



STAFF REPORT

MEETING DATE: July 9, 2026

ITEM TITLE, PRESENTER: Turkey Trot Estates Subdivision Lot 12 (000780000120) - Permit # 25097

RECOMMENDATION:

1. Approval Motion:

I move to approve the proposed subdivision amendment based on the findings and conditions of approval, contingent upon satisfactory review and approval by all applicable County departments and affected agencies.

2. Denial Motion – Statement of Reasons:

I move to deny the subdivision amendment for the following reasons, as outlined in the Statement of Findings for Substantial Evidence.

Property owners **Morgan and Koi Cook** have worked with the Planning and Building Department for several months on a proposal to create an additional buildable lot within an existing recorded subdivision. During staff's review, questions arose regarding the interpretation and application of Utah law and the San Juan County Subdivision Ordinance as they relate to subdivision amendments that create new lots.

The subject property is located within the **Highway Commercial (HC)** zoning district. While the construction of a single-family dwelling does not appear to be a permitted use within the HC district, the property is located within the **Overnight Accommodations Overlay**, where overnight rental uses may be permitted subject to applicable County regulations. The proposed subdivision would divide the existing parcel into two legal lots intended to comply with applicable subdivision, access, and development requirements.

Staff also recognizes that property owners within a recorded subdivision may have certain rights and expectations associated with the approved subdivision plat. Accordingly, staff requested that the applicants obtain signatures from all property owners within the subdivision. The applicants have obtained several of the required signatures; however, not all property owners within the subdivision have signed the petition.

Given the need for additional policy direction regarding subdivision amendments that create new buildable lots within existing subdivisions, staff is forwarding this application to the Planning Commission for review and recommendation.