

GRAND COUNTY, UTAH
ORDINANCE NO. _____ (2022)

**APPROVING A REZONE FOR PARCEL NO. 07-0021-0105 FROM RANGE AND
GRAZING (RG) TO GENERAL BUSINESS (GB)**

WHEREAS, ABC, LLC (“Owner”) is the owner of record of 1.83 acres of real property known as Parcel No. 07-0021-0073, more specifically described as follows:

BEGINNING SOUTH 76 DEG. 06’ EAST 1196.4 FROM THE WEST QUARTER SECTION 21, T21S, R20E, THENCE NORTH 08 DEG. 35’ EAST 606 FEET, THENCE SOUTH 81 DEG. 25’ EAST 790 FEET, THENCE SOUTH 08 DEG. 35’ WEST 606 FEET, THENCE NORTH 81 DEG. 25’ WEST 790 FEET TO THE POINT OF THE BEGINNING

WHEREAS, the Owner has submitted an application requesting the General Business Zoning District as defined by the Grand County Land Use Code (“LUC”) Section 2.9;

WHEREAS, the previously-named Grand County Council (the “Council”) adopted the LUC on January 4, 1999 with Ordinance No. 299, and codified with Resolution No. 468 on April 15, 2008, as amended, for the purpose of regulating land use, subdivision and development in Grand County in accordance with the General Plan;

WHEREAS, the Owner has submitted an application satisfying the statutory requirements of LUC Section 9.2 (Text and Zoning Map Amendments (Rezoning));

WHEREAS, the Thompson Special Service District issued a moratorium on new water accounts and since the subject property does not currently have a water account to serve new development, no development may commence as a result of this rezone, as rezones do not constitute site plan approval or building permit issuance which both require proof of water service from a local service district;

WHEREAS, in a public hearing on February 28, 2022, the Grand County Planning Commission considered all evidence and testimony presented with respect to the subject application and unanimously approved a motion to send a favorable recommendation to the Grand County Commission;

WHEREAS, due notice was given that the Grand County Commission (the “Commission”) would meet to hear and consider the proposed Rezoning application in a public hearing on June 7, 2022;

WHEREAS, the Commission has heard and considered all evidence and testimony presented with respect to the subject application and has determined that the adoption of this ordinance is in accordance with the LUC section 9.2.5 - Issues for Consideration.

NOW, THEREFORE, BE IT ORDAINED by the Commission that it does hereby approve a rezone for real property located at 15 W. Old Highway 6 & 50, Thompson Spring Utah, also known as Parcel No. 07-0021-0073, as shown in *Exhibit A*, from Range and Grazing (RG) to General Business (GB) 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.

PASSED, ADOPTED, AND APPROVED by the Grand County Commission in open session this ___ day of _____, 2022 by the following vote:

Those voting aye:

Those voting nay:

Those absent:

Grand County Commission

ATTEST:

Jacques Hadler, Chairperson

Gabriel Woytek, Clerk/Auditor