



STAFF REPORT

MEETING DATE: September 14, 2023

ITEM TITLE, PRESENTER: Preliminary Plat Review for Amendment II, Lot 29, San Juan Estates, Phase III

RECOMMENDATION: Make a motion approving the Preliminary Plat with changes discussed as follows: (Provide possible suggestions or concerns regarding the amended plat.)

Make a motion denying the Preliminary Plat based on the following:
(provide a record of substantial evidence for the denial)

SUMMARY

The County has received a request from an architect contracted with the property owner to design future homes for the site to subdivide and Amend Lot 29, San Juan Estates, Phase III into three separate parcels. San Juan County Staff has met and reviewed the preliminary plat and has requested the following information or changes to the Preliminary Plat prior to approval of the Final Plat:

1. A letter of intent, and affidavit of ownership signed and notarized. Section 2, Preliminary Plat, B: Preliminary Plat Requirements, 2 and 3.
2. Payment has been made for preliminary plat. The fee for preliminary is \$150 and \$25 per lot. j
3. Existing Topographical contours with intervals of five (5) feet or less Section 2, Preliminary Plat, B: Preliminary Plat Requirements, 5e.
4. It is a required to connect to the public water and sewer here. With that, look at Section 2, Preliminary Plat, B: Preliminary Plat Requirements, 8 for a letter approving connection to this system.
5. There are significant concerns with drainage. Section 2, Preliminary Plat, B: Preliminary Plat Requirements, 5, i. we will have to have this information also in Section 5, Design Standards, A. General Provisions paragraph 2 if there is a flooding hazard on this property. H, 1 also touches on this item.
6. Same Section B, Lots. paragraph 2 requires a maintenance agreement for the private street that is recordable. (This can come at final plat approval but will be needed)
7. Where this is in the SVR zoning, I will need the following statement placed on the plat: "Under zoning in effect at the time of plat approval, use of these properties for short-term rentals, overnight accommodations, bed & breakfasts, lodging houses, or any other variation of overnight accommodations for nightly rentals is prohibited."
8. On the plat, I need the Plat Notes #2 removed.
9. The plat shows the utility easement at 10" wide, Section 5, Design Standards, L. Easements and Rights-of-Way, B: Preliminary Plat Requirements, 5, i.