



LEGISLATIVE STAFF REPORT

MEETING DATE: July 11, 2024

ITEM TITLE, PRESENTER: Consideration and Approval of a Conditional Use Permit Allowing for a Primitive Camp & RV Park at the intersection of HWY 191 & HWY 262, Laurence Blewett & Monika Cszazari

RECOMMENDATION: Make a motion approving the Conditional Use using the findings and conditions as provided by staff (state each condition as part of the motion).

Make a motion denying the Conditional Use based on findings of fact due to the following reasons: (statements of findings for substantial evidence).

SUMMARY

On April 7, 2024, the County received a Conditional Use Permit Application for a Primitive Camping & RV Park at the intersection of Highway 191 & Highway 262 at the bottom of White Mesa Hill from Laurence Blewett and Monika Cszazari.

Property:

Parcel: #39S22E25400, 6.09 acres

Current Zoning:

This parcel is currently zoned as Highway Commercial as per 2013 Zoning Map

The applicant is planning on improving the site to include a loop driveway access, a reception and shop station, a shower facility, two (2) toilet facilities, fifty-three (53) stalls for RV overnight parking, twenty-two (22) parking spaces for overnight tent campers, a dog park area, and an RV dump.

ORDINANCE SECTIONS

The Highway Commercial Zone is designated to provide, in appropriate locations, a district where agriculture, industrial, commercial and residential uses may exist in harmony, based on planned development for mutual benefit and flexible location of uses.

The following uses are permitted in Highway Commercial as per the 2011 Zoning Ordinance (Section 12-2):

- Restaurant or drive-in Café
- Motels

- New and Used Automobile Agency
- Farm Machinery and Equipment Sales
- Nurseries and Greenhouses
- Mobile Home Sales & Mobile Home Parks
- Drive-In Theater
- Bowling Alley, other commercial recreational facilities
- Automobile Service Station, Auto Accessories
- Accessory Buildings and Uses
- Other uses approved by the Planning Commission as being in harmony with the intent of the neighborhood commercial zone and similar in nature to the above listed uses.

All other uses than those listed are allowed through a Conditional Use Permit. 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 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 the intent, spirit, regulations, and conditions specified in the 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; and
- (3) The Planning Commission shall itemize, describe, or justify the conditions imposed on the use.

Possible Conditions May Include:

- *The density may not exceed the limit of nine (9) units per acre, except RV's may be clustered, provided that the total number of units does not exceed the number permitted on one (1) acre multiplied by the number of acres in the development.*
- *Must coordinate with the Division of Drinking Water for water system or for any water storage tanks on site and have an engineer design the appropriate wastewater system for such uses including toilet facilities (composting toilets are not allowed). Must include a plan to protect any existing well water sources from contamination by campers or hikers within the area.*
- *Must comply with San Juan County Health Department requirements.*
- *Must comply with all building code and permit requirements.*
- *Must comply with any state or federal fire restrictions and include a fire suppression plan for campsites.*
- *Must comply with all UDOT requirements and permits. Loop drive will consist of road base & gravel to accommodate emergency service vehicles and maintain egress during adverse weather conditions.*
- *Must provide a camp host during operational times for security and promote safety guidelines for dangers present in the surrounding areas.*
- *Must provide a plan for adequate trash removal (dumpsters, etc.).*

- *Must provide a plan for drainage during major flood events.*
- *Must comply with San Juan County business license requirements.*

HISTORY/PAST ACTION

There is no past history at this time.