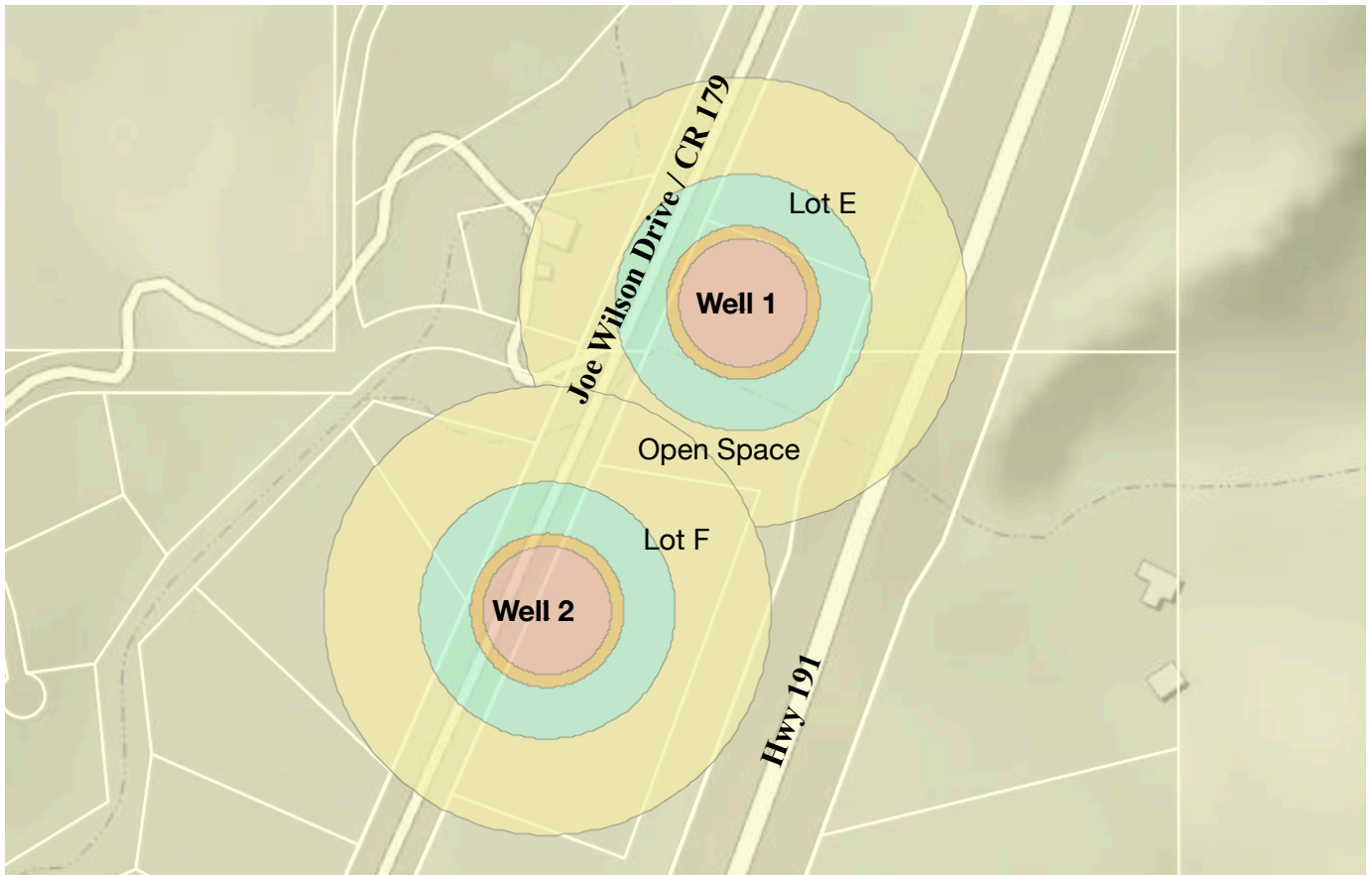
*Editor’s Note: All sewage tanks, lines, and leach fields will be considered a potential contamination source.*

The Wilson Arch Special Service District is moving forward on adopting zoning ordinances as the most effective way to control future PCSs. Zoning ordinances allow control of the subdivision development and growth at desirable levels, by:

- conducting site plan reviews,
- evaluating design and operating standards,
- ensuring adequate spill protection and waste disposal procedures, and
- prohibiting facilities that would discharge contamination to the aquifer.

P. 35, <https://documents.deq.utah.gov/drinking-water/rules/DDW-2018-003498.pdf>

## West Side Source Protection Zones



Source: DDW-2004-003482.pdf Source: Wilson Arch Resort Properties, Drinking Water Source Protection (DWSP)

Zone 1: pink

Zone 2: orange

Zone 3: green

Zone 4: yellow

# West Side, Phase 1 Reference Map

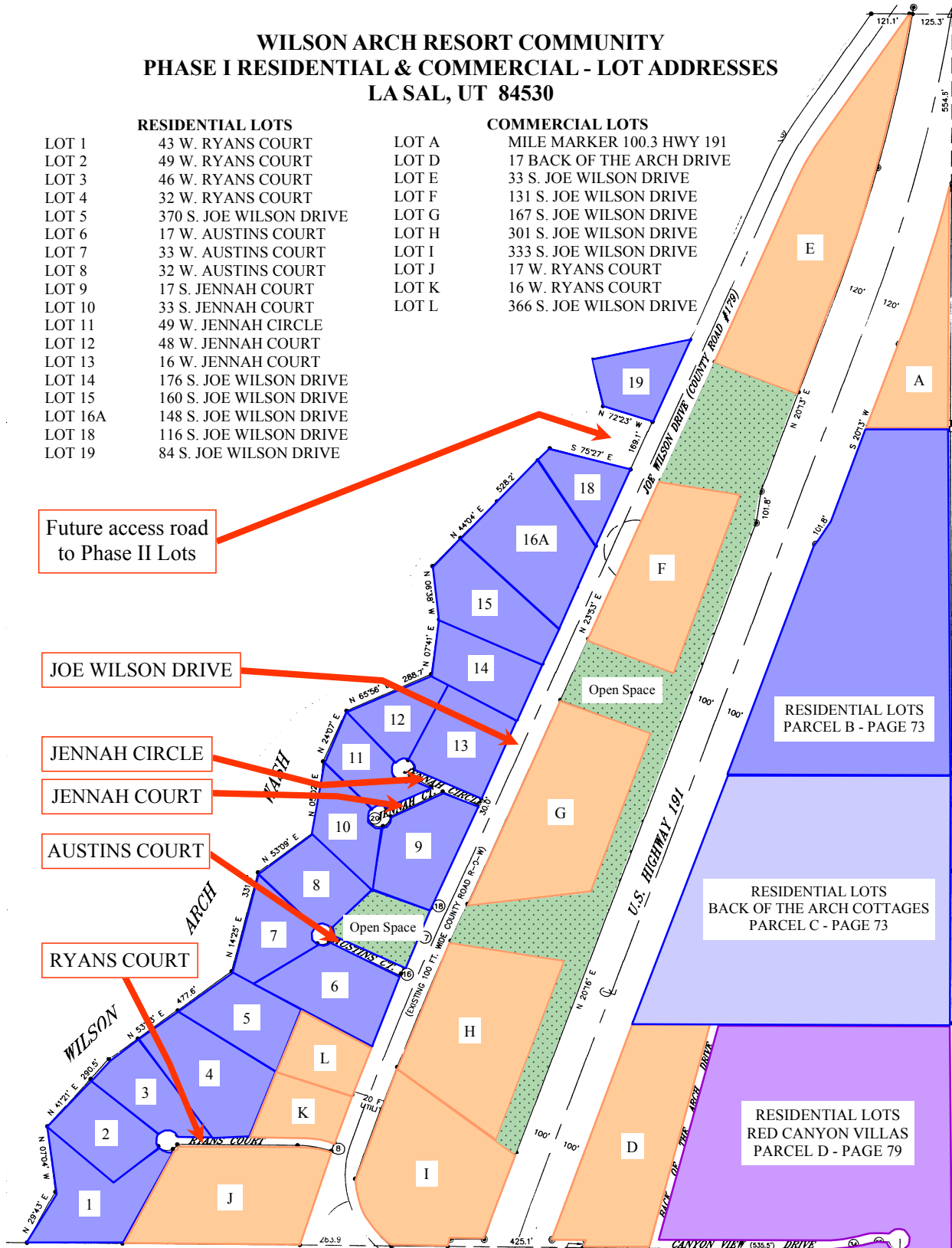
## WILSON ARCH RESORT COMMUNITY PHASE I RESIDENTIAL & COMMERCIAL - LOT ADDRESSES LA SAL, UT 84530

### RESIDENTIAL LOTS

LOT 1	43 W. RYANS COURT
LOT 2	49 W. RYANS COURT
LOT 3	46 W. RYANS COURT
LOT 4	32 W. RYANS COURT
LOT 5	370 S. JOE WILSON DRIVE
LOT 6	17 W. AUSTINS COURT
LOT 7	33 W. AUSTINS COURT
LOT 8	32 W. AUSTINS COURT
LOT 9	17 S. JENNAH COURT
LOT 10	33 S. JENNAH COURT
LOT 11	49 W. JENNAH CIRCLE
LOT 12	48 W. JENNAH COURT
LOT 13	16 W. JENNAH COURT
LOT 14	176 S. JOE WILSON DRIVE
LOT 15	160 S. JOE WILSON DRIVE
LOT 16A	148 S. JOE WILSON DRIVE
LOT 18	116 S. JOE WILSON DRIVE
LOT 19	84 S. JOE WILSON DRIVE

### COMMERCIAL LOTS

LOT A	MILE MARKER 100.3 HWY 191
LOT D	17 BACK OF THE ARCH DRIVE
LOT E	33 S. JOE WILSON DRIVE
LOT F	131 S. JOE WILSON DRIVE
LOT G	167 S. JOE WILSON DRIVE
LOT H	301 S. JOE WILSON DRIVE
LOT I	333 S. JOE WILSON DRIVE
LOT J	17 W. RYANS COURT
LOT K	16 W. RYANS COURT
LOT L	366 S. JOE WILSON DRIVE



Future access road  
to Phase II Lots

JOE WILSON DRIVE

JENNAH CIRCLE

JENNAH COURT

AUSTINS COURT

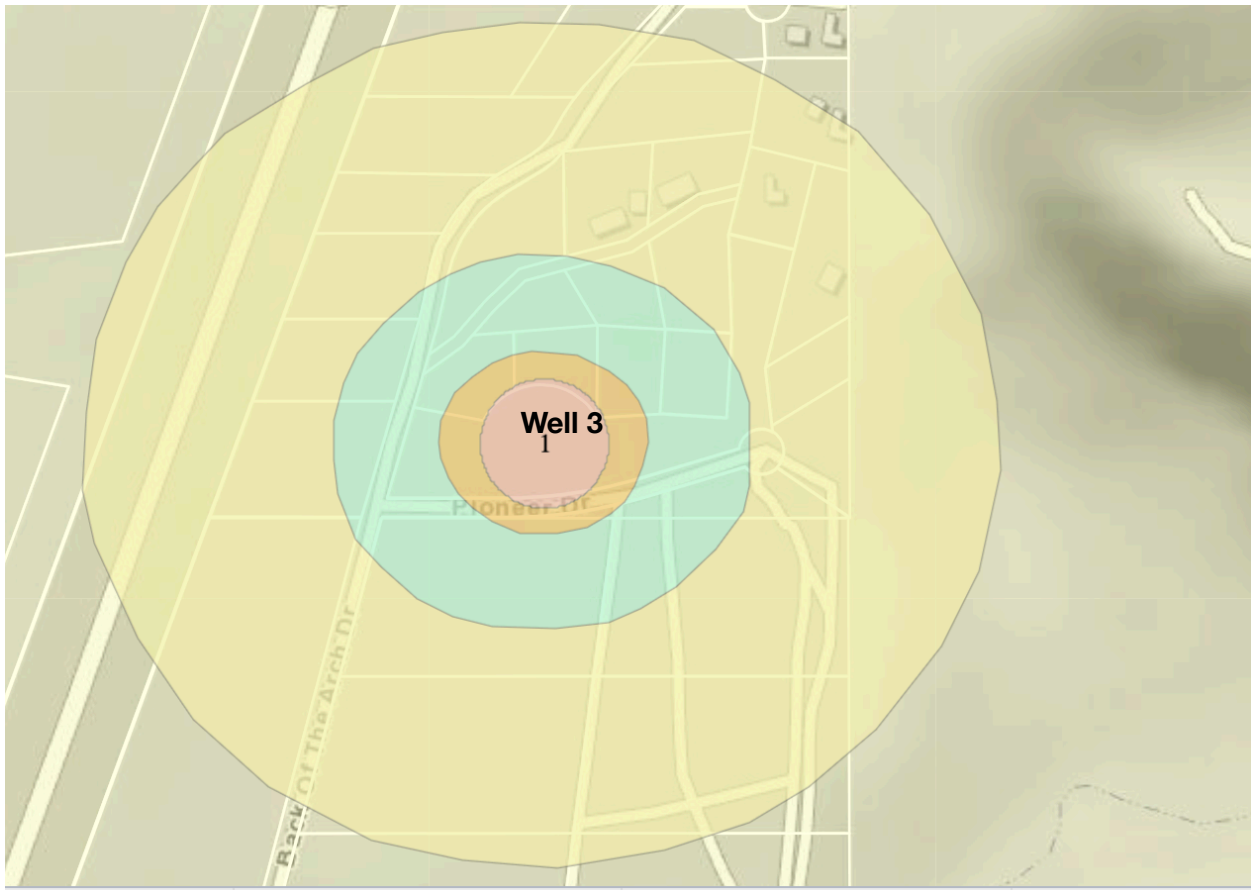
RYANS COURT

RESIDENTIAL LOTS  
PARCEL B - PAGE 73

RESIDENTIAL LOTS  
BACK OF THE ARCH COTTAGES  
PARCEL C - PAGE 73

RESIDENTIAL LOTS  
RED CANYON VILLAS  
PARCEL D - PAGE 79

## East Side Source Protection Zones



Source: DDW-2004-003482.pdf Source: Wilson Arch Resort Properties, Drinking Water Source Protection (DWSP)

Zone 1: pink

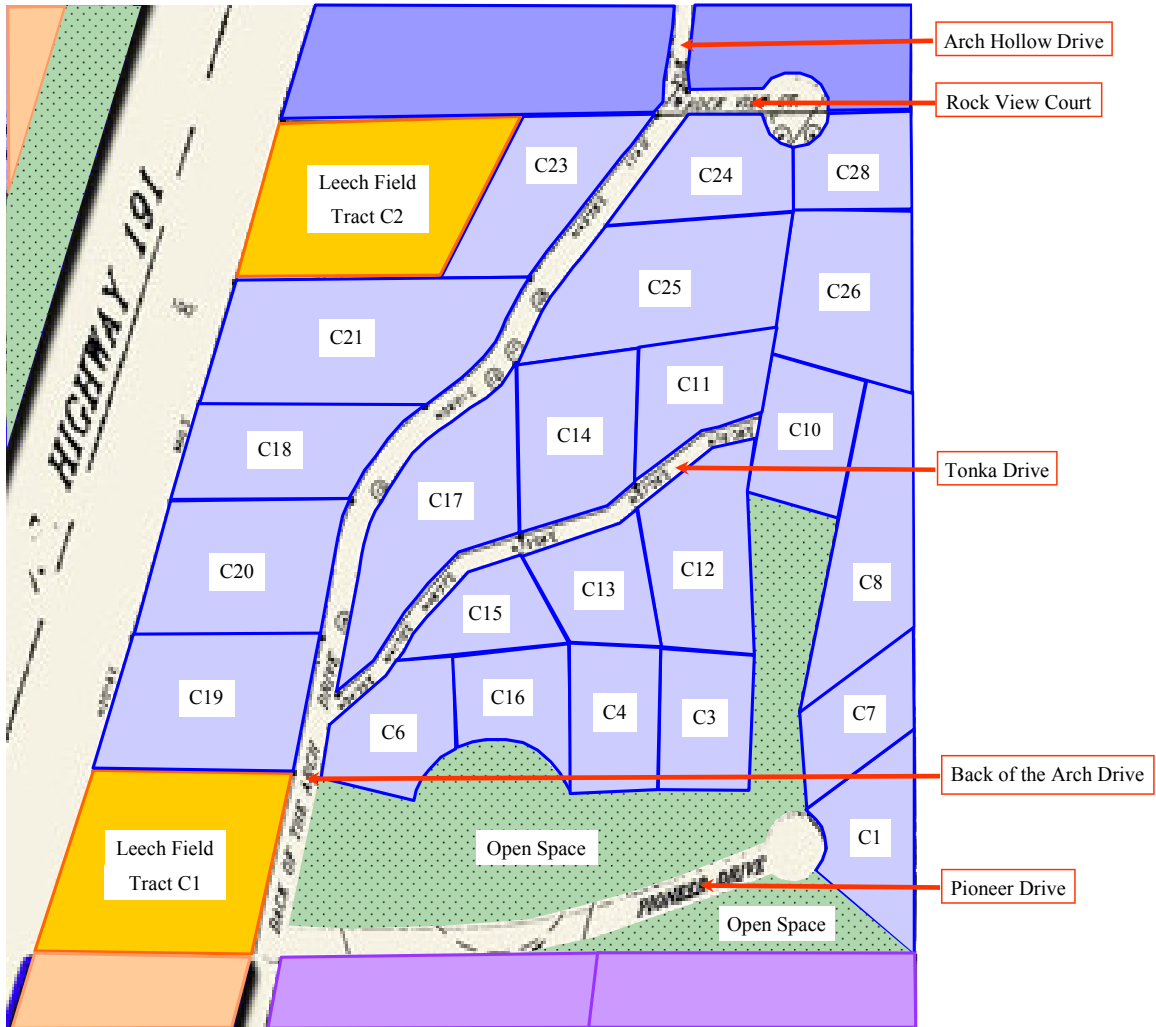
Zone 2: orange

Zone 3: green

Zone 4: yellow

# East Side, Phase 1 Reference Map

## WILSON ARCH RESORT COMMUNITY PARCEL C RESIDENTIAL - LOT ADDRESSES BACK OF THE ARCH COTTAGES LA SAL, UT 84530



### RESIDENTIAL LOTS

**LOT C1** 64 E. PIONEER DRIVE  
**LOT C3** 65 E. PIONEER DRIVE  
**LOT C4** 49 E. PIONEER DRIVE  
**LOT C6** 16 E. TONKA DRIVE  
**LOT C7** 80 E. PIONEER DRIVE  
**LOT C8** 96 E. PIONEER DRIVE  
**LOT C10** 97 E. PIONEER DRIVE  
**LOT C11** 65 E. TONKA DRIVE  
**LOT C12** 64 E. TONKA DRIVE  
**LOT C13** 48 E. TONKA DRIVE  
**LOT C14** 49 E. TONKA DRIVE  
**LOT C15** 32 E. TONKA DRIVE

**LOT C16** 33 E. PIONEER DRIVE  
**LOT C17** 17 E. TONKA DRIVE  
**LOT C18** 65 BACK OF THE ARCH DRIVE  
**LOT C19** 33 BACK OF THE ARCH DRIVE  
**LOT C20** 49 BACK OF THE ARCH DRIVE  
**LOT C21** 81 BACK OF THE ARCH DRIVE  
**LOT C23** 97 BACK OF THE ARCH DRIVE  
**LOT C24** 6 E. ROCK VIEW COURT  
**LOT C25** 80 BACK OF THE ARCH DRIVE  
**LOT C26** 8 E. ROCK VIEW COURT  
**LOT C28** 16 E. ROCK VIEW COURT

# Land Use Agreement: Potential Contamination Sources

## "EXHIBIT A" LAND USE AGREEMENT

RECORDED, SAN JUAN COUNTY, UTAH

97 FEB -4 AM 11: 49

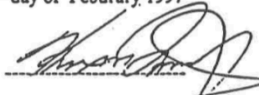
Land Use Agreement for Wells 1 and 2, and Future Wells 3 and 4,  
Wilson Arch Resort Properties, San Juan County, Utah.

We the undersigned landowners acknowledge the Drinking Water Source Protection Plan for Wilson Arch Resort Properties Wells # 1 and 2, and Future Wells 3 and 4. We agree not to locate or allow the location of any potential contamination sources, as defined in R309-113-6(1)(u) of the Utah Administrative Code, within zone one of these wells, such zones being described on the attached "exhibit A" which is hereby made part of this agreement. We also agree not to locate or allow the location of any pollution sources, as defined in R309-113-6(1)(t) of the Utah Administrative Code, within zone two unless design standards are implemented to prevent contaminated discharges. This agreement is binding on all heirs, successors, and assigns.

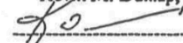
This agreement is hereby approved on this 3<sup>rd</sup> day of February 1997



Phillip V. Glaze



Kevin M. Dunlap, Trustee



Karen D. Dunlap, Trustee

On the 3<sup>rd</sup> day of February 1997 personally appeared before me Phillip V. Glaze, Kevin M. Dunlap and Karen D. Dunlap, the signers of the within instrument who duly acknowledged to me that they executed the same.

Entry No.	1K001584
Recorded	2/14/97 AM 11:49
Fee Paid	Louis L. Jara
Recorder, San Juan Co., Utah	547
by	Wm. Harmon



Edith P. Gandy  
my comm. exp. 4-14-99  
Notary Public

Preliminary Evaluation Report, Provisional Wells #1 and #2, Hansen, Allen & Luce, Inc., Salt Lake City Office, March 1998  
DDW-1998-001781.pdf  
For copy, Email [bodwassd@gmail.com](mailto:bodwassd@gmail.com)

**COMMERCIAL LOT OWNERS: PLEASE REFER TO YOUR DEED RESTRICTIONS REGARDING FIRE SUPPRESSION**