



STAFF REPORT

MEETING DATE: November 13, 2024

ITEM TITLE, PRESENTER: Consideration and Approval of a One-Year Extension to the Conditional Use Permit #24024A for a U-Haul Rental & Storage Facility to be located at 11850 South Highway 191 in Spanish Valley. Mack McDonald, Chief Administrative Officer

RECOMMENDATION: Make a motion approving the Conditional Use Permit Extension

SUMMARY

On November 8, 2024 a completed Conditional Use Application was received by U-Haul representatives for a rental and storage facility across two unconnected parcels along Highway 191 in Spanish Valley. On November 14, the Planning Commission approved the Conditional Use Permit #24024A for this property with the following conditions:

- Must coordinate with the Division of Drinking Water and the Spanish Valley Special Service District for water system.
- Must comply with all building codes and fire regulation requirements.
- Must comply with all Utah Department of Transportation (UDOT) and county road requirements and regulations.
- No buildings used for commercial or industrial purposes shall be erected within 50 feet of an existing residential building or a residential district boundary. Buildings used for commercial and industrial purposes that are located within 100 feet of a residential district boundary shall not exceed the height limitations of the corresponding residential district (35 feet in height).
- Must submit an engineered drainage plan to the Planning Administrator prior to building permit applications.
- Must comply with San Juan County Health Department requirements.
- Must comply with San Juan County business license requirements.

The Applicant has continued to work on this development to meet all of the conditions. Attached to this item in the packet is a letter from the applicant demonstrating items that they have checked off and those items still waiting on approval.