

**Agenda Summary**  
**GRAND COUNTY COMMISSION**  
**June 21<sup>st</sup>, 2022**  
**AGENDA ITEM:**

<b>TITLE:</b>	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
<b>FISCAL IMPACT:</b>	N/A
<b>PRESENTER(S):</b>	Elissa Martin, Associate Planner

**Prepared By:**  
**ELISSA MARTIN**  
**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. The property does not have a water account to serve new development, and currently there is a moratorium on development in Thompson Springs due to the lack of water. 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.

**UPDATE:**

The Thompson Springs area is included in the County's Future Land Use Analysis that is scheduled to be completed mid to late summer 2022. In initial discussions with property owners in Thompson (around the time this application was submitted), the idea of a comprehensive rezone for the entire town was discussed. As such, Planning & Zoning staff advised the applicant they could wait until the study was complete and a rezone for the entire town could become a reality. At that time, another rezone request had been submitted for the property adjacent to the subject property. Both property owners expressed their desire to move forward with their individual rezone requests instead of waiting for a possible rezone for the entire town, which at the time of their application submission did seem far off in the distance and not certain.

As the Land Use Analysis has evolved over time, staff has begun to reconsider the path of a comprehensive rezone, which may or may not be the best course of action. Instead, rezone requests brought forward by individual property owners, which align with the Future Land Use Map and corresponding Land Use Designations, may be the best path forward. This is still up for discussion and upon completion of the Land Use Analysis, the Planning & Zoning staff intend to hold town meetings in Thompson and consult with the Land Use Steering Committee to determine the most appropriate path forward.

It should be noted that the subject property is located in an area of Thompson Springs which is anticipated to be identified on the Future Land Use Map as being in the Future Land Use Designation of General Business or similar Commercial zoning, in order to reflect the historical and current use of this area as a commercial hub for the community. The Staff Report contains a full description of the General Business zoning district for reference.

**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)

# Vicinity Map

