



STAFF REPORT

MEETING DATE: February 12, 2026

ITEM TITLE, PRESENTER: Consideration and Approval of a Conditional Use Application for a HipCamp to be Located near Looking Glass Rock for Where the Wild Things Camp, Steven Alba

RECOMMENDATION: Make a motion approving the Conditional Use using the Findings and Conditions after finding substantial evidence described in the Conditional Use Permit Document created by Staff

~~Make a motion denying the Conditional Use based on findings of fact described. Make a motion denying the Conditional Use Permit due to the following reasons: (Statement of Findings for Substantial Evidence)~~

SUMMARY

The County has received a Conditional Use Permit application from **Steven Alba** for a **HipCamp primitive camping resort** to be located on property owned and endorsed by **J. Lowry Redd of La Sal Livestock Ltd.**, near Looking Glass Rock, Parcel Number **29S23E213000**.

The previously approved Conditional Use Permit (CUP) for this property expired (**attached**), and the applicant subsequently reapplied. **Planning staff worked directly with the applicant to facilitate the submission of a new Conditional Use Permit application** and to ensure that the application materials were complete and responsive to County requirements.

Following receipt of the new application, **staff circulated the proposal for interdepartmental review**. Based on the comments received, the application materials submitted, and the applicant's representations, **staff recommends approval to reissue the Conditional Use Permit**, subject to the conditions listed below.

Possible Conditions to Consider:

- Must protect any existing well water sources from contamination by campers or hikers within the area.
- Must comply with the Utah Division of Drinking Water requirements for any water storage tanks on the site.
- Must comply with all [County Ordinances and building code as adopted by the State of Utah](#) and permit requirements including a fire suppression plan for campsites.

- The applicant shall maintain a fire safety plan, provide approved manufactured fire rings at all campsites, and always comply with the most restrictive applicable County, State, and Federal fire regulations.

or

The applicant shall prepare and maintain a fire safety plan, subject to review by the Fire Official, and shall provide approved, manufactured fire rings at all designated campsites. All fire-related activities shall always comply with the most restrictive applicable County, State, and Federal fire codes, regulations, and requirements

- ~~Must maintain a 15' wide roadway to property for emergency services access.~~
- Any use of the existing unmaintained County roadway (D1152) for access to the property shall be coordinated with the San Juan County Road Department. The applicant is responsible for complying with all applicable requirements and conditions identified by the Road Department. Issuance of this permit does not constitute approval of roadway condition, maintenance responsibility, or emergency service access.

or

Road D1152 is an unmaintained San Juan County Road any proposed changes must be coordinated through the permit application process with the Road Department

- Must have an assigned address for the property
- Must provide campers with safety guidelines for dangers present in surrounding areas to include falling, hiking, climbing, off-roading, location of first-aid, heat stroke, dangers of severe weather conditions and flooding.
- ~~Must comply with San Juan County Health Department requirements.~~
- Prior to issuance of any building permit or commencement of use, the applicant shall demonstrate compliance with all San Juan County Health Department requirements and Utah State water system requirements, including submission and approval of engineered septic system designs appropriate to the proposed uses.
- ~~Must comply with San Juan County business license requirements.~~
- The applicant shall obtain and maintain a valid San Juan County business license in compliance with all applicable requirements for the approved use.

HISTORY / PAST ACTION

The application was approved at the September 12, 2024, Planning Commission meeting. Due to the expiration the applicant was required to reapply for review and recommendation from the planning commission.