



LEGISLATIVE STAFF REPORT

MEETING DATE: February 8, 2024

ITEM TITLE, PRESENTER: Consideration and Approval of a Conditional Use Permit Allowing for a RV Park/Wedding Venue for Lot 10 Spring Draw Subdivision Phase 2, Old La Sal, Kyle Lankford

RECOMMENDATION: Make a motion approving the Conditional Use using the findings and conditions after validating substantial evidence described in the Conditional Use Permit Report created by staff.

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

SUMMARY

In January 2024, the County received a Conditional Use Permit Application for Parcel #000910020100, Wild Sage Resort, located on Lot 10 Spring Draw Subdivision Phase 2, Old La Sal.

Property:

Parcel: #000910020100, 7.24 acres

Current Zoning:

This parcel is in the Agricultural (A-1) District as per July 2013 Zoning Map

The applicant is planning on utilizing existing uses as part of the resort and will be adding onto a previously approved Conditional Use Permit of a neighboring parcel. Additions will include moving an existing metal pergola (50'x 60') and dispersed tent sites.

ORDINANCE SECTIONS

The following Conditional Uses are applicable in association with the Agricultural (A-1) zone:

Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwellings or dwelling complexes and commercial service uses which are owned by or managed by the recreational facility to which it is accessor.

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.

Possible Conditions May Include:

- Must coordinate with the Division of Drinking Water to avoid a public water system or the creation of a Public Water System and pass that off through the County Administrator.
- Must Comply with any state or federal fire restrictions.
- Must comply with all building permit requirements.
- Must comply with San Juan County Health Department requirements and Utah State water system requirements. Including having an engineer design the appropriate septic systems for the uses.
- Must comply with San Juan County business license requirements.

HISTORY/PAST ACTION

Previous Conditional Use Permitted on adjacent property for similar use at the 9 November 2023 Planning Commission.