



STAFF REPORT

MEETING DATE: November 14, 2024

ITEM TITLE, PRESENTER: Consideration and Approval of a Conditional Use Application for a U-Haul Rental & Storage Facility to be located between two parcels along Highway 191 in Spanish Valley , Cliff Lackman

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

On November 8, 2024 a completed Conditional Use Application was received by U-Haul representatives for a rental and storage facility across two unconnected parcels along Highway 191 in Spanish Valley.

Property:

Parcel 1: #26S22E354203, Hwy 191 & Sunny Acres Lane in Spanish Valley, 2.4 acres

#0008300000A0 & #26S22E357805, 11850 South Highway 191, A10
behind the Moab Business Park in Spanish Valley, 6.19 acres collectively

Current Zoning:

These parcels are in the Spanish Valley Highway Commercial (HC) District as per 2021 Zoning Map

Parcel 1 is at the corner of Highway 191 and Sunny Acres Lane. This property is currently being used as a U-Haul rental location. The Conditional Use expansion would include a 3-story indoor self-storage building with a footprint of 25,758 sf (totally a gross of 77,274 sf) and an additional 8,512 sf of outdoor mini storage units.

Parcel 2 is located to the east of the Moab Business Park, behind the current structures. The Conditional Use would allow for a remodel of a 1-story building into a 2,456 sf showroom and 1,757 sf storage area, the installation of an 11,344 sf pre-engineered metal warehouse building, (33) 12'x30' high bay exterior storage spaces, (4) 12'x40' and (46) 12'x45' covered RV storage spaces.

ORDINANCE SECTIONS

The following Conditional Uses are applicable in association with the Spanish Valley Highway Commercial (HC) Zone in Table 1-1:

Permitted Uses include:

- New and used automobile sales and rentals
- General Retail / Services
- Accessory Buildings and Uses
- Enclosed Storage, Flex-Office and Similar Uses
- Offices and Related Business Activities

Conditional Uses apply to:

- Any use encompassing buildings or structures in excess of 40,000 square feet

By definition a CONDITIONAL USE is a land use that, because of its unique characteristics or potential impact on the county, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

Possible Conditions to Consider:

- Must coordinate with the Division of Drinking Water and the Spanish Valley Special Service District for water system.
- Must comply with all building codes and fire regulation requirements.
- Must comply with all Utah Department of Transportation (UDOT) and county road requirements and regulations.
- No buildings used for commercial or industrial purposes shall be erected within 50 feet of an existing residential building or a residential district boundary. Buildings used for commercial and industrial purposes that are located within 100 feet of a residential district boundary shall not exceed the height limitations of the corresponding residential district (35 feet in height).
- Must submit an engineered drainage plan to the Planning Administrator prior to building permit applications.
- Must comply with San Juan County Health Department requirements.
- Must comply with San Juan County business license requirements.

Upon approval, this project will require a height variance in a separate application process received by our Administrative Law Judge.