

Temporary Van Occupancy for Pre-Building Permit Site Evaluation

Applicant: Sally Jones

Property: 80-acre raw forested parcel, number: 32S26E065400

Requested Approval: Conditional Use Permit for temporary occupancy of my self-contained van for a maximum of 180 days while preparing and submitting a building permit for a permanent 16 × 20 ft (approximate) code-compliant tiny home/cabin.

Introduction and Project Intent

I recently purchased this 80-acre parcel of raw forested land with the intention of building a small, fully code-compliant 16 × 20 ft (approximate) tiny home/cabin as my permanent residence. The property was owned by the previous family for over 100 years and, aside from an existing access road, remains undeveloped. It contains many ancient trees and rich natural life. I intend to avoid the removal of any mature trees or shrubs. As a solo female undertaking this project, I am committed to stewarding the land with minimal environmental impact while fully complying with all zoning, building, health, and fire safety requirements.

Because this landscape, elevation, and size of land are new to me, I need time on the property to observe conditions, work out my priorities and make informed decisions before submitting a comprehensive building permit application.

Why Temporary On-Site Van Occupancy Is Required

Living on the land in my self-contained van is necessary to responsibly complete the following steps before I can submit an approvable building permit:

- Evaluate at least three distinct potential building areas across the 80 acres and select the optimal site.
- Choose a specific location and orientation within the chosen area.
- Observe seasonal weather patterns, wind direction, sunrise/sunset, tree shadows, water runoff, and potential collection areas.
- Clear only the minimal downed trees and limbs (from over 100 years of accumulation) needed for safe access and accurate surveying.
- Survey the chosen location to determine foundation requirements and frost depth.
- Research costs for foundation and construction to decide on final size and scope.
- Select a tiny home or cabin model that meets all local codes.
- Confirm compliant options for hauled water, solar power, and waste systems.
- Compile and submit the complete building permit application.

I cannot complete these steps effectively without being physically present on the property. I have successfully lived full-time and part-time in my van for 8 years, spending the last 6 years in southeast Utah, with a perfect record of self-sufficiency and compliance.

Self-Contained Setup and Compliance Commitment

With all my experience of van life in the area and with having well established routines, I am happy to remain fully self-contained throughout the temporary period and will make **no permanent improvements** to the land. I will disturb only the minimal downed wood necessary for access and surveying, and I will leave no trace.

Power: Solar panels with lithium batteries, inverter, backup AC charger, and Honda generator for emergency use only.

Water: Potable water tanks with 14-day capacity, refilled weekly at approved fill stations in the area.

Black Water: Self-contained RV toilet with 14-day capacity, emptied weekly at official dump stations (multiple options available in nearby towns).

Grey Water: Dedicated collection tank with 14-day capacity, emptied weekly at approved facilities.

Trash/Refuse: Packed out and disposed of at approved dump sites, campgrounds, fuel stations, or my storage unit's refuse collection.

Cooking: Propane stove with 60-day capacity.

Heating: Diesel heater with 14-day diesel capacity (7 days at constant use).

I have never improperly disposed of waste, run out of water or essentials, or had any law enforcement or regulatory issues in 8 years of van living. I will continue these strict leave-no-trace practices on my own land and will comply with all health department, access, and fire safety standards.

Proposed Location and Access

Access to the property is through a barbed wire gate leading to an existing developed easement road on the east end that serves neighboring properties. From this easement, there is a two-wheel-drive accessible road into the parcel ending in a cleared area where some downed wood and fire hazards have already been removed. The cleared area is approximately 100ft x 100ft.

The van will be parked in this existing interior clearing. The location is hundreds of feet from all property lines, neighboring properties, public roads and fire hazards, as you can see on the maps included. There are no water sources. It is well beyond required setbacks in the zoning district and is not visible from the Ucolo Road along the south boundary of the property.

Fire Safety Commitment

I am fully aware of wildfire risks on forested land and am committed to maintaining a safe site in accordance with local fire district and county requirements. The proposed parking area is already cleared of downed wood and fire hazards. During the temporary occupancy period, I will:

- Maintain basic defensible space by keeping vegetation cleared or mowed within at least 30 feet of the van (extending further as needed or as directed), removing dead

or dry material, and ensuring no combustible items are stored against or under the vehicle.

- Safely operate and store all equipment: the diesel heater, propane stove, and Honda generator will be used on stable, non-combustible surfaces with adequate clearance from vegetation; all fuel will be stored in approved containers at a safe distance.
- Keep at least one operable ABC-rated fire extinguisher readily accessible inside the van at all times.
- Ensure the existing access road and clearing remain passable for emergency vehicles.
- Comply fully with all applicable fire safety regulations, including any seasonal restrictions, Red Flag warnings, or defensible space standards required by the local fire district or state fire code.
- No open fires or burning will occur without proper permits. I do not need fires to cook or heat.

Requested Timeline

I am requesting approval for a maximum of 180 days (with a minimum of 90 days). I intend to make steady progress and submit the building permit application well before winter so construction of the permanent cabin can begin in a timely manner. I also have family visiting in October who would be able to help me on the project if the full building permit has already been approved, so I am incentivized to complete the permit application process well in advance of the requested conditional use period.

Conclusion

This Conditional Use Permit will allow me to live on the property long enough to gather the necessary information and prepare a thoughtful, code-compliant building permit application for my permanent residence. I am committed to minimal impact, full regulatory compliance, and responsible stewardship of the land.

I am happy to provide additional information, site photographs, or schedule any required inspections. Thank you for considering this application.

Sally Jones

April 12th 2026

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