



SAN JUAN COUNTY

**2025 LAND USE, DEVELOPMENT
AND MANAGEMENT ORDINANCE**

WHY DO WE NEED REGIONAL PLANNING?

- **Growth Projections**
- **Economic Development**
- **Transportation Planning**
- **Resource Management**
- **Environmental Protection**
- **Community Engagement**



**WE PLAN
TODAY FOR THE
NEEDS OF
TOMORROW.**



THE PLANNING ADMINISTRATOR IS AN APPOINTED POSITION TO OVERSEE THE PLANNING COMMISSION

In San Juan County, our Planning Commission is made up of 7 members, with representation from each of the five areas of the county, one service area member, and one member at large.

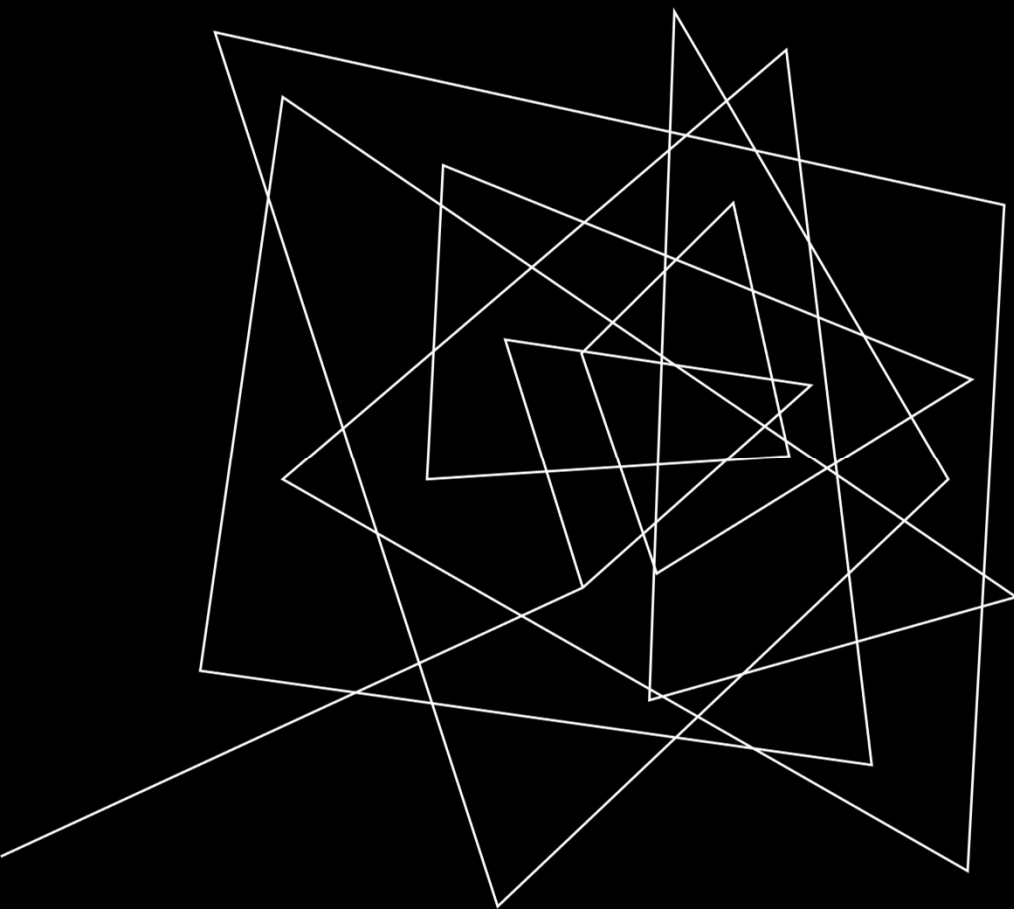
Members are on rotating terms and serve for four years. Their duty is to approve and recommend land use decisions within the county. Recommended processed go to the county commissioners for final approval.

UTAH STATE CODE

County Planning must follow Utah State Code Chapter 17-27a

<https://le.utah.gov/xcode/Title17/Chapter27A/17-27a.html>

- **The county must enact an ordinance establishing a countywide planning commission for unincorporated areas.**
- **The current 2011 Zoning Ordinance is very out of date and not in compliance with current Utah State laws.**
- **Some things we have control over to adjust, others we do not and have to refer to the Utah State laws that regulated those concerns.**



2025 LAND USE,
DEVELOPMENT AND
MANAGEMENT
ORDINANCE

WITH ASSOCIATED MAPS
AND USE TABLES



NAVIGATING THE ORDINANCE DOCUMENT

From this point forward...

The policies cannot work backwards and cannot change what is existing right now. This document would be implemented when:

- You are creating or expanding on a commercial business space (this does not include home-based businesses within your residence).
- You are creating a subdivision with your property.
- You are developing a Planned Unit Development with over 15 lots.
- You are putting in an airstrip or heliport.
- Or you are developing other land uses as outlined in the Table of Contents.

Ask yourself...does this apply to me?

Get our department involved early!

HOME-BASED BUSINESSES:

Examples Include:

- Cottage Industry & Farmer Markets
- Building or Landscaping Contractor
- Accounting Services for locals
- T-Shirt Printing/Embossing
- Apothecary supplier at local market
- Custom Saddlery and Repairs in garage
- Guiding/Tour Business off-site
- Online Merchandise sales

Expansion into Commercial Space

At some point your business may cross into a commercial/public space. This expansion is important to the nature of the surrounding neighborhood.

- Separate Shop Space
- Signs out Front
- Parking for Public
- Point of Sale on Premises

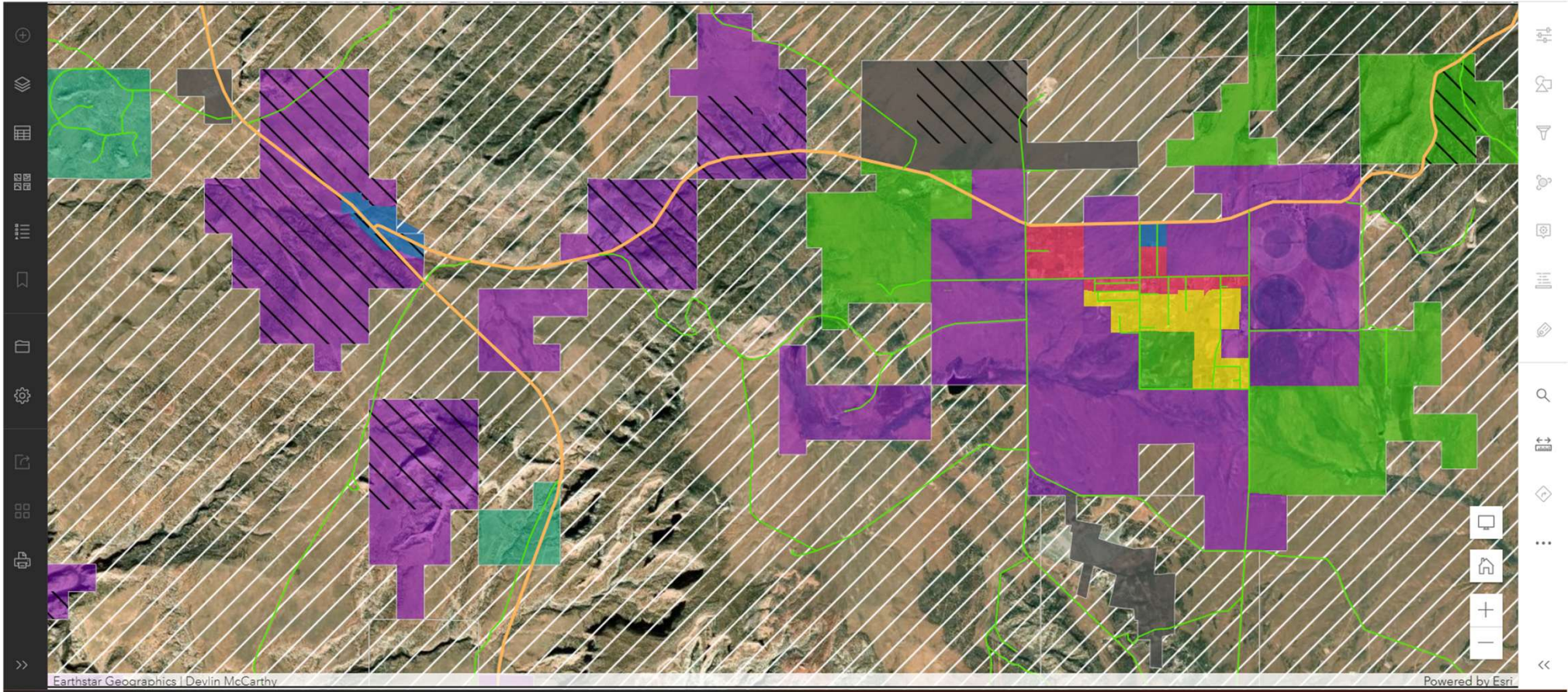


MAP & USE TABLE

Zoning Maps ensure that there is a place for both large and small growth while protecting private property from unpleasant operations next door.

Zoning Maps and Use Tables must be coordinated to understand the available uses that apply to your property and the surrounding neighborhood.

- First identify your property on the map.
- Note the zone or color of your property.



<https://gis.sanjuancounty.org/arcgis/apps/mapviewer/index.html?webmap=b3964eb3bb7d412a994036ea7a1a7f37>

USE TABLE

The color-coded columns across the top are the zones. Keep in mind that a zone is the overall intent of that area.

The uses are along the side, these typically cross between zones to blend the types of commercial spaces within a neighborhood that are in line with the intent of that zone.

Key:

P = Permitted / Allowed

C = Conditional / Need to apply to Planning Commission for approval

-- = Prohibited / Not Allowed

KEY: "P" = PERMITTED USE (ALLOWED) "C" = CONDITIONAL USE PERMIT REQUIRED "--" = PROHIBITED (NOT ALLOWED) <i>**Any use not listed is not allowed. Any combination of permitted uses is a permitted use. Additional uses shall be requested as a Zoning Amendment.</i>								
	Reference	Residential (R)	Agricultural (AG)	Highway Commercial (HC)	Community Commercial (CC)	Multiple Use (MU)	Industrial (I)	Recreational Support (REC)
Restaurants, Fast Food / Drive-Through		--	--	P	P	P	--	C
Restaurants, Food Truck Vendors <i>*not including temporary permitted events</i>		--	P	P	P	P	--	C
Restaurants, Dine-In Seating		--	--	P	P	P	--	P
Retail, General <i>*all other types not designated elsewhere</i>		--	--	P	P	P	--	P
Retail, Wholesale Products		--	--	P	P	P	P	--
RV Camp / Hunting Camp (seasonal) <i>*with use of 180 days per calendar year</i>		--	P	--	--	P	--	P
RV Parks <i>*3 or more RV's/Camp Trailers unit hook ups on a parcel</i>		--	C	C	C	C	--	C
RV Storage Yards		--	--	P	--	--	P	--
Sexually Oriented Businesses		--	--	C	--	--	P	--
Short Term Rentals / Overnight Accommodations		--	P	--	P	P	--	P
Signs		P	P	P	P	P	P	P
Silviculture (timber production)		--	P	--	--	P	--	--
Stables / Arenas / Boarding Stalls (Commercial)		--	P	--	P	P	P	P
Stables / Horse Barns / Corrals (Private)		P	P	--	P	P	--	P
Stock Ponds		P	P	--	P	P	P	P
Stone Products Manufacturing		--	--	--	--	--	C	--
Storage Yard <i>*all other types not designated elsewhere</i>		--	C	C	--	--	C	--
Telecommunication Towers		C	C	C	C	C	C	C
Temporary Buildings <i>*uses incidental to construction work, including living quarters of guards or night-watch; such buildings must be removed upon completion of the construction work.</i>		C	C	C	C	C	C	C
Transfer Stations & Landfills, Public		--	C	--	--	--	--	--
Veterinarian / Animal Clinics		--	P	P	P	P	P	--
Water Storage / Rainwater Collection		P	P	P	P	P	P	P

UNDERSTANDING THE USE TABLE



What I want to be able to do:

- Current or future ambitions
- Expansion of existing home-based business into commercial operations

What I don't want in my neighborhood:

- Nuisances that currently exist in our community

**The USE TABLE is something we can easily adjust.
What have we missed? What concerns to you see?**



COMMUNITY DISCUSSION

Ground Rules:

- Respect will be maintained between all parties.
- Understand that there are some things in our control and some things beyond our control.
- Please make comments to specifically address a solution for your opposition regarding the ordinance.
- We cannot make any final decisions today.
- We'll stay as long as there are concerns.

**THANK YOU FOR YOUR TIME
TO ENGAGE WITH THE
GOVERNMENT PROCESS!**

Kristen Bushnell

801-560-5352

KBushnell@sanjuancountyut.gov

www.sanjuancountyut.gov/planning

