



## STAFF REPORT

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**MEETING DATE:** September 14, 2023

**ITEM TITLE, PRESENTER:** Preliminary Plat Review: 2023 San Juan Estates, Lot 2 Amended

**RECOMMENDATION:** Make a motion approving the amended plat with the following recommended changes:

Make a motion denying the amended plat due to the following reasons.  
(Statement of Findings for Substantial Evidence)

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### SUMMARY

The County has received a request from property owner Taylor Manning to subdivide San Juan Estates, Lot 2 amended into 4 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. You are required to connect to the public water and sewer here. With that, look at Section 2, Preliminary Plat, B: Preliminary Plat Requirements, 8 with the costs requirement and letter from Spanish Valley Special Service District for connection.
5. There are significant concerns with drainage, thank you for providing the information, it may be good to add that note to the plat regarding the retaining wall.
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."