



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
March 12, 2026 at 6:00 PM

AGENDA

Google Meet – Joining Information

Video: <https://meet.google.com/ust-hood-zzu>

Phone: (US) +1 661-552-0879 | PIN: 960 575 714#

WELCOME

ROLE CALL

PLEDGE OF ALLEGIANCE

CONFLICT OF INTEREST DISCLOSURE

PUBLIC COMMENT - Time reserved for public comment on items or issues not listed on the agenda.

GENERAL BUSINESS

- [1.](#) Approval of Planning Commission Meeting Minutes from February 12, 2026 (Corey Coleman, Planning)
- [2.](#) San Juan County maintains a Geographic Information System (GIS) to support mapping, parcel management, and land-use planning. The system provides parcel and related geographic information to assist county departments, property owners, and the public with planning, permitting, and decision-making.

The County's public GIS map, available at

<https://gis.sanjuancounty.org/arcgis/apps/webappviewer/index.html?id=38dbbd3bbf31401cb77d6fe0be6f1b84>

- [3.](#) Public notice of a Planning Commission vacancy has been published in the newspaper. Letters of interest will be accepted through March 20, 2026.

ADMINISTRATIVE ITEMS

- [4.](#) San Juan County Zoning Ordinance Definitions P-Z

5. Consideration and Approval of a Sign Permit for EPIC 4X4, 11860 S Highway 191.
6. San Juan County Zoning Ordinance - Chapter - (XX) - SIGN (estimated time 15 Minutes)
7. San Juan County Zoning Ordinance – (estimated time 20-30 Minutes)
8. San Juan County Zoning Ordinance – (estimated time 5 Minutes)

LEGISLATIVE ITEMS

BUILDING PERMIT(S) REVIEW

9. February Building Permit (estimated time 5 Minutes)

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
February 12, 2026

Minutes

CALL TO ORDER AND ADMINISTRATIVE ITEMS

Date: February 12, 2026

The meeting was called to order at approximately 6:00 PM by Chair Trent Schafer. Roll call was taken. Commissioners present included Melissa Rigg, Ann Austin, TC Garcia, Trent Schafer, and Lloyd Wilson (remote).

Planning staff present included Corey Coleman, Jens Nielson, Mack McDonald, and Tamra Lewis (remote).

The Pledge of Allegiance was led by Ann Austin. Chair Trent Schafer requested disclosure of conflicts of interest. No conflicts were disclosed.

Approval of January 08, 2026 Minutes

Motion by Melissa Rigg to approve the minutes as amended. Second by Trent Schafer. Motion passed unanimously.

GENERAL BUSINESS

Informational Item: Phishing Scam Warning

Corey Coleman reported on phishing emails impersonating county staff and requesting wire transfers. Residents were advised to verify email addresses and report suspicious messages. Commissioners recommended additional public outreach.

(6:15) – Binder Updates & Ordinance Consolidation

Updated commissioner binders were introduced to improve consistency and efficiency. Staff completed significant work converting ordinances into an editable format and compiling adopted ordinances into appendices.

General Plan Update: The General Plan was approved following public hearing and County Commission review. The land use section was updated and will be maintained digitally.

Training Announcement: Land-use training from the Ombudsman scheduled for March 2.

PUBLIC COMMENT

(6:25) Connor Simmons commented on affordable housing challenges, zoning limitations, and economic development concerns. Public comment was closed.

ADMINISTRATIVE ITEMS

(6:40) – Conditional Use Permit: Stephen Alba Campground – Where the Wild Things Are Hip Campground

Staff presented a re-application due to permit expiration. Discussion included fire safety requirements and access via an unmaintained county road.

Decision: The Planning Commission approved the CUP with revised fire safety and road coordination conditions.

(07:00) – Motion on CUP Approval

Motion by TC Garcia to approve the Where the Wild Things Are Hip Campground CUP. Second by Ann Austin. Motion passed unanimously.

(07:10) – Conditional Use Permit Reform Discussion

Staff discussed statewide efforts to reduce conditional uses and create a unified development code with clear standards.

(07:35) – Code and Definitions Update Process

Commission reviewed draft ordinance revisions and outlined a multi-reading adoption process. Discussion included ADU standards, short-term rentals, and ordinance definitions.

LEGISLATIVE ITEMS

None

BUILDING PERMITS

February permits discussed.

ADJOURNMENT

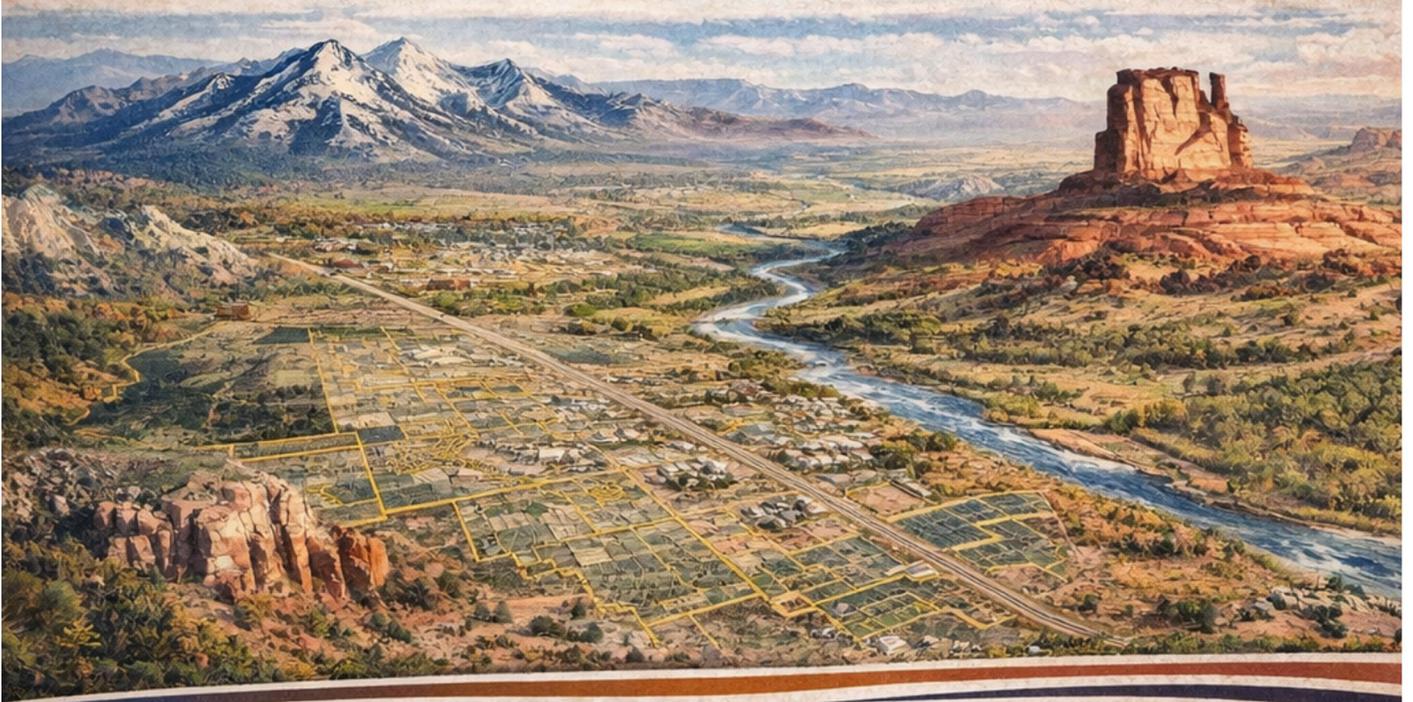
Motion by Melissa Rigg to adjourn. Second by TC Garcia. The motion passed unanimously.

MAJOR MOTIONS AND ACTION SUMMARY

Item	Motion	Outcome
Jan 8 Minutes	Approve as amended	Passed
CUP – Stephen Alba	Approved with revised conditions	Passed



SAN JUAN COUNTY GIS & MAPPING SERVICES



GIS SERVICES

- Parcel & Ownership Mapping
- Addressing & Road Centerlines
- Zoning & Land Use Mapping
- Development & Planning Support

COUNTY GIS SUPPORT

- Emergency Response Mapping
- Infrastructure & Utilities Mapping
- Floodplain & Environmental Analysis
- Public Data & Map Access

PUBLIC GIS MAP

Scan the QR Code below to open the
San Juan County Interactive GIS Map

 Interactive GIS Map

<https://gis.sanjuancounty.org>



Connecting Land, Data, and Community



NOTICE OF SAN JUAN COUNTY BOARD VACANCIES

Looking for an opportunity to serve your community? Membership on County boards provides a meaningful way to become involved and make a difference.

For additional information regarding board responsibilities or meeting schedules, please contact Corey Coleman, at (435) 587-3829 or via email at permits@sanjuancountyut.gov

PUBLIC NOTICE IS HEREBY GIVEN:

that Letters of Interest are being accepted for vacancies or expired terms on the following voluntary Boards and Committees, reappointments of expiring members may be considered as a higher priority for vacancies:

Planning Commission: One (1) at-large position for a four-year term, specifically representing the Bluff area of the County.

Travel expenses will be reimbursed for meeting attendance. Applicants must be residents and registered voters of San Juan County.

Preferred qualifications include experience or knowledge in land use; familiarity with County and local issues; strong listening and communication skills; and analytical reasoning abilities.

Preferred qualifications may be waived in the event of limited qualified applicants.

Written statements of interest and qualifications must be submitted in accordance with the required publication period and will be accepted until **Friday, March 20**, which is not less than fifteen (15) days from the date of publication of this notice.

San Juan Noxious Weed Control Board: 2 members for four-year terms. The Noxious Weed Board makes recommendations to the Commission and staff for overall weed control policy to ensure compliance with the Utah Noxious Weed Act. Members shall be farmers or ranchers whose primary source of income is derived from agriculture production.

The Board of San Juan County Commissioners will make final appointments at one of its upcoming regular meetings. Interested parties are encouraged to submit their current resume along with a letter of interest and for which Board you are interested in volunteering for. Applicants are reminded that all information provided will become part of the public record. The deadline for applying is 5 p.m. February 22nd or until the positions are filled.

Letters of interest and resumes may be delivered to:

**San Juan County Planning Department, 117 South Main Street | P.O. Box 9
Monticello, Utah 84535**

Or emailed to: permits@sanjuancountyut.gov



STAFF REPORT

MEETING DATE: March 12, 2026

ITEM TITLE, PRESENTER: San Juan County Zoning Ordinance - Definition

RECOMMENDATION: No formal action is required; the item is presented for Planning Commission review and direction to staff.

SUMMARY

Staff reviewed selected portions of the San Juan County Zoning Code. Because an editable version was unavailable, staff created a Word working draft and is cross-checking it against the adopted PDF to verify accuracy. The revisions are intended to improve clarity and organization and have no legal effect. The following summarizes the draft changes for Planning Commission review and direction.

PRELIMINARY CODE MODIFICATIONS

Chapter 2 – Definitions P-Z (1st Reading - Continued)

This item addresses the remaining definitions (**P-Z**) and completes the first reading of the definitions section, allowing staff to incorporate the requested changes and return the revisions for further review. The effort consolidates general definitions into a single organized section of the code to improve clarity and ease of reference. Over time, various ordinances and resolutions have created discrepancies and duplicate definitions that require clarification.

STAFF RECOMONDATIONS

At this stage, no formal action is required. Staff submit the proposed revisions for Planning Commission review and direction on the overall approach and any areas requiring further modification prior to proceeding to the next step in the process.

OWNER OF RECORD: The individual named on a deed that has been recorded at the San Juan County Recorder's Office.

(1) ~~Parking Lot.~~ **PARKING LOT:** An open area, other than a street, used for parking of more than four (4) automobiles and available for public use, whether free, for compensation, or as an accommodation for clients or customers.

(1) ~~Parking Space.~~ **PARKING SPACE:** Space within a building, lot or parking lot for the parking or storage of one (1) ~~automobile~~-vehicle.

PERFORMANCE BOND: A form of collateral, issued by a bonding company, which guarantees a specified amount of money to be paid in the event of failure to perform by a subdivider, or other person.

PERIMETER BOUNDARY: A line around any piece of property such as a parcel, lot, block or subdivision which encloses and separates that piece from adjacent pieces.

(1) **Planned Unit Development (PUD).** An integrated design for development of residential, commercial or industrial uses, or limited combinations of such uses, in which the density and location regulations of the district in which the development is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed requirements.

PLANNING ADMINISTRATOR: The San Juan County official appointed by the San Juan County Commission as the San Juan County Planning Administrator, whose duties include overseeing and managing the San Juan County Planning & Building Department, acting as the land use authority for subdivisions, and the implementation, administration and enforcement of the planning and zoning portions of this Title.

PLANNING COMMISSION: Is a seven (7) member board appointed by the Board of San Juan County Commissioners. The Planning Commission serves the community by hearing and making a variety of decisions on San Juan County planning and zoning issues that impact the County and its residents. For the purposes of this ordinance, the Planning Commission may be the land use authority.

(1) ~~Plat. A map or other graphical representation of lands being laid out and prepared in accordance with State law.~~

PLAT, FINAL: Map or chart of a subdivision, PUD, condominium, or other proposed development that has been accurately sited or surveyed and located on the ground so that streets, alleys, blocks, lots, and other divisions thereof can be identified - to be recorded with the County Recorder upon approval by the Board of San Juan County Commissioners.

PLAT, PRELIMINARY: The map or maps of a proposed subdivision, and specified supporting materials prepared in sufficient detail to permit the evaluation of the subdivision prior to final engineering design and survey.

PRIVATE CAMP / RESORT: Land used for recreational purposes such as ATV/off-road vehicle,

rock climbing, mountain biking, racing, river raft base camp, swimming, hunting, event venues, or similarly supported commercial recreational uses along with their associated structures and/or complexes.

PRIVATE PARK: An area of land intended for outdoor enjoyment by the general public subject to the legal restrictions placed by the owner; which may have affiliated facilities used for conservation, recreation, assembly, concession, amusement, administration and the like, and which is owned by a private entity or person, or operated in its entirety as a non-commercial use.

PRIMITIVE CAMP: Dispersed camping in remote areas with limited amenities and/or services.

(1) **Public Agency.** The federal government, the state, a county, municipality, school district, special service district, or other political subdivision of the state, or a charter school.

(1) **Public Hearing.** A hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

(1) **Public Meeting.** A meeting that is required to be open to the Public under state law

(1) **Public Notice.** Notice widely disseminated to the public through broadcast media such as newspaper, radio, television, in a conspicuous public place or the internet, in conformance with state law.

PUBLIC PARK: An area of land intended for outdoor enjoyment by the general public, which may have affiliated facilities used for conservation, recreation, assembly, concession, amusement, administration and the like, and which is owned by a governmental entity, or operated in its entirety as a non-commercial use.

~~Record of Survey Map. A map of a survey of land prepared in accordance with state law.~~

RENEWABLE ENERGY: Energy derived from natural processes that are replenished at a faster rate than they are consumed. Including solar power, wind power, hydroelectricity, geothermal energy, and biomass.

RIGHT-OF-WAY: Legal right to use or cross over the property of another.

ROAD: See Street.

ROAD, COUNTY: A road or highway designated as a County road and maintained by San Juan County.

ROAD, MAINTENANCE AGREEMENT: An agreement between two or more parties that outlines the rights and responsibilities of the parties to construct, maintain, and repair occupant or emergency vehicle access to private parcels.

ROAD, PRIVATE: A road on privately owned property, limited to the use of the owner or a

group of owners who share the use and maintain the road without assistance from the County. A private road has not been given to or accepted by the County for public use and maintenance.

RV: "Recreational Vehicle" means a vehicular unit other than a mobile home, primarily designed as a temporary dwelling for travel, recreational, or vacation use that is either self-propelled or pulled by another vehicle. This includes: a travel trailer; a camping trailer; a motor home; a fifth wheel trailer; RV; and a van designed for overnight use.

RV PARK: A space occupied by three or more mobile homes, ~~or RVs,~~ or RVs, including park model RVs, being used as recreational or long term RV dwellings longer than 180 calendar days per year.

SEAL: An embossed emblem, figure, symbol, word, letter, etc., used as attestation or evidence of authenticity.

SECTION LINE: The line delineating the boundary of a section of land in the United States Public Land Survey System.

SEWER SYSTEM, PRIVATE: A system for treatment and disposal of household sewage that is owned by an individual or several individuals and designed to serve the owners property only e.g., septic tank and leach field systems.

SEWER SYSTEM, PUBLIC: An approved sanitary sewer system containing transmission lines and treatment facilities owned and operated by a public entity such as a municipality or special district.

SEXUALLY ORIENTED BUSINESS: As defined in Utah Code §17-50-331.

SHOPPING STRIP: A group or cluster of retail or service-oriented businesses that share a parking lot area with limited ingress and egress to the parking area.

<p>SHORT-TERM RENTAL (STR): Excluding Hospitality Rentals, the renting of any structure for the purpose of overnight occupancy for a period less than 28 days by the renter. Short-term Rentals include vacation rentals, transient rentals, short-term vacation rentals, resort dwelling units, nightly rentals, condominium rentals, glamping,</p>	<p>SHORT-TERM RENTAL. A dwelling or a portion of a dwelling that the owner of record or the lessee dwelling or the portion of dwelling leases to another for occupancy for fewer than 30 consecutive days.</p>
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<p>commercial camping, mini-hotel/motel rentals, cabin rentals, trailer/RV rentals, and all other similar uses, variations, and combinations in which a structure is rented as overnight accommodation for a period less than 28 days. An Accessory Building may not be used as a short-term rental.</p>	
<p>Proposed</p>	<p>ADOPTED ORDINANCE 2024-01 Signed (1-16-2024) APENDIX B</p>

(+) **SIGN:** Means and includes every advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface, object, device, medium, conveyance or space erected or maintained in view of the observer thereof for identification, advertisement or promotion of the interests of any person, entity, product or service. The definition of "sign" shall also include the sign structure, supports, lighting system and any attachments, ornaments or other features used to draw the attention of observers.

This does not include any flag, badge or ensign of any government or governmental agency erected for and used to identify said government or governmental agency.

SIGN, A-FRAME: A temporary and/or movable sign constructed with two (2) sides attached at the top so as to allow the sign to stand in an upright position.

SIGN, ANIMATED: A sign which involves motion or rotation of any part by mechanical or artificial means or displays flashing or intermittent lights, time, temperature and electronic type message center.

SIGN AREA: The area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing sign areas, only one side of a back-to-back or double faced sign covering the same subject shall be computed when the signs are parallel or diverge from a common edge by an angle of not more than forty-five degrees (45°). In relation to signs that do not have a frame or separate background, sign area shall be computed on the basis of the least rectangle, triangle or circle large enough to frame the display.

SIGN, ELECTRONIC DISPLAY SCREEN: Any sign or portion of a sign that displays an electronic image or video, which may or may not include text. This definition includes television screens, plasma screens, digital screens, flat screens, LED screens, video boards, and holographic displays.

SIGN, FOR SALE: A temporary sign placed on a lot offering that specific property for sale,

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lease or rent, and limited to twelve (12) square feet in sign area. The on-premises sign may advertise a model home or open house.

SIGN, ILLUMINATED: A sign which has characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes as a part of the sign proper, or by devices which reflect or project light upon it.

SIGN, LOW-PROFILE: On premises or identification signs having a maximum height of six feet (6'), incorporated into some form of landscape design scheme or planter box.

SIGN, OFF-PREMISES: Advertising sign which directs attention to a use, product, commodity or service not related to the premises.

SIGN, PROJECTING: A sign attached to a building or other structure and extending in whole or in part more than twenty-four inches (24") beyond any wall of the building or structure.

SIGN, PROPERTY: A sign related to the property upon which it is located and offering such property for sale or lease, or advertising contemplated improvements, or announcing the name of the builder, owner, designer or developer of the project, or warning against trespassing.

SIGN, ROOF: A sign erected partly or wholly on or over the roof of a building, including ground supported signs that rest on or overlap a roof twelve inches (12") or more.

SINGLE SLEEPING UNIT: An area, structure, or group of structures that provides room or space for 1 or more persons that cannot be less than 70 square feet and shall not be less than 7 feet in any horizontal dimension and is not more than 1,000 square feet. Each additional 1,000 square feet constitutes a new single sleeping unit regardless of its actual use.

SOLAR PANEL: A component of a photovoltaic system that is made out of a series of photovoltaic cells arranged to generate electricity using sunlight.

STOCK PROOF FENCE: A fence designed to contain or prevent cattle, horses, sheep or other domestic animals from entering or leaving the fenced area.

STORAGE YARD: A place where space is rented for the storage of personal property in either an open yard or an enclosed building.

- (+) **Story.** The space within a building included between the surface of any floor and the surface of the ceiling next above.
- (+) **Story, Half.** A story with at least two (2) of its opposite sides situated in a sloping roof, the floor area of which does not exceed two-thirds (2/3) of the floor immediately below it.
- (+) **Street.** A public right-of-way, including a highway, avenue, boulevard, parkway, road,

lane, walk, alley, viaduct, subway, tunnel, bridge, public easement, or other way.

STREET: Any rights-of-way under public or private ownership for public use designed for the travel of motorized vehicles to enter and exit through passage and to include the ways used for internal circulation of traffic.

(+) **Structure.** Anything constructed or erected, which requires location on the ground or attached to something having a location on the ground.

(+) **Structural Alterations.** Any change in supporting members of a building or structure, such as bearing walls, columns, beams or girders.

SUBDIVIDE: Any division of an existing parcel of land that results in a Subdivision in accordance with this Ordinance.

SUBDIVIDER: Any person or agent of a person who causes land to be subdivided per the definition of subdivide in this ordinance.

SUBDIVISION, HIGH DENSITY: When a subdivision has ten (10) or more lots within a concentrated area.

SUBDIVISION, PHASE(S): Carrying out a subdivision in gradual stages. Subdivision phase(s) may not be a single lot and must be contiguous to other parts of the subdivision.

SUBDIVISION IMPROVEMENT AGREEMENT:

SUBDIVISION ADMINISTRATOR: The official or employee of San Juan County appointed by the Board of County Commissioners to administer the subdivision requirements of this Ordinance. For the purposes of this ordinance, the Subdivision Administrator may be the land use authority.

A contract between a subdivider or developer and the County which specifies the required public improvements to be constructed in or in support of a subdivision including the estimated costs and the method of guarantee and the collateral, to insure the improvements are constructed.

SUBDIVISION, MINOR: Shall mean the division of four (4) or less lots and are exempted from the platting process, but are subject to specific requirements as outlined in Chapter 7.

STORM WATER DETENTION: The holding of storm water on a particular site through the use of swales or structures that are designed to release the water at a specified rate.

SURVEY MONUMENT: An object placed or built to identify a survey reference point, including, but not limited to, property corners, benchmarks, and PLSS corner locations.

SWIMMING POOL: A portable or permanent structure above or below grade, designed to hold water eighteen inches (18") deep or greater and/or two hundred fifty (250) square feet or greater surface area and intended for therapeutic or recreational purposes. This definition does not include an ornamental reflecting pool, fishpond or other type of pool not used for

swimming and/or wading, and must be located and designed so as not to create a hazard.

(1) **Subdivision.** Any land that is divided, re-subdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions. It also includes the division or development of land by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument except as provided in state law, divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial uses. It does not include a bona fide division or partition of agricultural land for agricultural purposes, a recorded agreement between owners of adjoining properties adjusting their mutual boundary if no new lots are created, and the adjustment does not violate land use ordinances.

TANGENTIAL USE: Any use other than the permitted primary use under the existing zoning regulation that occurs 1) less than thirty (30) cumulative days in a twelve (12) month period 2) is not a nuisance and 3) is not a prohibited use under the land use regulation.

TITLE VIOLATION: Any person, firm or corporation, in the use or occupation of a building, structure or land, intentionally fails to abide by or to fulfill any condition legally imposed under the provisions of this title in approving any permit, site plan or variance, shall be considered to be a violation of the provisions of this title punishable under Chapter 3 Section 14 and Utah State Code; and any structure made or existing or any use of land used or occupied in violation of any condition legally imposed in approving any permit, site plan or variance under the provisions of this title shall be subject to abatement under Chapter 3 Section 14.

TOPOGRAPHICAL CONTOURS: Horizontal lines on a map indicating an elevation above a specified point, usually sea level, and containing intermittent lines in intervals usually of two (2) feet, five (5) feet or other specified intervals.

(1) **Tourist Court.** Any building or group of buildings containing sleeping rooms, with or without fixed cooking facilities designed for temporary use by automobile tourists or transients, with a garage attached or parking space conveniently located to each unit, including auto courts, motels, or motor lodges.

TOURIST COURT: Any building or group of buildings containing sleeping rooms, with or without fixed cooking facilities designed for temporary use by automobile tourists or transients, with a garage attached or parking space conveniently located to each unit, including auto courts, motels, or motor lodges; see short-term rental.

TRANSIENT: Occupancy of a dwelling unit or sleeping unit for not more than twenty-eight (28) days.

TRUCK STOP: A facility or grouping of facilities that dispenses motor fuel or other petroleum products for truck tractors and similar commercial vehicles; and also may provide amenities such as showers, overnight customer parking, restaurants, or other traveler conveniences.

(+) **RV/Trailer Camp.** Any area or tract of land used or designed to accommodate two (2) or more automobile trailers or camping parties.

(+) **Unincorporated.** The area outside of the incorporated areas of a county.

(+) **Use, Accessory.** A subordinate use customarily incidental to and located upon the same lot occupied by a main use.

(+) **Use, Main.** The principal function or use of the land and/or building or structure
VACATE: 1) To abandon or relinquish a right to use a specific piece of land such as a road, right of way, or easement, or 2) to void a subdivision, incorporated area, local entity or portion thereof and return it to pre-subdivided, or incorporated status.

(+) **Variance.** An authorization by the ~~Planning Commission~~ **Administrative Law Judge**, acting as the Land Use **Appeal** Authority pursuant to state law, relative to specific parcel of land for a modification of a zone's standard height, bulk, area, width, setback, or separation requirement; as distinguished from a conditional use, the allowing of a use not listed as permitted in a zone, or any other change in zoning requirements. ~~Variations do not apply to changes of use.~~

VICINITY MAP: A small scale map shown as an insert on a larger map that indicates the location of a subdivision or other pieces of land in relation to a much larger geographic area.

WATER SYSTEM, PRIVATE: A source of water and the transmission lines owned by one or more persons to serve only their property, i.e.: an individual domestic well.

WATER SYSTEM, PUBLIC: A source of water, including transmission lines and treatment facilities owned by a public entity such as a municipality or special district to provide water to their residents.

(+) **Yard.** A space on the lot, other than a court, unoccupied and unobstructed from the ground upwards, by buildings, except as otherwise provided herein.

(+) **Yard, Front.** A space extending across the full width of a lot, between the front building line and the front lot line. The depth of the front yard is the minimum distance between the front lot line and the front building line.

(+) **Yard, Rear.** A space extending across the full width of a lot, between the rear building line and the rear lot line. The depth of the rear yard is the minimum distance between the **side** lot and the rear building line.

(+) **Yard, Side.** A space extending along the full depth of a lot, between the side building line and the side lot line. The "width" of the side yard shall be the minimum distance between the side lot line and the side building line.

YURT: A tent-like structure consisting of a wooden base and frame with a canvas outer covering, which may be easily dismantled and moved.

(+) **Wind Turbine.** A turbine that is powered by the wind.



STAFF REPORT

MEETING DATE: March 12, 2026

ITEM TITLE, PRESENTER: Consideration and Approval of a Sign Permit for EPIC 4X4, 11860 S Highway 191. [**Packet Item 5**]

RECOMMENDATION: Make a motion approving the Sign Application using the outline of the Spanish Valley sign ordinance.

SUMMARY

On February 19 and 24, 2026, the County received a Sign Permit Application from Bud Signs on behalf of EPIC 4X4 for property located at 11860 S Highway 191 within the Moab Business Park. Based on the application materials, the property is located in Spanish Valley and falls within the Spanish Valley **Highway Commercial Zoning District**. A review of the applicable ordinance indicates that signs are permitted in this zone subject to the following criteria. For reference, the relevant ordinance provisions can be found on *pages 60–75 and 48–49 of the Spanish Valley ordinance* for Commission review.

STAFF REVIEW

BUILDING LINE A vertical surface intersecting the ground along a line at which the front of the building occupies the lot on which it is constructed. (*Page 61 Spanish Valley Ordinance*)

SIGN, ILLUMINATED A sign which has characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes as a part of the sign proper

4. Wall Signs: Wall signs which are permanently attached or painted with a projection of less than twenty four inches (24"), shall be permitted; provided, that the area of any such sign shall not exceed twenty percent (20%) of the face of the front wall to which it is attached, nor more than ten percent (10%) of the face of a side or rear wall; and further provided, that it does not rise above the roofline or parapet wall. (*Page 69 Spanish Valley Ordinance*)

Given:

Building Frontage: **20 ft × 100 ft = 2,000 sq. ft.**

Allowable Sign Area:

2,000 sq. ft. × 20% = **400 sq. ft. allowable sign area**

Proposed Signs:

Sign 1: **204 in × 93 in = 131.75 sq. ft.**

Sign 2: **284 in × 16 in = 31.56 sq. ft.**

Total Sign Area:

131.75 sq. ft. + 31.56 sq. ft. = **163.31 sq. ft.**

Compliance:

163.31 sq. ft. < 400 sq. ft. allowable

I. Lights and Lighted Signs See Spanish Valley Outdoor Lighting and Sign Illumination Standards for requirements. (*Page 73 Spanish Valley Ordinance*)

Permitted Sign Illumination Signs may be unlighted, lighted externally, lighted internally, or backlit. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated (*Page 48 Spanish Valley Ordinance*)

B. Standards for Internally Illuminated Signs:

- Only sign text areas and logos may be illuminated on an internally illuminated sign.
- Internally illuminated signs shall use semi-opaque materials for sign text and logos such that the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign text and logos. Non-text portions of the sign (e.g., background and graphics other than the logo) shall be made of completely opaque material. (*Page 49 Spanish Valley Ordinance*)

Compliance:

Lighting as per page 48 and 49

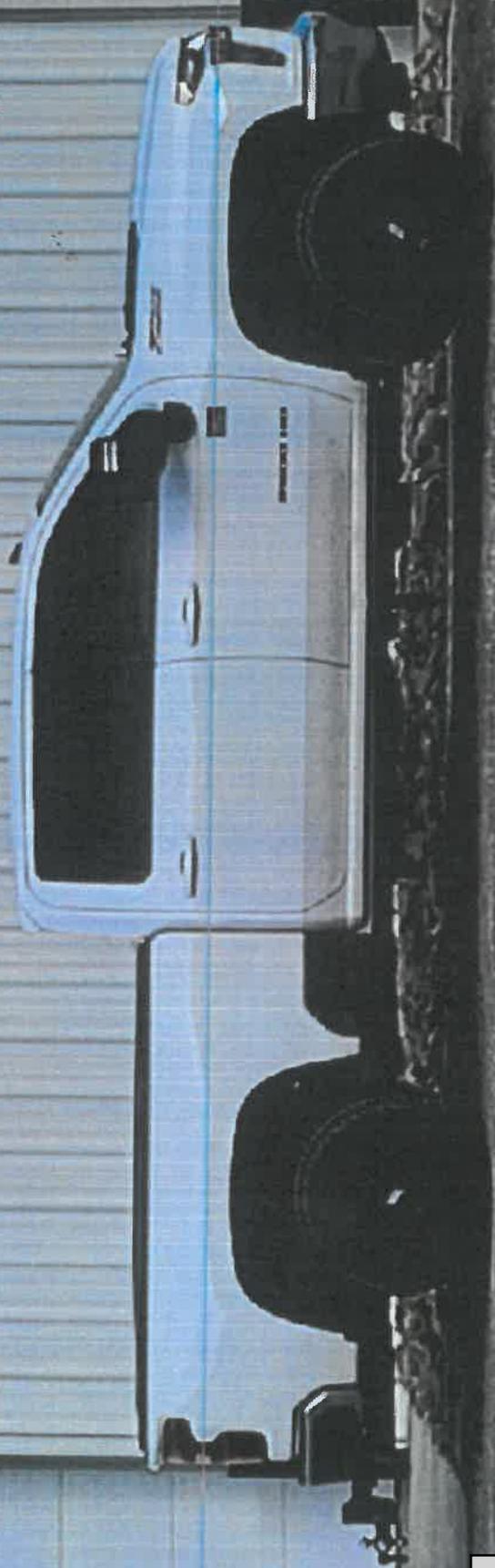
STAFF RECOMONDATIONS

Make a motion approving the Sign Application using the outline of the Spanish Valley sign ordinance.



Building = 100' in length
20' in height

204"
93"
16" ADVENTURES 284"



SAN JUAN COUNTY SIGN PERMIT APPLICATION

Applicant Name: Epic 4x4 Adventures
Address: _____

Telephone: _____
Physical Address of Sign: 11850 S. Hwy 197 Moab, UT.

Legal Description: _____
Type of Sign to be Constructed: _____ Development _____ Civic _____ Real Estate
Residential _____ Commercial _____ Other _____

Type of Sign Construction: Internally lit channel letters

Flat Wall Free Standing _____
If commercial sign, list name of business (if different than applicant): _____

Do you own the property that the sign will be located on? NO
If not, list property owners name and address: John Baskley Moab UT

Size of Sign: 163.25 sf

I hereby acknowledge that I have read this application with the attachment, and state that the above information provided is correct and accurate. I agree to comply with all San Juan County Ordinances and State and Federal rules and regulations (if applicable to the sign project) regarding the construction, erection, and placement of the sign(s).

Signature of Applicant: Joe K. Riley Date: 2/18/26

Signature of Landowner (if applicable): John Baskley Date: 2/18/26

There is a \$10.00 fee for all commercial signs that are placed on state highway frontage. A copy of the application, when approved, will be sent by the county to the Utah Department of Transportation District Four Headquarters. For all other types of signs, there is no charge for the application. Please mail all copies of the application to the address shown on the information sheet along with the required fees, if necessary. A copy of the application, when approved, will be returned to the applicant and/or landowner.

DO NOT WRITE BELOW THIS LINE - FOR COUNTY USE ONLY
Date Received: _____ Zoning: _____ Ownership Verified: _____
Sign in conformance with zoning ordinance: _____

Recommended for Approval _____ Date _____

Planning Commission Approval _____ Date _____



STAFF REPORT

MEETING DATE: March 12, 2026

ITEM TITLE, PRESENTER: San Juan County Zoning Ordinance - Definition

RECOMMENDATION: Refer to Staff recommendation below for a motion addressing 2 items

SUMMARY

It has been brought to staff's attention that both the San Juan County ordinance and the Spanish Valley 2019 ordinance are currently being referenced for sign approvals. The current County code contains limited provisions related to sign permitting. As a result, the Spanish Valley ordinance has been used as the basis for the current sign permit review process.

Through this process, staff is requesting Planning Commission directions on two items:

1. Whether staff may proceed with incorporating the current proposal into the San Juan County Zoning Code, and
2. Whether future sign permit reviews should be completed administratively by staff or by the Planning Commission.

STAFF RECOMONDATIONS

Option 1A: Direct staff to proceed with incorporating the current proposal into the San Juan County Zoning Code.

Option 1B: Do not direct staff to proceed with incorporating the current proposal into the San Juan County Zoning Code.

Option 2B: Administrative Approval by Staff

I move to direct staff to proceed with the administrative review and approval of sign applications in accordance with the applicable ordinance standards.

Option 2B: Planning Commission Review and Approval

I move to direct that sign applications be reviewed and approved by the Planning Commission in accordance with the applicable ordinance standards.

~~12-3 Signs~~

**FINE PRINT NOTE (FPN), the below section is currently adopted in the SPANISH VALLEY SUPPLEMENT and being codified and reformatted to the SAN JUAN COUNTY ZONING ORDINANCE*

SIGNS REQUIREMENTS – CHAPTER (XX)

Section 1: PURPOSE

It is in the best interest of the health, safety and welfare of the citizens of San Juan County to regulate signage and advertising. The following regulations are created to: eliminate potential hazards to motorists and pedestrians; to encourage signs which are integrated with and harmonious to with the buildings, setting and sites which they occupy; encourage legible signage through the prohibition of excessive and confusing sign displays, thus reducing driver inattention; allow each individual business to clearly identify itself and the goods and services which they offer; to safeguard and enhance property values; and protect public and private investment in buildings and open space.

**FINE PRINT NOTE (FPN), the below definition are currently adopted in the SPANISH VALLEY SUPPLEMENT and being added and codified to the SAN JUAN COUNTY ZONING ORDINANCE*

DEFINITIONS

~~The change or rearrangement in the structural part of its design, whether by extending on a side, increasing in area, width or height, or moving from one location or position to another.~~

AWNING: A roofed structure constructed of fabric or metal placed so as to extend outward from the building providing a protective shield for doors, windows and other openings with supports extending back to the building, supported entirely by the building.

~~**BUILDING, FRONT LINE OF** The line of that face of the building or structure nearest the front line of the lot. This face includes sun parlors, bay windows, covered and/or uncovered porches, whether enclosed or unenclosed, but does not include uncovered steps less than four feet (4') above grade and eaves overhanging less than two feet (2').~~

BUILDING LINE: A vertical surface intersecting the ground along a line at which the front of the building occupies the lot on which it is constructed.

~~**Code Enforcement Officer** The appropriate officer(s) employed by the San Juan County authorized to enforce this chapter.~~

ELECTRONIC MESSAGE CENTER (EMC): Any sign, or portion thereof, that displays electronic images, graphics or pictures, with or without textual information. Such a sign has the capability of being changed or altered by electronic means on a fixed display screen composed of a series of lights, including light emitting diodes (LEDs), fiber optics, plasma displays, light bulbs, or other illumination devices within the display area where the message is displayed. EMS includes computer programmable, microprocessor controlled electronic or digital displays.

ELECTRONIC MESSAGE SIGN VIEW AREA: The view area for any EMS shall be measured as follows: beginning from the outside edge of the sign face, measure one hundred fifty feet (150') to each side, then measure at a ninety degree (90°) angle three hundred feet (300') in the direction that the sign is facing, and ninety degree (90°) angle until the two (2) lines intersect.

FACE OF SIGN: The entire area of a sign upon, against or through which any copy, electronic images,

graphics or pictures, with or without textual information is placed.

LOT, CORNER: A lot abutting on two (2) intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed one hundred thirty-five degrees (135°).

MARQUEE: A sign designed and constructed for the purpose of changing the message regularly by movable letters or electric means.

MONUMENT SIGN: A sign whose base is approximately seventy-five percent (75%) of the width of the sign and is permanently set on the ground and has an opaque pedestal as part of the sign foundation which conceals any pole support. Upon approval of the community development director, and where pole supports are not visible, the opaque pedestal may be omitted.

NONCONFORMING SIGN: A sign or sign structure or portion thereof lawfully existing at the time this chapter or amendment thereto, became effective, which does not conform to all height, area and yard regulations prescribed in the zone in which it is located, or other regulations of this chapter.

POINT OF THE BEGINNING OR END OF PAVEMENT WIDENING: Ending of pavement widening is that point when the pavement of an interstate highway acceleration or entrance lane fully narrows to the normal width of the main travel lanes. Beginning of pavement widening is that point when the pavement of an interstate highway deceleration or exit lane begins to widen from the normal width of the main travel lanes.

SIGN: ~~Means and~~ includes every advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface, object, device, medium, conveyance or space erected or maintained in view of the observer thereof for identification, advertisement or promotion of the interests of any person, entity, product or service. The definition of "sign" shall also include the sign structure, supports, lighting system and any attachments, ornaments or other features used to draw the attention of observers. This does not include any flag, badge or ensign of any government or governmental agency erected for and used to identify said government or governmental agency.

SIGN, A-FRAME: A temporary and/or movable sign constructed with two (2) sides attached at the top so as to allow the sign to stand in an upright position.

Sign, Animated A sign which involves motion or rotation of any part by mechanical or artificial means or displays flashing or intermittent lights, time, temperature and electronic type message center. Sign Area The area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing

SIGN AREA: Only one side of a back to back or double faced sign covering the same subject shall be computed when the signs are parallel or diverge from a common edge by an angle of not more than forty-five degrees (45°). In relation to signs that do not have a frame or separate background, sign area shall be computed on the basis of the least rectangle, triangle or circle large enough to frame the display.

SIGN, ELECTRONIC DISPLAY SCREEN: Any sign or portion of a sign that displays an electronic image or video, which may or may not include text. This definition includes television screens, plasma screens, digital screens, flat screens, LED screens, video boards, and holographic displays.

SIGN, ELECTRONIC MESSAGE CENTER: Any sign or portion of a sign, that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed.

SIGN, FOR SALE: A temporary sign placed on a lot offering that specific property for sale, lease or rent, and

limited to twelve (12) square feet in sign area. The on premises sign may advertise a model home or open house.

SIGN, FREESTANDING: A sign supported by a fixed permanent frame or support in the ground

SIGN, ILLUMINATED: A sign which has characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes as a part of the sign proper.

SIGN, LIGHTED: A sign made legible in the absence of daylight by devices which reflect or project light upon it.

SIGN, LOW-PROFILE: On premises or identification signs having a maximum height of six feet (6'), incorporated into some form of landscape design scheme or planter box.

SIGN, OFF-PREMISES: Advertising sign which directs attention to a use, product, commodity or service not related to the premises.

SIGN, PROJECTING: A sign attached to a building or other structure and extending in whole or in part more than twenty four inches (24") beyond any wall of the building or structure.

SIGN, PROPERTY: A sign related to the property upon which it is located and offering such property for sale or lease, or advertising contemplated improvements, or announcing the name of the builder, owner, designer or developer of the project, or warning against trespassing.

SIGN, ROOF: A sign erected partly or wholly on or over the roof of a building, including ground supported signs that rest on or overlap a roof twelve inches (12") or more.

Section 2: REGULATIONS AND ENFORCEMENT

A. Compliance Required:

Except as provided in this chapter, no sign shall be erected, raised, moved, extended, enlarged or altered, or have the text of the sign changed, except in conformity with the regulations herein specified for the zone in which it is located.

B. Construction Standards: All signs hereinafter erected in the county shall comply with current standards of the national electrical code, all provisions of this chapter and other applicable ordinances of the county. All component parts shall be Underwriters Laboratories or equivalent-labeled products.

C. Private Signs shall not be permitted within a county right-of-way.

D. In addition to the powers below, The Planning/Building Department may engage in enforcement consistent with Chapter 3 this Ordinance. The Planning/Building Department may:

1. Issue Permits: Issue permits to construct, alter or repair signs which conform to the provisions of this chapter.
2. Determine Conformance: Ascertain that all signs, construction and all reconstruction or modification of existing signs are built or constructed in conformance to the zoning ordinances, building restrictions and building codes.
3. Issue Citations and Complaints: Issue citations and/or complaints against violators of this chapter.

E. Right of Appeal: Any person who has been ordered to alter or remove any sign, or any

person whose application for a sign permit has been refused, may appeal consistent with **Chapter 5(XX)**. Upon filing of said notice of appeal, no further action with regard to the removal of the sign involved shall be taken until the final decision of the Appeal Authority issues, unless the Planning/Building department finds that the sign involved, by reason of its condition, presents an immediate and serious danger to the public.

- F. Application Requirements: All applications for sign permits shall be accompanied by a plan and elevation drawing. The drawings shall be provided digitally in PDF format in a minimum 8 1/2" x 11" format. The plat information shall include sufficient information so that the code enforcement officer can determine whether the proposed sign conforms with the provisions of this chapter.
1. Plat Plan Requirements: Specifically, the plat shall show the size of the sign and its location relationship to the following features of the site:
 - i. Property lines;
 - ii. Existing and proposed buildings or other structures;
 - iii. Control curbs;
 - iv. Parking areas.
 2. Elevation Drawing Requirements: Specifically, the elevation drawing shall show the following information:
 - i. Type of sign;
 - ii. Sign display;
 - iii. Sign height;
 - iv. Sign area.
- G. Sign Permit Required: It shall be unlawful for any person, whether acting as lessee, lessor, owner, occupant, contractor, or otherwise, to erect, construct, reconstruct, enlarge, locate or alter any sign within the county without first obtaining a sign permit from the county unless exempted from this requirement in this chapter.
- H. Fee Schedule: A fee as established by the County Commission shall be paid to the county for each sign permit issued under this chapter. The fee will cover the cost of issuance, including the inspection tag.

Section 3: RESIDENTIAL ZONE

Signs in the R zone must comply with the following:

- A. Low Profile Signs: Two (2) permanent low profile identification signs which state the official name of the residential subdivision will be allowed for residential developments; provided, that these signs conform to the following:
1. Shall be located at the entrance of the residential subdivision and be a minimum of ten feet (10') from front property lines.
 2. Shall be limited to a maximum of three feet (3') in height from finished grade.
 3. Shall be limited to sixteen (16) square feet in area for each sign.
 4. Shall be limited to only two (2) signs per subdivision.
 5. Shall contain no animation.
- B. Promotional Signs for Residential Developments: These signs shall be allowed for residential developments to promote, market and advertise the entire development offering the property for sale and providing pertinent sales information to the public. Promotional signs are not allowed for the sale of individual lots, homes, or a portion of the development.

Signs shall not exceed six feet (6') in height and must be located within the boundaries of

the development a minimum of ten feet (10') from a street, shall not project into or be installed on any public right-of-way and shall not be located within required intersection clear view zones. The signs shall be temporary and shall be removed when all original lots have been sold.

Residential developments may have up to two (2) signs offering the project for sale or inspection by the public.

C. Property Signs for Sale, Lease, Or Rent: One temporary on-premises sign identifying the lot or offering the premises for sale, lease, rent, or inspection by the public is permitted and shall not exceed twelve (12) square feet in size. Such sign may be double faced or may be a movable free standing sign and includes advertising for a model home or an open house at the premises.

D. Nothing in this section shall be construed to limit a property owner's right to express a religious, political, or other protected right through speech.

Section 4: HIGHWAY COMMERCIAL ZONE

A. Freestanding Signs: Freestanding signs are permitted subject to the following provisions:

1. Number: Each parcel of property or commercial complex may have one freestanding sign. One freestanding sign is permitted if the property or complex has more than three hundred feet (300') of frontage on a dedicated public street. Where two (2) or more freestanding signs are constructed, they shall be separated by at least one hundred feet (100'). The second pole sign shall not be higher than seventy percent (70%) of the allowed height of the first sign. A third freestanding sign is allowed for properties with more than six hundred feet (600') of frontage on a dedicated street. The fourth freestanding sign, or additional freestanding signs, must be approved by the Planning Commission.
2. Location: Freestanding and projecting signs shall not project into or over any public street right-of-way. Projecting signs may project a maximum of four feet (4') from the building provided such projecting sign has a minimum ground clearance of ten feet (10') over any sidewalk or street right-of-way.
3. Height: Freestanding signs shall not exceed the following heights:
 - i. Signs located within five hundred feet (500') of US-191 shall not exceed twenty-five feet (25') in height as per the Utah Outdoor Advertising Act.
 - ii. Where two (2) or more pole type signs are allowed, subsequent signs shall not exceed seventy percent (70%) of the allowed height of the main sign.
 - iii. The height of signs located on all other streets shall not exceed ten feet (10') from the adjacent natural grade.
 - iv. Where the natural grade at the sign location is below the curb elevation, the height may be measured from the curb height, provided the overall sign height is not increased by more than five feet (5'), and the sign is within thirty feet (30') of the curb or right-of-way boundary.
4. Size: The area of freestanding signs shall not exceed the following:
 - i. Single tenant freestanding signs within 500' of US-191 shall not exceed seventy-five (150) square feet or one square foot of sign area per linear foot of street frontage up to one hundred twenty (240) square feet maximum per sign face.
 - ii. Multi-tenant signs may have one and one-half (1 1/2) square feet of sign area

per linear foot of street frontage up to two hundred (400) square feet maximum. A single multi-tenant sign may be allowed up to three hundred (600) square feet if the following occurs:

1. The sign permit is approved subject to a condition which precludes the installation of another freestanding sign in excess of the frontage requirements; and
 2. The sign area does not exceed one and one-half (1 and 1/2) square feet per linear foot of street frontage. US-191 may have two (2) square feet of sign area per linear foot of street frontage, up to three hundred (600) square feet maximum.
5. On corner lots, the street frontage used to determine size of the primary sign shall be limited to the street upon which the building fronts. Measurement of the street frontage shall include the actual frontage measured to the midpoint of the corner radius. A secondary sign may be allowed on the side street, and its size shall be based on the frontage of the side street.
- B. Entrance and Exit Signs: One entrance and exit sign shall be permitted at each driveway entering or leaving the premises. Such signs shall not exceed six (6) square feet in area nor be more than four feet (4') in height from the ground.
- C. Wall Signs: Wall signs which are permanently attached or painted with a projection of less than twenty four inches (24"), shall be permitted; provided, that the area of any such sign shall not exceed twenty percent (20%) of the face of the front wall to which it is attached, nor more than ten percent (10%) of the face of a side or rear wall; and further provided, that it does not rise above the roofline or parapet wall.
- D. Property and Project Construction Signs
1. No more than two (2) signs offering the premises for sale, lease or inspection by the public shall be permitted; provided, that the total area of each sign does not exceed thirty-two (32) square feet. Said signs may be modified to indicate that the property has been sold.
 2. A project construction sign or "coming soon" promotional sign of up to sixty-four (64) square feet may be allowed within sixty (60) days of obtaining a building permit for such project. Such sign shall be removed within one year from the date the sign was erected.
- E. Off-premises signs are not permitted, except as may otherwise be required by state law.
- F. Roof Signs: Roof signs shall conform to the following provisions:
1. Roof signs shall not be higher than the roofline or parapet wall and shall not be larger than twenty percent (20%) of the wall face of the building.
 2. All roof signs shall be installed or erected in such a manner that the support structure or brace is covered and screened from public view to the extent reasonable to do so.
 3. Roof signs shall not be animated.
 4. Projecting Signs: Projecting signs attached to a building shall comply with the following conditions:
 - i. Signs projecting over public property may not project more than four feet (4') from a wall of a building, nor project closer than three feet (3') to the back of the curb. A minimum clearance of ten feet (10') above the sidewalk must be maintained.
 - ii. Signs projecting over private property may not project more than six feet (6')

- from a wall of a building.
- iii. Signs shall not extend above the roofline.
 - iv. No more than one projecting sign per tenant space and only at the ground level of the building.
 - v. The maximum sign area for projecting signs shall be one square foot of sign area for each linear foot of building frontage up to a maximum of thirty-two (32) square feet per sign face (64 square feet maximum for both sides of a projecting sign).
- G. Flag Lots: Businesses on flag lots (i.e., lots with narrow frontage on a public road compared to overall lot size) may be allowed a pole sign larger than the minimum size of seventy-five (75) square feet, provided the Planning Commission determines that the size of the sign is in harmony with the intent of this chapter and the size is in keeping with the building and lot size.
- H. General Conditions
1. Signs Not To Constitute Traffic Hazard: No sign or other advertising structure shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision; or at any location where by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device, or which makes use of the words “stop,” “drive in,” “danger” or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic. In general, no sign shall be placed within a triangular area with legs thirty feet (30') in length measured along the property lines at a corner.
 2. Awnings Over Public Property: Awnings over public property shall conform to all provisions of the International Building Code governing such structures. The awning shall maintain a minimum ten-foot (10') clearance above the sidewalk or public property and shall not have signs affixed to the awnings or their supports.
 3. Sign Removal: Signs identifying a discontinued use on the property shall be removed from the property within thirty (30) calendar days of the time the use was discontinued.
 4. Repair of Building Facade: A damaged building facade as the result of the removal, repair, replacement or installation of any signs shall be repaired by the property owner within thirty (30) calendar days of the time the use was discontinued.
 5. Moving to New Location: No sign erected before the adoption of this chapter shall be moved to a new location on the lot or building, or enlarged, or replaced, unless it be made to comply with provisions of this chapter and State law.
 6. Ownership: The imprint of the sign owner and sign erector of all signs shall be in plain and public view. Signs not carrying such an imprint will be presumed to be owned by the person in possession of the property on which the sign is located.
 7. Lights and Lighted Signs See Chapter (xx) ~~19 for Special Conditions~~
- I. Prohibited Signs
1. Signs Attached To Public Property: No sign, handbill, poster, advertisement or notice of any kind or sort shall be fastened, placed, posted, painted or attached in any way or upon any curbstone, lamppost, telephone pole, telegraph pole, electric light or power pole, hydrant, bridge, tree, rock, sidewalk or street, except signs owned and erected by permission of an authorized public agency as

- required by law.
2. Flashing Signs: Signs which use flashing, blinking, or strobing lights are prohibited. Signs which use subtle lighting changes as part of a video screen, or electronic messaging system are permitted.
 3. Rotating Signs: Signs which move, rotate, flutter in the wind or make noise are prohibited. Temporary banners must be in compliance with the county's policy on banners.
- J. Permit Exceptions: Notwithstanding any of the provisions of this chapter, the following signs and operations shall not require a sign permit;
1. The changing of the advertising copy or message on a marquee, provided no more than fifteen percent (15%) of the marquee surface will advertise off premises land, products or businesses.
 2. Painting, repainting, cleaning and normal maintenance and repair of a sign or sign structure unless a substantial structural change is made.
 3. For sale, rent or lease signs, advertising real property, that are thirty-two (32) square feet or less in area. Such sign may be double faced.
 4. The display of official notices used by any court, or public body, or public official, or the posting of notices by any public officer, in the performance of a duty, or by any person giving legal notice.
 5. Directional, warning, exit, parking or similar informational signs of a public or quasi- public nature, provided they have no advertising effect, and signs directed and maintained by an official body or public utility.
 6. Any official flag, pennant or insignia of any nation, state, county or other political unit.
 7. Nameplates of two (2) square foot maximum area.
 8. Bulletin boards not over sixty-four (64) square feet in area for public, charitable or religious institutions where the same are located on the premises of said institutions.
 9. Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or when constructed of bronze or other incombustible material.
 10. Wall signs that are painted directly on the wall, provided they do not exceed twenty percent (20%) of the face of the wall on which it is painted.
- (1) ~~Section 2 (f) Business signs shall be allowed after approval of a "Request for Business Sign Permit" and shall be governed by Federal and State Highway rules and regulations, provided, that the Planning Commission may require that signs shall not exceed one (1) sq. ft. of sign area for each one refer to (4)(i) should it be 1 to 1 or (1 to 2) (1) linear foot of street frontage abutting the development portion of the property, provided that any one sign for any one business shall not exceed one hundred (100) sq. ft. in total surface area and the number of signs for each business may not exceed three (3), the total area of which shall not exceed the total sign area allowance.~~
- (2) ~~Refer to (3)(B) Non-business signs shall be permitted or provided with no more than two (2) signs for each use or occupancy. The total allowable square footage for signage are as follows:~~
- (a) ~~Development—maximum 40 square feet~~

- (b) ~~Civic~~ maximum 14 square feet
 - (c) ~~Real Estate~~ maximum 32 square feet
 - (d) ~~Residential~~ maximum 2 square feet
- (3) **refer to (I)(3)** ~~All signs are to be flat wall or free standing and such signs shall not be revolving or have moving parts, flashing or intermittent lighting.~~



STAFF REPORT

MEETING DATE: March 12, 2026

ITEM TITLE, PRESENTER: San Juan County Zoning Ordinance – Packet Items ?

RECOMMENDATION: No formal action is required; the item is presented for Planning Commission review and direction to staff.

SUMMARY

Staff reviewed selected portions of the San Juan County Zoning Code. Because an editable version was unavailable, staff created a Word working draft and is cross-checking it against the adopted PDF to verify accuracy. The revisions are intended to improve clarity and organization and have no legal effect. The following summarizes the draft changes for Planning Commission review and direction.

PRELIMINARY CODE MODIFICATIONS

Chapter 11 – Use Table Review (1st Reading)

The existing provisions have been reviewed and compared with the proposed use table. The proposed use table has been reformatted for clarity and consistency. Additional refinement remains necessary, particularly for Spanish Valley and commercial zoning areas. (*existing pages 38–42*)

STAFF RECOMONDATIONS

At this stage, no formal action is required. Staff submit the proposed revisions for Planning Commission review and direction on the overall approach and any areas requiring further modification prior to proceeding to the next step in the process.

CHAPTER 11

MULTIPLE-USE, AGRICULTURAL, RURAL RESIDENTIAL DISTRICTS

11-1 Purpose

- (1) Multiple Use. To establish areas in mountain, hillside, canyon, mountain valley, desert and other open and generally undeveloped lands where human habitation would be limited in order to protect land and open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal of population; to encourage use of the land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat, and recreation; to avoid excessive damage to watersheds, water pollution, soil erosion, danger from brush land fires, damage to grazing, livestock raising, and to wildlife values; and, to promote the health, safety, convenience, order, prosperity, and general welfare of the inhabitants of the community.
- (2) Agricultural. To promote and preserve, in appropriate areas, conditions favorable to agriculture and to maintain greenbelt open spaces. Such districts are intended to include activities normally and necessarily related to the conduct of agricultural production and to provide protection from the intrusion of uses adverse to the continuance of agricultural activity.
- (3) Rural Residential. To promote and preserve, in appropriate areas, conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

11-2 Use Regulations

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered enlarged or maintained, except as allowed in the districts as shown as "permitted uses" indicated by a "P" in the appropriate column, or as "conditional uses", indicated by a "C" in the appropriate column. If a use is not allowed in the district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-". If a regulation applies in the district, it is indicated in the appropriate column by a numeral to show the linear or square feet, or acres required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-".

	MU-1 RR	A-1 AG	RR-1 R
(1) Accessory buildings and uses customarily incidental to permitted areas Accessory Building(s) *supports primary use and may not be used for human occupancy	P	P	P
(2) Accessory uses and buildings customarily incidental to conditional uses Accessory Building(s) *supports primary use and may not be used for human occupancy	CP	CP	CP
(3) Temporary buildings for *uses incidental to construction work, including living quarters, for a of guards or night-watchman; - such buildings must be removed upon completion or abandonment of the construction work	C	C	C
(4) Agriculture and Forestry			
a. Agriculture, except grazing and pasturing of animals	P	P	P
b. Agriculture, including grazing and pasturing of animals	P	P	P
c. Agriculture, business or industry	P	P	C
d. Animals and fowl for recreation or for family food production for the primary use of persons residing on the premises.	P	P	P
e. Nursery or green house, wholesale or retail, fruit/vegetable stand	P	P	P
f. The tilling of soil, the raising of crops, horticulture and gardening	P	P	P
g. Farms devoted to raising and marketing of chickens, turkeys, or other fowl or poultry, fish or frogs, including wholesale and retail sales	P	P	C
h. Forestry, except forest industry	P	P	C
i. Forest industry, such as a saw mill, wood products plant, or others	P	P	C
(5) Apiary (Commercial Beekeeping)	P	P	P
(6) Airport/Airstrip Air Transport Overlay Zone *including airports, airstrips, heliports, and hangar homes	C	CP	CP
(7) Aviary	PC	P	C
(8) Cluster subdivision of single family dwellings:			
a. Provided that the residential density is not increased by more than one hundred (100) percent for the district based on single family units			C

	b. Provided that the area, in acres of the parcel is not less than:			5
		MU-1 RR	A-1 AG	RR-1 R
	(9) Dude ranch; family vacation ranch	€	€	€
	(10) Dwellings			
	a. Single family dwellings: Provided that one additional dwelling on at least one half (½) acre per unit for an employee, seasonal worker or a member of the property owners immediate family may be allowed subject to approval by Planning Commission and the Board of Health. Dwelling, Single-Family	P	P	P
	b. Pre HUD Code Manufactured (mobile) Homes. Pre HUD Code Homes are homes built prior to the MHCSS, 24 CFR 3280, which became effective on June 15, 1976. See NCCBCS/ANSI A225.1, Annex D) **Any use not listed is not allowed	-	-	-
	c. Two family dwellings Dwelling, Two-Family / Duplex	€P	€P	€P
	1. Seasonal home or cabin	P	P	P
	2. Farm or ranch housing (including mobile homes)	P	P	P
	(11) Home occupation / Cottage Industries	P	P	P
	(12) Household pets	P	P	P
	(13) Kennel	P-C	P-C	€
	(14) Mine, quarry, gravel pit, rock crusher, concrete batching plant, or asphalt plant, oil wells, steam wells. Mining	P	P	€
	(15) Evaporation ponds *not associated with Type 3 Animal Density operations	C	C	€
	(16) Power generation Energy Production, Commercial *includes oil/gas, solar, wind farms, geothermal, biofuels, etc	€	C	
	(17) Renewable energy — solar, wind farms Energy Production, Commercial *includes oil/gas, solar, wind farms, geothermal, biofuels, etc	€	C	
	(18) Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned by or managed by the recreational facility to which it is accessory. Parks, Private	C	€P	C
	(19) Motor Park Raceways	€	C	€

(20) Public stable, riding academy or riding ring, horse show barns or facilities Stables / Arenas / Boarding Stalls (Equine Services)	C	CP	C
	MU-1 RR	A-1 AG	RR-1 R
(21) Public use, quasi-public use, essential services, including private school, with a curriculum corresponding to a public school, church; dams and reservoirs; radio and television transmitting stations or towers, cemetery Public Uses or Quasi Public Uses *dams/reservoirs, cemeteries, libraries, fire stations, community centers, non-profit institutions, etc.	C	C	C
(22) Signs	P	P	P
One identification sign, not to exceed thirty two (32) sq. ft. in total surface area	P	P	P
One development sign, not to exceed thirty two (32) sq. ft. in total surface area	P	P	P
One civic sign, not to exceed sixteen (16) sq. ft. in total surface area	P	P	P
One real estate sign, not to exceed eight (8) sq. ft. in total surface area	P	P	P
One residential sign, not to exceed two (2) sq. ft. in total surface area	P	P	P
(23) Wind Turbine(s), Anemometer(s)	C	C	C

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Agricultural AG-1 (2011)

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Controlled Districts CD (2019 SVO)

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Accessory Building(s) *supports primary use and may not be used for human occupancy	P	P	P	P	P
Agricultural Industry *including animal feed yards, fur farms, production of agrochemicals, feed manufacturing, etc.	-	-	C	C	C
Agricultural Production, Storage & Sales *including hay, grain, and other feeds	-	P	P	P	P
Agricultural Commercial Farms & Ranches *including wholesale and retail space	-	C	P	P	P
Air Transport Overlay Zone *including airports, airstrips, heliports, and hangar homes	-	-	C	C	C
Apiary (Commercial Beekeeping)	-	C	P	P	P
Auction House (livestock)	-	C	P	P	P
Automobile Sales / Rentals (new & used)	-	C	P	P	P
Automotive Accessories / Farm Machinery / Equipment Sales	-	C	P	P	P
Automobile Service Stations / Auto Repair *does not include a junk or salvage yards	-	C	P	P	P
Aviary / Hatchery	-	C	P	P	P
Bakery Products / Commercial Manufacturing	-	C	P	P	P
Bakery / Confectionery / Deli Counters	C	C	P	P	P
Bank / Financial Institutions	C	C	P	P	P
Barber & Beauty Shops / Cosmetic Services	C	C	P	P	P
Big Box Retail	-	-	C	P	P
Bicycle Shops	C	C	P	P	P
RV & Boat Storage Yard	-	C	P	P	P
Bowling Alley	-	C	P	P	P
Building Materials / Hardware Stores	-	C	P	P	P
Bus Terminals	-	C	P	P	P
Butcher Shops	C	P	P	P	P
Cabinet / Woodworking Shops	-	C	P	P	P

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Camp Parks / Resorts / Glamping	-	C	C	C	C
Cannery / Commercial Manufacturing	-	-	C	P	P
Childcare Center *does not include home occupation childcare	C	C	C	C	-
Chemical / Drug Manufacturing	-	-	C	C	C
Church / Temple / Place of Worship	P	P	P	P	-
Clinic / Health Care Services *including medical, dental, therapy and others	C	P	P	P	P
Concrete / Gypsum / Plaster Productions	-	-	P	P	P
Confectionery / Commercial Manufacturing	-	C	P	P	P
Contractor Services / Construction Yards	-	C	P	P	P
Dairies / Dairy Products Manufacturing	-	C	P	P	P
Dance / Yoga / Martial Arts Studio	C	C	P	P	P
Dwelling, Single-Family	P	P	P	C	-
Dwelling, Two-Family / Duplex	P	P	P	C	-
Dwelling, Multiple-Family / Apartments	P	P	P	C	-
Dwelling, Accessory Units (ADU's)	P	P	P	C	-
Dwelling, On-Site Staff Housing / Second Floor Units *must be secondary to primary commercial use and cannot be subdivided to primary use	C	P	P	P	P
Dwelling, Manufactured Home / Tiny Home *units must be permanently affixed	P	P	P	P	-
Dwelling, RV / Trailer for Long Term Use *minimum lot size of 0.5 acre and are connected to approved water, power, and sewer/septic	P	P	P	P	-
Educational Facility Public	P	P	P	P	-
Electric Vehicle Charging Stations (public use)	C	C	C	P	P
Enclosed Storage, Commercial	-	C	P	P	P
Energy Production, Commercial *includes oil/gas, solar, wind farms, geothermal, biofuels, etc	-	-	C	C	C
Equipment Rental & Storage *excluding vehicular/ATV rentals	-	C	P	P	P

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Evaporation Ponds *not associated with Type 3 Animal Density operations	-	C	C	C	C
Event / Conference Centers	-	C	P	P	P
Fabrication of Apparel	-	C	P	P	P
Fabrication of Electronics	-	C	P	P	P
Fabrication of Manufactured or Tiny Homes	-	C	P	P	P
Fabrication of Metal Products	-	C	P	P	P
Flex Office and Warehousing	-	C	P	P	P
Food Preparations / Commercial Manufacturing	-	C	C	C	C
Forest Industry / Sawmills / Wood Products	-	C	P	P	P
Fuel Service Storage & Sales (propane, etc.)	-	C	P	P	P
Funeral Home / Mortuary	-	C	P	P	P
Fur Goods Manufacturing / Taxidermy	-	C	P	P	P
Gas Stations / Truck Stops / Associated Convenience Stores & Services	-	C	C	P	P
Golf Courses	-	-	P	P	P
Government Facilities	C	P	P	P	P
Gravel Pits / Critical Infrastructure *Vested critical infrastructure materials operations as defined in Utah Code 17-27a-1001 et seq.	-	-	P	P	P
Grocery Stores / Supermarkets	C	C	P	P	P
Gyms / Fitness Centers / Indoor Climbing	C	P	P	P	P
Home Occupations / Cottage Industries	P	P	P	P	P
Hospitals	-	C	P	P	P
Hotels / Motels	-	C	C	P	C
Junk / Salvage Yard	-	C	C	C	P
Kennels	-	C	C	C	C
Laundering / Dry Cleaning	C	C	C	P	P
Leather Works & Products / Taxidermy	C	C	P	P	P
Manufacturing, General *all other types not specifically designated elsewhere	-	-	C	C	C
Manufacturing of Beverages	-	C	C	P	P
Manufacturing of Glass / Glassware	-	C	C	P	P

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Manufacturing of Grain Mill Products	-	C	P	P	P
Manufacturing of Hardware Products	-	C	P	P	P
Manufacturing of Heating / Plumbing Equipment	-	C	P	P	P
Manufacturing of Meat Products	-	C	P	P	P
Manufacturing of Paper Products	-	C	P	P	P
Manufacturing of Rubber Products	-	C	P	P	P
Manufacturing of Scientific Instruments	-	C	P	P	P
Manufacturing of Telecommunication Equipment	-	C	P	P	P
Manufacturing of Textiles	-	C	P	P	P
Marine Equipment Sales & Service	-	C	P	P	P
Media Productions	C	C	P	P	P
Mining	-	-	C	C	C
Mining, Raw Processing / Separation	-	-	C	C	C
Movie Theater	-	C	C	P	P
Nursery / Greenhouses / Farm Stands	C	P	P	P	P
Nursing / Rehabilitation Homes / Assisted Living / Group Homes / Adult Care Facilities	C	C	C	P	P
Office Space	C	C	P	P	P
Paint / Powder Coating Shops	-	C	P	P	P
Park / Open Space, Public	P	P	P	P	P
Parks, Private	C	C	P	P	P
Pet Stores / Pet Grooming	C	P	P	P	P
Printing / Publishing	-	C	P	P	P
Public Uses or Quasi Public Uses *dams/reservoirs, cemeteries, libraries, fire stations, community centers, non-profit institutions, etc.	-	C	C	C	C
Public Utility Support Buildings	C	C	C	C	C
Raceways	-	-	C	C	C
Restaurants, Fast Food / Drive-Through	C	C	C	P	C
Restaurants, Food Truck Vendors *not including temporary permitted events	C	C	P	P	C
Restaurants, Dine-In Seating	C	C	P	P	C

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Retail, General *all other types not designated elsewhere	-	C	C	P	P
Retail, Wholesale Products	-	C	C	P	P
RV Camp / Hunting Camp (seasonal) *with use of 180 days per calendar year	-	P	P	P	P
RV & Trailer Parks *3 or more RV's/Camp Trailers unit hook ups on a parcel	-	C	C	P	C
RV Storage Yards	-	C	P	P	P
Sales Office for Manufactured Homes	-	C	C	P	C
Sexually Oriented Businesses / Adult Entertainment	-	-	-	-	- P
Short Term Rentals / Overnight Accommodations	-	P	P	P	P
Signs	P	P	P	P	P
Silviculture (timber production)	-	C	P	P	P
Stables / Arenas / Boarding Stalls (Equine Services)	-	C	P	P	P
Stone Products Manufacturing	-	-	C	P	P
Storage Yard *all other types not specifically designated elsewhere	-	C	C	P	P
Telecommunication Towers	C	C	C	C	C
Temporary Buildings *uses incidental to construction work, including living quarters of guards or night-watch; such buildings must be removed upon completion of the construction work.	C	C	C	C	C
Transfer Stations & Landfills	-	-	C	C	C
Veterinarian / Animal Clinics	-	C	P	P	P



STAFF REPORT

MEETING DATE: March 12, 2026

ITEM TITLE, PRESENTER: San Juan County Zoning Ordinance – Chapter 13 DELETE

RECOMMENDATION: No formal action is required; the item is presented for Planning Commission review and direction to staff.

SUMMARY

Staff reviewed selected portions of the San Juan County Zoning Code. Because an editable version was unavailable, staff created a Word working draft and is cross-checking it against the adopted PDF to verify accuracy. The revisions are intended to improve clarity and organization and have no legal effect. The following summarizes the draft changes for Planning Commission review and direction.

PRELIMINARY CODE MODIFICATIONS

Chapter 13 – Indian Reservation

has been removed from the Zoning Code because it does not establish zoning standards administered by San Juan County and defers land-use authority to the applicable Tribal jurisdiction. The removal is intended to improve clarity within the Zoning Code and does not affect Tribal jurisdiction or authority. (*existing pages 47 SAN JUAN COUNTY ORDINANCE*)

STAFF RECOMONDATIONS

At this stage, no formal action is required. Staff submit the proposed revisions for Planning Commission review and direction on the overall approach and any areas requiring further modification prior to proceeding to the next step in the process.

CHAPTER 13**INDIAN RESERVATION DISTRICT (IR)****13-1 Purpose**

To provide, in appropriate locations, areas where the various Indian Tribes may exercise self determination

13-2 Permitted Uses

All uses and conditions thereof are subject to approval by the authorized representatives of the the Indian Tribal jurisdiction of which they are a part.

Permit Report

02/01/2026 - 02/28/2026

Permit #	Permit Date	Residential or Commercial	Building Address	Building CityStateZip	Description	Main Status
26033	2/28/2026		33 C N. McElhaney Ln.	Moab, Utah 84532	Personal House	In Review
26032	2/24/2026				Epic 4X4 Sign	
26031	2/19/2026		11860 S HWY 191 moab utah 84532	Moab utah 84532	Add offices to existing warehouse for epic 4x4 Adventures.	In Review
26030	2/19/2026		229 Rio Grande	Moab Utah 84532	Personal	In Review
26029	2/18/2026		16 Outlaw Rd	Moab, UT 84532	shotcrete swimming pool and spa	In Review
26028	2/17/2026		33 Renegade Ranch Rd	Moab, UT, 84532	shotcrete swimming pool	In Review
26027	2/17/2026				Coranado Park Amendment	In Review
26026	2/17/2026					Closed
26024	2/11/2026				Lot Line Adj.	Closed
26023	2/10/2026	Residential	112 Avikan Hills Dr	Blanding, UT, 84511	Installation of a 30x40 Accessory Metal Garage	Open
26022	2/10/2026	Residential	13 Abbey Rd	Moab	ADU on my property which I intend to live in	In Review
26021	2/4/2026				Subdivision Amendment	In Review
26020	2/4/2026		Lisbon Valley Mine (can send pinned location)	La Sal, Utah 84530	Control Room / Office	In Review

