

Agenda Summary
GRAND COUNTY COMMISSION
June 7th, 2022
AGENDA ITEM:

TITLE:	A public hearing to consider an ordinance approving a rezone request for property located at 15 W. Old Hwy 6 & 50, Thompson Springs, from Range and Grazing to General Business Zoning, Parcel No. 07-0021-0073
FISCAL IMPACT:	N/A
PRESENTER(S):	Elissa Martin, Associate Planner

Prepared By:
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GRAND COUNTY
PLANNING &
ZONING

FOR OFFICE USE
ONLY:

Attorney
Review:

Complete

POSSIBLE MOTION:

***County Commission policy is to vote on public hearing agenda items at a meeting following the public hearing.*

I move to:

1. Approve/Deny an Ordinance to rezone property located at 15 W. Old Highway 6 & 50 in Thompson Springs on Grand County parcel No. 07-0021-0073 to the General Business (GB) zoning district based on one or more of following items of consideration; and (if approved)
 - a. Was the existing zone for the property adopted in error?
 - b. Has there been a change of character in the area (e.g., installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)?
 - c. Is there a need for the proposed use(s) within the area or community?
 - d. Will there be benefits derived by the community or area by granting the proposed rezoning?
 - e. Is the proposal in conformance with the policies, intents and requirements of Grand County General Plan, specifically the plan's zoning map amendment guidelines (see pages 44-48 of the Grand County General Plan)?
 - f. Should the development be annexed to a city?
 - g. Is the proposed density and intensity of use permitted in the proposed zoning district?
 - h. Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts?
 - i. Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be adequately mitigated?
 - j. Are adequate public facilities and services available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended? Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed development?

2. (if approved) with the following condition:
 - a. The rezone approval does not constitute Site Plan approval for development on the subject property. Site Plan Approval or Building Permits shall not be issued until the Thompson Special Service District or other County authorized water provider approves a water account to serve the proposed development.

PLANNING COMMISSION RECOMMENDATION: FAVORABLE

The Planning Commission considered the rezone request at a public hearing on February 28, 2022 and voted unanimously to send a favorable recommendation to the County Commission.

STAFF RECOMMENDATION: NEUTRAL

COUNTY ATTORNEY RECOMMENDATION: OPPOSE

Currently, there is no commercial use of the Property and no water to serve it. In addition, there is a moratorium in effect which prohibits development or subdivision of this property. Thus, the time is not ripe to approve this rezone request.

BACKGROUND

The property is currently zoned Range & Grazing and historically was the location of the old Silver Grill Café and four small dwellings. Then owner, Beverly Shaw, of the Silver Grill Cafe was quoted in a Deseret News article on February 10, 1993¹. The Cafe was also a filming location for the movie, Thelma and Louise in 1991². The property does not have a water account to serve any new development, and currently there is a moratorium on new water connections with the Thompson Special Service District. However, a rezone does not constitute approval for development to occur; the property owner is aware that while this rezone provides entitlement of uses allowed under the zoning, in order to develop the property or be approved for building permits, they must go through Site Plan Review and be approved by the TSSD for water.

ATTACHMENT(S):

1. Staff Report
2. Boundary Survey
3. Zoning Map
4. Applicant Statement
5. Thompson Special Service District Will Serve When Parameters Change letter
6. Title (Available Upon Request)
7. Warranty Deed (Available Upon Request)

¹<https://www.deseret.com/1993/2/10/19031457/7-elected-to-serve-on-new-council-to-replace-grand-county-commission>

² Firmage, Richard A., (1996) *A History of Grand County*, Utah State Historical Society

Vicinity Map

