



STAFF REPORT

MEETING DATE: December 14, 2023

ITEM TITLE, PRESENTER: Consideration and Approval of a Conditional Use Application for a Small Glamping Resort to be Located at 4040 Kane Creek Road for Solace Ranch LLC (DBA Crooked Bindi Ranch). Kenneth Denham

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 Application from Kenneth Denham with Solace Ranch LLC (DBA Crooked Bindi Ranch for a Glamping Resort to be located on their property located at 4040 Kane Creek Road, Parcel Number 26S21E328400. The resort includes three (3) tent sites, a 17 foot x 14' awning, a 17 foot by 7 foot storage shed with an awning. A 1,000 gallon and two (2) 300 gallon water storage tanks to accommodate the tent sites and restrooms connected to individual septic systems.

This property is located within the Multiple Use (MU-1) zone just in from the boarder of Grand County. Under the Multiple Use District, 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 accessory are permitted as a Conditional Use.

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 the 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 intent, spirit, regulations, and conditions specified

in this 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.

(3) The Planning Commission shall itemize, describe, or justify the conditions imposed on the use.

Possible Conditions to Consider:

- *Must protect existing well water sources from contamination by campers or hikers within the area by enclosing the well within a fenced area.*
- *Must comply with all building code and permit requirements including interior fire protection for glamping units' compliance.*
- *Carbon monoxide, smoke alarms, gas detectors, fire exists, and other fire protection devices shall comply with applicable Building Codes including each glamping unit containing one (1) appropriate fire extinguisher.*
- *Must comply with the Utah Division of Drinking Water requirements for water storage tanks*
- *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.*
- *Must comply with San Juan County business license requirements.*

HISTORY/PAST ACTION

N/A