



## COMMISSION STAFF REPORT

---

**MEETING DATE:** August 5, 2025

**ITEM TITLE, PRESENTER:** Consideration and Approval of the Development Agreement Between San Juan County and Elan Spanish Valley Estates, LLC for the Development of 48.81 Acres and Up To 192 Single-Family, Duplex, and live/work/play Townhomes in Spanish Valley. Mack McDonald, Chief Administrative Officer.

**RECOMMENDATION:** Approve the Agreement

---

### SUMMARY

Elan Spanish Valley Estates, LLC has been working to complete a project they purchased into after the previous developer began the process and project back in 2023. Since that time, they have worked to finalize the rezoning and complete the process following the steps within the 2019 Spanish Valley Ordinance. The final step requires a Development Agreement that is approved by the Board of County Commissioners. The term of the Development Agreement is a 20-year term based on phases 1-6.

### HISTORY

The San Juan County Planning Commission ("Planning Commission") previously considered a zoning district designation for the Subject Property and forwarded a positive recommendation to the County Commission on October 25, 2023 to rezone the Subject Property Residential Flex, and on December 14, 2023, the Planning Commission considered and recommended the Subject Property be approved for Spanish Valley Overnight Accommodations Overlay.

The County Commission approved the zoning district designations on November 7, 2023 and January 2, 2023

### FISCAL IMPACT

N/A