



STAFF REPORT

MEETING DATE: April 9, 2026

ITEM TITLE, PRESENTER: Planning Commission San Juan County Land Use -
CUP - 4945 Old Airport Road (Spanish Valley Area) - Approximately
1.21 acres - Parcel 27S22E013007

RECOMMENDATION:

- 1. Approval Motion:**
I move to approve the Conditional Use Permit based on the Findings and Conditions, and having found substantial evidence as described in the Conditional Use Permit Document prepared by Staff.
- 2. Partial Approval / Mitigation Motion:**
I move to grant partial approval of the Conditional Use Permit, with conditions requiring the applicant to mitigate the identified concerns as outlined in the attached mitigation table. The applicant may return to the Commission for full approval upon demonstrating compliance with these conditions.
- 3. Denial Motion – Findings of Fact:**
I move to deny the Conditional Use Permit based on the Findings of Fact as presented.
- 4. Denial Motion – Statement of Reasons:**
I move to deny the Conditional Use Permit for the following reasons, as outlined in the Statement of Findings for Substantial Evidence.

SUMMARY

Location: 4945 Old Airport Road (Spanish Valley Area) - Approximately 1.21 acres

The subject property is located within the **Spanish Valley planning area**; however, the Spanish Valley Ordinance is **silent regarding uses within the A-1 zone**.

Therefore, staff has relied on the **2011 San Juan County Zoning Ordinance** as the controlling review document.

APPLICABLE ORDINANCE

Per Chapter 10, Use Table (18) of the 2011 San Juan County Zoning Ordinance:

“Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned by or managed by the recreational facility to which it is accessory.”

Conditional Use (C) in the A-1 zone

Approval has been received from the Fire Authority and County Roads. (an email from county roads has been attached)

The applicant, Conner Simons, is requesting approval of a Conditional Use Permit (CUP) for a private recreational camp designed as a low-density lodging facility under unified management. The proposal includes nine detached sleeping structures, two bathhouse facilities, one RV space for an on-site host, conversion of an existing dwelling into a triplex for nightly rentals and employee housing, and conversion of an existing structure into a small general store for on-site guests, with development occurring in phases.

The project is proposed as a camp-style lodging facility with detached units and shared amenities designed to minimize impacts and preserve the site’s natural character. It will operate under centralized management with on-site supervision, be developed in phases, include future connection to public utilities, incorporate dark-sky compliant lighting, and utilize a one-way internal drive for circulation. The use is intended as a unified recreational facility rather than individual lodging units.

The proposed use is consistent with the intent of a recreational camp, providing a low-density, unified facility with accessory lodging. It is compatible with surrounding industrial and open land uses, as well as adjacent Planned Commercial zoning. Site design minimizes impacts through internal circulation, distributed parking, and spacing of structures, with on-site management supporting compliance. Utilities will transition from well and septic to public systems, and overall impacts such as traffic, noise, and lighting are expected to be minimal and addressed through design and code compliance.

CONDITIONS

- 1) Development shall substantially conform to the approved site plan and project description. All structures shall obtain required permits and inspections under applicable building codes and accessibility requirements. (Note: hard surface required between bathhouse and sleeping units for x percent of structures)*
- 2) Phase 1 may utilize the existing well and septic systems subject to approval by the Health Department. Connection to public sewer and water systems shall be completed prior to any new permit applications outside of existing conditions.*
- 3) An on-site manager or designated responsible party shall be present or available at all times during operation.*
- 4) The general store shall be limited to use by on-site guests only and remain accessory to the primary use.*
- 5) All exterior lighting shall be downward-directed and comply with dark-sky standards.*

- 6) *All wastewater and water systems must be reviewed and approved by the San Juan County Health Department and or Spanish Valley Special Service District.*
- 7) *Must comply with San Juan County Business License requirements*
- 8) *All applicable fire code requirements shall be met, including access and emergency provisions. An emergency plan shall be posted and may be reviewed by the Fire Department. Defensible space shall be maintained in accordance with fire code.*
- 9) *Access points and circulation shall be constructed as shown on approved plans. A road encroachment permit shall be required for any modifications to ingress or egress.*
- 10) *All parking must be contained within site*
- 11) *The Conditional Use Permit shall be issued upon purchase of the property and shall be void if Mr. Simmons does not complete the purchase within ninety (90) days.*
- 12) *Density shall not exceed [X] habitable doors, defined as the number of dwelling unit entrances intended for human occupancy.*
- 13) *Parking must be marked on site and be at a ratio of 1.5 per unit as identified in Item #13*
- 14) *Bathhouse must be in compliant to health department*
- 15) *Short Term Rental overnight at house*
- 16) *Quiet hours shall be in force*
- 17) *Trash shall be in a rodent proof container*
- 18) *Defensible space maintained as per fire code*
- 19) *All development and activities on the site shall comply with all applicable County, State, and Federal regulations. Failure to comply will result in revocation of all applicable approvals and permits.*

Questions for the Applicant/commission

- A) *How many fixtures per bath house. (will they be unisex or gender specific)*
- B) *Are short-term rentals allowed on this property, and if so, under what conditions?*
- C) *What should the maximum allowed density be for this property, expressed in habitable doors (dwelling unit entrances intended for human occupancy and or lot coverage of structure vs available land)?*
- D) *Any other items that need to be addressed*