



## STAFF REPORT

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**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.

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### 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.