



STAFF REPORT

MEETING DATE: August 11, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of Conditional Use Permit Application, Curtis Wells, Old La Sal.

RECOMMENDATION: Consideration and Approval

SUMMARY

Curtis Wells has applied for a Conditional Use Permit for 147 acres of private land in La Sal. The application is for 61 glamping/cabin units with a 50 room hotel/lodge, and a wedding amenity as outlined in the attached plan.

Access is from the lower two mile road of SR 46 in Old La Sal.

Possible conditions from similar developments:

- *Must comply with the public water system requirements for water storage and pressure for fire suppression standards*
- *Must comply with any state or federal fire restrictions*
- *Must comply with all building permit requirements*
- *Must comply with San Juan County Health Department requirements and Utah State water system requirements.*
- *Must comply with San Juan County business license requirements*

Staff recommendation is to apply these or similar conditions as well as any others the Planning Commissions feel are necessary to mitigate the impact of this development.

RECEIVED
7/18/2022
[Signature]
Item 6.

SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction
- Addition
- Land Use Change
- Appeal

Subject Property Location or Address: 28S25E270001 (101.90 Acres)

Parcel Identification

Number: 28S25E270001

Parcel Area: _____

Current Use: AG/Grazing

Floor Area: _____

Zoning Classification: _____

Applicant

Name: Curtis Wells

Mailing

Address: 59 E Center Street Moab ,UT 84532

City, State,

ZIP: Moab ,UT 84532

Daytime Phone #: (435) 210 4366 Fax#: _____

Email Address: curtis@luxurymoab.com

Business Name (If applicable): _____

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, ZIP: _____

Daytime Phone #: _____ Fax#: _____

Describe your request in detail (use additional page(s) if necessary: Applicant is requesting Lodging/Overnight Accomodations as a permitted use for glamping and/or single family units. Unit total shall be 40 or less units. Remaining acreage on this parcel to be utilized as wedding/event space and agricultural amenities.

Authorized Signature: [Signature]

Date: 7-18-22

Received
7/18/2022
83
Item 6.

SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction
- Addition
- Land Use Change
- Appeal

Subject Property Location or Address: 28S25E263600 (40 acres)
Acres) _____

Parcel Identification

Number: 28S25E263600

Parcel Area: _____

Current Use: AG/Grazing

Floor Area: _____

Zoning Classification: _____

Applicant

Name: Curtis Wells

Mailing

Address: 59 E Center Street Moab ,UT 84532

City, State,

ZIP: Moab ,UT 84532

Daytime Phone #: (435) 210 4366 Fax#: _____

Email Address: curtis@luxurymoab.com

Business Name (If applicable): _____

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, ZIP: _____

Daytime Phone #: _____ Fax#: _____

Describe your request in detail (use additional page(s) if necessary: Applicant is requesting Lodging/Overnight Accomodations as a permitted use for glamping and/or single family structures. Unit total shall be 20 or less units.

Authorized Signature: 

Date: 7-18-22

Received
7/18/2022

Item 6.

SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction
- Land Use Change
- Addition
- Appeal

Subject Property Location or Address: 28S25E263601 (.50 acres)
Acres) _____

Parcel Identification

Number: 28S25E263601

Parcel Area: _____ Current Use: AG/Grazing

Floor Area: _____ Zoning Classification: _____

Applicant

Name: Curtis Wells

Mailing

Address: 59 E Center Street Moab ,UT 84532

City, State,

ZIP: Moab ,UT 84532

Daytime Phone #: (435) 210 4366 Fax#: _____

Email Address: curtis@luxurymoab.com

Business Name (If applicable): _____


Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, ZIP: _____

Daytime Phone #: _____ Fax#: _____

Describe your request in detail (use additional page(s) if necessary: Applicant is requesting Lodging/Overnight Accomodations as a permitted use for glamping and/or single family structures. Unit total shall be 1 or less units.

Authorized Signature: 

Date: 7-18-22

Received
7/18/20
83

Item 6.

SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction
- Land Use Change
- Addition
- Appeal

Subject Property Location or Address: 28S25E270002 (5 acres)
Acres) _____

Parcel Identification
Number: 28S25E252400

Parcel Area: _____ Current Use: AG/Grazing

Floor Area: _____ Zoning Classification: _____

Applicant
Name: Curtis Wells

Mailing
Address: 59 E Center Street Moab ,UT 84532

City, State,
ZIP: Moab ,UT 84532
Daytime Phone #: (435) 210 4366 Fax#: _____

Email Address: curtis@luxurymoab.com

Business Name (If applicable): _____

Property Owner's Name (If different): _____

Property Owner's Mailing Address: _____

City, State, ZIP: _____


Daytime Phone #: _____ Fax#: _____

Describe your request in detail (use additional page(s) if necessary: Applicant is requesting
Lodging/Overnight Accomodations as a permitted use for a 50-room lodge and
swimming/water/wellness amenities.

Authorized Signature:  Date: 7-18-22

Property Owner's Affidavit

I (we) Curtis Wells, being first duly sworn, depose and that I (we) am (are) the current owner(s) of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.




Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)
 :
County of San Juan)

Subscribed and sworn to before me this 18 day of July, 2022.





Notary Public
Residing in Monticello
My Commission expires: 4/01/24

Property Owner's Affidavit

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[Signature]
Owner's Signature

Owner's Signature (co-owner if any)

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County of San Juan)

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[Signature]
Notary Public
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County of San Juan)

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Notary Public
Residing in Monticello
My Commission expires: 4/01/24

USFS LAND

1780'-9"

Wedding Amenity Area

NORTH AGRICULTURAL AMENITY

Sal Creek, La

3

1374'-8"

1340'

1

6

5

265'

USFS LAND

1333'-11"

1340'

4



Existing Vacation Rental Lodge

2

896'

1

SOUTH AGRICULTURAL AMENITY

1295'-11"

209'

391'-7"

2407'-4"

- LEGEND**
- ① SW Glamping/ Cabin Units
 - ② SE Glamping/ Cabin Units
 - ③ NE Glamping/ Cabin Units
 - ④ East Glamping/ Cabin Units
 - ⑤ Hotel/ Lodge
 - ⑥ Cabin



Glamping/Lodging CUP Summary/Overview

1 message

Curtis Wells <curtis@luxurymoab.com>

Fri, Aug 5, 2022 at 4:55 PM

To: "Burton, Scott" <sburton@sanjuancounty.org>

Requested Unit/Use Summary:

Approx. 61 Glamping/Cabin Units at Max Build-out. (Approximately 2 units/acre on 140 Acres total) **Very Low-Density per industry standards.**

50-unit Hotel at Max Build-out. (Approximately 10 units/acre on 5 acres) **Extremely Low-Density per industry standards.**

Project Summary:

Eco Sensitive resort that provides immersive, authentic experiences, in a natural environment. Guests will enjoy farm-to-table food and beverages, sourced from the property. Resort will include a natural swimming amenity and wellness center using natural springs located on the property. Resort will be Dark Skies-Compliant and is designed to be a private, eco-sensitive experience.

Applicant will follow all building and infrastructure requirements per San Juan County Guidelines.

Phase 1 will include Approximately 20 units, with anticipation for Max buildout in 5-10 years.

Property is directly adjacent to an existing vacation rental lodge, and borders grazing land and the USFS. The USFS is the largest landowner with adjacent property. The concept plan as presented creates minimal-to-no disturbance to neighboring landowners and is in an appropriate location for the proposed development.