



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
April 09, 2026 at 6:00 PM

AGENDA

Virtual Meeting Details

Google Meet – Joining Information

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

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



WELCOME

ROLL CALL

PLEDGE OF ALLEGIANCE

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 March 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>

ADMINISTRATIVE ITEMS

3. Melissa Rigg was reappointed to the Planning Commission by the Board of County Commissioners on April 7, 2026.

Public notice of the Planning Commission vacancy was duly published in the newspaper, with letters of interest accepted through March 20, 2026.

Estimated Time: 5 minutes

4. Consideration of Chapter 2 Ordinance Definitions – Second and Third Readings

Estimated Time: 10 minutes

5. Discuss which approach to use for the updated zoning code use table: the current ordinance, the staff/Commission version, or a hybrid.

Estimated Time: 15 minutes

6. Conditional Use Permit (CUP) Land Use Code

Estimated Time: 15 minutes

LEGISLATIVE ITEMS

7. Discussion and possible action regarding a Conditional Use Permit request submitted by Conner Simons.

Estimated Time: 30 minutes

BUILDING PERMIT(S) 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
March 12, 2026 at 6:00 PM

Planning Minutes

CALL TO ORDER AND ADMINISTRATIVE ITEMS

Chairman Trent Schafer called the meeting to order. (7:05-7:21)

Commission Members Present:

T.C. Garcia, Melissa Rigg, Ann Austin, Shea Walker, Trent Schafer, Lloyd Wilson

Staff Present:

Corey Coleman, Jens Nielson, Mack McDonald

Pledge of Allegiance

The Pledge of Allegiance was led by T.C. Garcia.

Conflict of Interest

No conflicts of interest were declared.

PUBLIC COMMENT

No public comments were made, either in person or online. (9:15-9:38)

GENERAL BUSINESS

Approval of Meeting Minutes from March 12, 2026. (9:44-12:32)

Discussion occurred regarding minor corrections to the February minutes, including clarification of motion and pledge details.

Motion: Lloyd Wilson

Second: T.C. Garcia

Action: Motion to approve minutes with corrections passed unanimously.

GIS Mapping (14:05-15:07)

- GIS maps have been launched publicly via the County website and QR code access
- System is in early stages; layers and full functionality are still being developed
- Future additions will include zoning, roads, districts, and infrastructure layers
- The system has already improved department efficiency

Planning Commission Vacancy Discussion (15:07-19:59)

- Vacancy notice republished to comply with bylaws requiring Bluff area representation
- Application deadline: March 20, 2026
- Discussion regarding discrepancies in term expiration dates
- Staff will verify and update information on the County website

ADMINISTRATIVE ITEMS

Land Use Code - Definitions Review (P-Z Section) (20:00-2:23:29)

The Commission conducted a detailed review of definitions within the Land Use Code.

General Edits

- Formatting corrections (commas, bolding, spacing)
- Reordering for alphabetical consistency
- Relocation of misplaced definitions

Key Definitions Discussed

Planning Commission (20:59)

Confirmed as a seven-member board

Road Maintenance Agreement (21:29)

Correction made to remove improper comma

Final Plat / Condominiums (22:33-14:47)

Clarified inclusion of condominiums when property line divisions require firewalls

Sewer System (Private) (26:00-26:41)

Revised wording to clarify ownership of the system rather than sewage

Short-Term Rental (28:07-34:29)

- Discussed aligning with Utah State Code
- Preference for simplified definition (30-day standard)
- Removal of redundancy

- Replace 'hospitality rentals' with clearer terminology

RV Park vs. Mobile/Manufactured Home Park (34:29-47:09)

- RV parks (short-term, recreational use)
- Manufactured/mobile home parks (long-term residential use)
- Consideration of removing or revising '180-day' language
- Agreement to refine and possibly separate definitions

Subdivision Definitions (47:11)

- Reorganization of Subdivision Improvement Agreement and Subdivision Administrator
- Minor subdivision clarified as four or fewer lots exempt from planning process

Stormwater Detention

Identified as out of alphabetical order

Tangential Use / Temporary Use

Determined unclear and unnecessary; removed with possible future replacement

Special Events / Special Use Discussion (56:16)

- Acknowledged lack of current ordinance
- Discussion of creating administrative guidelines (sanitation, safety, etc.)
- Emphasis on balancing regulation with economic opportunity

Title Violation (1:00:05)

Determined not a true definition; requires rewrite or removal

Tors Court Core Definition (1:02)

Determined unnecessary and duplicative; removed

LEGISLATIVE

Sign Approval for Bud Signs at Epic 4x4 Business. (1:13:35-1:22)

Motion: Lloyd Wilson

Second: Shea Walker

Vote: Unanimous approval

Sign Ordinance Discussion (1:22-1:33)

Discussed 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 permits should be completed administratively by staff or by the Planning Commission.

Discussion ended with understanding that the building department will approve signs from this day forward.

Use Table was discussed for clarity.

Additional Notes

- Staff will continue refining definitions
- Updated draft will be brought back for second reading
- Coordination with surveyor and legal staff will continue

BUILDING PERMITS (2:17)

February Building Permits

ADJOURNMENT (2:23:29)

Motion: Lloyd Wilson

Second: Melissa Rigg

Vote: Unanimous approval



SAN JUAN COUNTY GIS & MAPPING SERVICES



GIS SERVICES


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

COUNTY GIS SUPPORT COMING SOON

- 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



STAFF REPORT

MEETING DATE: April 9, 2026

ITEM TITLE, PRESENTER: Planning Commission San Juan County Planning Vacancy

RECOMMENDATION: Approval of the Re-Appointments of Melissa Rigg for a 4-Year Term to the San Juan County Planning Commission Effective January 1, 2026.

SUMMARY

San Juan County has advertised a Planning Commission vacancy for several months. In accordance with the adopted bylaws (2020-03A), the advertisement was reformatted and republished on March 4, 2026, with a closing date no less than 15 days from the date of publication.

In recognition of her dedicated service and consistent contributions during her previous term, the Planning Administrator recommended the reappointment of Melissa Rigg. This appointment was approved by the County Commission on April 7, 2026, as part of the consent agenda, with an effective date of January 1, 2026, reflecting her continued active participation with the Planning Commission.



STAFF REPORT

MEETING DATE: April 9, 2026

ITEM TITLE, PRESENTER: Planning Commission San Juan County Land Use - Definitions

RECOMMENDATION: No formal action is required at this time; staff will continue to update and refine reference materials to support the Planning Commission.

SUMMARY

The first reading of the definitions chapter has been completed. Revisions identified during that process are reflected in the second reading, with prior language struck and updated language clearly indicated.

The third reading, included as part of this item, is a cleaned-up version of the chapter. Remaining items requiring further consideration are highlighted in blue/magenta for reference. As an example, many sign-related definitions are proposed to be relocated to the Sign Chapter, where they can be more appropriately addressed.

CHAPTER 2

DEFINITIONS

1-5—Definitions (Relocated from chapter 1)

For the purpose of this Ordinance certain words and terms are defined as follows: (Words used in the present tense include the future; words in the singular number include the plural and the plural the singular; words not included herein but defined in the Uniform Building Code shall be construed as defined therein).

This Land Use, Development, and Management Ordinance (LUDMO) adopts the definitions for terms set forth in County Land Use, Development, and Management Act (CLUDMA). The following additional terms or modifications of CLUDMA terms used in this LUDMO are defined as follows. ANY TERM NOT DEFINED IN CLUDMA OR HEREIN SHALL BE GIVEN ITS ORDINARY MEANING.

ABATEMENT: The repair, replacement, removal, destruction, correction, or other remedy of a condition which constitutes a violation of this LUDMO or the conditions or terms set by permits, licenses, or other approvals by such means, in such a manner, and to such an extent as an enforcement officer determines is necessary in the interest of the general health, safety, and welfare of County inhabitants.

~~(1) Accessory Building. Building not used for human occupancy which is secondary to the main structure on the same piece of property such as a shed or garage.~~

ACCESSORY BUILDING: A building or structure, the use of which is incidental and subordinate in size and use to the main building and not intended as a dwelling.

<p>ACCESSORY DWELLING UNIT (ADU): A building other than the primary dwelling which is used as a dwelling on a shared lot with the primary dwelling as either an internal or detached unit, including a long term RV, as defined by State code.</p>	<p>ACCESSORY DWELLING UNIT (ADU). A building other than the primary dwelling which is used as a dwelling on a shared lot with the primary dwelling but is not an internal accessory dwelling unit as defined by State code. It provides all utilities necessary for human occupation, approved by the county board of health and satisfies building and fire code requirements. An ADU may not exceed 50% of the primary dwelling square footage or 1,200 square feet, whichever is smaller. It is also referred to as a mother-on-law dwelling, caretaker dwelling, and similar terms. Unless specifically permitted, an ADU</p>
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	may not be used as a short-term rental
2026 Proposed	ADOPTED ORDINANCE 2024-01 Signed (1-16-2024) APENDIX B

ACCESSORY DWELLING UNIT (ADU): A building other than the primary dwelling which is used as a dwelling on a shared lot with the primary dwelling as either an internal or detached unit, including a long term RV, as defined by State code.

ACCESSORY USE: A use that:

1. is customarily incidental to and found in connection with a principal or main use;
2. is subordinate to and serves a the principal or main use;
3. is subordinate in extent, area or purpose to the principal or main use;
4. is located on the same lot as the principal or main use; and
5. contributes to the comfort, convenience or necessity of occupants, business or industry of the principal or main use.

(1) ~~Affected Entity. A county, municipality, local district, special service district created under state law, school district, interlocal cooperation entity established under state law, specified property owner, property owners association, public utility, or the Department of Transportation.~~

ADVERSELY AFFECTED PARTY: A person other than a land use applicant who: (a) owns real property adjoining the property that is the subject of a land use application or land use decision; or (b) will suffer a damage different in kind than, or an injury distinct from, that of the general community as a result of the land use decision.

(1) ~~Agriculture. The tilling of the soil, the raising of crops, horticulture and gardening, including the grazing and pasturing of domestic animals, but not including any agricultural business or industry, such as fruit packing plants, fur farms, animal hospitals or similar uses.~~

(1) ~~Agricultural Industry or Business. An industry or business involving agricultural products in packaging, treatment, sales, intensive feeding, or storage, including but not limited to animal feed yards, fur farms, commercial milk production, food packaging or processing plants, commercial poultry or egg production and similar uses as determined by the planning commission.~~

AGRICULTURAL LAND: Land devoted to the raising of useful plants and animals with a reasonable expectation of profit, including: forages and sod crops, grains and feed crops, livestock, trees and fruits, or vegetables, nursery, floral, and ornamental stock; or land devoted to and meeting the requirements and qualifications for payments or other compensation under a crop-land retirement program with an agency of the state or federal government.

AGRICULTURAL ZONE: Those areas designated in the Zoning Ordinance of San Juan County, Utah as AG and where the primary permitted land use is as agricultural land.

AIRPORT: Any area of land or water used or intended for landing or takeoff of aircraft including appurtenant area used or intended for airport buildings, facilities, as well as rights of way together with the buildings and facilities.

AIRPORT APPROACH AREA: Means all that land which lies directly under an imaginary approach surface centered on the extended centerline at each end of a runway. The inner edge of the approach surface is at the same width and elevation and coincides with the end of the primary surface.

AIRPORT TRANSITION AREA: Means the land lying under those surfaces extending outward and upward at right angles to the runway centerline.

AIRPORT TURNING AREA: The area of an airport, other than the approach zone, which is used for turning operations of aircraft.

AIRSTRIP: An airfield without normal airport facilities.

ALLEY: A public thoroughfare less than twenty-five feet (25') wide.

ALTERATION: Any change or rearrangement in the supporting members of an existing structure, such as bearing walls, columns, beams, girders or interior partitions, or any change in the dimensions or configurations of the roof or exterior walls, as well as any change of location of doors, windows, means of ingress or egress, or any expansion or diminution of a building or structure.

~~(1) Airport. A landing area used regularly by aircraft for receiving or discharging passengers or cargo. (FAA definition)~~

~~(1) Airstrip. An airfield without normal airport facilities.~~

~~(1) Alley. A public thoroughfare less than twenty five (25) feet wide.~~

~~(1) Anemometer. An instrument for measuring wind force and velocity.~~

~~(1) Animal Unit. One (1) cow, one (1) horse, five (5) sheep or goats, or an equivalent number of smaller animals or fowl as determined by the Planning Commission.~~

~~(1) Appeal Authority. The person, board, commission, agency, or other body designated by this ordinance to decide an appeal of a decision of a land use application or variance.~~

ALTERED: Any change in the construction or addition to a building that increases or

decreases the capacity or changes the use.

ANGLE: The rotation required to superimpose either of two lines on the other.

ARENA: An indoor or outdoor, public or private, commercial or noncommercial facility which is set aside for showing, training or exercising livestock.

ATHLETIC CLUB: An establishment providing facilities for physical development, exercise, sports or recreation. Facilities may include ~~exercise equipment, indoor and/or outdoor racquetball or tennis courts, jogging track, swimming pools, skating rink,~~ indoor bathing, restaurant or snack bar, and sales of athletic equipment. Facilities may be open to the public for a fee or available only to persons holding membership.

AUTO REPAIR: A building or premises used for the repair of any passenger auto, pickup truck, semi tractor, tractor trailer, recreational vehicle or similar vehicles where the repair includes, but is not limited to, the rebuilding of engines, transmissions or differentials

AUTO-WRECKING/SALVAGE YARD: See also definition of Junkyard. Any lot, portion of lot or tract of land used for the storage and keeping of salvage, including scrap metals or other scrap material, or for dismantling or demolition of automobiles or equipment, machinery or parts thereof; provided, that this definition shall not be deemed to include such uses which are clearly accessory and incidental to any agricultural use permitted in the zone.

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.

BARN/AGRICULTURAL BUILDING: An accessory structure upon a lot customarily used for the housing of animals/livestock, storage of crops or feed, and/or machinery used in bona fide agricultural activities.

(1) ~~Basement. A story partly underground. A basement shall be counted as a story for the purposes of height measurement if its height is one-half (1/2) or more above grade.~~

BASEMENT: A story more than 50% or fully underground. A basement shall be counted as a story for the purposes of height measurement if its height is one-half (1/2) or more above grade.

~~**BATCHING APARTMENT:** A dwelling unit occupied by three (3) or more batching singles which are jointly utilizing the kitchen facilities of the dwelling unit.~~

BEARING: An angle (on a survey) less than 90° within a quadrant defined by cardinal directions.

BED AND BREAKFAST/BOARDING HOUSE: A single-family residence occupied by an owner-operator, with no more than eight (8) bedrooms located in the main residence, providing temporary accommodations (for compensation) on a nightly basis, not to exceed thirty (30) days.

(1) ~~Bed & Breakfast/Boarding House.~~ A building with not more than five (5) guest rooms, where, for compensation, meals are provided for at least five (5) but not more than fifteen (15) persons.

BIG BOX RETAIL: Any single retail store with a gross main floor area of over forty thousand (40,000) square feet.

BLOCK: An area of land entirely bounded by streets.

(1) ~~Building.~~ **BUILDING:** Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels.

(1) ~~Building, Accessory.~~ A detached subordinate building clearly incidental to and located upon the same lot occupied by the main building.

(1) ~~Building, Height of.~~ **BUILDING, HEIGHT OF:** The vertical distance from the average finished grade surface to the highest point of the building roof or coping.

BOARDING HOUSE:

BUILDING OFFICIAL: The officer or other designated authority appointed by the county to administer and enforce provisions of the building code.

~~Building Line.~~ **BUILDING LINE:** A line parallel to the front, side or rear lot line and established at the point where that lot line is closest to any part of the building or structure exclusive of the ordinary projections of skylight, sills, belt courses, cornices, chimneys, flues and ornamental features which do not project into a yard more than two and one-half (2-1/2) feet, and open or lattice enclosed fire escapes, fireproof outside stairways and balconies open upon fire towers which do not project into a yard more than five (5) feet.

~~Building, Main.~~ The principal building or one of the principal buildings upon a lot, or the building or one of the principal buildings housing a principal use upon a lot.

BUILDING, MAIN: The building or buildings on a site which houses the main use.

~~Car Port.~~ A private garage not completely enclosed by walls or doors. For the purposes of this Ordinance, a car port shall be subject to all of the regulations prescribed for a private garage

~~Conditional Use. A land use that, because of its unique characteristics or potential impact on the county, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.~~

~~Condominium. The ownership of a single unit in a multi-unit project, together with an undivided interest in the common areas and facilities of the property.~~

CAMPING: A recreational or temporary activity (less than 20 consecutive days per calendar year) which involves staying overnight in the open, in a tent, or a trailer, camper, RV, or other recreational vehicle.

CAMPING, COMMERCIAL: Camping where, for a fee, a hospitality company, business, or other individual provides a form of recreational, temporary lodging (like a tent, yurt, trailer, RV, or similar structure) or a location to erect such a structure for a fee.

CAMP PARK: A location for commercial camping consisting of two or more campsites.

CARPORYT: A private garage not completely enclosed by walls or doors. For the purposes of this ordinance, a carport shall be subject to all of the regulations prescribed for a private garage.

CERTIFICATION: The confirmation of an official document or a copy thereof by an authorized official.

CHILDCARE CENTER: A childcare facility that regularly provides custodial care for six (6) or more children during the part of any day.

CHILDCARE, HOME: Childcare operated on residential premises.

CHURCH OR TEMPLE: A building, together with its accessory buildings and uses, where persons regularly assemble for worship, which building, together with its accessory buildings and uses, is maintained and controlled by a religious body.

CLINIC, DENTAL AND MEDICAL: A building in which a group of physicians, dentists and allied professionals and assistants are associated for the carrying on of their professions, including a dental or medical laboratory. "Clinic" does not include inpatient care or operating rooms for major surgery.

CLUDMA: The County Land Use, Development, and Management Act, currently codified as Utah Code sections 17-27a-101 *et seq.*, and as hereafter amended.

CLUSTERING: A subdivision or development design technique that concentrates the buildings or lots on a part of the site or sites to allow the remaining land to be used for recreation, common open space, preservation of travel corridors, and/or environmentally sensitive areas.

COLLATERAL: Funds or some other valuable pledged as security against a promise to repay or perform certain actions.

COMMERCIAL USE: The purchase, sale or transaction involving the disposition of any article, substance, commodity or service; the maintenance or conduct of offices, professions or recreation or amusement enterprises ~~and~~ intended to be conducted for profit, and also including the renting of business offices, sales display premises, and short-term rentals.

COMMON AMENITIES: Amenities provided for the residents of a development that are owned in common by residents of the development.

COMMON AREA: An area of common ownership of the residents designed to serve the recreational, open space or other similar needs of owners within the development and is not a commercial use. Common areas may include, but are not limited to: outdoor space, landscaping, fences, clubhouses, tennis courts, golf courses, swimming pools and other jointly used and owned space approved as part of the development proposal.

COMMUNITY USE: ~~The~~ Uses that have the primary purpose of serving the educational, recreational, religious or governmental needs of the community in general. Such uses may include churches, public and private educational institutions, private nonprofit recreation grounds, public parks, public buildings, public facilities, cemeteries and other similar uses. This definition shall not include such uses as detention facilities, halfway houses, alcohol rehabilitation centers and other similar uses.

CONDOMINIUM: The ownership of a single unit in a multi-unit project or structure which may be combined with an undivided interest in the common areas and facilities of the property and meeting all requirements of the condominium ownership act of the state of Utah.

CONFIGURATION: The shape of a boundary or perimeter line, the shape of a lot, block or subdivision.

CONSERVATION EASEMENT: An easement voluntarily placed on property to ensure that no future development will occur. The easement will be held by a third party and maintained in perpetuity.

(+) ~~Corral~~ **CORRAL:** A space, other than a building, less than one (1) acre in area, or less than one hundred (100) feet in width, used for the confinement of animals.

CULINARY: Water intended for human consumption, usually required to meet certain health standards.

DEDICATION: The conveyance of land or an easement thereon through a final plat or other

instrument to a public agency or to one or more persons for a specific purpose.

DELINEATE: To draw or trace the outline of.

DRAINAGE DITCH: Any system of canals or ditches naturally existing or constructed to carry surface and/or subsurface water to a natural stream, whether or not the ditches or canals carry water filed upon by individuals to be used for irrigation purposes.

DRIVEWAY: Private access for vehicles to a residence, parking space, garage or other structure.

DWELLING: A building designed or used for residential occupancy, including one-family, two-family, multi-family, manufactured homes, modular homes, and apartment structure; but shall not include boarding, rooming or lodging houses, tents, trailers, RVs that are not long-term RV dwellings, motels, motor courts, motor lodges, cottage camps, or any short-term rentals or uses primarily for transient residential uses.

~~(1) Dwelling. Any building, or portion thereof, which is designed for use for residential purposes, except hotels, apartment hotels, bed & breakfast/boarding houses, lodging houses, tourist courts and apartment courts.~~

~~(1) Dwelling, Farm or Ranch. A building to provide housing for migratory or temporary farm workers, persons permanently working on a farm or ranch, or for family members of the main household who are engaged full-time in operating the farm or ranch.~~

~~(1) Dwelling, Multiple-family. A building arranged or designed to be occupied by three (3) or more families,~~

DWELLING, MULTIPLE-FAMILY: A dwelling or group of dwellings on one lot containing separate living units for three (3) or more families having separate or joint entrances or a two-family dwelling on a single lot.

Dwelling, Single-family. A building arranged or designed to be occupied by one (1) family, the structure having only one (1) dwelling unit.

DWELLING, SINGLE-FAMILY: A building designed for and occupied exclusively by one family on a separate lot and not sharing any common wall.

~~(1) Dwelling, Two-family. A building arranged or designed to be occupied by two (2) families, the structure having only two (2) dwelling units.~~

DWELLING, TWO-FAMILY: A dwelling sharing a common wall or walls or floor to ceiling, but each unit being located on an individual lot including twin-homes and townhomes.

Dwelling Unit. One or more rooms in a dwelling, apartment hotel or apartment motel, designed for or occupied by one (1) family for living or sleeping purposes and having one (1) but not more than one (1) kitchen or set of fixed cooking facilities, other than hot plates or other portable cooking units.

DWELLING UNIT: A single unit providing complete, independent living facilities for one or more persons, including provisions for living, sleeping, eating, cooking and sanitation.

EASEMENT: A right, such as a right of way, afforded a person to make limited use of another's real property.

EATERY / FOOD ESTABLISHMENT: Any business establishment where foods or beverages are prepared for consumption and consumption occurs in either the building, on the premises or within a motor vehicle parked thereon, or off premises.

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. EMC includes computer programmable, microprocessor controlled electronic or digital displays.

ENCLOSED STORAGE, COMMERCIAL: A building or structure, or portion thereof, used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-servicing basis.

ENFORCEMENT OFFICER: The director of the planning and zoning department, building inspector, sheriff or their authorized representative, or some other duly assigned officer of the county that is authorized as the agent charged with the enforcement of the provision of this title.

ESCROW DEPOSIT: The placement of cash in a special account held by a bank or other financial institution to be released upon completion of specific tasks such as construction of a road.

(1) ~~Evaporation Pond.~~ **EVAPORATION POND:** Artificial ponds with very large surface areas that are designed to efficiently evaporate water by sunlight and exposure to the ambient temperatures.

(1) **EXPANSION:** An increase in the size of an existing structure or use, including physical size of the property, building, parking and other improvements.

(1) **Family.** ~~One or more persons occupying a dwelling unit and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging house or hotel, as herein defined.~~

FAMILY: An individual or two (2) or more persons related by law, blood, marriage or adoption, or up to four (4) unrelated persons, living together in a single dwelling unit and maintaining a common household.

FAMILY CARE HOME: A dwelling wherein room, board, care and supervision are provided by the resident family in a home setting to persons who are handicapped, mentally ill or developmentally disabled and who are provided with a program of services, including training in vocational and recreational activities. To qualify, the dwelling must be approved or operated by an agency of the Utah state government.

FAMILY DAYCARE CENTER: A dwelling or place of business wherein a resident family provides ordinary care and supervision during customary daytime periods to non-related persons.

FARM: An operation in which land is used for the production of food, feed or fiber.

FARM ANIMALS: Animals and fowl such as commonly used for food or fiber production, or as a beast of burden, for commercial, recreational, or pleasure purposes.

FARM INDUSTRY: The keeping and raising of farm animals and/or fowl for domestic or commercial use, such as fur farms, livestock feed yards, pig farms, dairy farms, stables, ranches and similar uses, and accessory uses thereto.

FENCE: A structure erected to provide privacy or security that delineates a private space or is used to constrain animals.

FENCE, SIGHT OBSCURING: A fence that is three feet (3') or more in height that is constructed or planted in such a fashion that causes fifty percent (50%) or more opacity at any angle of view through such a fence.

(1) ~~Frontage.~~ **FRONTAGE:** All the property fronting one (1) side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

(1) **Fire Hazard. FIRE HAZARD:** Any situation, process, material or condition that may cause a fire or explosion or provide a ready fuel supply to augment the spread or intensity of the fire or explosion and that poses a threat to life or property.

(1) **Frontage.** All the property fronting one (1) side of the street between intersecting or

~~intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.~~

FIRST LIEN AND RESTRICTION OF SALE: A form of collateral wherein the County places a lien on one or more lots in a subdivision and prohibits the sale of those lots until specified public improvements have been satisfactorily completed.

FLOODPLAIN: The flood from whatever source having a one percent (1%) chance of being equaled or exceeded in any given year, otherwise commonly referred to as the one hundred (100) year flood. Areas (100-year flood areas) as defined in FEMA's federal insurance rate map.

FLOODPLAIN DATA: Information that defines the boundary of a floodplain, either mapped or given in elevations.

FRONTAGE: All the property fronting one (1) side of the street between intersecting or intersecting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

~~(1) **Garage, Private.** An accessory building designed or used for the storage of not more than four (4) automobiles owned and used by the occupants of the building to which it is accessory, provided that on a lot occupied by a multiple dwelling, the private garage may be designed and used for the storage of one and one half (1 1/2) times as many automobiles as there are dwelling units in the multiple dwelling, if the garage and dwelling have a roof or wall in common.~~

GARAGE, PRIVATE: An accessory building designed or used for the storage of not more than four (4) automobiles owned and used by the occupants of the building to which it is accessory, provided that on a parcel occupied by a multiple family dwelling, the private garage may be designed and used for the storage of one and one-half (1 1/2) times as many automobiles as there are dwelling units in the multiple family dwelling, if the garage and dwelling have a roof or wall in common.

~~(1) **Garage, Public.**~~ **GARAGE PUBLIC:** A building or portion thereof, other than a private garage, designed or used for servicing, repairing, equipping, hiring, selling or storing motor-driven vehicles.

GARAGE/YARD SALE: The sale of personal belongings in a residential zone, which sale is conducted by a legal resident of the premises or their designee.

GASOLINE, RETAIL: A building or premises used for the sale of gasoline and limited amounts of other oil products. Such premises may also include the sale of food products.

~~(1) General Plan. The document adopted by the county that sets forth general guidelines for proposed future development of the unincorporated land within the county.~~

GENERAL PLAN, SAN JUAN COUNTY: The document adopted by the county that sets forth general guidelines for proposed future development of the unincorporated land within the county.

GLAMPING: Glamorous Camping (or Glamping) means a form of Camping where a hospitality company, business, or ~~other~~ individual provides a form of lodging, whether in a tent or yurt or similar structure, where guests can experience the positive aspects of camping ~~without the "uncomfortable" negatives.~~ The amenities found at glamping sites far exceed those found at a traditional camping site and may include supporting structures.

GLAMPING LOT: A unit of land not less than two thousand (2,000) square feet ~~that and~~ consists of not more than one (1) glamping unit.

GLAMPING UNIT: A canvas-like structure designed to be used or occupied for transient and recreational purposes. Canvas-like structures include, but are not limited to: tents, yurts, teepees, covered wagons, etc. No glamping unit as herein defined shall be located, placed, used, or occupied for long-term residential purposes.

GLAMP-GROUND: An area consisting of more than one (1) glamping unit.

GRADE PLANE: A reference plane, representing the average of the finished ground level, adjoining the building at all exterior walls.

~~(1) Geologic Hazard. One of several types of adverse geologic conditions capable of causing damage or loss of property and life.~~

~~(1) Gravel Pit. A pit from which gravel is obtained.~~

GRAVEL PIT: See critical infrastructure material and operations as defined in Utah Code Ann. §17-27a-1001 and its successors.

HARD SURFACE: An impermeable, dust free surface, such as concrete or asphalt. Road base does not qualify.

HANGAR: An accessory building specifically designed or suited for the storage of aircraft and aircraft related materials. Hangars must be located with unobstructed access to an airport or airstrip.

~~(1) Home Occupation. Any use conducted entirely within a dwelling and carried on by persons residing in the dwelling unit, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof and in connection~~

~~with which there is not display, nor stock in trade. The home occupation shall not include the sale of commodities except those which are produced on the premises, and shall not involve the use of any accessory building or yard space or activity, outside of the main building, not normally associated with residential use. Home occupation shall include the use of the home by a physician, surgeon dentist, lawyer, clergyman, engineer, or other professional persons for consultation or emergency treatment but not for the general practice of his profession. In all cases where a home occupation is engaged in, there shall be no advertising of said occupation, no window displays, or signs except as hereinafter permitted, and no employees employed.~~

HOME OCCUPATION: A nonresidential activity, conducted primarily within a dwelling unit which is clearly secondary to the use of the dwelling for residential purposes, ~~and does not involve the use of any accessory building or yard space or activity, outside of the main building,~~ not normally associated with residential use, and may not constitute a nuisance.

HOMEOWNER'S ASSOCIATION (HOA): An incorporated nonprofit organization operating under recorded land agreements through which: a) each lot/homeowner is automatically a member; and b) each lot is automatically subject to a proportionate share of the expenses for the organization's activities and interest, such as maintaining and operating open spaces, landscaping, common property or facilities.

HOSPITAL: An institution licensed by the state of Utah providing inpatient health services for human beings, and primarily medical or surgical care of the sick or injured, and such other services and accessory uses as normally provided for its administration and operation

HOSPITALITY RENTALS: Bed and Breakfasts/Boarding Houses, Commercial Camping, Glamping, Hotels, Lodging Houses, Motels, Private Camps/Resorts, RV Parks, Tourist Courts, RV/Trailer Camps, Single Sleeping Units, and similar commercial uses renting a Structure (or a room in a Structure) for the purpose of overnight or longer occupancy by the renter. Excludes Short-term Rentals.

~~(1) Hotel. A building designed for or occupied as the temporary abiding place of sixteen (16) or more individuals who are, for compensation, lodged.~~

HOTEL: Any structure or group of structures with more than 5 single sleeping units intended for short-term rental in which the egress is internal to each single sleeping unit.

~~(1) Household Pet. Animals or fowl ordinarily permitted in the house, and kept for company or pleasure such as dogs, cats, and small caged birds, but not including a sufficient number of dogs to constitute a kennel, as defined in this Ordinance.~~

HOUSEHOLD PET: Animals, fish, or fowl ordinarily permitted in the house and kept for company or pleasure and not for profit, such as dogs, cats, fish, and small birds, but not including a sufficient number of dogs to constitute a kennel. Household pets shall not include chickens or any animals that are prone to inflicting harm or discomfort, or endangering the health, safety or welfare of any person or property, or are defined herein as animal units, or are otherwise regulated by Utah Code Title 23. ~~The number of household pets shall be limited to that allowed by the provisions of each respective zone as set forth in~~

~~this title.~~

~~**HYBRID VIOLATIONS:** Violations that do not comply with the San Juan County residential code and are non-compliant with this STR ordinance restrictions.~~

~~**ILLEGAL USE:** Any use of land or a structure which is inconsistent with current codes and/or was inconsistent with previous codes in effect when the use of structure was established.~~

~~**ILLEGAL LOT:** An illegal lot is a Any lot or parcel of land which was not created in conformance with the county ordinance in effect at the time the lot was recorded.~~

~~(1) **Industry.** The organized action of making of goods and services for sale.~~

~~**JUNK:** Any scrap, waste, reclaimable material or debris whether or not stored or used in conjunction with dismantling, processing, salvage, storage, disposal or other use or disposition. "Junk" includes, but is not limited to, tires, furniture, tools, paper, rags, plastics, cordage, scrap iron or other metal, glass, building materials, machinery and appliances, or parts thereof, brush, wood and lumber, solid waste, and vehicles and parts thereof.~~

~~(1) **Junk Yard.** The use of any lot, portion of a lot, or tract of land for the storage, abandonment of junk, including scrap metals or other, or for the dismantling, demolition or abandonment of automobiles, or other vehicles, or machinery or parts thereof; provided that this definition shall be deemed not to include such uses which are clearly accessory and incidental to any agricultural use permitted in the zone.~~

~~**JUNK YARD:** An open area where junk, used or secondhand materials are bought, sold, exchanged, processed or dismantled for parts. An automobile wrecking yard or a salvage yard is also considered a "junkyard". The use of buildings used in conjunction with an operation does not exclude the operation from the definition unless the operation is wholly within the buildings and there is no outside storage.~~

~~(1) **Kenel.** The keeping of three (3) or more dogs, at least four (4) months old.~~

~~(1) **Land Use Application.** An application required by the county's land use ordinance.~~

~~(1) **Land Use Authority.** The person, board, commission, agency, or other body designated by the local legislative body in this ordinance to act upon a land use application.~~

~~(1) **Land Use Ordinance.** A planning, zoning, development, or subdivision ordinance of the county, but does not include the general plan.~~

~~(1) **Land Use Permit.** A permit issued by the land use authority.~~

~~(1) **Legislative Body.** The county legislative body.~~

~~**LAND DIVISIONS:** Land that is proposed to be divided by a platted or minor subdivision.~~

~~**LETTER OF CREDIT:** A document issued by a bank or other financial institution which~~

guarantees a subdivider or developer a specific amount of credit and which can be called by the County for failure to perform specified improvements.

LIVESTOCK FEEDLOT: A feeding operation on a parcel of land where livestock are conditioned for market on a year-round basis and where the feed is brought to the yard, as contrasted to feed obtained through grazing the animals on the premises.

~~(1) Local District. Any entity created under state law—Local Districts, and any other governmental or quasi-governmental entity that is not a county, municipality, school district, or the state.~~ **LOCAL DISTRICT:** As defined by Utah Code Title §§17B, 17C, 17D.

~~(1) Lodging House.~~ A building where lodging only is provided for compensation to five (5) or more, but not to exceed fifteen (15) persons. See short-term rental.

LONG TERM RENTAL: The renting of a single sleeping unit(s) that includes provisions for living, sleeping, eating, cooking and sanitation for a period of 28 days or longer or a dwelling unit for a period of 28 days or longer. An accessory building may not be used as a long-term rental or for human occupancy.

LONG TERM RV DWELLING: An RV, including a park model RV, that is used as a dwelling.

~~(1) Lot. A parcel of land occupied by a building or group of buildings, together with such yards, open spaces, lot width and lot area as are required by this Ordinance, having frontage upon a street or upon a right-of-way or upon a right-of-way not less than sixteen (16) feet wide. Except for group dwellings and guest houses, not more than one (1) dwelling structure shall occupy any one~~

~~(1) lot.~~ **LOT:** As defined in Utah Code Title §17-27a-103 et seq.

~~(1) Lot Area. The total gross land area of a parcel of land, not including street right-of-ways dedicated to the public.~~ **LOT AREA:** The horizontal area within the exterior lines of the lot, exclusive of any area in a public or private way open to public uses.

~~(1) Lot, Corner. A lot abutting on two intersecting or intercepting streets, where the interior angle of Intersection or interception does not exceed one hundred thirty five (135) degrees.~~ **LOT, CORNER:** A lot bounded by two (2) or more abutting and intersecting street lines that has frontage on multiple sides.

~~(1) Lot Depth.~~ **LOT DEPTH:** The horizontal distance between the front yard and the rear lot lines measured in the main direction of the side lot lines.

~~Lot Line Adjustment.~~ **LOT LINE ADJUSTMENT:** The relocation of the property boundary line in a subdivision between two adjoining lots with the consent of the owners of record, pursuant to state law.

(1) ~~Lot Line, Front:~~ **LOT LINE, FRONT:** For an interior lot, the lot line adjoining the street; for a corner lot or through lot, the lot line adjoining either street, as elected by the lot owner.

LOT FRONTAGE: That part of a front lot line that abuts a street.

(1) **Lot Interior.** A lot other than a corner lot.

(1) **Lot Line, Rear.** Ordinarily, that line of a lot which is opposite and most distant from the front line of the lot. In the case of a triangular or gore-shaped lot, a line ten (10) feet in length within the parcel, parallel to and at a maximum distance from the front lot line. In cases where these definitions are not applicable, the zoning administrator shall designate the rear lot line.

(1) **Lot Line, Side.** Any lot boundary line not a front or rear lot line. A side lot line separating a lot from another lot or lots is an interior side lot line; a side lot line separating a lot from a street is a street side lot line.

(1) **Lot Width.** The horizontal distance between the side lot yard lines, ~~measured at the required front yard setback line or rear yard setback line, whichever is shorter.~~

MANUFACTURED HOME: A home or other building of new construction which has been assembled fully, or in material part, upon another site, or in a factory, and moved to the site upon which it is to be permanently assembled by truck, timber, dolly or similar conveyance; and which is placed upon a permanent foundation in compliance with the provisions of the HUD code.

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

(1) ~~Mining.~~ **MINING** Mining is ~~the~~ extraction of valuable minerals or other geological materials from the earth usually from an ore body, vein or (coal) seam. Materials recovered by mining include base metals, precious metals, iron, uranium, coal, diamonds, limestone, oil shale, rock salt and potash. Also to include, drilling, testing, mining related storage facilities whether they be underground or above-ground.

MINING PROCESSING: The refining, smelting, separating, sifting, crushing, or similar processes used to prepare materials gathered during mining for their final intended use.

(1) ~~Mobile Home.~~ A detached, single-family dwelling unit of not less than thirty (30) feet in length, designed for long-term occupancy, and to be transported on its own wheels or on a flatbed or other trailers or detachable wheels; containing a flush toilet, sleeping accommodations, a tub or shower bath, kitchen facilities, and plumbing and electrical connections provided for attachment to appropriate external systems, made ready for

occupancy except for connections to utilities and other minor work. Pre-sectionalized, modular, or prefabricated houses not placed on permanent foundations, shall be regarded as mobile homes.

MOBILE HOME: Means a transportable factory-built housing unit built in accordance with the Federal Manufactured Housing and Safety Standards Act (HUD Code).

~~(1) Mobile Home Park. A space designed and approved by the local jurisdiction for occupancy by mobile homes, to be under a single ownership or management, and meeting all requirements of the zoning ordinance for mobile home parks.~~

~~(1) Mobile Home Subdivision. A subdivision designed and intended for residential use where the lots are to be individually owned or leased, and occupied by mobile homes exclusively.~~

~~(1) Moderate Income Housing. Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the housing is located.~~

(1) ~~Modular Home.~~ **MODULAR HOME:** A permanent dwelling structure built in prefabricated units, which are assembled and erected on the site, or at another location and brought as a unit to the site; said modular home is classed as a mobile home until it is placed on a permanent foundation and complies with all governing building codes

~~(1) Motel. A building or group of buildings for the drive-in accommodation of transient guests, comprising individual sleeping or living units, and designed and located to serve the motoring public.~~

MOTEL: Any structure or group of structures with more than 5 single sleeping units intended for short-term rental in which the egress is external to each single sleeping unit.

MYLAR: (1) A thin polyester material that when drawn upon can be reproduced on a blue or black line print. (2) The official copy of a subdivision plat.

~~(1) Natural Waterways. Those areas, varying in width, along streams, creeks, gullies, springs, or washes which are natural drainage channels as determined by the Building Inspector, and in which areas no buildings shall be constructed.~~

~~(1) Nonconforming Building or Structure. A building or structure or portion thereof, lawfully existing before its current lands use designation and because of one or more subsequent land use ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations that govern the use of land.~~

NONCONFORMING LOT OF RECORD: A lot or parcel that: (a) legally existed as a developable lot before its current land use or zoning designation; (b) has been shown continuously to be an independently existing piece of property since its creation or since enactment of zoning (June 1978) ; (c) has not decreased in size since its creation, except for lot line adjustments,

as defined in CLUDMA; and (d) because of one or more subsequent land use ordinance changes does not conform with the ~~minimum size, width, frontage, depth or other applicable~~ dimensional requirements of the zone where the lot is located.

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.

(+) **Nonconforming Use.** A use of land that legally existed before its current land use designation, ~~regulations~~ has been maintained continuously since the time the land use ordinance regulation governing the land ~~changed~~ became effective, and because of one or more subsequent ~~zoning~~ changes ~~land use ordinance changes~~, does not conform to the regulations that ~~now~~ govern the use of the land.

NUISANCE: ~~A nuisance is a~~ Anything that is injurious to health, indecent, offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property. Something (as an act, object, or practice) that invades or interferes with another's rights or interests (as the use or enjoyment of property) by being offensive, annoying, dangerous, obstructive, or unhealthy.

OFFICIAL: Any elected official or their designated deputy of San Juan County or the appointed Administrative Assistant, Building Inspector, Surveyor, Subdivision Administrator, or Planning Administrator of San Juan County.

(+) ~~Oil and Gas Exploration.~~ **OIL AND GAS EXPLORATION:** Exploration for Hydrocarbon (oil and gas) is the search by petroleum geologists and geophysicists for hydrocarbon deposits beneath the Earth's surface, such as oil and natural gas. Oil and gas exploration are grouped under the science of petroleum geology.

(+) **OWNER/BUILDER:** An individual who takes the role of a general contractor when building their own home. The State of Utah requires an affidavit on all owner/builder projects.

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

(+) ~~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.

(+) ~~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.

(+) **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 that is owned 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 of 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, 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>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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Proposed	ADOPTED ORDINANCE 2024-01 Signed (1-16-2024) APENDIX B
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(4) **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, 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.

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.

(+) **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.

(1) ~~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.

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

(1) **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: 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 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.

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

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/TRAVEL CENTER: A facility or grouping of facilities that dispenses motor fuel, electricity, or other energy sources or other petroleum products for truck tractors, commercial motor vehicles (CMV), and similar commercial vehicles or consumer vehicles; and may also may provide amenities such as showers, overnight customer parking, restaurants, charging stations, or other traveler conveniences.

~~(1) RV/Trailer Camp. Any area or tract of land used or designed to accommodate two (2) or more automobile trailers or camping parties.~~

~~(1) Unincorporated. The area outside of the incorporated areas of a county.~~

(1) **USE, ACCESSORY:** A subordinate use customarily incidental to and located upon the same lot occupied by a main use.

(1) **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.

~~(1) **VARIANCE:** An authorization by the Planning Commission Administrative Law Judge, acting as the Land Use Appeal Authority pursuant to state law, relative to a 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. Variances 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.

(1) **WIND TURBINE:** A turbine that is powered by the wind.

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

(1) **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.

2nd Reading

CHAPTER 2

DEFINITIONS

This Land Use, Development, and Management Ordinance (LUDMO) adopts the definitions for terms set forth in County Land Use, Development, and Management Act (CLUDMA). The following additional terms or modifications of CLUDMA terms used in this LUDMO are defined as follows. ANY TERM NOT DEFINED IN CLUDMA OR HEREIN SHALL BE GIVEN ITS ORDINARY MEANING.

ABATEMENT: The repair, replacement, removal, destruction, correction, or other remedy of a condition which constitutes a violation of this LUDMO or the conditions or terms set by permits, licenses, or other approvals by such means, in such a manner, and to such an extent as an enforcement officer determines is necessary in the interest of the general health, safety, and welfare of County inhabitants.

ACCESSORY BUILDING: A building or structure, the use of which is incidental and subordinate in size and use to the main building and not intended as a dwelling.

<p>ACCESSORY DWELLING UNIT (ADU): A building other than the primary dwelling which is used as a dwelling on a shared lot with the primary dwelling as either an internal or detached unit, including a long term RV, as defined by State code.</p>	<p>ACCESSORY DWELLING UNIT (ADU). A building other than the primary dwelling which is used as a dwelling on a shared lot with the primary dwelling but is not an internal accessory dwelling unit as defined by State code. It provides all utilities necessary for human occupation, approved by the county board of health and satisfies building and fire code requirements. An ADU may not exceed 50% of the primary dwelling square footage or 1,200 square feet, whichever is smaller. It is also referred to as a mother-in-law dwelling, caretaker dwelling, and similar terms. Unless specifically permitted, an ADU may not be used as a short-term rental</p>
<p>2026 Proposed</p>	<p>ADOPTED ORDINANCE 2024-01 Signed (1-16-2024) APENDIX B</p>

ACCESSORY DWELLING UNIT (ADU): A building other than the primary dwelling which is used as a dwelling on a shared lot with the primary dwelling as either an internal or

detached unit, including a long term RV, as defined by State code.

ACCESSORY USE: A use that:

1. is customarily incidental to and found in connection with a principal or main use;
2. is subordinate to the principal or main use;
3. is subordinate in extent, area or purpose to the principal or main use;
4. is located on the same lot as the principal or main use; and
5. contributes to the comfort, convenience or necessity of occupants, business or industry of the principal or main use.

ADVERSELY AFFECTED PARTY: A person other than a land use applicant who: (a) owns real property adjoining the property that is the subject of a land use application or land use decision; or (b) will suffer a damage different in kind than, or an injury distinct from, that of the general community as a result of the land use decision.

AGRICULTURAL LAND: Land devoted to the raising of plants and animals with a reasonable expectation of profit, including: forages and sod crops, grains and feed crops, livestock, trees and fruits, or vegetables, nursery, floral, and ornamental stock; or land devoted to and meeting the requirements and qualifications for payments or other compensation under a crop-land retirement program with an agency of the state or federal government.

AGRICULTURAL ZONE: Those areas designated in the Zoning Ordinance of San Juan County, Utah as AG and where the primary permitted land use is as agricultural land.

AIRPORT: Any area of land or water used or intended for landing or takeoff of aircraft including appurtenant area used or intended for airport buildings, facilities, as well as rights of way together with the buildings and facilities.

AIRPORT APPROACH AREA: Means all that land which lies directly under an imaginary approach surface centered on the extended centerline at each end of a runway. The inner edge of the approach surface is at the same width and elevation and coincides with the end of the primary surface.

AIRPORT TRANSITION AREA: The land lying under those surfaces extending outward and upward at right angles to the runway centerline.

AIRPORT TURNING AREA: The area of an airport, other than the approach zone, which is used for turning operations of aircraft.

AIRSTRIP: An airfield without normal airport facilities.

ALLEY: A public thoroughfare less than twenty-five feet (25') wide.

ALTERATION: Any change or rearrangement in the supporting members of an existing structure, such as bearing walls, columns, beams, girders or interior partitions, or any change in the dimensions or configurations of the roof or exterior walls, as well as any change of location of doors, windows, means of ingress or egress, or any expansion or diminution of a building or structure.

ALTERED: Any change in the construction or addition to a building that increases or decreases the capacity or changes the use.

ANGLE: The rotation required to superimpose either of two lines on the other.

ARENA: An indoor or outdoor, public or private, commercial or noncommercial facility which is set aside for showing, training or exercising livestock.

ATHLETIC CLUB: An establishment providing facilities for physical development, exercise, sports or recreation. Facilities may include indoor bathing, restaurant or snack bar, and sales of athletic equipment. Facilities may be open to the public for a fee or available only to persons holding membership.

AUTO REPAIR: A building or premises used for the repair of any passenger auto, pickup truck, semi tractor, tractor trailer, recreational vehicle or similar vehicles where the repair includes, but is not limited to, the rebuilding of engines, transmissions or differentials

AUTO-WRECKING/SALVAGE YARD: See also definition of Junkyard. Any lot, portion of lot or tract of land used for the storage and keeping of salvage, including scrap metals or other scrap material, or for dismantling or demolition of automobiles or equipment, machinery or parts thereof; provided, that this definition shall not be deemed to include such uses which are clearly accessory and incidental to any agricultural use permitted in the zone.

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.

BARN/AGRICULTURAL BUILDING: An accessory structure upon a lot customarily used for the housing of animals/livestock, storage of crops or feed, and/or machinery used in agricultural activities.

BASEMENT: A story more than 50% or fully underground. A basement shall be counted as a story for the purposes of height measurement if its height is one-half (1/2) or more above grade.

BEARING: An angle (on a survey) less than 90° within a quadrant defined by cardinal directions.

BED AND BREAKFAST/~~BOARDING HOUSE~~: A single-family residence occupied by an owner-operator, with no more than eight (8) bedrooms located in the main residence, providing temporary accommodations (for compensation) on a nightly basis, not to exceed thirty (30) days.

BIG BOX RETAIL: Any single retail store with a gross main floor area of over forty thousand (40,000) square feet.

BLOCK: An area of land entirely bounded by streets.

BUILDING: Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels.

BUILDING, HEIGHT OF: The vertical distance from the average finished grade surface to the highest point of the building roof or coping.

BOARDING HOUSE:

BUILDING OFFICIAL: The officer or other designated authority appointed by the county to administer and enforce provisions of the building code.

BUILDING LINE: A line parallel to the front, side or rear lot line and established at the point where that lot line is closest to any part of the building or structure exclusive of the ordinary projections of skylight, sills, belt courses, cornices, chimneys, flues and ornamental features which do not project into a yard more than two and one-half (2-1/2) feet, and open or lattice enclosed fire escapes, fireproof outside stairways and balconies open upon fire towers which do not project into a yard more than five (5) feet.

BUILDING, MAIN: The building on a site which houses the main use.

CAMPING: A recreational or temporary activity (less than 20 consecutive days per calendar year) which involves staying overnight in the open, in a tent, or a trailer, camper, RV, or recreational vehicle.

CAMPING, COMMERCIAL: Camping where, for a fee, a hospitality company, business, or other individual provides a form of recreational, temporary lodging (like a tent, yurt, trailer, RV, or similar structure) or a location to erect such a structure for a fee.

CAMP PARK: A location for commercial camping consisting of two or more campsites.

CARPORT: A private garage not completely enclosed by walls or doors. For the purposes of this ordinance, a carport shall be subject to all of the regulations prescribed for a private garage.

CERTIFICATION: The confirmation of an official document or a copy thereof by an authorized official.

CHILDCARE CENTER: A childcare facility that regularly provides custodial care for six (6) or more children during ~~the~~ part of any day.

CHILDCARE, HOME: Childcare operated on residential premises.

CHURCH OR TEMPLE: A building, together with its accessory buildings and uses, where persons regularly assemble for worship, which building, together with its accessory buildings and uses, is maintained and controlled by a religious body.

CLINIC, DENTAL AND MEDICAL: A building in which a group of physicians, dentists and allied professionals and assistants are associated for the carrying on of their professions, including a dental or medical laboratory. "Clinic" does not include inpatient care or operating rooms for major surgery.

CLUDMA: The County Land Use, Development, and Management Act, currently codified as Utah Code sections 17-27a-101 *et seq.*, and as hereafter amended.

CLUSTERING: A subdivision or development design technique that concentrates the buildings or lots on a part of the site or sites to allow the remaining land to be used for recreation, common open space, preservation of travel corridors, and/or environmentally sensitive areas.

COLLATERAL: Funds or some other valuable pledged as security against a promise to repay or perform certain actions.

COMMERCIAL USE: The purchase, sale or transaction involving the disposition of any article, substance, commodity or service; the maintenance or conduct of offices, professions or recreation or amusement enterprises ~~and~~ intended to be conducted for profit, and also including the renting of business offices, sales display premises, and short-term rentals.

COMMON AMENITIES: Amenities provided for the residents of a development that are owned in common by residents of the development.

COMMON AREA: An area of common ownership designed to serve the recreational, open space or other similar needs of owners within the development and is not a commercial use. Common areas may include, but are not limited to: outdoor space, landscaping, fences, clubhouses, tennis courts, golf courses, swimming pools and other

jointly used and owned space approved as part of the development proposal.

COMMUNITY USE: Uses that have the primary purpose of serving the educational, recreational, religious or governmental needs of the community in general. Such uses may include churches, public and private educational institutions, private nonprofit recreation grounds, public parks, public buildings, public facilities, cemeteries and other similar uses. This definition shall not include such uses as detention facilities, halfway houses, alcohol rehabilitation centers and other similar uses.

CONDOMINIUM: The ownership of a single unit in a multi-unit project or structure which may be combined with an undivided interest in the common areas and facilities of the property and meeting all requirements of the condominium ownership act of the state of Utah.

CONFIGURATION: The shape of a boundary or perimeter line, the shape of a lot, block or subdivision.

CONSERVATION EASEMENT: An easement voluntarily placed on property to ensure that no future development will occur. The easement will be held by a third party and maintained in perpetuity.

CORRAL: A space, other than a building, less than one (1) acre in area, or less than one hundred (100) feet in width, used for the confinement of animals.

CULINARY: Water intended for human consumption, usually required to meet certain health standards.

DEDICATION: The conveyance of land or an easement thereon through a final plat or other instrument to a public agency or to one or more persons for a specific purpose.

DELINEATE: To draw or trace the outline of.

DRAINAGE DITCH: Any system of canals or ditches naturally existing or constructed to carry surface and/or subsurface water to a natural stream, whether or not the ditches or canals carry water filed upon by individuals to be used for irrigation purposes.

DRIVEWAY: Private access for vehicles to a residence, parking space, garage or other structure.

DWELLING: A building designed or used for residential occupancy, including one-family, two-family, multi-family, manufactured homes, modular homes, and apartment structure; but shall not include boarding, rooming or lodging houses, tents, trailers, RVs that are not long-term RV dwellings, motels, motor courts, motor lodges, cottage camps, or any short-term rentals or uses primarily for transient residential uses.

DWELLING, MULTIPLE-FAMILY: A dwelling or group of dwellings on one lot containing separate living units for three (3) or more families having separate or joint entrances or a two-family dwelling on a single lot.

DWELLING, SINGLE-FAMILY: A building designed for and occupied exclusively by one family on a separate lot and not sharing any common wall.

DWELLING, TWO-FAMILY: A dwelling sharing a common wall or walls or floor to ceiling, but each unit being located on an individual lot including twin-homes and townhomes.

DWELLING UNIT: A single unit providing complete, independent living facilities for one or more persons, including provisions for living, sleeping, eating, cooking and sanitation.

EASEMENT: A right, such as a right of way, afforded a person to make limited use of another's real property.

EATERY / FOOD ESTABLISHMENT: Any business establishment where foods or beverages are prepared for consumption and consumption occurs in either the building, on the premises or within a motor vehicle parked thereon, or off premises.

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. EMC includes computer programmable, microprocessor controlled electronic or digital displays.

ENCLOSED STORAGE, COMMERCIAL: A building or structure, or portion thereof, used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-serve basis.

ENFORCEMENT OFFICER: The director of the planning and zoning department, building inspector, sheriff or their authorized representative, or some other duly assigned officer of the county that is authorized as the agent charged with the enforcement of this title.

ESCROW DEPOSIT: The placement of cash in a special account held by a bank or other financial institution to be released upon completion of specific tasks such as construction of a road.

EVAPORATION POND: Artificial ponds with very large surface areas that are designed to efficiently evaporate water by sunlight and exposure to the ambient temperatures.

EXPANSION: An increase in the size of an existing structure or use, including physical size of the property, building, parking and other improvements.

FAMILY: An individual or two (2) or more persons related by law, blood, marriage or adoption, or up to four (4) unrelated persons, living together in a single dwelling unit and maintaining a common household.

FAMILY CARE HOME: A dwelling wherein room, board, care and supervision are provided by the resident family in a home setting to persons who are handicapped, mentally ill or developmentally disabled and who are provided with a program of services, including training in vocational and recreational activities. To qualify, the dwelling must be approved or operated by an agency of the Utah state government.

FAMILY DAYCARE CENTER: A dwelling or place of business wherein a resident family provides ordinary care and supervision during customary daytime periods to non-related persons.

FARM: An operation in which land is used for the production of food, feed or fiber.

FARM ANIMALS: Animals and fowl such as commonly used for food or fiber production, or as a beast of burden, for commercial, recreational, or pleasure purposes.

FARM INDUSTRY: The keeping and raising of farm animals and/or fowl for domestic or commercial use, such as fur farms, livestock feed yards, pig farms, dairy farms, stables, ranches and similar uses, and accessory uses thereto.

FENCE: A structure erected to provide privacy or security that delineates a private space or is used to constrain animals.

FENCE, SIGHT OBSCURING: A fence that is three feet (3') or more in height that is constructed or planted in such a fashion that causes fifty percent (50%) or more opaqueness at any angle of view through such a fence.

FRONTAGE: All the property fronting one (1) side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

FIRE HAZARD: Any situation, process, material or condition that may cause a fire or explosion or provide a ready fuel supply to augment the spread or intensity of the fire or explosion and that poses a threat to life or property.

FIRST LIEN AND RESTRICTION OF SALE: A form of collateral wherein the County places a lien on one or more lots in a subdivision and prohibits the sale of those lots until specified public improvements have been satisfactorily completed.

FLOODPLAIN: The flood from whatever source having a one percent (1%) chance of being equaled or exceeded in any given year, otherwise commonly referred to as the one hundred (100) year flood. Areas (100-year flood areas) as defined in FEMA's federal insurance rate map.

FLOODPLAIN DATA: Information that defines the boundary of a floodplain, either mapped or given in elevations.

FRONTAGE: All the property fronting one (1) side of the street between intersecting or intersecting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

GARAGE, PRIVATE: An accessory building designed or used for the storage of not more than four (4) automobiles owned and used by the occupants of the building to which it is accessory, provided that on a parcel occupied by a multiple family dwelling, the private garage may be designed and used for the storage of one and one-half (1 1/2) times as many automobiles as there are dwelling units in the multiple family dwelling, if the garage and dwelling have a roof or wall in common.

GARAGE PUBLIC: A building or portion thereof, other than a private garage, designed or used for servicing, repairing, equipping, hiring, selling or storing motor-driven vehicles.

GARAGE/YARD SALE: The sale of personal belongings in a residential zone, which sale is conducted by a legal resident of the premises or their designee.

GASOLINE, RETAIL: A building or premises used for the sale of gasoline and limited amounts of other oil products. Such premises may also include the sale of food products.

GENERAL PLAN, SAN JUAN COUNTY: The document adopted by the county that sets forth general guidelines for proposed future development of the unincorporated land within the county.

GLAMPING: Glamorous Camping (or Glamping) means a form of Camping where a hospitality company, business, or individual provides a form of lodging, whether in a tent or yurt or similar structure, where guests can experience the positive aspects of camping. The amenities found at glamping sites far exceed those found at a traditional camping site and may include supporting structures.

GLAMPING LOT: A unit of land not less than two thousand (2,000) square feet that consists of not more than one (1) glamping unit.

GLAMPING UNIT: A canvas-like structure designed to be used or occupied for transient and recreational purposes. Canvas-like structures include, but are not limited to: tents, yurts, teepees, covered wagons, etc. No glamping unit as herein defined shall be located, placed, used, or occupied for long-term residential purposes.

GLAMP-GROUND: An area consisting of more than one (1) glamping unit.

GRADE PLANE: A reference plane, representing the average of the finished ground level, adjoining the building at all exterior walls.

GRAVEL PIT: See critical infrastructure material and operations as defined in Utah Code Ann. §17-27a-1001 and its successors.

HARD SURFACE: An impermeable, dust free surface, such as concrete or asphalt. Road base does not qualify.

HANGAR: An accessory building specifically designed or suited for the storage of aircraft and aircraft related materials. Hangars must be located with unobstructed access to an airport or airstrip.

HOME OCCUPATION: A nonresidential activity, conducted primarily within a dwelling unit which is clearly secondary to the use of the dwelling for residential purposes, not normally associated with residential use, and may not constitute a nuisance.

HOMEOWNER'S ASSOCIATION (HOA): An incorporated nonprofit organization operating under recorded land agreements through which: a) each lot/homeowner is automatically a member; and b) each lot is automatically subject to a proportionate share of the expenses for the organization's activities and interest, such as maintaining and operating open spaces, landscaping, common property or facilities.

HOSPITAL: An institution licensed by the state of Utah providing inpatient health services for human beings, and primarily medical or surgical care of the sick or injured, and such other services and accessory uses as normally provided for its administration and operation

HOSPITALITY RENTALS: Bed and Breakfasts/Boarding Houses, Commercial Camping, Glamping, Hotels, Lodging Houses, Motels, Private Camps/Resorts, RV Parks, Tourist Courts, RV/Trailer Camps, Single Sleeping Units, and similar commercial uses renting a Structure (or a room in a Structure) for the purpose of overnight or longer occupancy by the renter. Excludes Short-term Rentals.

HOTEL: Any structure or group of structures with more than 5 single sleeping units intended for short-term rental in which the egress is internal to each single sleeping unit.

HOUSEHOLD PET: Animals, fish, or fowl ordinarily permitted in the house and kept for company or pleasure and not for profit, such as dogs, cats, fish, and small birds, but not including a sufficient number of dogs to constitute a kennel. Household pets shall not include chickens or any animals that are prone to inflicting harm or discomfort, or endangering the health, safety or welfare of any person or property, or are defined herein as animal units, or are otherwise regulated by Utah Code Title 23.

ILLEGAL USE: Any use of land or a structure which is inconsistent with current codes and/or was inconsistent with previous codes in effect when the use was established.

ILLEGAL LOT: Any lot or parcel of land which was not created in conformance with the county ordinance in effect at the time the lot was recorded.

INDUSTRY: The organized action of making of goods and services for sale.

JUNK: Any scrap, waste, reclaimable material or debris whether or not stored or used in conjunction with dismantling, processing, salvage, storage, disposal or other use or disposition. "Junk" includes, but is not limited to, tires, furniture, tools, paper, rags, plastics, cordage, scrap iron or other metal, glass, building materials, machinery and appliances, or parts thereof, brush, wood and lumber, solid waste, and vehicles and parts thereof.

JUNK YARD: An open area where junk, used or secondhand materials are bought, sold, exchanged, processed or dismantled for parts. An automobile wrecking yard or a salvage yard is also considered a "junkyard". The use of buildings used in conjunction with an operation does not exclude the operation from the definition unless the operation is wholly within the buildings and there is no outside storage.

LAND DIVISIONS: Land that is proposed to be divided by a platted or minor subdivision.

LETTER OF CREDIT: A document issued by a bank or other financial institution which guarantees a subdivider or developer a specific amount of credit and which can be called by the County for failure to perform specified improvements.

LIVESTOCK FEEDLOT: A feeding operation on a parcel of land where livestock are conditioned for market on a year-round basis and where the feed is brought to the yard, as contrasted to feed obtained through grazing the animals on the premises.

LOCAL DISTRICT: As defined by Utah Code Title §§17B, 17C, 17D.

LODGING HOUSE: A building where lodging only is provided for compensation to five (5) or more, but not to exceed fifteen (15) persons. See short-term rental.

LONG TERM RENTAL: The renting of a single sleeping unit(s) that includes provisions for living, sleeping, eating, cooking and sanitation for a period of 28 days or longer or a

dwelling unit for a period of 28 days or longer. An accessory building may not be used as a long-term rental or for human occupancy.

LONG TERM RV DWELLING: An RV, including a park model RV, that is used as a dwelling.

LOT: As defined in Utah Code Title §17-27a-103 et seq.

LOT AREA: The horizontal area within the exterior lines of the lot, exclusive of any area in a public or private way open to public uses.

LOT, CORNER: A lot bounded by two (2) or more abutting and intersecting street lines that has frontage on multiple sides.

LOT DEPTH: The horizontal distance between the front yard and the rear lot

LOT LINE ADJUSTMENT: The relocation of the property boundary line in a subdivision between two adjoining lots with the consent of the owners of record, pursuant to state law.

LOT LINE, FRONT: For an interior lot, the lot line adjoining the street; for a corner lot or through lot, the lot line adjoining either street, as elected by the lot owner.

LOT FRONTAGE: That part of a front lot line that abuts a street.

LOT INTERIOR: A lot other than a corner lot.

LOT LINE, REAR: Ordinarily, that line of a lot which is opposite and most distant from the front line of the lot. In the case of a triangular or gore-shaped lot, a line ten (10) feet in length within the parcel, parallel to and at a maximum distance from the front lot line. In cases where these definitions are not applicable, the zoning administrator shall designate the rear lot line.

LOT LINE, SIDE: Any lot boundary line not a front or rear lot line. A side lot line separating a lot from another lot or lots is an interior side lot line; a side lot line separating a lot from a street is a street side lot line.

LOT WIDTH: The horizontal distance between the side yard lines.

MANUFACTURED HOME: A home or other building of new construction which has been assembled fully, or in material part, upon another site, or in a factory, and moved to the site upon which it is to be permanently assembled by truck, timber, dolly or similar conveyance; and which is placed upon a permanent foundation in compliance with the provisions of the HUD code.

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

MINING: The extraction of valuable minerals or other geological materials from the earth usually from an ore body, vein or (coal) seam. Materials recovered by mining include base metals, precious metals, iron, uranium, coal, diamonds, limestone, oil shale, rock salt and potash. Also to include, drilling, testing, mining related storage facilities whether they be underground or above-ground.

MINING PROCESSING: The refining, smelting, separating, sifting, crushing, or similar processes used to prepare materials gathered during mining for their final intended use.

MOBILE HOME: Means a transportable factory-built housing unit built in accordance with the Federal Manufactured Housing and Safety Standards Act (HUD Code).

MODULAR HOME: A permanent dwelling structure built in prefabricated units, which are assembled and erected on the site, or at another location and brought as a unit to the site; said modular home is classed as a mobile home until it is placed on a permanent foundation and complies with all governing building codes

MOTEL: Any structure or group of structures with more than 5 single sleeping units intended for short-term rental in which the egress is external to each single sleeping unit.

MYLAR: (1) A thin polyester material that when drawn upon can be reproduced on a blue or black line print. (2) The official copy of a subdivision plat.

NONCONFORMING LOT OF RECORD: A lot or parcel that: (a) legally existed as a developable lot before its current land use or zoning designation; (b) has been shown continuously to be an independently existing piece of property since its creation or since enactment of zoning (June 1978) ; (c) has not decreased in size since its creation, except for lot line adjustments, as defined in CLUDMA; and (d) because of one or more subsequent land use ordinance changes does not conform with the dimensional requirements of the zone where the lot is located.

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.

NONCONFORMING USE: A use of land that legally existed before its current land use; regulations has been maintained continuously since the time the land use ordinance regulation governing the land became effective, and because of subsequent zoning changes; does not conform to the regulations that govern the land.

NUISANCE: Anything that is injurious to health, indecent, offensive to the senses, or an

obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property. Something (as an act, object, or practice) that invades or interferes with another's rights or interests (as the use or enjoyment of property) by being offensive, annoying, dangerous, obstructive, or unhealthy.

OFFICIAL: Any elected official or their designated deputy of San Juan County or the appointed Administrative Assistant, Building Inspector, Surveyor, Subdivision Administrator, or Planning Administrator of San Juan County.

OIL AND GAS EXPLORATION: Exploration for Hydrocarbon (oil and gas) is the search by petroleum geologists and geophysicists for hydrocarbon deposits beneath the Earth's surface, such as oil and natural gas. Oil and gas exploration are grouped under the science of petroleum geology.

OWNER/BUILDER: An individual who takes the role of a general contractor when building their own home. The State of Utah requires an affidavit on all owner/builder projects.

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

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.

PARKING SPACE: Space within a building, lot or parking lot for the parking or storage of one (1) 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.

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 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: A (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.

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.

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 is owned by a governmental entity, or operated in its entirety as a non-commercial use.

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, including park model RVs, being used as recreational or long term.

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 that is owned 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</p>	<p>SHORT-TERM RENTAL. A dwelling or a portion of a dwelling that the owner of</p>
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<p>occupancy for, a period of 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, 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>record or the lessee dwelling or the portion of dwelling leases to another for occupancy for fewer than 30 consecutive days.</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, 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.

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.

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: 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: 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 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.

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

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.

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.

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

TRUCK STOP/TRAVEL CENTER: A facility or grouping of facilities that dispenses motor fuel, electricity, or other energy sources for truck tractors, commercial motor vehicles (CMV), and similar commercial vehicles or consumer vehicles; and may also provide amenities such as showers, overnight customer parking, restaurants, charging stations, or other traveler conveniences.

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: 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 Administrative Law Judge, acting as the Land Use Appeal Authority pursuant to state law, relative to a specific parcel of land for a modification of a zone's standard height, bulk, area, width, setback, or separation requirement; Variances 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.

WIND TURBINE: A turbine that is powered by the wind.

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 rear 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.



STAFF REPORT

MEETING DATE: April 9, 2026

ITEM TITLE, PRESENTER: Planning Commission San Juan County Land Use - Use Table

RECOMMENDATION: No formal action is required at this time; staff will continue to update and refine reference materials to support the Planning Commission.

SUMMARY

Staff has incorporated a use table into the zoning code to clarify which land uses are permitted, conditionally permitted, or prohibited within each zoning district. The use table is intended to provide consistency and clarity for both staff and applicants. In developing the table, three options have been considered: the first follows the existing San Juan County and Spanish Valley ordinances, which are currently effective; the second reflects the work of staff and the Planning Commission over the past several months, incorporating recent discussions and proposed updates; and the third is a hybrid approach, combining elements of the current ordinance with the new recommendations to allow flexibility and address emerging land use trends.

Staff is seeking guidance from the Planning Commission on the preferred approach prior to moving forward with formal adoption. The Commission's direction will inform the final structure and application of the use table, ensuring it aligns with community goals and policy priorities.

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 un-wise 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, "-".

ZONE DESIGNATION USE TABLE

<p>KEY: "P" = PERMITTED USE (ALLOWED) "C" = CONDITIONAL USE PERMIT REQUIRED "--" = PROHIBITED (NOT ALLOWED) **Any use not listed is not allowed. Any combination of permitted uses is a permitted use. Additional uses shall be requested as a Zoning Amendment.</p>	<p>Residential (R) Rural Residential RR-1 (2011) Residential Flex Planned Community RF District (2019 SVO)</p>	<p>Rural Residential (RR) Multiple Use MU-1 (2011)</p>	<p>Agricultural (AG) Agricultural AG-1 (2011)</p>	<p>Highway Commercial (HC) Business Flex Planned Community BF District 2019 SVO Highway Flex Planned Community HF District 2019 SVO Highway Commercial HC District 2019 SVO)</p>	<p>Industrial (I) Controlled Districts CD (2011)</p>
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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**Residential (R)
Rural Residential RR-1 (2011)
Residential Flex Planned Community
RF District (2019 SVO)**

**Rural Residential (RR)
Multiple Use MU-1 (2011)**

**Agriculture (AG)
Agricultural AD-1 (2011)**

**Highway Commercial (HC)
Business Flex Planned Community BF
District 2019 SVO
Highway Flex Planned Community HF
District 2019 SVO
Highway Commercial HC District 2019
SVO**

**Industrial (I)
Controlled Districts CD (2011)**

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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

<p>KEY: "P" = PERMITTED USE (ALLOWED) "C" = CONDITIONAL USE PERMIT REQUIRED "--" = PROHIBITED (NOT ALLOWED) **Any use not listed is not allowed. Any combination of permitted uses is a permitted use. Additional uses shall be requested as a Zoning Amendment.</p>	<p>Residential (R) Rural Residential RR-1 (2011) Residential Flex Planned Community RF District (2019 SVO)</p>	<p>Rural Residential (RR) Multiple Use MU-1 (2011)</p>	<p>Agriculture (AG) Agricultural AD-1 (2011)</p>	<p>Highway Commercial (HC) Business Flex Planned Community BF District 2019 SVO Highway Flex Planned Community HF District 2019 SVO Highway Commercial HC District 2019 SVO</p>	<p>Industrial (I) Controlled Districts CD (2011)</p>
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

CHAPTER X — ZONING DISTRICTS AND REGULATIONS

This Chapter establishes zoning districts within San Juan County in order to implement the County's General Plan and to promote the health, safety, and general welfare of its residents. These regulations are intended to protect and preserve natural resources, including watersheds, wildlife habitat, agricultural lands, and open space; to encourage land use patterns that reduce unnecessary infrastructure costs and avoid inefficient or hazardous development; to support agricultural operations and rural lifestyles while minimizing land use conflicts; to provide for orderly residential, commercial, and industrial development consistent with the character of the County; to promote public safety by reducing risks associated with fire, erosion, flooding, and incompatible land uses; and to ensure that development occurs in a manner consistent with the availability of essential services such as water, wastewater, transportation, and emergency response.

In furtherance of these purposes, the unincorporated areas of San Juan County are divided into the following zoning districts: Residential (R), Rural Residential (RR), Agricultural (AG), Highway Commercial (HC), Community Commercial (CC), and Industrial (I), with additional zones established as necessary in accordance with this Code. The boundaries of these districts are shown on the official zoning map adopted by the County Commission, which shall be maintained by the Planning Administrator and made available on the County website and at the Planning and Building Department. The zoning map, together with all notations, references, and boundaries shown thereon, is incorporated into this Chapter as if fully set forth herein. Where uncertainty exists regarding district boundaries, street or alley centerlines, lot or parcel lines, or the centerlines of rivers, canals, or ditches shall be construed as the district boundaries, as applicable.

These regulations apply to all land within the unincorporated areas of the County, subject to applicable federal, state, or tribal jurisdiction. Where land is not currently subject to County jurisdiction but later becomes eligible, it shall be assigned a zoning designation consistent with the nearest compatible district. No land, building, or structure shall be used, erected, altered, or expanded except in accordance with this Chapter. Uses are classified as permitted, conditional, or prohibited, and any use not specifically identified in the adopted Use Table is prohibited. The Use Table is incorporated by reference and governs all zoning districts.

General development standards apply across all zoning districts unless otherwise specified. Development within the service area of an approved public water or wastewater system must obtain written certification from the service provider confirming adequate capacity, while private systems may be permitted only where public systems are unavailable and subject to Health Department approval. All lots must have legal and safe access, and all development must comply with applicable local, state, and federal regulations. Site plan review shall be required where specified by this Code.

The Residential (R) Zone is intended to provide areas primarily for residential living, allowing limited accessory uses that are compatible with residential development, and generally limiting development to one primary dwelling per lot with required building separation standards. The Agricultural (AG) Zone is intended to preserve agricultural lands and promote farming, grazing, and related rural uses while minimizing conflicts with non-agricultural development and protecting agricultural operations from encroachment. The Rural Residential (RR) Zone is intended to provide for low-density residential development that supports rural lifestyles, including limited agricultural activities and animal keeping, with larger lot sizes that reduce demand on public services.

The Highway Commercial (HC) Zone is intended to accommodate commercial uses serving the traveling public along major transportation corridors while maintaining safe and efficient traffic flow, requiring appropriate access and design to minimize congestion and protect adjacent uses.

The Community Commercial (CC) Zone is intended to provide for smaller-scale commercial development serving local communities, with an emphasis on compatibility and walkability. The Industrial (I) Zone is intended to provide areas for manufacturing, processing, storage, and similar industrial activities, subject to site plan review, appropriate screening, landscaping, maintenance standards, and compliance with all required regulatory permits.

ZONE DESIGNATION USE TABLE

<p>KEY: "P" = PERMITTED USE (ALLOWED) "C" = CONDITIONAL USE PERMIT REQUIRED "--" = PROHIBITED (NOT ALLOWED) **Any use not listed is not allowed. Any combination of permitted uses is a permitted use. Additional uses shall be requested as a Zoning Amendment.</p>	<p>Residential (R) Rural Residential RR-1 (2011) Residential Flex Planned Community RF District (2019 SVO)</p>	<p>Rural Residential (RR) Multiple Use MU-1 (2011)</p>	<p>Agricultural (A) Agricultural AD-1 (2011)</p>	<p>Highway Commercial (HC) Business Flex Planned Community BF District 2019 SVO Highway Flex Planned Community HF District 2019 SVO Highway Commercial HC District 2019 SVO)</p>	<p>Industrial (I) Controlled Districts CD (2011)</p>
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
<p>KEY: "P" = PERMITTED USE (ALLOWED) "C" = CONDITIONAL USE PERMIT REQUIRED "--" = PROHIBITED (NOT ALLOWED) **Any use not listed is not allowed. Any combination of permitted uses is a permitted use. Additional uses shall be requested as a Zoning Amendment.</p>					
	Residential (R) Rural Residential RR-1 (2011) Residential Flex Planned Community RF District (2019 SVO)	Rural Residential (RR) Multiple Use MU-1 (2011)	Agricultural (AG) Agricultural AG-1 (2011)	Highway Commercial (HC) Business Flex Planned Community BF District 2019 SVO Highway Flex Planned Community HF District 2019 SVO Highway Commercial HC District 2019 SVO)	Industrial (I) Controlled Districts CD (2011)
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
<p>KEY: "P" = PERMITTED USE (ALLOWED) "C" = CONDITIONAL USE PERMIT REQUIRED "--" = PROHIBITED (NOT ALLOWED) **Any use not listed is not allowed. Any combination of permitted uses is a permitted use. Additional uses shall be requested as a Zoning Amendment.</p>					
	Residential (R) Rural Residential RR-1 (2011) Residential Flex Planned Community RF District (2019 SVO)	Rural Residential (RR) Multiple Use MU-1 (2011)	Agricultural (AG) Agricultural AG-1 (2011)	Highway Commercial (HC) Business Flex Planned Community BF District 2019 SVO Highway Flex Planned Community HF District 2019 SVO Highway Commercial HC District 2019 SVO)	Industrial (I) Controlled Districts CD (2011)
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
<p>KEY: "P" = PERMITTED USE (ALLOWED) "C" = CONDITIONAL USE PERMIT REQUIRED "--" = PROHIBITED (NOT ALLOWED) **Any use not listed is not allowed. Any combination of permitted uses is a permitted use. Additional uses shall be requested as a Zoning Amendment.</p>					
	Residential (R) Rural Residential RR-1 (2011) Residential Flex Planned Community RF District (2019 SVO)	Rural Residential (RR) Multiple Use MU-1 (2011)	Agricultural (AG) Agricultural AG-1 (2011)	Highway Commercial (HC) Business Flex Planned Community BF District 2019 SVO Highway Flex Planned Community HF District 2019 SVO Highway Commercial HC District 2019 SVO	Industrial (I) Controlled Districts CD (2011)
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

<p>KEY: "P" = PERMITTED USE (ALLOWED) "C" = CONDITIONAL USE PERMIT REQUIRED "--" = PROHIBITED (NOT ALLOWED) **Any use not listed is not allowed. Any combination of permitted uses is a permitted use. Additional uses shall be requested as a Zoning Amendment.</p>	<p>Residential (R) Rural Residential RR-1 (2011) Residential Flex Planned Community RF District (2019 SVO)</p>	<p>Rural Residential (RR) Multiple Use MU-1 (2011)</p>	<p>Agriculture (AG) Agricultural AD-1 (2011)</p>	<p>Highway Commercial (HC) Business Flex Planned Community BF District 2019 SVO Highway Flex Planned Community HF District 2019 SVO Highway Commercial HC District 2019 SVO</p>	<p>Industrial (I) Controlled Districts CD (2011)</p>
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

CHAPTER (XX) ZONE DESIGNATIONS

Section 1: CREATION OF ZONES

In order to accomplish the LUDMO's purposes, San Juan County hereby divides its unincorporated areas into zones to implement the County's general and area plans as hereinafter set forth. In the preparation of the LUDMO, due and careful consideration was given, among other things, to the current San Juan County General Plan, current zoning, historic use, the relative quantities of the land needed for particular uses and the suitability of such uses, existing and probable future conditions within the County, and the character of each of the several zones with a view to conserving property values, encouraging the most appropriate use of land throughout the County, providing for the County's health, safety, and welfare, and to promote the other purposes established by state law.

Where any zoning designation covers land within the County's boundaries within State, tribal, or federal jurisdiction, such zoning shall apply only if the State, tribe, or federal government voluntarily accedes to the zoning or when such land is annexed into the County, becomes privately owned, or otherwise becomes subject to the County's land use jurisdiction it shall be deemed to be zoned as the same as the nearest geographic zone.

Section 2: ZONING MAPS

A. **Zoning Maps** - The current official zoning map for San Juan County is the most recent zoning map, as it may be amended, approved by the San Juan County Commission and signed by the chairperson thereof. Zoning maps show the County divided into zones. The current official zoning map, as it may be amended, will be posted on the County's website and will be posted for inspection at the San Juan County Planning & Building Department during business hours. The currentness of the posted zoning maps will be assured by the San Juan County Planning Administrator. The current official zoning map and boundaries, notations, references, and other information shown thereon shall be as much a part of this LUDMO as if the information and matters set forth by the map were fully described herein. If the current official zoning map is amended or a new zoning map is adopted, the county Planning Administrator shall retain a digital copy of the previous zoning map.

B. **Current Controlling Map** - Regardless of the existence of purported copies of the current official zoning map, which may from time to time be made, amended, or published, the current official zoning map posted on the County's website and at the San Juan County Planning & Building Department shall be the final authority as to the current status of zoning.

C. **Uncertainty of Zone Line** - Where uncertainty exists with respect to the exact boundary of a zone, the following rules shall apply:

1. Where the uncertain boundary on the current official zoning map appears to be approximately a street or alley line, the centerline of the street or alley shall be construed to be the zone boundary;
2. Where the uncertain boundary appears to be approximately a lot or parcel line, the lot or parcel line shall be construed to be the zone boundary; and
3. Where the uncertain boundary appears to be a canal, ditch, or river, the centerline of the canal, ditch, or river shall be construed as the zone boundary.

**CHAPTER (XX)
RESIDENTIAL ZONE (R)**

Section 1: BOUNDARIES

The boundaries of the Residential (R) Zone of San Juan County are designated by the current official zoning map and are incorporated by this reference.

Section 2: PURPOSE

The R Zone is a zone wherein residential uses are prioritized over all other uses. Any tangential use or accessory building in the zone is scrutinized against the zone’s primary purpose for residential dwellings.

Section 3: USES

The R Zone uses are those corresponding uses listed in the Use Table. Uses not specifically listed in the table as permitted or allowed as a conditional use are prohibited.

Section 4: LOT STANDARDS

Lot Restrictions include:

- A. One primary dwelling per lot.
- B. The minimum spacing between a dwelling and any accessory buildings shall be 16 feet, with an additional 8 feet per story of the highest building for multiple story buildings.

Section 5: PUBLIC WATER & SANITARY SEWER SYSTEMS

If all or part of a proposed development is within the service area of an approved public water and/or sanitary sewer system, then the applicant must obtain a written certification from the public water service provider stating that it is able to, and will, provide an adequate supply of drinking water with adequate quantity, quality and sufficient pressure to meet the needs of the proposed development based on the projected water usage of the development. Individual or common wells or other private water systems and sanitary sewer or septic systems will be considered only when the development’s boundary is outside the service area of an approved public water system able to serve the development.

**CHAPTER 9B
AGRICULTURAL ZONE (AG)**

Section 1: BOUNDARIES

The boundaries of the Agricultural (AG) Zone of San Juan County are designated by the current official zoning map and are incorporated by this reference.

Section 2: PURPOSE

The AG Zone is a zone wherein agricultural and rural uses are prioritized over all other uses. Any tangential use or accessory building in the zone is scrutinized against the zone’s primary purpose. Agricultural Industry or Businesses, as defined, are to be located in areas to avoid the creation of nuisance to neighboring zones.

Section 3: USES

The AG Zone uses are those corresponding uses listed in the Use Table. Uses not specifically listed in the table as permitted or allowed as a conditional use are prohibited.

Section 4: PUBLIC WATER & SANITARY SEWER SYSTEMS

If all or part of a proposed development is within the service area of an approved public water and/or sanitary sewer system, then the applicant must obtain a written certification from the public water service provider stating that it is able to, and will, provide an adequate supply of drinking water with adequate quantity, quality and sufficient pressure to meet the needs of the proposed development based on the projected water usage of the development. Individual or common wells or other private water systems and sanitary sewer or septic systems will be considered only when the development’s boundary is outside the service area of an approved public water system able to serve the development.

CHAPTER (XX) HIGHWAY COMMERCIAL ZONE (HC)

Section 1: BOUNDARIES

The boundaries of the Highway Commercial (HC) Zone of San Juan County are designated by the current official zoning map and are incorporated by this reference.

Section 2: PURPOSE

A zone bordering highways and main thoroughfares in San Juan County General Plan where commercial uses are permitted consistent with the goals of the area plan. Specific uses should include establishments offering goods and services to the traveling public, non-pedestrian-oriented retail, wholesale, service and repair activities that do not create unattractive, congested, or unsafe highway conditions with access provided primarily linked to the main thoroughfare with UDOT-approved access. The zone also seeks to protect, once developed, the travel corridor(s), encourage highway safety, reduce sprawl, and prevent overflow crowding of neighboring zones.

Section 3: USES

The HC Zone uses are those corresponding uses listed in the Use Table. Uses not specifically listed in the table as permitted or allowed as a conditional use are prohibited.

Section 4: LOT STANDARDS

All development in the HC Zone shall generally allow for a variety of uses and building types while maintaining the overall character of a highway commercial zone. This approach promotes better site layout and development relationships that match existing and proposed infrastructure investments.

A. **Access** - All Highway Commercial uses must have legal access to the adjoining highway, and comply with any conditional terms accounting for clustering, public safety, protection of the travel corridor, UDOT permissions/easements, and any other legal requirements.

B. **Height Restrictions** - No buildings erected in the HC zone shall be erected within 50 feet of an existing Residential Zone boundary. Buildings erected in the HC Zone within 100 feet of a Residential Zone boundary shall not exceed the corresponding Residential Zone height limitations.

Section 5: PUBLIC WATER & SANITARY SEWER SYSTEMS

If all or part of a proposed development is within the service area of an approved public water and/or sanitary sewer system, then the applicant must obtain a written certification from the public water service provider stating that it is able to, and will, provide an adequate supply of drinking water with adequate quantity, quality and sufficient pressure to meet the needs of the proposed development based on the projected water usage of the development. Individual or common wells or other private water systems and sanitary sewer or septic systems will be considered only when the development's boundary is outside the service area of an approved public water system able to serve the development.

CHAPTER XX COMMUNITY COMMERCIAL ZONE (CC)

Section 1: BOUNDARIES

The boundaries of the Community Commercial (CC) Zone of San Juan County are designated by the current official zoning map and are incorporated by this reference.

Section 2: PURPOSE

The CC Zone is for commercial use consistent with the goals of the San Juan County General Plan. The zone is intended to have commercial building sizes smaller than the HC Zone and to be designed for less vehicle traffic and less traffic impact on the zone's roads and those of the neighboring zones than the HC Zone. It should also encourage walkability.

Section 3: USES

The CC Zone uses are those corresponding uses listed in the Use Table. Uses not specifically listed in the table as permitted or allowed as a conditional use are prohibited.

Section 4: LOT STANDARDS

All development in the CC Zone shall generally allow for a variety of uses and building types while maintaining the overall character of a community commercial zone. This approach promotes better site layout and development relationships that match existing and proposed infrastructure investments.

A. **Height Restrictions** - No height variances will be permitted in the CC Zone within 100 feet of a Residential Zone boundary.

B. **Building Size Restrictions**

1. Buildings larger than a 10,000 square feet footprint are prohibited in the CC Zone.
2. Buildings larger than a 5,000 square feet but less than 10,000 square feet footprint are a conditional use in the CC Zone.

Section 5: PUBLIC WATER & SANITARY SEWER SYSTEMS

If all or part of a proposed development is within the service area of an approved public water and/or sanitary sewer system, then the applicant must obtain a written certification from the public water service provider stating that it is able to, and will, provide an adequate supply of drinking water with adequate quantity, quality and sufficient pressure to meet the needs of the proposed development based on the projected water usage of the development. Individual or common wells or other private water systems and sanitary sewer or septic systems will be considered only when the development's boundary is outside the service area of an approved public water system able to serve the development.

CHAPTER 9E

RURAL RESIDENTIAL ZONE (RR)

Section 1: BOUNDARIES

The boundaries of the Multiple Use (MU) Zone of San Juan County are designated by the current official zoning map and are incorporated by this reference.

Section 2: PURPOSE The MU Zone is a zone wherein the land is suitable for varying and mixed uses and consistent with the San Juan County General Plan.

Section 3: USES The MU Zone uses are those corresponding uses listed in the Use Table. Uses not specifically listed in the table as permitted or allowed as a conditional use are prohibited.

Section 4: PUBLIC WATER & SANITARY SEWER SYSTEMS If all or part of a proposed development is within the service area of an approved public water and/or sanitary sewer system, then the applicant must obtain a written certification from the public water service provider stating that it is able to, and will, provide an adequate supply of drinking water with adequate quantity, quality and sufficient pressure to meet the needs of the proposed development based on the projected water usage of the development. Individual or common wells or other private water systems and sanitary sewer or septic systems will be considered only when the development's boundary is outside the service area of an approved public water system able to serve the development.

OPTION 2 LAND USE

CHAPTER 9F INDUSTRIAL ZONE (I)

Section 1: BOUNDARIES

The boundaries of the Industrial (I) Zone of San Juan County are designated by the current official zoning map and are incorporated by this reference.

Section 2: PURPOSE

The primary purpose of the Industrial Zone (I) is to provide an area in San Juan County General Plan for the processing, assembling, manufacturing, warehousing and storage of materials, products, and goods.

Section 3: USES

The I Zone uses are those corresponding uses listed in the Use Table. Uses not specifically listed in the table as permitted or allowed as a conditional use are prohibited.

Section 4: SITE PLAN REQUIRED

A. Prior to the construction of any building in the I Zone, a site plan shall be submitted and approved by the Planning & Building Department. Site plans shall be drawn to scale and shall include the following information at a minimum:

1. The location of all existing and proposed buildings and structures on the site, with full dimensions showing distances between buildings and distances from buildings to adjacent property lines;
2. A landscaping plan showing the location, types, and initial sizes of all planting materials to be used, together with the location of fences, walls, hedges, and decorative materials;
3. Preliminary elevations of main buildings showing the general appearance and type of external materials to be used;
4. Parking lot layout;
5. Solid waste storage location;
6. Site lighting;
7. Neighboring zones;
8. Irrigation plan;
9. Utility plan;
10. Water resources plan;
11. Sewer plan; and
12. Stormwater control plan.

Section 5: PARKING, LOADING, AND ACCESS

Each use shall provide approved parking sufficient for the use according to Chapter 17, as well as safe and adequate pedestrian access to the building. All loading and unloading must be done in the area designated as part of the site plan approval.

Section 6: OTHER REQUIREMENTS

Inasmuch as the I Zone is usually in proximity to a major highway, the following standards with respect to the appearance and maintenance of buildings and premises must be adhered to in the construction and maintenance of the buildings and grounds within the Zone:

- A. **Landscaping** - Any portion of the lot or parcel not included in the structure or parking areas must be appropriately landscaped. The front landscape strip shall be a minimum of 20 feet on any side adjacent to a public road. A minimum of 10% of the overall site shall be landscaped.
- B. **Refuse and Debris** - The entire site shall be kept free from refuse, debris, and waste material. All such refuse, garbage, debris, and waste material shall be kept in approved containers and stored within a building or enclosed within a sight-obscuring fence, wall, or screen of not less than six feet in height. Such containers shall not be located within the required front setback.
- C. **Storage** - All storage, except loading and unloading, shall be enclosed within a building, or if approved as a conditional use, contained within an area that is enclosed with a sight-obscuring fence at least six feet but no more than eight feet in height. Storage shall not be permitted to protrude above the sight-obscuring fence.
- D. **Maintenance** - All signs, structures, parking areas, landscaping, or other portions of the development that are visible from either an adjoining residential use or from a major public street or highway shall be kept in good repair and maintenance at all times. Failure to do so may be grounds for refusal to renew any permit or business license.

- E. **Signs** - Any signs or other form of advertising must comply with the sign provisions of Chapter 16.
- F. **Buildings** - Metal buildings may be allowed in this zone. All metal buildings shall have vertical walls and shall be painted with neutral colors.
- G. Where applicable, the applicant must have approval from the San Juan County Health Department of all uses and site plans.

Section 7: ALL PERMITS REQUIRED- NUISANCE

All industrial uses shall comply with the necessary permitting or licensing processes of all regulating agencies: local, state, and federal. Failure to obtain or abide by required permitting and licensing is a public nuisance and is subject to enforcement action and any additional remedies under state and federal law.

OPTION 2 LAND USE

ZONE DESIGNATION USE TABLE

<p>KEY: "P" = PERMITTED USE (ALLOWED) "C" = CONDITIONAL USE PERMIT REQUIRED "--" = PROHIBITED (NOT ALLOWED) **Any use not listed is not allowed. Any combination of permitted uses is a permitted use. Additional uses shall be requested as a Zoning Amendment.</p>	<p>Residential (R) Rural Residential RR-1 (2011) Residential Flex Planned Community RF District (2019 SVO)</p>	<p>Rural Residential (RR) Multiple Use MU-1 (2011)</p>	<p>Agriculture (AG) Agricultural AD-1 (2011)</p>	<p>Highway Commercial (HC) Business Flex Planned Community BF District 2019 SVO Highway Flex Planned Community HF District 2019 SVO Highway Commercial HC District 2019 SVO</p>	<p>Industrial (I) Controlled Districts CD (2011)</p>
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

- C. The staff report should include a recommendation for approval or denial and suggest reasonable conditions that should be adopted if the permit is approved to mitigate all reasonably anticipated detrimental effects of the proposed use in accordance with the standards set forth in this Chapter. If the Planning Administrator concludes that no reasonable condition would adequately mitigate a reasonably anticipated detrimental effect of the proposed use, the Planning Administrator shall recommend denial of the conditional use permit.
- D. Each conditional use permit the Planning Commission approves shall contain: (1) a permit number assigned to the permit approval, (2) a clear list of the conditions imposed, (3) the date the conditional use is approved, and (4) an expiration date. The approved conditional use permit shall be recorded on the parcel for which it was approved.

6-3 Application

~~A conditional use permit application shall be made to the Zoning Administrator as provided by this Ordinance. The Zoning Administrator shall submit the application to the Planning Commission, except that the Planning Commission may authorize the Zoning Administrator to grant, attach conditions or deny conditional use permits, subject to such limitations or qualifications as are deemed necessary. Applications for a conditional use permit shall be accompanied by maps, drawings, statements, or other documents as required by the Planning Commission.~~

Section 3: MINIMUM CONDITIONAL USE PERMIT APPLICATION REQUIREMENTS

A. An applicant shall submit a completed conditional use permit application containing at least the following information. If items listed are determined to be unnecessary in a specific circumstance, the Planning Administrator may waive the requirement. Conversely, if additional information is needed in a specific circumstance, the Planning Administrator may request reasonable additional information. For certain conditional uses specified in the following chapters, additional information may be required. Otherwise, the minimum requirements for a conditional use application are:

1. A site plan showing the existing ground conditions, including terrain, drainage, any existing buildings, and other site conditions prior to any demolition or grading, and showing the north arrow and scale;
2. A plan identifying the subject site in relation to adjoining public streets, residential uses, and the surrounding adjacent properties in which it is located with north arrow and scale; The boundaries of the site, and any easements of record or known prescriptive easements;
3. Topography with contours shown at intervals of not more than two feet (2');
4. Vegetation type and location;
5. Soil type and load carrying capacity information;

6. One hundred (100) year floodplain and high groundwater areas, known spring and seep areas, and ditches or canals;
7. All existing roads, fences, irrigation ditches, and drainage facilities;
8. Location of public utility facilities and easements;
9. Site plan of the proposed conditional use, showing building locations and proposed landscaping;
10. Proposed road locations and other circulation features;
11. Proposed finished grade;
12. Proposed drainage, drainage works, retaining walls, and erosion control plans;
13. Proposed location of all site improvements, such as plazas, tennis courts, pools, or similar improvements;
14. Proposed easements for new utility services or relocated utility services;
15. Designations by proposed ownership of areas shown on site plan as being part of a condominium unit, common area, or dedicated open space;
16. General architectural concept elevation profile drawings of proposed buildings;
17. Lighting and signage plans;
18. View-shed analysis or photo simulations;
19. A preliminary title report showing title to the property vested in the applicant, the encumbrances, covenants, easements and other matters affecting the title, and a legal description of the site, with attached copies of any covenants or easements mentioned in the title report;
20. A development schedule indicating phased development, if any, and the estimated completion date for the project; A general description of the project, the prospective tenants or occupants, whether condominium ownership, timeshare ownership, or nightly rental uses are proposed, and the proposed property management structure for any timeshare or nightly rentals;
21. Proposed location of any satellite receiving stations; and
22. Other information as may be reasonably useful or necessary for the meaningful review of the project, as requested by the planning staff.

6-4 Determination

- ~~(1) The Planning Commission, or upon authorization, the Zoning Administrator, shall approve a conditional use to be located within any district in which the particular conditional use is permitted by the use regulations of this Ordinance. In authorizing any conditional use the Planning Commission shall impose such requirements and conditions as are necessary for the protection of adjacent properties and the public welfare. The Planning Commission shall not authorize a conditional use permit unless the evidence presented is such to establish:~~

~~That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and~~

- ~~(2) That the proposed use will comply with intent, spirit, regulations and conditions specified in this Ordinance for such use and the zoning district where the use is to be located, as well as make the use harmonious with the neighboring uses in the zoning district.~~
- ~~(3) The Planning Commission shall itemize, describe, or justify the conditions imposed on the use.~~

6-5 Fees

The application for any conditional use permit shall be accompanied by the appropriate fee as determined by the Board of County Commissioners and as listed in the County's Fee Schedule Ordinance.

6-6 Public Hearing

A public hearing on a conditional use permit application may be held if the Planning Commission shall deem a hearing to be necessary and in the public interest.

Section 4: PUBLIC HEARING PROCEDURE FOR CONDITIONAL USE PERMITS

Upon considering an application for a conditional use permit, the Planning Commission may decide to hold a public hearing on the application. If the Planning Commission decides to hold a public hearing, the Planning Administrator shall ensure that the hearing is scheduled for the next available Planning Commission meeting and properly noticed.

A. If held, the public hearing shall be conducted in the following order:

- (1) Presentation of the application by staff;
- (2) Statement from the applicant;
- (3) Statement(s) from the public;
- (4) Response from the applicant; and
- (5) Questions directed to the applicant from the Planning Commission.

6-7 Appeals of Decision

Any person aggrieved by a decision of the Planning Commission or the Zoning Administrator regarding the issuance, denial or revocation or amendment of a conditional use permit may appeal such decision to the Board of County Commissioners whose decision shall be final. All appeals to the Board of County Commissioners must be in writing and filed with such within thirty (30) days of the date of decision appealed from.

The decision of the Board of County Commissioners may be appealed to the District Court

provided such appeal is filed within thirty (30) days of the Commission decision. Such appeal shall be filed with the County Administrator's office and the court clerk.

6-8 Inspection

Following the issuance of a conditional use permit by the Zoning Administrator or the Planning Commission, the Zoning Administrator shall approve an application for a building permit, and shall ensure that development is undertaken and completed in compliance with said conditional use and building permit.

~~6-9 Substantial Action Required~~

~~Unless there is a substantial action under a conditional use permit with one (1) year of its issuance, the permit shall expire. The Planning Commission may grant one extension up to six (6) months, when it is deemed in the public interest.~~

Section 5: GENERAL STANDARDS AND FINDINGS REQUIRED

- A. These standards shall be in addition to any standards set forth in this LUDMO for the zone wherein the proposed conditional use will be established or the specific conditional uses addressed in the following chapters. If there is a conflict between these standards and those set forth for the appropriate zone or conditional use, the more specific standard controls. The County shall not issue a conditional use permit unless the Planning Commission finds or requires, as applicable:
- 8 The proposed use otherwise complies with all requirements of this LUDMO;
 - 9 If the proposed use is related to a business, the business shall maintain a business license;
 - 10 The use will be harmonious, or will be made so by the imposition of appropriate conditions, with adjacent structures in use, location, scale, mass, design, and traffic patterns;
 - 11 The reasonably anticipated detrimental visual or safety impacts caused by the proposed use can be and will be adequately mitigated with imposed conditions;
 - 12 The use is consistent with the LUDMO and the current San Juan County San Juan County General Plan; The reasonably anticipated detrimental effects of any planned or reasonably anticipated future expansion in use or scale can be and will be adequately mitigated through imposed conditions;
 - 13 All reasonably anticipated detrimental effects of the proposed use's lighting, parking, location, character, traffic impact on adjacent and collector streets can be and will be adequately mitigated through imposed conditions;
 - 14 The proposed use's reasonably anticipated detrimental effects on drainage, erosion, soil stability, wildlife, dust, odor, noise, and vibrations can be and will be adequately

mitigated through imposed conditions;

- 15 The proposed use will not, or with adequate mitigating conditions will not, place an unreasonable financial burden on the County; and

The proposed use, as conditioned, will not have a reasonably anticipated detrimental effect on the health, safety, welfare; including infrastructure, roads, water, sewer, electric, fire and police, solid waste collection, etc. of the residents and visitors of San Juan County.**Section 6: TRANSFERABILITY, TIME FOR PERFORMANCE, EXPIRATION, MODIFICATION**

- (1) A conditional use permit is transferable with the title to the underlying property so that an applicant may convey or assign an approved project without losing the approval, so long as all conditions continue to be met. The applicant cannot transfer the permit off the site for which the approval was granted.
- (2) For all conditions capable of being satisfied prior to operation or occupancy, proof of compliance shall be submitted to the Planning Administrator before occupancy or operation commences. For any conditions that can only be satisfied after occupancy, proof of compliance shall be submitted to the Planning Administrator within three months of occupancy or operation.
- (3) Unless otherwise specified in the motion granting a conditional use permit, if the approved use has not started within 12 months from the approval date, the permit shall expire. Once any portion of the conditional use or any construction related thereto begins, the conditions related thereto become immediately operative and must be strictly obeyed. Upon showing evidence of substantial work toward commencing the conditional use, the Planning Commission may extend the time to commence work for another year.
- (4) To amend a permit, the permittee shall follow the same process required for obtaining a permit and the other provisions of this and other applicable chapters apply as they would to an initial application..
- (5) The Planning Administrator, upon receiving documented substantial evidence of noncompliance and in consultation with the County Attorney, may submit a request to the Planning Commission to revoke a previously granted conditional use permit. An action to revoke a conditional use permit is considered an enforcement action, and the Planning Administrator (as the enforcement officer) may, but is not required, to follow the process outlined in Chapter 2 Section 11 before submitting such a request. If a request to revoke a conditional use permit is made, the Planning Administrator shall send written notice of the request to the permittee at the address provided to the County at least 10 days before the Planning Commission meeting at which the request will be considered. All documentary evidence that the Planning Administrator intends to provide to the Planning Commission shall be provided to the permittee at least three days before the Planning Commission meeting.

6-10 Revocation

~~A conditional use permit shall be revocable by the Planning Commission at any time due to failure of the permittee to observe any condition specified or failure to observe other requirements of this Ordinance in regard to the maintenance and improvements or conduct of the use or business as approved. The County shall also have a right of action to compel offending structures or uses to be removed at the cost of the violator or owner.~~

~~No conditional use permit shall be revoked until a hearing is held by the Planning Commission. The permittee shall be notified in writing of such hearing. The notification shall state the grounds for complaint or reasons for revocation, and the time and location of the hearing. At the hearing, the permittee shall be given an opportunity to be heard. The permittee may call witnesses and present evidence. Upon conclusion of the hearing, the Planning Commission shall determine whether the permit should be revoked.~~

Section 7: REVOCATION

If a request to revoke a conditional use permit is presented to the Planning Commission, that body shall hold a evidentiary hearing to consider evidence. The Planning Administrator and the permittee shall provide all evidence supporting or opposing the request to revoke at least 24 hours before the hearing, including any information about enforcement actions taken by the Planning Administrator before making the request to revoke. At the hearing, the Planning Administrator will provide a statement supporting revocation. The permit holder may then provide a statement opposing revocation. The Planning Commission may ask questions of both.

- (1) The Planning Commission may revoke a conditional use permit only if:
- (1) The conditional use permit was obtained by mistake of fact, misrepresentation, or fraud; or
 - (2) The permittee is not complying with conditions imposed upon the conditional use permit.

6-11 Temporary Permit

A temporary use permit may be issued for any use listed as a conditional use for that zone for no longer than six (6) months and may be extended for an equivalent period with a maximum of three

- (3) extensions.



STAFF REPORT

MEETING DATE: April 9, 2026

ITEM TITLE, PRESENTER: Planning Commission San Juan County Land Use - CUP - 4945 Old Airport Road (Spanish Valley Area) - Approximately 1.21 acres - Parcel 27S22E013007

RECOMMENDATION:

- 1. Approval Motion:**
I move to approve the Conditional Use Permit based on the Findings and Conditions, and having found substantial evidence as described in the Conditional Use Permit Document prepared by Staff.
- 2. Partial Approval / Mitigation Motion:**
I move to grant partial approval of the Conditional Use Permit, with conditions requiring the applicant to mitigate the identified concerns as outlined in the attached mitigation table. The applicant may return to the Commission for full approval upon demonstrating compliance with these conditions.
- 3. Denial Motion – Findings of Fact:**
I move to deny the Conditional Use Permit based on the Findings of Fact as presented.
- 4. Denial Motion – Statement of Reasons:**
I move to deny the Conditional Use Permit for the following reasons, as outlined in the Statement of Findings for Substantial Evidence.

SUMMARY

Location: 4945 Old Airport Road (Spanish Valley Area) - Approximately 1.21 acres

The subject property is located within the **Spanish Valley planning area**; however, the Spanish Valley Ordinance is **silent regarding uses within the A-1 zone**.

Therefore, staff has relied on the **2011 San Juan County Zoning Ordinance** as the controlling review document.

APPLICABLE ORDINANCE

Per Chapter 10, Use Table (18) of the 2011 San Juan County Zoning Ordinance:

“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.”

Conditional Use (C) in the A-1 zone

Approval has been received from the Fire Authority and County Roads. (an email from county roads has been attached)

The applicant, Conner Simons, is requesting approval of a Conditional Use Permit (CUP) for a private recreational camp designed as a low-density lodging facility under unified management. The proposal includes nine detached sleeping structures, two bathhouse facilities, one RV space for an on-site host, conversion of an existing dwelling into a triplex for nightly rentals and employee housing, and conversion of an existing structure into a small general store for on-site guests, with development occurring in phases.

The project is proposed as a camp-style lodging facility with detached units and shared amenities designed to minimize impacts and preserve the site’s natural character. It will operate under centralized management with on-site supervision, be developed in phases, include future connection to public utilities, incorporate dark-sky compliant lighting, and utilize a one-way internal drive for circulation. The use is intended as a unified recreational facility rather than individual lodging units.

The proposed use is consistent with the intent of a recreational camp, providing a low-density, unified facility with accessory lodging. It is compatible with surrounding industrial and open land uses, as well as adjacent Planned Commercial zoning. Site design minimizes impacts through internal circulation, distributed parking, and spacing of structures, with on-site management supporting compliance. Utilities will transition from well and septic to public systems, and overall impacts such as traffic, noise, and lighting are expected to be minimal and addressed through design and code compliance.

CONDITIONS

- 1) *Development shall substantially conform to the approved site plan and project description. All structures shall obtain required permits and inspections under applicable building codes and accessibility requirements. (Note: hard surface required between bathhouse and sleeping units for x percent of structures)*
- 2) *Phase 1 may utilize the existing well and septic systems subject to approval by the Health Department. Connection to public sewer and water systems shall be completed prior to any new permit applications outside of existing conditions.*
- 3) *An on-site manager or designated responsible party shall be present or available at all times during operation.*
- 4) *The general store shall be limited to use by on-site guests only and remain accessory to the primary use.*
- 5) *All exterior lighting shall be downward-directed and comply with dark-sky standards.*

- 6) *All wastewater and water systems must be reviewed and approved by the San Juan County Health Department and or Spanish Valley Special Service District.*
- 7) *Must comply with San Juan County Business License requirements*
- 8) *All applicable fire code requirements shall be met, including access and emergency provisions. An emergency plan shall be posted and may be reviewed by the Fire Department. Defensible space shall be maintained in accordance with fire code.*
- 9) *Access points and circulation shall be constructed as shown on approved plans. A road encroachment permit shall be required for any modifications to ingress or egress.*
- 10) *All parking must be contained within site*
- 11) *The Conditional Use Permit shall be issued upon purchase of the property and shall be void if Mr. Simmons does not complete the purchase within ninety (90) days.*
- 12) *Density shall not exceed [X] habitable doors, defined as the number of dwelling unit entrances intended for human occupancy.*
- 13) *Parking must be marked on site and be at a ratio of 1.5 per unit as identified in Item #13*
- 14) *Bathhouse must be in compliant to health department*
- 15) *Short Term Rental overnight at house*
- 16) *Quiet hours shall be in force*
- 17) *Trash shall be in a rodent proof container*
- 18) *Defensible space maintained as per fire code*
- 19) *All development and activities on the site shall comply with all applicable County, State, and Federal regulations. Failure to comply will result in revocation of all applicable approvals and permits.*

Questions for the Applicant/commission

- A) *How many fixtures per bath house. (will they be unisex or gender specific)*
- B) *Are short-term rentals allowed on this property, and if so, under what conditions?*
- C) *What should the maximum allowed density be for this property, expressed in habitable doors (dwelling unit entrances intended for human occupancy and or lot coverage of structure vs available land)?*
- D) *Any other items that need to be addressed*

Private Recreational Camp

Operations Plan and Project Description

Location: 4945 Old Airport Road
Parcel Size: Approximately 1.21 Acres
Jurisdiction: San Juan County

Table of Contents

- General Description of the Project1
- Development Schedule3
- Parking Plan4
- Site Circulation and Traffic4
- Sleeping Structure Placement and Privacy5
- Property Management and On-Site Supervision5
- Lighting and Dark Sky Protection6
- Camp Rules and Guest Conduct6
- General Store7
- Building Code Compliance and Utilities8
- Conclusion8
- Site Plans and Supporting DocumentsAppendix

1. General Description of the Project

The proposed project is a **Private Recreational Camp** located on 1.21 acres at 4945 Old Airport Road in Moab, Utah. The project is designed to provide low-density, small-scale recreational lodging accommodations in a camp-style setting, with detached sleeping structures and shared facilities.

The subject property is located in an area characterized by industrial uses and open land. It’s on the corner of the LeGrand Johnson Gravel Pit. Its location away from residential neighborhoods minimizes potential impacts while still providing convenient access to the Moab area. The site layout and design intentionally preserve the natural character of the property, including maintaining existing mature vegetation wherever feasible and minimizing disturbance to the existing terrain.

Existing site conditions, including vegetation, access, and surrounding land uses, are illustrated in the site plans included in Appendix 1 and 2. The property slopes gently to the southwest, and all improvements have been designed to work with existing drainage patterns rather than alter them significantly. The site is not located within a mapped 100-year floodplain, and no known springs, seep areas, or high groundwater conditions have been identified.

Project Components

The development will include 9 sleeping structures, 1 RV hook up for a host, 2 bathhouses, the house converted into a triplex to be used as 2 nightly rentals and 1 unit for employee housing, and an existing shop converted into a general store.

Nine (9) sleeping structures, consisting of:

- Seven (7) structures with a maximum occupancy of two (2) guests each
- Two (2) structures designed for small families with a maximum occupancy of six (6) guests each

All sleeping structures will:

- Be constructed in full compliance with applicable building codes
- Include electrical service (no individual plumbing)
- Be designed as small-scale, detached lodging units
- Be consistent with a low-profile, camp-style architectural design that blends with the surrounding environment

Additional Improvements:

- Two (2) bathhouse buildings, each containing:
 - 2–3 toilets
 - 2–3 sinks
 - 2–3 showers
- One (1) RV space with utility hookups for an on-site host or property manager

- Conversion of the existing house into a triplex, including:
 - Two (2) nightly rental units
 - One (1) employee housing unit
- A small general store located within the existing shop building for use by on-site guests only

All uses on the property will operate under single ownership and unified management. No condominium, timeshare, or fractional ownership is proposed.

2. Development Schedule

The project will be developed in phases over an estimated period of approximately 18 months.

Phase 1 – Initial Camp Development (0–6 Months)

- Construction of five (5) sleeping structures
- Construction of one (1) bathhouse
- Installation of one (1) host RV hookup
- Renovation of one unit within the existing house for nightly rental use
- Installation of internal drive aisles and initial site infrastructure

During this initial phase, the project will utilize the existing well and septic system. The level of use during Phase 1 is comparable in intensity to a single-family residence with an accessory dwelling unit, as the bathhouse serves a similar functional role and overall occupancy remains limited.

Coordination has already been initiated to connect to the sewer system located approximately 550 feet north or 350 West of the property, including the anticipated need for an easement across adjacent land. I've met with the Sewer District Board and have engaged with the surrounding landowners for the needed easements. Full sewer and water connection will be completed prior to opening phase 2.

Phase 2 – Camp and home Expansion (6–12 Months)

- Construction of four (4) additional sleeping structures (total of nine)
- Construction of one (1) additional bathhouse
- Expansion of utilities and supporting infrastructure
- Completion of connection to the public sewer and water system
- Conversion of the existing shop into a small general store for guests

Phase 3 – House Conversion(12–18 Months)

- Completion of the house conversion to include:
 - One (1) additional nightly rental unit
 - One (1) employee housing unit

3. Parking Plan

Parking will be provided entirely on-site and distributed throughout the property to reduce congestion and maintain a low-impact layout.

- Seven (7) sleeping structures (2 guests max): 1 space each = 7 spaces
- Two (2) family sleeping structures (6 guests max): 2 spaces each = 4 spaces
- House nightly rental units: 1 space per 4 guests
- Employee housing unit: 1 space per bedroom

Parking areas are located adjacent to the various structures and are integrated into the site plan to minimize visual impact while maintaining accessibility. All parking, circulation, and access points are illustrated in the site plan included in the Appendix.

4. Site Circulation and Traffic

Vehicle circulation will be provided by a one-way internal drive loop designed to safely and efficiently move vehicles through the property.

Key features include:

- Approximately 25-foot-wide drive aisles
- Entry from the east side of the property
- Circulation along the perimeter
- Exit at the south side

As a corner lot, this configuration reduces potential vehicle conflicts and improves overall safety. Given the limited number of units and low-density nature of the project, traffic impacts are expected to be minimal.

Drainage Considerations

The site design maintains natural drainage patterns. A culvert will be installed beneath the southern exit drive to allow stormwater to pass through the site without obstruction. Grading will be minimal and designed to prevent erosion while preserving existing conditions.

5. Sleeping Structure Placement and Privacy

Sleeping structures will be arranged to support a quiet, low-density environment.

- Structures will be spaced a minimum of ten (10) feet apart
- Each unit will include a defined outdoor area
- Layout will promote privacy and minimize noise between guests

There will be a common area with seating and a general propane fire pit behind the General Store. There will also be a dog park on the south side of the property. The overall design prioritizes separation, natural screening, and compatibility with the surrounding landscape.

6. Property Management and On-Site Supervision

The property will operate under single ownership with centralized management.

Management responsibilities include:

- Guest reservations and communication
- Cleaning and maintenance
- Landscaping and site upkeep
- Enforcement of camp rules
- Monitoring of guest activity

An on-site host or employee will be present either in the employee housing unit or the designated RV space to provide oversight and respond to guest needs. This on-site presence ensures consistent management and accountability.

7. Lighting and Dark Sky Protection

Lighting will be designed to minimize impacts on the surrounding environment and preserve the dark sky conditions of the Moab area.

- All fixtures will be downward-facing.
 - Light levels will be kept low and limited to necessary areas
 - Motion sensors will be used where appropriate
 - Lighting will focus safety, circulation, and entry points
-

8. Camp Rules and Guest Conduct

To maintain a quiet and respectful environment, the following rules will apply:

Quiet Hours:

10:00 PM – 7:00 AM

General Standards:

- No large parties or events
- Respect for neighboring properties and other guests
- Use of designated parking areas only
- Proper use of shared facilities
- Compliance with all posted rules

Fire Safety:

- No wood-burning fires permitted
- Only propane fire features provided by management may be used

Rules will be clearly communicated during booking and posted on-site.

9. General Store

A small, self-service general store will operate within the existing shop building for on-site guests only.

Offerings may include:

- Snacks and beverages
- Ice
- Coffee service
- Basic convenience items

The store is intended to be low-impact and accessory to the primary use of the property.

10. Building Code Compliance and Utilities

All structures and improvements will be designed and constructed in accordance with applicable building, fire, and safety codes as adopted by San Juan County.

Structures

- All sleeping structures and bathhouses will be permitted and inspected as required
- Construction will meet structural, electrical, and energy code requirements

Existing House Improvements

The existing house will include:

- Installation of fire-rated separation between units
- Compliance with all egress and life-safety requirements

Utilities

- Water will initially be provided by the existing well
- Wastewater will initially be handled by the existing septic system during Phase 1
- Connection to the public sewer and water systems will be completed during Phase 2

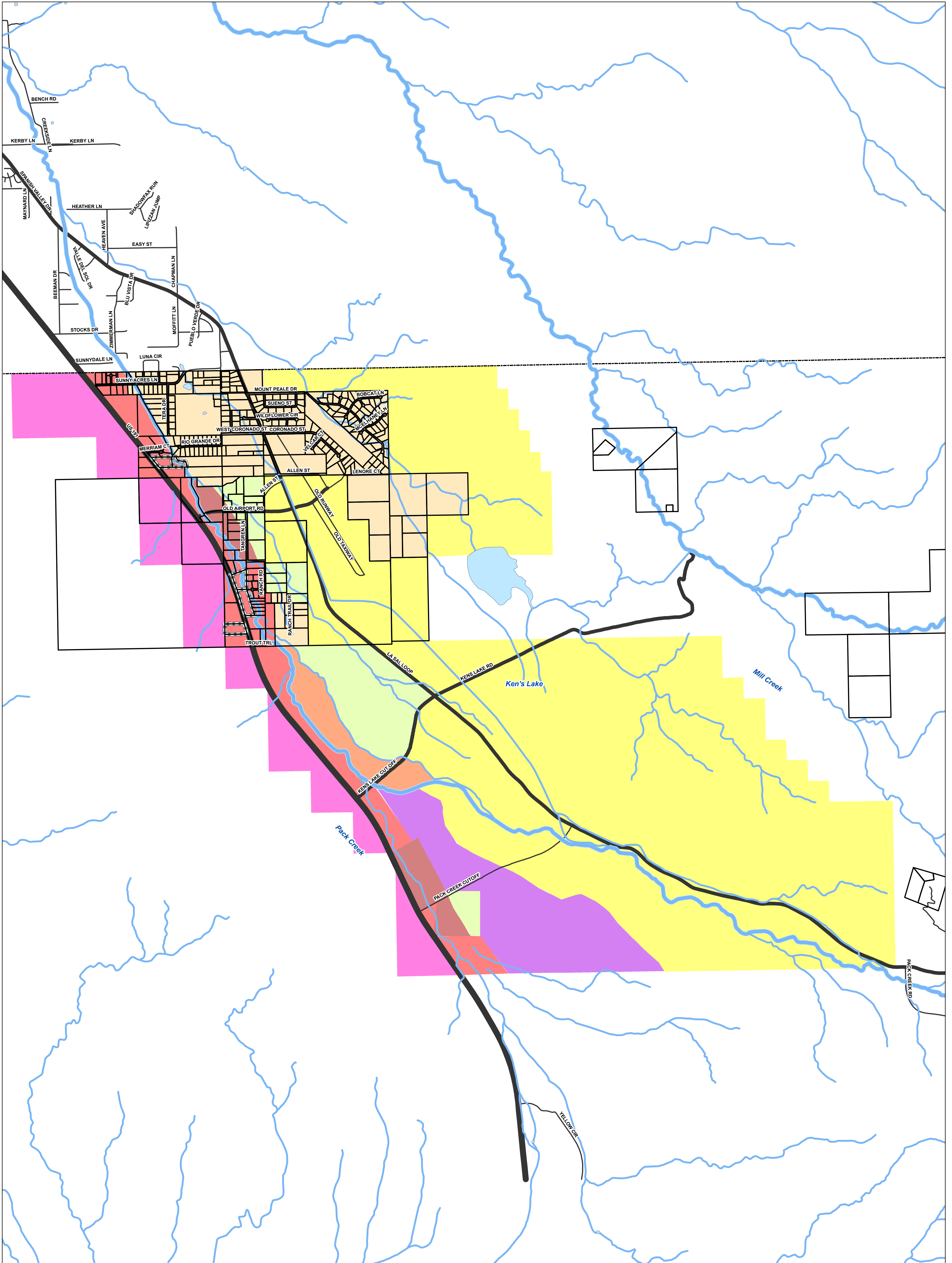
Title and Property Information

A preliminary title report has been ordered. The title company is currently awaiting information from the County, and the completed report is expected within approximately one week. Upon receipt, it will be provided and will include the legal description of the property along with any recorded easements, covenants, or encumbrances affecting the site.

11. Conclusion

This project is designed as a low-density, carefully managed recreational lodging use that is compatible with surrounding land uses and minimizes impacts to neighboring properties.

San Juan County Spanish Valley Zoning Map



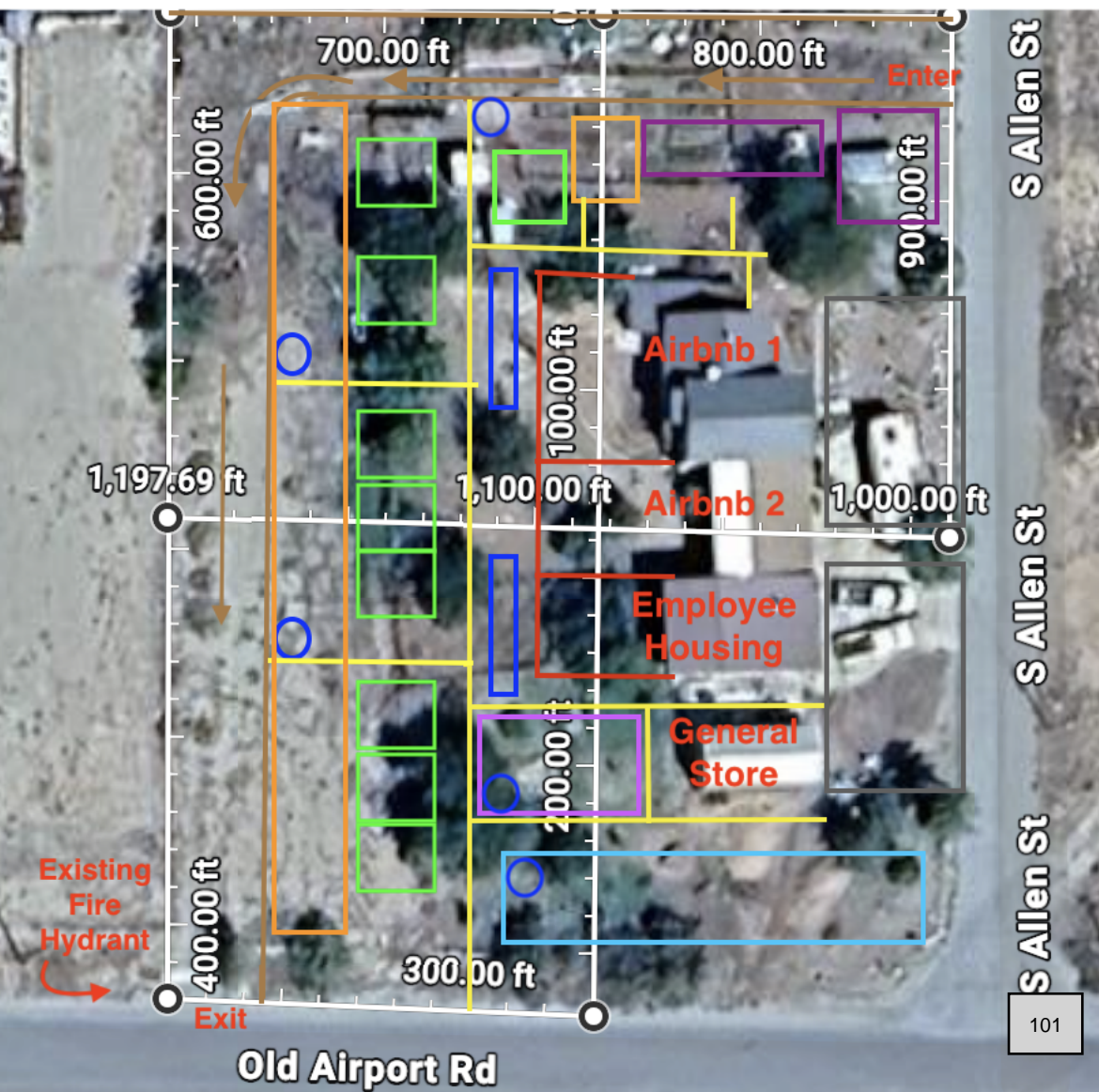
Amended 2021



- | | | |
|----------------------------------|--------------------------------------|---------------------------------|
| Planned Community (PC) | Highway Flex (HF) | Existing Overnight Accomodation |
| Spanish Valley Residential (SVR) | Highway Commercial (HC) | County Boundary |
| Residential Flex (RF) | Controlled District - Highway (Cd-h) | Stream |
| Business Flex (BF) | Agricultural (A1)* | Lakes / Reservoirs |

- Fence
- Guest parking
- Glamping Space
- 25' wide 1 way road
- Walking paths, grav
- Bathhouse
- Common area with tables and games
- Dog Park
- House Parking
- HOST RV Hookup and parking
- General Store
- Water Station
- Vending Machines
- Ice

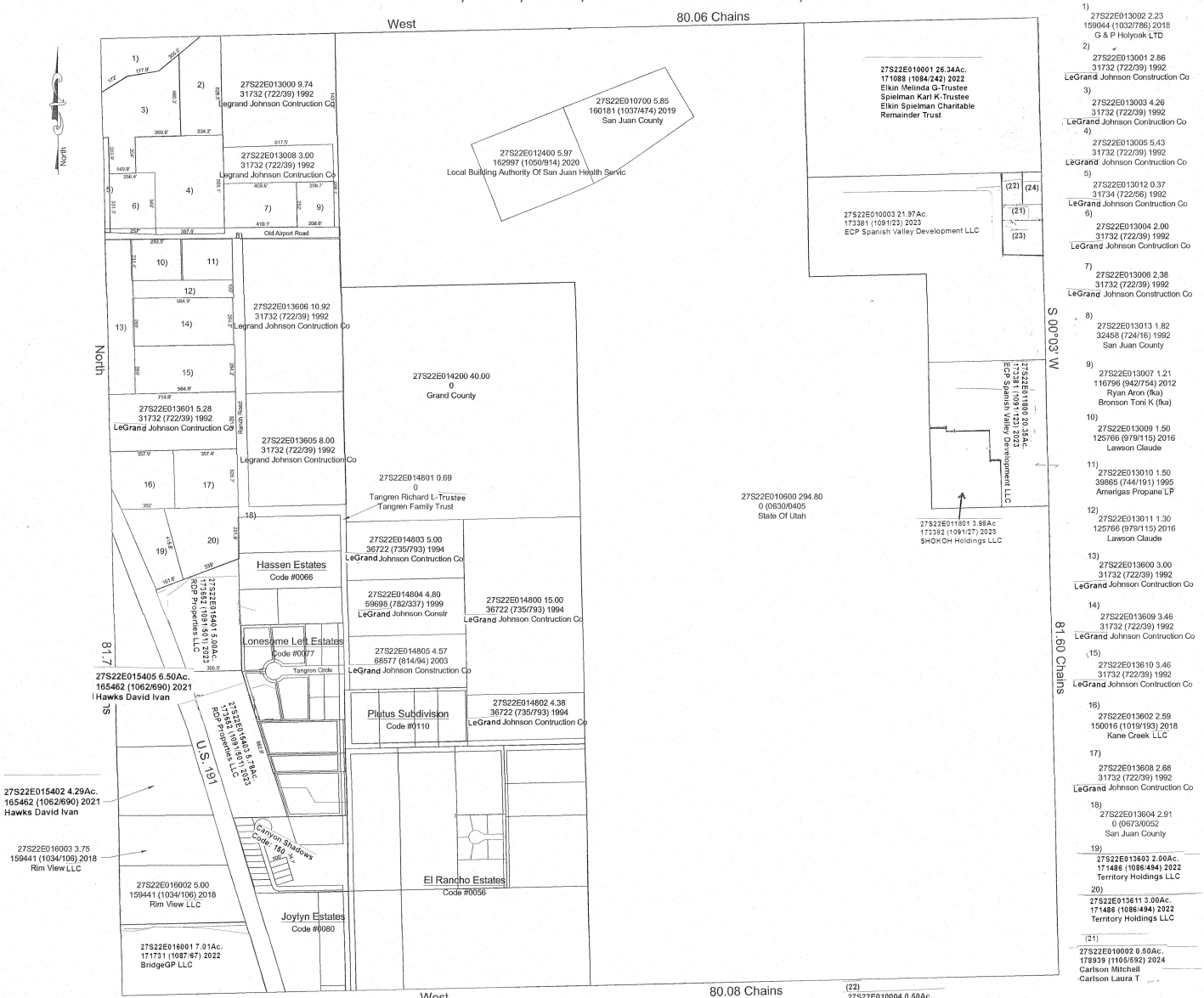
Item 7.



101

SAN JUAN COUNTY, UTAH

SECTION 01, T27S, R22E, SALT LAKE MERIDIAN, UTAH



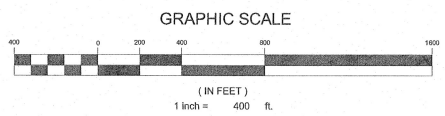
27S22E015402 4.29Ac.
165462 (1062/690) 2021
Hawks David Ivan

27S22E016003 3.75
159444 (1034/100) 2018
Rim View LLC

27S22E016002 5.00
159441 (1034/106) 2018
Rim View LLC

27S22E016001 7.01Ac.
171731 (1087/87) 2022
BridgeGP LLC

This plat was created pursuant to Utah Code Annotated 1953, as amended, section 17-21-21 solely for the purposes set forth therein and is based upon information provided by recorded deeds. San Juan County assumes no liability for errors, omissions, variations, gaps or overlaps



- (22) 27S22E010004 0.50Ac.
178936 (1106/877) 2024
S & L Thomas LLC
- (23) 27S22E010005 1.00Ac.
178937 (1105/582) 2024
G & C Thomas Moab LLC
- (24) 27S22E010006 0.50Ac.
178938 (1106/687) 2024
Herman Paula Ann

31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
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91	92	93	94	95	96	97	98	99	100

- 1) 27S22E013002 2.23
159044 (1032/786) 2018
G & P Holyoak LTD
- 2) 27S22E013001 2.66
31732 (722/39) 1992
LeGrand Johnson Construction Co
- 3) 27S22E013003 4.26
31732 (722/39) 1992
LeGrand Johnson Construction Co
- 4) 27S22E013005 5.43
31732 (722/39) 1992
LeGrand Johnson Construction Co
- 5) 27S22E013012 0.37
31734 (722/56) 1992
LeGrand Johnson Construction Co
- 6) 27S22E013004 2.00
31732 (722/39) 1992
LeGrand Johnson Construction Co
- 7) 27S22E013008 2.38
31732 (722/39) 1992
LeGrand Johnson Construction Co
- 8) 27S22E013013 1.82
32458 (724/16) 1992
San Juan County
- 9) 27S22E013007 1.21
116796 (842/754) 2012
Ryan Aron (Ka)
Bronson Toni K (Ka)
- 10) 27S22E013009 1.50
125766 (979/115) 2016
Lawson Claude
- 11) 27S22E013010 1.50
39865 (744/191) 1995
Amerigas Propane LP
- 12) 27S22E013011 1.30
125766 (979/115) 2016
Lawson Claude
- 13) 27S22E013600 5.00
31732 (722/39) 1992
LeGrand Johnson Construction Co
- 14) 27S22E013609 3.48
31732 (722/39) 1992
LeGrand Johnson Construction Co
- 15) 27S22E013610 3.46
31732 (722/39) 1992
LeGrand Johnson Construction Co
- 16) 27S22E013602 2.59
160016 (1019/193) 2018
Kame Creek LLC
- 17) 27S22E013608 2.68
31732 (722/39) 1992
LeGrand Johnson Construction Co
- 18) 27S22E013604 2.91
0 (0673/0052)
San Juan County
- 19) 27S22E013603 2.00Ac.
171486 (1086/484) 2022
Territory Holdings LLC
- 20) 27S22E013611 3.00Ac.
171486 (1086/484) 2022
Territory Holdings LLC
- (21) 27S22E010002 0.50Ac.
178939 (1105/582) 2024
Carlson Mitchell
Carlson Laura T

- Electrical
- Water
- Sewer
- Signs
- Culvert

Item 7.

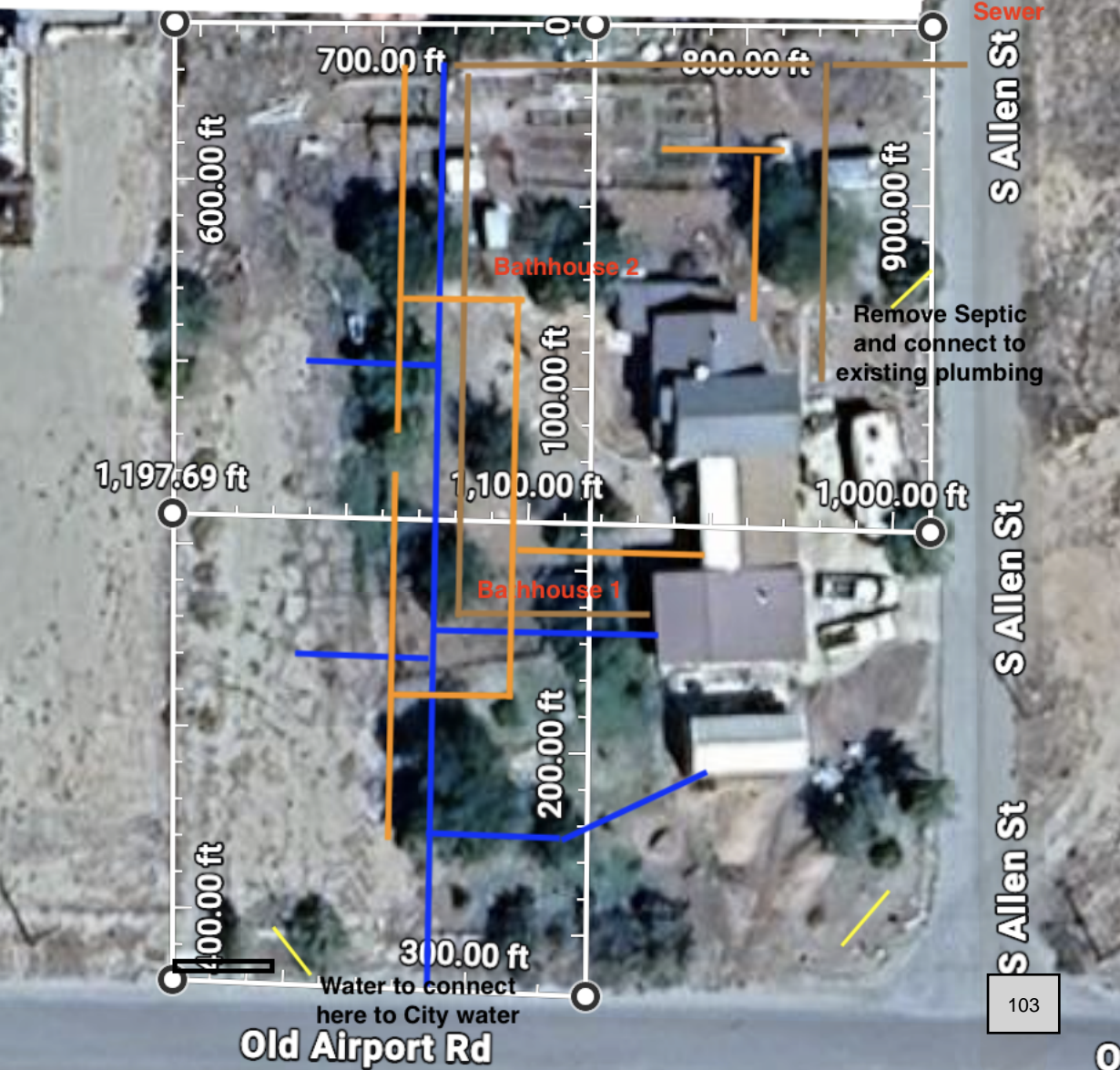
Sewer

S Allen St

S Allen St

S Allen St

103



Old Airport Rd

0

Owner Consent Form

San Juan

The undersigned is (are) the owner(s) of record of the property identified by the ~~Grand~~ County Assessor's parcel number 27572E013007, located at 4945 Old Airport Rd, Moab, Utah. The undersigned hereby give(s) consent and approval to Conner Simmons,

to proceed with an application for (please check the applicable box):

Conditional Use Permit

Business License Application

Building Permit Application

on the property referenced herein. By signing this agreement the owner(s) of record acknowledge and consent to the above stated application and/or activity.

<u>Aron Ryan</u>	<u>3/16/26</u>	<u>Richard Ryan</u>	<u>3/16/26</u>
Owner of Record	Date	Owner of Record	Date

State of Utah)
) SS.
 County of Grand)

On this 16 day of March, 2026, before me, the undersigned, a Notary Public in and for the State of Utah, duly commissioned and sworn, personally appeared Aron Ryan / Richard Ryan, proved on the basis of satisfactory evidence to be the person(s) whose name(s) are (is/are) subscribed to this instrument, and acknowledged they (he/she/they) executed the same.



Kelly Frandsen
 Notary Public in and for the State of Utah
 Residing at: 725 N. Main Moab UT 84530
 My appointment expires: October 5, 2026

ALTA COMMITMENT FOR TITLE INSURANCE
Issued by
WESTCOR LAND TITLE INSURANCE COMPANY

Transaction Identification Data for Reference Purposes:

Commitment Number: **SL65136LE**
Tax Parcel No(s): **27S22E013007**
Property Address(es): **ADDRESS UNASSIGNED, MOAB, UT 84532**

NOTICE

IMPORTANT-READ CAREFULLY

THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Westcor Land Title Insurance Company, a South Carolina Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six (6) months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issuing Agent:

GRIFFITHS & TURNER / GT TITLE SERVICES INC.
a Utah Licensed Title Insurance Agency
License No.: UT102862
5295 S. Commerce Dr., Ste. 150
Salt Lake City, UT 84107
P: 801-327-0222 | F: 801-327-0221 | www.GTTtitle.net

WESTCOR LAND TITLE INSURANCE COMPANY
875 Concourse Parkway South, Ste. 200
Maitland, FL 32751
P: 866-629-5842 | www.WLTIC.com

By: Tyler J. Turner
Tyler J. Turner, President



By: Mary O'Connell
President
Attest: [Signature]
Secretary



ALTA COMMITMENT FOR TITLE INSURANCE

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Commitment No.: **SL65136LE**
Issuing Agent: Griffiths & Turner / GT Title Services, Inc.
Issuing Office: 5295 S. Commerce Dr., Ste. 150, Salt Lake City, UT 84107
Title Searcher/Officer: Robby Williams
Underwriter: Westcor Land Title Insurance Co.
Tax Parcel No(s).: **27S22E013007**
Property Address(es): **ADDRESS UNASSIGNED, MOAB, UT 84532**

SCHEDULE A

1. Commitment Date: **March 19, 2026, 7:59 AM**

2. Policies to be issued:

2021 ALTA HOMEOWNER'S POLICY

Proposed Amount of Insurance: **\$425,000.00** Fee: **\$2,305.00**
Estate/interest to be insured: Fee Simple
Proposed Insured: **CONNER SIMMONS**

2021 ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY

Proposed Amount of Insurance: **\$TBD** Fee: **\$TBD**
Endorsements (if any): (ALTA 8.1, 9, 22 Included in Policy) Fee: \$Included
Estate/interest to be insured: Fee Simple
Proposed Insured: **TBD**

3. The estate or interest in the Land at the Commitment Date is: Fee Simple

4. The Title is, at the Commitment Date, vested in:

Aron Ryan fka Toni K. Bronson and also fka Aron A. Bronson and Richard A. Ryan, individuals
[\(view\)](#)

5. The Land is located in **SAN JUAN** County, State of Utah and is described as follows:

BEGINNING AT A POINT WEST 3988.8 FEET AND SOUTH 834.8 FEET FROM THE NORTHEAST CORNER OF SECTION 1, T27S, R22E, SLBM, AND RUNNING THENCE SOUTH 255.00 FEET; THENCE NORTH 89°11' WEST 208.7 FEET; THENCE NORTH 252.0 FEET; THENCE EAST 208.7 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM ALL OIL, GAS, AND OTHER MINERALS PREVIOUSLY RESERVED OR CONVEYED.



SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company. NOTE: In the event, the transaction, for which this commitment is furnished, cancels, the minimum cancellation fee will be \$200.00.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Provide releases, reconveyances, or other instruments, acceptable to the Company, including payment of any amounts due, removing the encumbrances shown in Schedule B, Part II that are objectionable to the Proposed Insured.
6. Provide the Company with copies of appropriate agreements, resolutions, certificates, or other evidence needed to identify the parties authorized to execute the documents creating the interest to be insured.
7. Provide the Company with any information regarding personal property taxes which may have been assessed or are due and payable which could become a lien on the Land.
8. The Real Estate Reporting Rule issued by FinCEN (the “RRE Rule”) requires the Reporting Person (as defined by the RRE Rule) to collect and report additional information for certain transactions pursuant to the Bank Secrecy Act. If this transaction is subject to reporting under the RRE Rule, then the Reporting Person (typically the Company's Policy Issuing Agent) must be provided with all necessary information before closing the transaction contemplated herein. Failure by any party to furnish the required information may delay the closing or prevent the Company from issuing the requested title insurance policy.

Additional Requirements, which must be met (if any):

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-- Requirements are met.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interest or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, claims of easements or encumbrances which are not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

NOTE: Upon compliance with the Company's underwriting requirements, Exceptions 1-7 will be omitted from any Expanded Loan Policy or Policy with Extended Coverage to be issued based on this Commitment.

8. Lien of Taxes, now accruing as a lien, but not yet due and payable

Year: 2026

Tax ID No.: 27S22E013007

DELINQUENT TAXES

Year: 2025

Amount: \$1,888.90, plus penalty and interest.

Year: 2024

Amount: \$600.79, plus penalty and interest.

[\(view\)](#)

9. Said land is located within the boundaries of San Juan County and Grand County Special Service Water District/ Grand County Water Conservancy, and San Juan County School District and the Grand County School District, as shown by various documents of record, and may be subject to taxes or assessments levied by said (District(s)).

10. Water rights, claims or title to water, whether or not shown by the public records.

(Continued)

SCHEDULE B, PART II—Exceptions (Continued)

11. **Easements and rights of way of record or enforceable in law and equity for any roads, ditches, canals, transmission lines, pipelines, or any other utility now existing over, under and across the subject Land.**
12. Unrecorded leaseholds and rights of parties in possession of the Land, and the rights of all parties claiming by, through or under such tenants or leaseholds and any claims and/or liens thereunder.
13. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title, including discrepancies, conflicts in boundary lines, shortage in area, party walls, or any other facts that would be disclosed by an accurate and complete land survey of the Land.
14. **Any and all outstanding oil, gas, mining and mineral rights, etc., situated in, upon or under the subject Land, including the right of the proprietor of a vein or lode to extract the same therefrom should it be found to penetrate or intersect the premises, and the right of ingress and egress for the use of said rights.**

The following reservations were found of record:

a) Any claim, right, title or interest under the Reservation of all oil, gas by the United States; and under the Reservation of all minerals other than oil, gas by the State of Utah, as disclosed in the Patent recorded April 18, 1955 in Book 30 at Page 181 as Entry No. [N3551](#).

Notwithstanding the above information, The Company neither claims to have verified the vested current owner of this severed interest nor purports to disclose all documents of record pertaining to the above referenced rights.

15. **Right of Way**
Disclosed by mesne instruments of record including but not limited to that certain Right of Way Contract
Dated: August 2, 1955
Recorded: September 21, 1955
Entry No.: [P-2000](#)
Book/Page: 66 / 104
16. **Right of Way**
Disclosed by mesne instruments of record including but not limited to that certain Right of Way Contract
Dated: October 20, 1952
Recorded: April 25, 1956
Entry No.: P-10457
Book/Page: 102285 /
17. **Reservations:**
Disclosed by: Warranty Deed
Dated: July 11, 1972
Recorded: July 14, 1972
Entry No.: [Z-4816](#)
Book/Page: 503 / 645
Reserving and excepting unto the Grantors a 25 foot wide easement and right-of-way along the East side of said property.
18. **Subject to the rights of parties in possession of the subject property under unrecorded leases, rental or occupancy agreements and any claims thereunder.**

(Continued)



SCHEDULE B, PART II—Exceptions (Continued)

19. Notice of Interest:

Recorded: July 16, 2010

Entry No.: [110613](#)

Book/Page: 920 / 46

Wherein: Jeffrey Bronson gives notice of an interest in and to the subject property

By way of: Decree of Divorce , attached to Notice of Interest.

20. Modified Decree of Divorce, and the terms and conditions thereof:

Petitioner: Aron A. Bronson

Respondent: Jeffrey L. Bronson

Civil No.: [0947-18](#)

Dated: February 7, 2013

Filed: February 7, 2013

Provides: See document for particulars of decree modification

*****NOTICE: According to our research, no existing Deed of Trust/Mortgage appears of record. If this is incorrect, please notify the Company.*****



ADDITIONAL NOTICES, NOTES & INFORMATION

UTILITY SERVICE CHARGES AND ASSESSMENTS

The Land may be serviced by districts, service companies and/or municipalities, which assess charges for water, sewer, electricity and any other utilities, etc., which are not covered by this Commitment or insured under the Policy or Policies.

ALTA HOMEOWNER'S POLICY DEDUCTIBLES

If an ALTA Homeowner's Policy is issued, the Policy will contain deductible amounts and maximum liability amounts relating to Covered Risks 16, 18, 19 and 21; and your deductible amounts and our maximum dollar limit of liability will be shown in Schedule A of the Policy. The Company will provide a pro-forma policy upon request.

PLAT MAP

The map attached or included herewith, if any, may or may not be a survey of the Land. The Company expressly disclaims any liability for loss or damage which may result from reliance on said map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the Policy (and endorsement(s), if any) to which this map is attached.

JUDGMENT LIENS

We have checked the Public Records for outstanding judgment liens entered against the relevant parties as they may relate to the the Land. Except as is otherwise indicated in Schedule B, Part I or Part II, no judgment liens appear of record that would have lien priority over the Mortgage of a Proposed Insured.

CHAIN OF TITLE

For informational purposes only, the following is a list of recorded deed(s) purporting to convey or transfer ownership of the Land within the last **24 months**:

NONE

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. *"Discriminatory Covenant"*: Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. *"Knowledge"* or *"Known"*: Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. *"Land"*: The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. *"Mortgage"*: A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. *"Policy"*: Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. *"Proposed Amount of Insurance"*: Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. *"Proposed Insured"*: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. *"Public Records"*: The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. *"State"*: The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. *"Title"*: The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice; (b) the Commitment to Issue Policy; (c) the Commitment Conditions; (d) Schedule A; (e) Schedule B, Part—Requirements; (f) Schedule B, Part II—Exceptions; and (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

[Continued On Next Page]

COMMITMENT CONDITIONS — Continued

6. LIABILITY OF THE COMPANY BASED ON THIS COMMITMENT; CHOICE OF LAW & CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

The site design preserves natural features, limits visual and environmental impacts, and incorporates appropriate infrastructure planning, including a phased approach to utilities. With on-site management, clear operational standards, and full compliance with applicable codes, the project provides a safe and well-regulated lodging environment.

The proposed use is consistent with the character of the area and represents a thoughtful and responsible approach to small-scale recreational development.

12. Applicants Notes

My name is Conner Simmons, and I am the applicant for this project. I spend a significant amount of time in the Moab area with my family and small groups and have developed a strong appreciation for the area and its unique character.

I currently have a chance to purchase the property from Aron and Richard Ryan and am working through the due diligence process (with t. As part of that process, I am seeking clarity on any conditions or requirements associated with this application so that I can move forward with a full understanding of the project.

I appreciate the time and consideration of County staff and am committed to working collaboratively throughout this process.



Coleman, Corey <ccoleman@sanjuancountyut.gov>

Conner Simmons

2 messages

Coleman, Corey <ccoleman@sanjuancountyut.gov> Tue, Apr 7, 2026 at 9:28 AM
To: Dennis Shumway <dshumway@sanjuancountyut.gov>, Tamra Lewis <tlewis@sanjuancountyut.gov>
Cc: Lloyd Wilson <ccconstruction@rocketmail.com>

Dennis,

Thank you for your help, I have removed the approval from Health and noted the file. Pages 3 and 9 refer to the septic system. Page 3 details Phase 1 of the proposal, which includes adding a bathhouse and an RV host hookup with Phase 2 covering the sewer connection.

--

Corey Coleman, MCP, CBO
Building Official / Planning Manager
Office: (435) 587-3829
ccoleman@sanjuancountyut.gov
sanjuancountyut.gov/building



 **2.0 San Juan CUP Final (health).pdf**
145K

Shumway, Dennis <dshumway@sanjuancountyut.gov> Tue, Apr 7, 2026 at 4:41 PM
To: "Coleman, Corey" <ccoleman@sanjuancountyut.gov>
Cc: Tamra Lewis <tlewis@sanjuancountyut.gov>, Lloyd Wilson <ccconstruction@rocketmail.com>

Corey,

Thank you for sending over the document. When I initially signed off on this project, I assumed that it was connected to the city sewer because it is located in Spanish Valley. After receiving this information, the existing septic system will not be sufficient for additional dwellings. At a minimum, an additional septic system would be required. However, because of the size of the required new septic system, at least half of the 1.21 acre parcel will need to be set aside. This will limit the space available for the proposed new structures. Due to these factors, connecting to sewer will be required for the proposed project as the existing septic system will not be authorized for use.

Please let me know if you have any questions.

Kind regards,

Dennis

[Quoted text hidden]

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Dennis Shumway, EHS
San Juan County Public Health Department
Environmental Health Director
435-587-3838 ext. 3505

San Juan County, UT Permit # 26044

2 messages

San Juan County UT <wo@iworq.net>

Wed, Apr 1, 2026 at 8:14 AM

Reply-To: tlewis@sanjuancountyut.gov

To: cindi@monticelloutah.org, ccoleman@sanjuancountyut.gov, bbunker@sanjuancountyut.gov, tadair@sanjuancountyut.gov, dshumway@sanjuancountyut.gov, dgallegos@sanjuancountyut.gov

Urgent: Hello Friends,

Will you please look this ASAP. We are trying to put this on this months Planning commission agenda and have a deadline to get it posted. It is for a Conditional Use Permit.

Click [Here](#) to open Permit # 26044



Permit #: 26044

Permit Date: 03/20/26

Permit Type:

SJC Permit Number:

City or County:

Residential or Commercial:

Type of Permit:

Type of Permit (P&Z): Conditional Use Permit

Inspections billable?:

Status: In Review

Building Address:

Building CityStateZip:

Owner Name:

Applicant Name: Conner Simmons

Applicant Address: [2323 S 2400 W](#)

Applicant CityStateZip: College Ward Utah 84339

Applicant Phone: 8019133179

Applicant Email: conner.r.simmons@gmail.com

Additional email:

Owner/Builder:

Construction Category:

Description:

Description Note:

Valuation: 0

Main Level SF: 0

Rough Basement SF: 0

Finish Basement SF: 0

Garage/Carport SF: 0

Covered Patio/Deck SF: 0

2nd Story SF: 0

Additional Floors SF: 0

Total SF: 0

Group:

Construction Type:

Zone: A-1

Duct Blaster Test Required:

Number of Stories: 0

Number of Buildings:

Number of Dwelling Units:

Number of Bedrooms:

Number of Bathrooms:

Covered Offstreet Parking: 0

Automatic Sprinkler System:

SJSVSSD:

Fire Department Approval:

Roads:

P&Z Approval:

Health Department Approval:

Building Department Approval:

Permittee/Owner Signature:

Contractor Signature:

Permit Expires: 09/16/2026

Certificate of Occupancy:

Plans to be Purged:

Occupant Load:

Waived Fee Approval:

Code Cycle Plans Submitted Under:

Number of Lots: 1

Other Parcels Included: NA

Status: In Review

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
27S22E013007		SEC 1 T27S R22E: BEG AT A PT W 3988.8 FT AND S 834.8 FT FROM THE NE COR OF SEC 1 T27S R22E SLBM AND RNG TH S 255.00 FT TH N 89°11' W 208.7 FT TH N 252.0 FT TH E 208.7 FT TO THE POB. (1.2 AC. M/L) 27S22E013007	RYAN ARON (FKA) RYAN RICHARD A		

Fees

Fee	Description	Notes	Amount
Conditional Use Permit (CUP)	Conditional Use Permit (CUP)		\$500.00
Total			\$500.00

Attached Letters

Date	Letter	Description
03/24/2026		Invoice
03/20/2026		Web Form - Planning and Zoning Permit Application

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
03/24/2026	Connor Simmons			Tamra Lewis	\$500.00
				Outstanding Balance	\$0.00

Uploaded Files

Date	File Name
03/20/2026	f3fef13d548fe51dc4baf582516a9621_Owner_Consent_Form.jpeg
03/20/2026	b77c770a58b8d6cf6e9d0d3b4ad95712_Appendix_2_Uilities_Site_Plan.png
03/20/2026	ac6a2c583902c104581ee6fd7e308777_Appendix_1_Site_Plan.png
03/20/2026	18e9e917bdf3fd83021eeb3411bdde43_2.0_San_Juan_CUP_Final_1_.pdf

Adair, Todd <tadair@sanjuancountyut.gov>

Wed, Apr 1, 2026 at 5:39 PM

To: tlewis@sanjuancountyut.govCc: cindi@monticelloutah.org, ccoleman@sanjuancountyut.gov, bbunker@sanjuancountyut.gov, dshumway@sanjuancountyut.gov, dgallegos@sanjuancountyut.gov

I need training on how to make and view others' comments. This location appears to be in a major congested area due to the construction company next door. It already has the entrance established at both proposed road locations. So they will only need a permit if they want to upgrade the entrances. Thanks

[Quoted text hidden]

--

TJ Adair

San Juan County Road Department Superintendent

P.O. Box 188

[885 East Center St](#)[Monticello, Utah 84535](#)

Office: (435) 587-3230

tadair@sanjuancountyut.gov

Permit Report

3/1/2026 - 03/31/2026

Permit #	Permit Date	Residential or Commercial	Building Address	Building CityStateZip	Description	Main Status
26050	3/31/2026					
26049	3/31/2026		684 Pole Canyon CR 173	Moab, UT 84532	Remove all T-Mobile antennas and coax from tower, tower to remain. Remove all T-Mobile equipment from compound. Nothing being reinstalled	In Review
26048	3/31/2026	Residential	1087 Coal Bed CYN Rd.	Monticello, UT 84535	Primary Residence	In Review
26047	3/25/2026		102 South West Boulder Spur	Monticello, UT 84535	Exterior Porch	In Review
26046	3/23/2026					In Review
26045	3/23/2026		142 N Porcupine Lane	La Sal Utah 84103	Resale	In Review
26044	3/20/2026					In Review
26043	3/19/2026		4690 Luna Circle	Moab UT 84532	Residential	
26042	3/17/2026		432 E Center Street	Monticello, Utah, 84535	Commercial	
26041	3/16/2026	Residential	SEC 24 T34S R25E: parcel 34S25E245404	Monticello, UT 84535	Primary Res.	In Review
26040	3/16/2026		180 Terra Drive	Moab, Ut 84532	Built in Place for all remaining buildings.	In Review
26039	3/16/2026		417 E Coronado Lane	Moab, UT 84532	ADU	In Review
26038	3/16/2026	Residential	543 E. 500 S.	Blanding, UT 84511	Freezer Power	Open

26037	3/14/2026	Residential	85 S Tangren Dr	Moab, UT 84532	Primary home	Open
26036	3/13/2026					In Review
26035	3/13/2026					In Review
26034	3/3/2026		17 & 33 Rancho Circle	Spanish Valley, Utah 84532	Ability to turn Townhouse into Condominium with Fire Separation Requirements	In Review

Total Records: 17

4/6/2026