



STAFF REPORT

MEETING DATE: September 12, 2024

ITEM TITLE, PRESENTER: Consideration and Approval of a Conditional Use Application for a HipCamp to be Located near Looking Glass Rock for Where the Wild Things Camp, Steven Alba

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 Conditional Use Application from Steven Alba for a HipCamp to be located on the property owned and endorsed by J.Lowry Redd of La Sal Livestock Ltd near Looking Glass Rock, Parcel Number 29S23E213000. The primitive camping resort includes sixteen (16) campsites, four (4) parking areas, and two (2) bathrooms. Existing roads will be used and each campsite will be cleared of surrounding brush and provided a fire ring, creating little to no impact to the surrounding environment. Guests will be informed prior to arrival of importance of protecting and preserving the surrounding crypto soil, and other natural features including wildlife, trees, vegetation, habitat areas, and cultural resources.

This property is located within the Agriculture (A-1) zone with access from Highway 191 and Looking Glass Road. Under the Agriculture Use District, Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial services uses which are owned by or managed by the recreational facility to which it is accessory are permitted as a Conditional Use.

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.

In authorizing any 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 by campers or hikers within the area.
- 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 including a fire suppression plan for campsites.
- Must maintain a 15' wide roadway to property for emergency services access.
- Must provide campers with safety guidelines for dangers present in surrounding areas to include falling, hiking, climbing, off-roading, location of first-aid, heat stroke, dangers of severe weather conditions and flooding.
- Must comply with San Juan County Health Department requirements.
- Must comply with San Juan County business license requirements.

HISTORY / PAST ACTION

The application was proposed at the March 14, 2024, Planning Commission meeting. This proposal was tabled to allow the applicant to gather more information regarding the Greenbelt Designation and process of establishing a portion of the property into commercial use.