



## STAFF REPORT

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**MEETING DATE:** September 14, 2023

**ITEM TITLE, PRESENTER:** Consideration of a Conditional Use Permit Amendment Allowing for a RV Park for Wolf Springs Ranch located in La Sal, Brian Ballard

**RECOMMENDATION:** Make a motion recommending approval to the Board of San Juan County Commission for the Conditional Use Permit with the following conditions:  
(State each Condition as part of the motion)

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

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### SUMMARY

In October 2021, the County received a Conditional Use Permit Application for Parcel 28S2E115400 and 28S25E142400 for improvements and uses for his existing ranch property and his plans for additional overnight rental cabins.

During that discussion, the RV park was denied as a Conditional Use due to a concern regarding water availability. The Owner has since reached out to the Department of Environmental Quality as recommended and obtained the following documentation from them indicating that as long as the spring does not exceed 12 connections for this parcel, it is not considered a public water system.

Access to the pond is also allowed for the fire protection and suppression.

The Health Department has also outlined and approved the size of Septic System for 12 total sites.

The Conditions approved at the time are as follows:

1. Fire lane turnaround at the pond that meets the 50 ft. turning radius according to the SJC road department standards
2. No more than 14 units (to stay below requirements for public water system)
3. No campsites or RV parks
4. Maintain at least 45,000 gallon water storage for fire suppression.
5. Maintain 50 ft. fire barrier around all structures.

### Ordinance Sections:

This property is located within the MU-1 zone which has a use defined as the following:

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 accessor

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 may include:**

- *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*

**HISTORY/PAST ACTION**

In October 14, 2021, this item was considered by the Planning Commission with a Conditional Use Permit approved for everything other than the RV Park.