

SUPPORTING MATERIALS

Zone Change applications shall contain, at a minimum, the following support materials through the approval process according to the following submittal schedule:

Survey. The applicant shall submit a certified survey of land area to be rezoned. Such survey map shall require at a minimum the following information. See survey Contract A-1 & A-2.

1. Subject land area acreage. 1.83 ac. See pages: 2-C, & 2-D.
2. Adjacent uses and predominant uses in the vicinity. See pages: 2-A,B,C,D,E,F,G,H,I,J,K.
3. Existing zoning designation of the subject property and surrounding property. See pages: 2-A,B,C,D,E,F,G,H,I,J,K.
4. A vicinity map. See pages: 2-A & 2-B.
5. Proposed project conceptual plan. See pages: 3

Application Statement. A statement by the Applicant explaining the rationale for the rezoning request relative to the issues for consideration (please see items # 1-10 below) imposed by Sec 9.2.7 (Grand County LUC). In making its determination, the County Council shall consider the recommendation of the Planning Commission, staff reports, and the written and oral testimony presented, and the following criteria:

Sec. 9.2.7 Issue for Consideration:

- ✓ 1. Was the existing zone for the property adopted in error? I understand it was changed in the mid to late 1980's as a tax relief for Thompson Springs residents because I-70 was being completed and Hwy 6 & 50 was not the main road from Green River, to Grand Junction. Thompson Springs no longer had the traffic nor business it once had since I-70 was completed.
- ✓ 2. Has there been a change of character in the area (e.g. installation of public facilities, A public rest area was created at the only 4-way stop (located across from the Cafe' that is requesting a zone change) It has been graveled, with an open air shelter that have picnic tables under it, 2-public trash cans, and a map, showing attraction areas in Thompson and Sego Canyon. other zone changes, new growth trends, deterioration, development transitions, etc.)? Yes, on the south end of the Cafe' property across the street, The Ballard RV Camp Park has increased their size because of increased business. They have also completed their zone change to a commercial zoning. I think the Desert Moon (part of their proper as I understand is zoned commercial) is working on increasing their total acreage to commercial. The Desert Moon Hotel & RV is next door to the Cafe'.
- ✓ 3. Is there a need for the proposed use(s) within the area of community? Yes, Thompson Springs is increasing in popularity. There are more and more visitors recreating in this area. Restoring and reopening the Cafe' and the little building on this property will provide local jobs for the Thompson Springs residents. Most of the residents drive daily to Green River or Moab to work. Many of the visitors staying in the RV parks are always walking around Thompson at night looking for something to do. The Cafe' will provide the residents and visitors a place where they can get meal without traveling 30 plus miles to Green River or Moab. We are planning on opening 2-little out door garden areas. One as an outdoor chapel and one called The Secret Garden. Both will have out door seating. The Secret Garden will have an outdoor stage. Once a month (the 3rd. Thursday from April till October) from 4:00 pm till 8:00 pm we will have entertainment in this area. One act plays, poetry reading, Solo musicians (no bands), A..J. Roger's fire side stories (without fires) of Old times in Thompson Spring & Sego Canyon, and a variety of contest (Unique Whistling, Bubble Gum Blowing, Yodeling, Look-a-Like, and Pie eating contest to name a few.
- ✓ 4. Will there be Benefits derived by the community or area by granting the proposed rezoning? Yes, it will created jobs for local residents and provide visitors and locals a place to enjoy a meal without traveling out of the area.

- ✓ 5. Is the proposal in conformance with the policies, intents and requirements of Grand County General Plan, specifically Chapter 4: Future Land Use Plan? **Yes, I understand it is, but I am not sure they have completed their general plan yet.**
- ✓ 6. Should the development be annexed to a city? **No, Moab City is about 35 mile south of Thompson Springs.**
- ✓ 7. Is the proposed density and intensity of use permitted in the proposed zoning district? **Yes, as I understand it.**
- ✓ 8. Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts? **Yes, the Cafe' and the little building on this property have been in existence since the early 50's. The Cafe' hasn't been open to the public for years. The past owner became very ill and only had it open to his personal friends until his demise on 11/14/2017 See Jay 1. The other four building have been vacant since the early 90's.**
- ✓ 9. Are the proposed uses compatible with the surrounding area or uses: **Yes.** Will there be adverse impacts: **No, I don't believe so. Every local and visitors that have stopped by while I have been painting the outside of the building have expressed a positive interest in having the Cafe' and this area restored and open for business.**
and /or can any adverse impacts be adequately mitigated? **I don't feel their will be an adverse impact on rezoning and or opening this property. It is located at the ONLY 4-way stop in this area and was considered the center of Thompson Springs in its day.**
- ✓ 10. Are adequate public facilities and services available to serve development for the type and scope suggested by the proposed zone? **These are existing buildings. The Cafe', the little house to the west of the Cafe' and the 3-buildings to the south of the cafe all have now or have had power to them. The Cafe' the little house and the white house all have now and or have had water meters, septic, and propane hooked up to them. There is a fire hydrant located on this property. It is located between the Cafe' and the little house to the west. There is also a water line and septic to the south of the concrete pad where a double wide manufactured home was located. I have not identified the location of either of these lines yet. This will be done if and when needed. All septic systems are made out of concrete and will be updated with new septic tanks before the opening of each area. If utilities are not available, could they be reasonably extended? All utilities are in per-existing locations. Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed development? **Yes.****

Title Report. A preliminary title report for each stage of the application process must be dated within three months of the application submittal date, from a licensed title company or attorney listing the name of the property owner(s) and all liens, easements and judgments of record affecting the subject property. **South Eastern Utah Title Company. See pages T.R. 1-16, O.N. 1-6, O.P.T.I. 1-5, W.D. 1-6, Q.D. 1-20, Jay 1-3, Ernest 1 & 2, and Beverly 1.**

Taxes. A statement from the County Treasurer showing the status of all current taxes due on the parcel. **See page 2-D.**

Surrounding Property Owners. A list of surrounding property owners and their legal mailing address within 100 feet of the exterior boundary of the parcel proposed to be rezoned. **See pages 2-B, C,D,E,F,G,H,I,J,K.**

Posting. The applicant is responsible for posting a sign noticing the public hearing (please see attached for a reduced size template and requirements). The applicant is responsible for wind and water proofing the sign as well as placing it in a prominent place on the land area proposed for subdivision with a notice of the hearing at least 10 days prior to the public hearing. **I will do this when I receive a date to post this information.**

Application Fee. The process / filing fee of \$500.00 shall be paid in full. **Check # 123 paid 11/18/2021.**