



LEGISLATIVE STAFF REPORT

MEETING DATE: July 11, 2024

ITEM TITLE, PRESENTER: Consideration and Approval of a Conditional Use Permit Allowing for an Airstrip for Pine Lodge, Old La Sal, Steven Redd

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 14, 2024, the County received a Conditional Use Permit Application for an Airstrip to be located on the north side of Hwy 46 in Old La Sal to serve the Pine Lodge development from Steven Redd.

Property:

Parcel: #28S25E265401 & 28S25E350001, collectively 222.21 acres

Current Zoning:

This parcel is currently zoned as Agricultural as per 2013 Zoning Map

The applicant is planning on improving access to the site by constructing a small, personal use dirt airstrip for occasional use. The airstrip will be 80 feet wide and 5,200 feet long and will consist of compacted dirt.

ORDINANCE SECTIONS

The Agricultural Zone is designated to promote and preserve, in appropriate areas, conditions favorable to agriculture and to maintain greenbelt open spaces. Such districts are intended to include activities normally and necessarily related to the conduct of agricultural production and to provide protection from the intrusion of uses adverse to the continuance of agricultural activity.

Airport/Airstrip is considered a Conditional Use in the Agricultural (A-1) Zone as per the 2011 Zoning Ordinance (Section 11-2). 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:

- *Administrative Staff will coordinate with the County airport engineering firm on safety & hazards mitigation recommendations. This review will be approved by staff prior to issuance of building permit and/or business license. Engineering consultant expenses will be covered by the applicant at actual cost.*
- *Flight patterns must avoid current residential areas to the furthest extent possible to protect the public health, safety, and welfare of residents in this area.*
- *The extent of buffer and safety zones must be within owner's property boundary.*
- *Must comply with all building code and permit requirements.*
- *Must comply with any state or federal fire restrictions.*
- *Must comply with San Juan County business license requirements.*

HISTORY/PAST ACTION

There is no past history at this time.