



To: Chair and Members of the Planning Commission

From: Gene Garate, Zoning Administrator 

Date: November 6, 2025

Subject: Unplugged Conditional Use Permit (CUP)

Background

Brody Fausett of Virgin Glamping Ventures, LLC proposes to develop a glamping resort at 131 W Mesa Road. It would include 20 geodesic domes for nightly rental. A larger central dome would serve as a gathering space for small events, corporate retreats, weddings, etc. There will also be a swimming pool and fire pit.

The property is zoned Commercial. Hotel/Motel is a conditionally permitted use. This development falls under the small scale facilities designation as it would be under 30 lodging units.

Staff considered the proposal at the September 29, 2025, Development Review Committee (DRC) meeting. Staff then developed a report.

The Planning Commission held a public hearing on the CUP application at their October 14, 2025, meeting. The hearing was continued to the November 11, 2025, meeting as the Planning Commission requested a more thorough report from staff that followed ordinance requirements. Hence this revised report.

Compliance Analysis and Discussion

No likely adverse effects were identified by the DRC during the CUP preliminary review. Items required to be reviewed such as noise, lighting and screening are addressed in this report.

The applicant for the CUP has demonstrated compliance with *Review Criteria* (16.16.20) as follows:

- A. The CUP application complies with applicable Town, State and Federal laws;
- B. The structures, buildings and improvements associated with the use are generally compatible with surrounding structures of the zone in terms of use, scale, mass, and circulation;
- C. The proposed Conditional Use is not detrimental to the public health, safety, and welfare of the Town and its residents;
- D. The proposed Conditional Use is consistent with the Town's General Plan as amended; (It is vested in the "old" plan.)
- E. Traffic conditions are not adversely affected by the proposed Conditional Use, including the existence or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
- F. There is sufficient emergency vehicle access;
- G. The location and design of parking and off-street parking complies with Town standards for the zone;
- H. A plan for fencing, screening, and landscaping to separate and mitigate the potential for conflict with adjoining uses exists;
- I. The site has or is planned to have sufficient utility capacity;
- J. Exterior lighting complies with the lighting standards of the zone;

- K. Possible impacts from the proposed Conditional Use on groundwater have or can be mitigated;
- L. Slope retention and flood potential, within and adjoining the site, have been fully mitigated and is appropriate to the topography of the site;
- M. Any possible issues regarding noise have been identified and will comply with Town standards;
- N. Times of operation are consistent with underlying zone;
- O. Adequate General Liability insurance coverage, as necessary.

Staff reviewed the CUP application using the following *standards* (16.16.22):

A. Standard: SAFETY OF PEOPLE AND/OR PROPERTY. Conditions:

- 1. Traffic control:
 - a. Minimizing the traffic flow.
 - b. Directing the traffic flow.
 - c. Limiting the types of vehicles.
- 2. Requiring fencing or other types of protection.
- 3. Requiring additional setbacks or land area. Note that the developer has a written agreement with the adjacent property owner allowing for a reduction in the required 60' setback (16.40.40) per 16.40.14. A.). See attached site plan.
- 4. Lighting for safety.
- 5. General Liability Insurance coverage.

B. Standard: HEALTH AND SANITATION. Conditions:

- 1. Controlling outdoor storage.
- 2. Requiring proper sewer connections or treatments.
- 3. Demanding proper disposal of solid waste abandoned or discarded property, and safety hazards.
- 4. Controlling dust or other types of air pollution.

C. Standard: ENVIRONMENTAL CONCERNS. Conditions:

- 1. Enforcing well-head protections standards, when applicable.
- 2. Requiring planting or ground cover to control dust, runoff, and erosion.
- 3. Enforcing necessary standards for the protection of watershed.
- 4. Controlling the disposal of hazardous materials.
- 5. Requiring no special uses of resources.

D. Standard: THE GENERAL PLAN. Conditions:

- 1. Protecting the quality of the underlying zone.
 - a. Traffic.
 - b. Lighting.
 - c. Esthetics.
 - d. Noise.
 - e. Landscaping.
 - f. Open space areas.
 - g. General use and design.
- 2. Encourage diversity of business.
- 3. Promote small, locally owned businesses
- 4. Encourage agricultural activities such as ranching and equestrian use.

Note that the above includes conditions that are not covered in the municipal and land use codes. The proposal also complies with those codes.

Recommendation

Staff recommends that Virgin Glamping Ventures, LLC's CUP application related to its proposed development at 131 Mesa Road, be approved with conditions as follows:

- Fast growing vegetation forming a wall of 6 feet minimum to be planted and maintained along south border

- Low lying bushes to be planted and maintained along north border
- No string lighting
- Signage facing south or southwest must have lighting that is dimmed or shut off during night hours ask
- When/if WCACSD makes sewer available development is required to hook up at owner's expense
- Backflow preventers must be tested annually
- On site management required during events conventions or other large gatherings
- Town shall be provided with contact information in writing of management both on site and off site annually



| | |
|----------|-----------|
| DATE | 11.1.2023 |
| DRAWN | TJP |
| APPROVED | |
| SCALE | 1" = 40' |
| JOB NO. | 211214 |

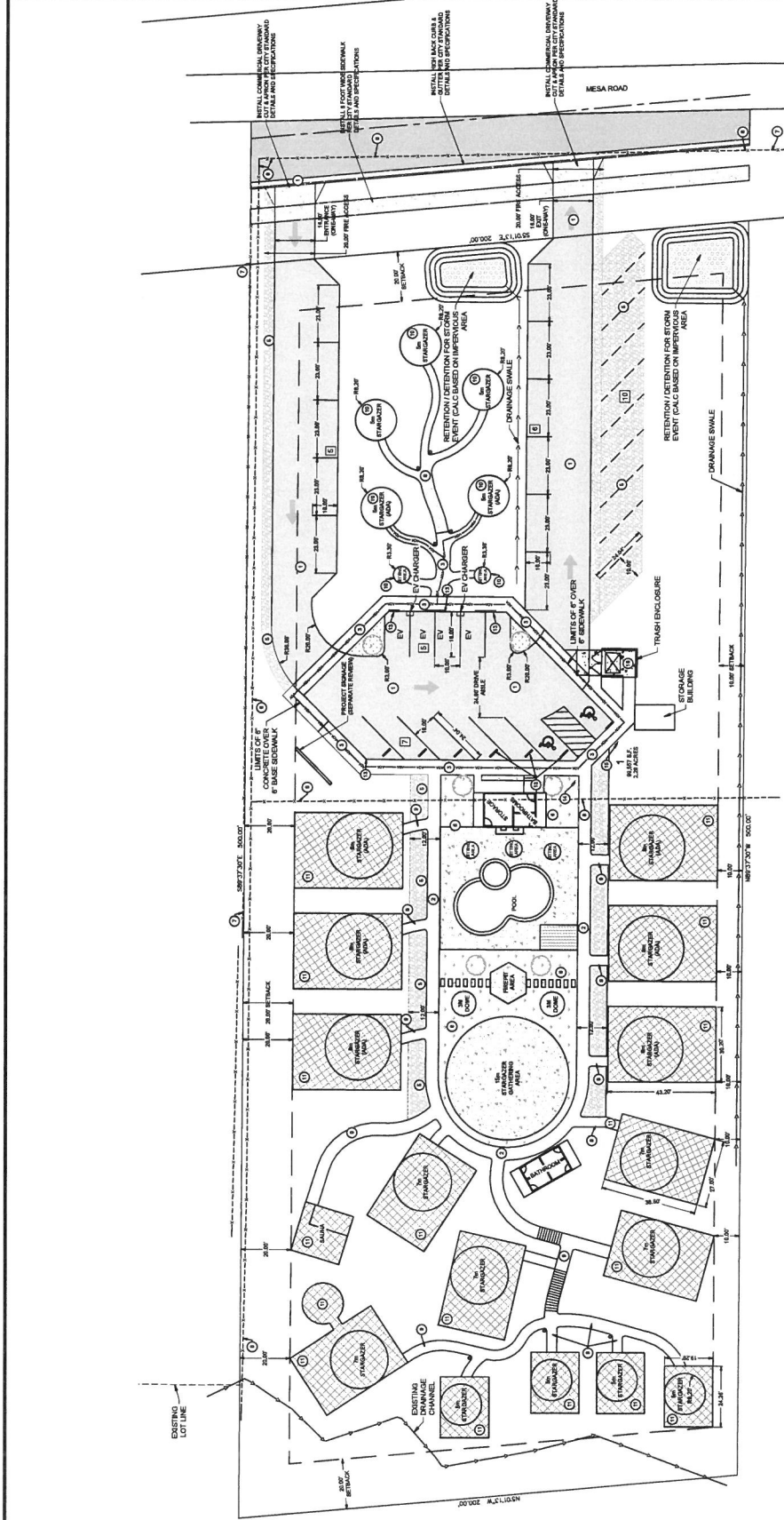
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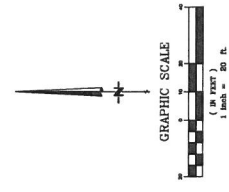
SITE PLAN

UNPLUGGED GAMING RESORT
LOCATED IN VIRGIN, UTAH

SHEET 2 OF 5
DATE: 11.1.2023
BY: UNPLUGGED



- KEYED NOTES**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS NOTED:
1. 2-1/2" AC OVER 8" AS PAVING (SEE BEST PRACTICE REPORT)
 2. 5" MAZE CONCRETE SIDEWALK (4" CONC. OVER 4" AS)
 3. 6" MAZE CONCRETE SIDEWALK (4" CONC. OVER 4" AS)
 4. 8" MAZE CONCRETE SIDEWALK (4" CONC. OVER 4" AS)
 5. DRIVEABLE SURFACE (4" ROCK OVER 4" BASE)
 6. LANDSCAPING PER PLAN (BY OTHERS)
 7. EXISTING FENCE TO REMAIN
 8. EXISTING FENCE TO BE REMOVED
 9. EXISTING FENCE TO BE RELOCATED
 10. CONCRETE PAD
 11. DECORING PAD
 12. LIMITS OF CONSTRUCTION
 13. CONCRETE WHEEL STOP (TYP.)
 14. ADA SIGN (W/AN ACCESSIBLE)
 15. ADA SIGN (W/AN ACCESSIBLE)
 16. TRASH ENCLOSURE



LEGEND

| | |
|-----------|-------------------------|
| [Pattern] | WOOD DECK |
| [Pattern] | CONCRETE |
| [Pattern] | PROPOSED ASPHALT PAVING |
| [Pattern] | PROPOSED LANDSCAPING |
| [Pattern] | AGGREGATE BASE/ROCK |
| [Pattern] | DECOMPOSED GRANITE FILL |

REQUIRED PARKING

| | |
|---------------------|-----------|
| REQUIRED PARKING | 20 STALLS |
| TOTAL | 20 STALLS |
| INCLUDING OVERFLOW | 33 STALLS |
| ADA STALLS REQUIRED | 2 STALLS |
| ADA STALLS PROVIDED | 2 STALLS |

CONTRACTOR NOTE:
CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY OWNER OF ANY POTENTIAL CONFLICTS.

