STAFF REPORT

MEETING DATE:	September 14, 2023
ITEM TITLE, PRESENTER:	Preliminary Plat Review: Turkey Trot Estate, Phase 1, Lot 22 Amended
RECOMMENDATION:	Make a motion approving the Preliminary Plat with suggested changes as follows:
	Make a motion denying the Preliminary Plat due to the following reasons: (Statement of Findings for Substantial Evidence)

SUMMARY

The County has received a request from property owner Marla Greenhalgh to subdivide Turkey Trot Estates, Phase 1, Lot 22 amended to subdivide this property 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. Requirements that prelim fees were paid ($150 plus $25 each lot)

2. The Road department went out and looked at the site, there is a telephone pedestal where you indicate the private road into the three lots. Is that moving? It seemed from them that this was within the 25' easement.

3. With the new private road, I need a maintenance agreement that can be recorded. This is found in the Subdivision Ordinance Section 5, Design Standards, paragraph B, 2.

4. I am missing the Letter of Intent as described in the Subdivision Ordinance Section 2, Preliminary Plat, Paragraph B item 2, an Owner's Affidavit (item 3), Paid fees (Item 4) ($150 +$25 for each lot), Topographical Map (Item 5e)

5. Will you take a look at Subdivision Ordinance Section 2, Preliminary Plat, Paragraph B, 8 and 9. Are you currently connected to the Spanish Valley water and sewer system, if not, I need a letter from them as well as the connection costs and or a letter for the additional 2 connections from them.

6. Where this is in the SVR zone, I need the following statement added to 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."