



STAFF REPORT

MEETING DATE: November 9, 2023

ITEM TITLE, PRESENTER: Consideration of a Conditional Use Permit Allowing for a RV Park/Wedding Venue for 1515 Highway 46, Old La Sal, Timothy Lankford

RECOMMENDATION: Make a motion recommending approval to the Board of San Juan County Commission for the Conditional Use Permit with the following conditions:
(State each Condition as part of the motion)

Make a motion denying the Conditional Use Permit due to the following reasons: (Statement of Findings for Substantial Evidence)

SUMMARY

In October 2021, the County received a Conditional Use Permit Application for Parcel 28S25E271210 and 28S25E281201, Wild Sage Resort, located on 1515 Highway 46 in Old La Sal.

The applicant is planning on utilizing existing uses as part of the resort and will be adding 12 RV sites. A Community Restroom. A 150'X50' pond with a spring that can be utilized for fire mitigation. Establishment of an additional 75'x100' pond. Included in the design is a pergola and a Barn-dominium.

There are two properties with this site, but one parcel is almost unusable due to its size. The septic systems will all exist on one parcel with one septic system already in existence.

Ordinance Sections:

This property is located within the A-1 zone which has a use defined as the following:

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

N/A