



STAFF REPORT

MEETING DATE: February 12, 2026

ITEM TITLE, PRESENTER: San Juan County Zoning Ordinance – Packet Items 7-14

RECOMMENDATION: No formal action is required; the item is presented for Planning Commission review and direction to staff.

SUMMARY

Staff has conducted a review of selected portions of the San Juan County Zoning Code. An editable version of the zoning ordinance could not be located; therefore, staff created a **working draft** in Word format for internal review and editing purposes only. This working draft is currently being cross-checked against the currently adopted PDF version to verify accuracy and ensure no unintended substantive changes. The draft revisions and reorganization are intended to improve clarity, consistency, and usability and **do not have legal effect and have not been adopted**. The following items summarize the working-draft changes for Planning Commission review and direction prior to proceeding further in the process.

PRELIMINARY CODE MODIFICATIONS

1. **Title/Index**

The Title of the Zoning Code has been updated to reflect the *San Juan County Zoning Code* and includes a color graphic. The remaining index and organizational pages are expected to require a more complex review and will be addressed over the next several meetings. To maintain transparency, proposed modifications will be clearly identified and presented throughout the process. In addition, clarifying language has been added to provide that where a conflict exists, specific provisions and the more restrictive standards shall apply, and that nothing in the ordinance is intended to supersede applicable local, state, or federal law. (*existing pages 1-3*)

2. **Chapter 1 – Administration**

has been retitled *Administration*. Administrative provisions that were previously located across Chapters 1 and 2 have been consolidated into Chapter 1. Administrative content formerly located on pages 40–45 of the existing code has been relocated to pages 7–11 under Chapter 1 to improve organization and accessibility. (*existing pages 4-14*)

3. **Chapter 2 – Definitions**

formerly located within Chapter 1 have been relocated to a standalone Chapter 2 (*Definitions*) to consolidate all general definitions into a single chapter for clarity and ease of reference. As some ordinances and resolutions have been adopted over time, certain discrepancies exist within the definitions. For example, there are multiple definitions currently adopted that are written

differently. In addition, as staff works on the use table and reviews specific uses—such as wireless communication facilities, certain definitions may require clarification regarding their placement within the code. Direction from the Planning Commission is requested as staff works to resolve these inconsistencies, phase out Conditional Use Permits, and develop a more consistent and predictable development code. *(existing pages 4-14)*

4. **Chapter 6 – Conditional Uses**

includes new proposed language, with existing language struck for comparison. Green-marked sections identify provisions that have not yet been tied to an existing code reference and may require additional review and direction. *(existing pages 26-28)*

5. **Chapter 11 – Use Table Review**

The existing provisions have been reviewed and compared with the proposed use table. The proposed use table has been reformatted for clarity and consistency. Additional refinement remains necessary, particularly for Spanish Valley and commercial zoning areas. *(existing pages 38–42)*

6. **Chapter 13 – Indian Reservation**

has been removed from the Zoning Code because it does not establish zoning standards administered by San Juan County and defers land-use authority to the applicable Tribal jurisdiction. The removal is intended to improve clarity within the Zoning Code and does not affect Tribal jurisdiction or authority. *(existing pages 47)*

7. **Appendix A-C**

Staff is in the process of reviewing and compiling previously approved ordinances and resolutions to ensure consistency with the currently adopted Zoning Code. As part of this effort, staff is working to consolidate applicable adopted provisions into a single, organized location for ease of reference and transparency. Staff propose placing these compiled materials in the appendices of the Zoning Code as a reference, subject to Planning Commission review and direction.

STAFF RECOMONDATIONS

At this stage, no formal action is required. Staff submit the proposed revisions for Planning Commission review and direction on the overall approach and any areas requiring further modification prior to proceeding to the next step in the process.