



STAFF REPORT

MEETING DATE: March 14, 2024

ITEM TITLE, PRESENTER: Consideration and Approval of a Temporary Conditional Use Application for a RV Trailer extension during home build to be Located at 304 Bobbie Lane in La Sal, Victor Najera

RECOMMENDATION: Make a motion approving the Conditional Use using the Findings and Conditions after finding substantial evidence described in the Conditional Use Permit Document created by Staff

Make a motion denying the Conditional Use based on findings of fact described Make a motion denying the Conditional Use Permit due to the following reasons: (Statement of Findings for Substantial Evidence)

SUMMARY

The County has received a Temporary Conditional Use Application from Victor Najera Jr to be located on his property at 304 Bobbie Lane in La Sal. The RV trailer will be temporarily used as a living quarter while building house. Hook ups to electric, water and septic are anticipated within two months of starting construction. They will be dumping responsibly off site until utilities are installed. Once the home is constructed the RV trailer temporary set up will be disassembled.

This property is located within the Rural Residential Zone (RR-1) from Highway 46. Under the Rural Residential Use District, temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman – such buildings must be removed upon completion or abandonment of the construction work are permitted as a Conditional Use.

By definition, a Temporary Permit may be issued for any use listed as conditional use for that zone for no longer than six (6) months and may be extended for an equivalent period with a maximum of three (3) extensions. Construction on the house is anticipated to take 18-24 months, using all three time extensions.

In authorizing any temporary conditional use, the Planning Commission shall impose such requirements and conditions as are necessary for the protection of adjacent properties and the public welfare. The Planning Commission shall not authorize a conditional use permit unless the evidence presented is such to establish:

- (1) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
- (2) That the proposed use will comply with intent, spirit, regulations, and conditions specified in this Ordinance for such use and the zoning district where the use is to be located, as well as make the use harmonious with the neighboring uses in the zoning district.
- (3) The Planning Commission shall itemize, describe, or justify the conditions imposed on the use.

Possible Conditions to Consider:

- *Must protect any existing well water sources from contamination.*
- *Must comply with the Utah Division of Drinking Water requirements for any water storage tanks on the site.*
- *Must comply with all building code and permit requirements.*
- *Must comply with San Juan County Health Department requirements.*
- *Must comply with San Juan County business license requirements.*