



## STAFF REPORT

**MEETING DATE:** May 14, 2026

**ITEM TITLE, PRESENTER:** Planning Commission San Juan County Land Use - **LIMITED CUP** - Unknown - (East of Monticello) - Approximately 80 acres - Parcel 32S226E065400

**RECOMMENDATION:** **1. Approval Motion:**  
*I move to approve the Conditional Use Permit based on the Findings and Conditions, and having found substantial evidence as described in the Conditional Use Permit Document prepared by Staff.*

**2. Denial Motion – Statement of Reasons:**  
*I move to deny the Conditional Use Permit for the following reasons, as outlined in the Statement of Findings for Substantial Evidence.*

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### SUMMARY

**Location:** 4945 Old Airport Road (Spanish Valley Area) - Approximately 80 Acres

The subject property is located within the A-1 zoning district and consists primarily of undeveloped forested land with an access road and interior clearing area. The applicant, Sally Jones, is requesting approval of a Conditional Use Permit (CUP) for temporary occupancy of a self-contained van for a period not to exceed 365 days while evaluating the property and preparing a building permit application for a future approximately 16 ft. × 20 ft. code-compliant tiny home/cabin intended as a permanent residence.

The applicant states the temporary occupancy is requested to allow evaluation of potential building locations, observation of seasonal conditions, determination of foundation and utility needs, preparation of permit documents, and completion of site planning prior to submission of a complete building permit application. The proposal includes temporary use of a fully self-contained van utilizing hauled water, containing blackwater and greywater systems, solar power, and off-site disposal at approved facilities. No permanent improvements are proposed during the temporary occupancy period, and approval would not authorize permanent residential occupancy.

The proposed parking area is within an interior clearing accessed by an existing road and is stated to be hundreds of feet from neighboring properties and public roads. The applicant has also provided a fire

safety commitment including defensible space maintenance, emergency access, fire extinguisher availability, fuel storage standards, and compliance with seasonal fire restrictions.

### **APPLICABLE ORDINANCE**

Per the 2011 San Juan County Zoning Ordinance, temporary occupancy and recreational or temporary residential activities within the A-1 zone may require Conditional Use Permit review depending on the nature and duration of the activity.

### **STAFF FINDINGS AND REVIEW**

Staff notes the proposal is temporary in nature and tied to preparation of a future permitted residential project. The request does not include a permanent dwelling, subdivision, commercial activity, or permanent utility installation. The applicant states the occupancy will remain fully self-contained with no permanent wastewater discharge or significant land disturbance beyond limited cleanup for access and evaluation. The proposed use appears low intensity, located on a large parcel with substantial separation from surrounding properties, and may minimize land-use conflicts if properly conditioned. Approval would not authorize permanent residential occupancy or waive future zoning, building, health, fire, or wastewater requirements. Staff recommends conditions addressing occupancy duration, wastewater handling, and fire safety.

### **CONDITIONS**

1. *Approval shall be limited to temporary occupancy of one self-contained van by the applicant/property owner only, shall remain accessory to preparation of a future building permit application for a permanent residence, and shall not exceed one (1) year (365 days) from the date of issuance unless otherwise extended or modified by the County.*
2. *No permanent residential occupancy, structure, utility installation, septic system, or dwelling construction is authorized under this approval. Separate permits and approvals shall be required.*
3. *The applicant shall maintain all wastewater, greywater, and refuse in fully self-contained systems and dispose of all waste at approved facilities in compliance with Health Department requirements. No wastewater discharge, dumping, or disposal shall occur on the property.*
4. *Defensible space shall be maintained around the occupancy area in accordance with applicable fire code requirements and any direction provided by the local fire authority.*
5. *All generators, propane systems, fuel containers, and heating equipment shall be operated and stored in compliance with applicable fire safety standards.*
6. *Any future dwelling, cabin, tiny home, septic system, driveway improvements, or utility systems shall require separate review, permits, and inspections as applicable.*
7. *Any modifications to access or ingress/egress may require a road encroachment permit and approval from the San Juan County Road Department.*
8. *The applicant shall comply with all County, State, and Federal regulations. Failure to comply may result in revocation of the Conditional Use Permit.*

### **QUESTIONS FOR THE APPLICANT/COMMISSION**

- A) *Should periodic compliance verification or progress updates be required during the approval period?*
- B) *Are there any additional conditions the Planning Commission would like considered?*