Notice is hereby given that the
Eastern Summit County Planning Commission
will meet in regular session
on Thursday, April 20, 2023
at the anchor location,
Ledges Event Center, 202 E Park Road, Coalville, Utah 84017

To participate in the meeting you may attend live or: Join Zoom webinar:
https://summitcountyut.zoom.us/j/99249026124  OR
To listen by phone only: Dial 1-301-715-8592, or 1-253-215-8782, Webinar ID: 992 4902 6124

AGENDA
Agenda items may or may not be discussed in the order listed.

6:00 p.m. Regular Session

1. Public input for items not on the agenda or pending applications.


Work Session


2. “Presentation of Riparian Areas and Their Relationship to Water Quality and Development”, Presenter: Doug Clyde. Pat Putt, Community Development Director.

Commission Items
Director Items
Adjourn

To view staff reports available after Friday, April 14, 2023 please visit:  www.summitcounty.org

Individuals needing special accommodations pursuant to the Americans with Disabilities Act regarding this meeting may contact Vicki Geary, Summit County Community Development Department, at (435) 336-3123.

Posted:  April 14, 2023
Published:  April 12, 2023 – Summit County News
STAFF REPORT

To: Eastern Summit County Planning Commission
From: Tiffanie N. Robinson, County Planner
Date of Meeting: April 20, 2023
Type of Item: AMENDED Grit Guest Ranch Conditional Use Permit
Public Hearing, Possible Action
Process: Administrative Review

RECOMMENDATION:

Staff recommends that the Eastern Summit County Planning Commission review the proposed AMENDED Conditional Use Permit for the Grit Guest Ranch. Staff further recommends that the ESCPC conduct a public hearing, consider the proposed modifications to the existing plan, and approve the proposed amendments, according to the findings of fact, conclusions of law and conditions of approval, outlined in this staff report.

Project Description

Project Number: 23-010
Project Name: Grit Guest Ranch Amended Conditional Use Permit
Applicant(s): Kari Juip & Terry Woodruff, Dual Sport America, LLC
Property Owner(s): Middle Bear Properties, LLC
Location: 8835 N. Park East Road, Browns Canyon
Zone District: AG-80
Parcel Number and Size: SS-69-B-15, 47.08 acres
Final Land Use Authority: Planning Commission

Proposal

The applicants, Kari Juip and Terry Woodruff, are requesting amendments to the existing approved Conditional Use Permit for the Grit Guest Ranch. The proposed modifications include main building re-design and material changes, a new bath house, additional storage utilizing shipping containers and pavilion, parking lot reconfiguration, additional driveway for ingress and egress, and solar array location and details. EXHIBIT A.
The applicant applied for a Conditional Use Permit on July 28, 2021, for a Guest Ranch or Lodge and Recreation, Commercial/Public Motorized. The proposed guest ranch and motorized recreational use is intended for year-round recreational activities, including winter snowshoeing & hiking, and summer activities such as adventure motorcycle training, health and wellness retreats, and some small backcountry survival & cooking clinics. The applicant proposed to construct a 49 x 70 structure that would serve as the residence and guest barn. This building will include overnight lodging, food services, and a common area for meetings & classes. Additionally, six (6) primitive yurts would be located near the structure, that would not include water or electricity. Yurt guests would utilize the restrooms on the exterior of the barn.

On October 21, 2021, the ESCPC conducted a public hearing and received public comment regarding the proposed guest lodge and recreational commercial, motorized facility. Input received from a member of the public that was reiterated by the ESCPC were concerns about fugitive dust, potential noise issues and inappropriate use of the network of roads by the motorcycles in the area, that are off property. After a lengthy
discussion, the commission indicated they were comfortable with the guest ranch portion of the operation but directed the applicant to propose conditions that would mitigate the concerns with the fugitive dust, noise impacts and utilization of network roads outside of the property.

- On December 2, 2021, the ESCPC continued the discussion regarding the CUP. The applicant addressed in detail some of the issues raised at the previous meeting with some supporting information, including a sample itinerary of how a typical motorcycle training course would be structured and a list of proposed conditions specifically addressing areas of concern previously discussed. Staff incorporated those conditions in the staff report, with minor modifications to include the standard language staff had previously suggested and the addition of a one (1) year review of the application to verify compliance. The ESCPC approved the CUP with the conditions outlined in the Staff report.

- During the Summer 2022, the applicant moved forward with improvements to the road to comply with the Engineering Department standards and obtained a grading permit to construct the motorcycle training course. They are currently in the process of obtaining building permits for the six (6) guest yurts.

- On January 23, 2023, an application was received to modify elements of the original approval, including main building re-design and material changes, a new bathhouse, additional storage and pavilion facilities, parking lot reconfiguration and solar array location and details.

**Proposed Amendments:**

**Main Building**

In place of the “barndominium” style main structure that was approved in 2021, the applicants are proposing to install a single level canvas structure. The applicants are working with a company called Bushtec, which has a BushCAD system. This system includes framing & insulation similar to typical building structures, enabling all building code requirements to be met. Per the applicant, the structure would be delivered and erected, avoiding a disruptive full year of construction.

The main structure will be approximately 2,300 square feet. The structure will include a kitchen, lounge, dining area, and 2 bedrooms for the owners & trainers to stay in while coaching. The applicant has indicated that it will sit on a concrete slab with radiant heating, plumbing, and
solar powered electrical. All building code standards must be met, including snow load, energy, and wind requirements.

**Bathhouse**
A bathhouse will then be separate from the main structure and will include 3 full baths, one of which will be ADA compliant, and a laundry room. It will also sit on a concrete slab with radiant heating, plumbing, and solar powered electrical. All building code standards must be met, including snow load, energy, and wind requirements. The bath house would be located on the south side of the reconfigured parking lot.

**Parking Lot**
The parking lot has been reconfigured to run north/south as opposed to Northeast/Southwest. The parking lot will still have 10 designated parking spaces, will include downward lighting, and a minimum of a 3% slope for run-off. The applicant has been working with Engineering to verify that the parking lot will meet all grading requirements and include a natural road base surface for draining. As part of the reconfiguration, they have added an additional driveway for ingress/egress near the west end of the parking lot. This created a better option for the Fire District to access the structures and prevent a more difficult turnaround. Both the SSFD and County Engineer have reviewed the plan and are comfortable with the changes to the parking area.

**Bike & Equipment Storage**
The applicant is proposing to add a shipping container storage area for the bikes, equipment, and tools. This will have a non-attached pavilion roof so the containers can be removed if needed down the road. No plumbing or heating is proposed. It would be used as storage only. This timber frame structure will be 48’ x 48’, with an architectural shingle roof. This storage area will be located to the north of the parking lot.

**Solar Array**
Although the applicants have intended to utilize solar for power to this site, the original application did not include a location or final details. As proposed, the array will be located on the south side of the Main structure. The new solar array must comply with Solar Energy System standards of 11-6-22 of the code.

The amended application has been routed to service providers for review. Comments received from the County Engineering department requested additional details regarding storm water plan, parking lot detail and clarification of driveway and walkway areas. The applicant has provided the requested information for the storm water plan and parking lot detail to Steve
Dennis, County Engineer. Mr. Dennis confirmed he is comfortable with the project moving forward. The Health Department reminded the applicant that the septic would need to be sized and placed appropriately and all septic and water approvals must be completed prior to issuance of any building permits.

**Analysis and Findings**

The Planning Commission may approve, approve with conditions, or deny a conditional use based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance:

**Standard 1**: The proposed use shall be appropriate in the location, taking into account the nature of the use, its relationship to surrounding uses and its impact on the natural environment. **COMPLIES**

**Analysis**: The proposed Guest Lodge is located in the Browns Canyon area. The location of the structure and its placement on the flattest area of the parcel will mitigate the negative impacts of the Guest Lodge on surrounding uses and the natural environment. The adventure motorcycle training portion of the application will take place in a limited area that is not directly adjacent to any existing residences. The applicant intends to keep the majority of the parcel in its natural state, with some improvements to walking trails and landscaping.

**Standard 2**: The proposed use shall be in general compliance with the Development Evaluations Standards in Chapter 2 of this Title. **COMPLIES**

**Analysis**: Staff has reviewed the request for compliance with the standards established in chapter 2 of the Eastern Summit County Development Code, and found the following:

<table>
<thead>
<tr>
<th>Code Requirement</th>
<th>Analysis</th>
<th>Finding</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Agriculture</td>
<td>The use will neither hinder nor eliminate any existing agricultural operations in the area. It will not hinder any existing irrigation systems in the area.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>2. Water and Sewage</td>
<td>A memorandum of decision from the State Engineer demonstrating that water rights of adequate quantity are available on the site and that water pursuant to such water rights can be used on the site by the applicant to serve the proposed uses/lots, or a commitment from a municipality or private service company to provide water of adequate quantity and</td>
<td>COMPLIES, as conditioned</td>
</tr>
</tbody>
</table>
quality to serve the proposed use/lot. The applicant has been working with the County Health Department for compliance with septic and water issues. Prior to issuance of any permits, the water and septic systems must have final approvals.

<table>
<thead>
<tr>
<th>3. Natural Resources</th>
<th>There are no streams, wetlands, or other sensitive areas that will be affected by the construction of the lodge and other improvements. No development is proposed on areas that exceed 30% slope.</th>
<th>COMPLIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. County Infrastructure, Facilities and Services</td>
<td>The impact of the guest lodge and recreational commercial motorized operation on County infrastructure as it relates to public services, facilities, and programs will be minimal.</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>5. Infrastructure Design and Maintenance</td>
<td>The impact of the amended structures and operation as it relates to traffic volume, and other public services will be minimal. The applicant will be required to improve the existing road to County standards, as required by the County Engineer.</td>
<td>COMPLIES, as conditioned</td>
</tr>
</tbody>
</table>

**Standard 3:** The applicant shall present evidence to show approval of the landowner for the particular use, unless the land is owned by the applicant and, in such case, the applicant shall submit proof of ownership. **COMPLIES**

**Analysis:** The Applicant has submitted evidence to show approval of the landowner for the particular use.

**Standard 4:** There are reasonable conditions that can be imposed which mitigate the reasonably anticipated detrimental effects of the proposed use. **COMPLIES**

**Analysis:** In addition to reviewing the proposal for compliance with Chapter 2 of the Development Code, staff has routed the application to affected county departments and affected service providers. The applicant must meet all Service Provider conditions.

**Recommendation**

Staff recommends that the Eastern Summit County Planning Commission review the proposed Amended Conditional Use Permits for the Grit Guest Ranch and discuss the modifications to the original approval. Staff further recommends that the Planning Commission conduct a public hearing and approve the proposal according to the findings of fact, conclusions of law and conditions of approval:

**Findings of Fact:**
1. The proposed project is located at 8835 N. Park East Road, Browns Canyon.
2. The property is within the AG-80 zone district.
3. Middle Bear Properties, LLC is the property owner of parcel number SS-69-B-15.
5. Guest Ranch or Lodge and Recreation Commercial, Motorized are both Conditional Uses within the AG-80 Zoning District.
6. There are no wetlands or natural streams on the property.
7. No construction will take place on slopes in excess of 30%.
8. The application was routed to affected county departments and service providers.
9. On December 2, 2021, the ESCPC approved a Conditional Use Permit for the Grit Guest Ranch that was processed as a Guest Ranch or Lodge and Recreation Commercial, Motorized.
10. Several conditions were included in the approval to help mitigate the potential impacts of the proposed Guest Ranch and Recreation Commercial, Motorized operation.
11. The applicant must comply with the Summit County Health Department to demonstrate compliance of water and sewage collection.
12. During the summer of 2022, the applicant moved forward with improvements to the access road to comply with the Engineering Department standards and obtained a grading permit to construct the motorcycle training course.
13. On January 23, 2023, an application was received to modify elements of the original approval, including building design and material changes, a separate bath house, additional storage and pavilion facilities, parking lot re-orientation and solar array details.

**Conclusions of Law:**

1. The proposed use is appropriate in the particular location, taking into account the nature of the use, its relationship to surrounding land uses and its impact on the natural environment.
2. The proposed use is in general compliance with the Development Evaluations Standards in Chapter 2 of the Code.
3. The proposed use is not in violation of any county, state, or federal laws.
4. The use will not adversely affect, in a significant manner, the public health, safety, and welfare.

**AMENDED Conditions of Approval:**

1. All original conditions from the December 2, 2021, Conditional Use Permit approval shall still apply, see below.
2. The applicant must provide parking lot lighting detail to verify compliance with 11-6-20, prior to installation.
3. Separate building permits shall be required for all individual structures.
4. The applicant must continue to work with the Engineering Department to finalize the revised parking lot grading plan and storm water plan. This may require an amended or new SWPPP and Erosion Control permit and appropriate bonding.
5. The new solar array must comply with Solar Energy System standards of 11-6-22 of the code. A separate building permit must be obtained prior to installation of the array.

Original Conditions of Approval: December 2, 2021

1. The applicant shall widen and install a gravel surface on the access road from the turn off towards 7550 Lower Bowl Road, back to the Property in accordance with the requirements set forth in the Memorandum from the Summit County Engineer.
2. A detailed grading plan must be approved by the Summit County Engineer prior to site improvements being made on the Property. If deemed necessary, a four (4’) foot berm may be built to minimize the noise impact to the adjacent neighbor.
3. Motorized recreational operations may only be conducted between 9:00 a.m. and 7:00 p.m.
4. No motocross track, snowmobiling or racing facilities are permitted pursuant to this CUP.
5. The disturbed areas of construction on the Property shall be graded in accordance with the approved grading plan.
6. All disturbed areas that are not within building envelopes, parking areas, pathways and similar uses shall be revegetated with native, drought tolerant plants.
7. All structures, including yurts, must meet all necessary building code requirements. All applicable permits must be obtained, and fees paid prior to the commencement of any construction activity, including but not limited to those permits required to be issued by the Summit County Engineering, Summit County Health and Summit County Building Departments.
8. All service provider conditions shall be met.
9. The applicant shall impose and enforce operational rules prohibiting guests from riding recreational vehicles off-property except for access to and from the Property on the access road or as part of guided tours conducted by the applicant or the applicant’s staff. Participant commitments to abide by the operational rules shall be included in each guests’ registration materials and guest agreements.
10. The applicant shall not operate or allow to be operated on the Property any motor vehicle unless the exhaust system is free from defects that affect sound reduction, equipped with a muffler or other noise dissipative device, and not equipped with any cutout, bypass or similar device.
11. The applicant shall conduct its operations on the Property: (a) in compliance with the requirements of Sections 5-3-11 (Noise Levels) of the County Code; (b) to avoid the creation of harm to neighboring properties and lands; and (c) to abate any nuisance on the Property determined to exist by a court of competent jurisdiction.
12. The applicant shall cause the access road to the Property, as well as the Property itself, to be posted with a 25 miles per hour speed limit. Participant commitments to abide by the operational rules shall be included in each guests’ registration materials and guest agreements.
13. The applicant shall, to the extent applicable to the Property, comply with the
requirements of Section 11-2-2(C) (Livestock Fencing) of the County Code.
14. The Applicant will extend a water line to the main training area that will facilitate the watering down of the training area when necessary to control fugitive dust.
15. The Conditional Use Permit shall be reviewed within one (1) year from the commencement of operations to verify compliance with the above conditions.

Public Notice

A public hearing notice was published in the April 5, 2023, edition of the Summit News. Courtesy notices were sent to all property owners within 1,000 feet of the subject parcel. As of the time of this report, no public comment has been received.

Attachments

Exhibit A – Written Amended Proposal with building details
Exhibit B – Service Provider Comments – Steve Dennis, Engineering
Grit Guest Ranch
Terry Woodruff & Kari Juip
8835 N. Park E. Rd
Poea, UT 84061

January, 2023

Conditional Use Permit
AMENDMENT Description

Amendment Description

In place of the “barndominium” style main structure, we’ll be installing a single level structure with a unique and inviting style. We are working with a company called Bushtec, which has a BushCAD system for some of the structures they offer. This system includes framing & insulation similar to our typical building structures, enabling code requirements to be met. This updated structure will simply be delivered and erected, therefore avoiding a disruptive full year of construction for us and our neighbors.

Our Vision & Business Purpose (SAME)

Grit Guest Ranch will be a quaint off-grid guest ranch among the hills of Browns Canyon, welcoming guests to enjoy all of what Summit County and the surrounding areas have to offer.

While we’re not an outfitter, the ranch will be a home base for year-round recreational activities including winter snowshoeing & hiking, and summer activities such as adventure motorcycle training, a backcountry survival & cooking clinics, and eventually some small health & wellness retreats. We’ll provide overnight lodging, food services, and a common area for gatherings.

This is a Guest Ranch to show how with a bit of preparedness & thoughtfulness (and a little grit), we can connect, respect, and even enhance the land around us while enjoying the activities we love most. We believe strongly in sustainability and will focus on showing the importance of that to our guests. For resources our property can’t provide, we’ve spent the last several months building relationships with local farms and purveyors to bring awareness and support to our local community as well.
Operations

Workers/employees:
- A full time operations employee & a property manager.
- Recreational trainers/coaches will then be contracted as needed.

Hours for operations:
- Dependent on bookings and activities of guests. However, no recreational vehicles will be allowed to be running between the hours of 7 p.m. and 9 a.m.

Snow Removal:
- In winter months, snow removal will be managed as needed for guests to enter and exit the property safely.

Traffic & Guests:
- Any of our courses will average around 13 participants at a time, and will rarely exceed more than one course per day.
- We’ll have 6 yurts total for ranch lodging, 3 of which will be singles and the other 3 doubles. So a total of 9 guest beds.
- Parking lot will have 10 designated spaces, downward lighting, and a minimum of a 3% slope for run-off. The parking lot will meet all grading requirements and include a natural road base surface for draining.

Structures [UPDATED]

Residence & Main Building
The main structure will be a residential space (2300 sq ft) used to welcome our guests and provide a meeting space if needed. The structure will have a kitchen, lounge, dining area, and 2 bedrooms for the owners & trainers to stay in while coaching. It will sit on a concrete slab with radiant heating, plumbing, and solar powered electrical. This structure will be built to meet all snow load, energy, and wind requirements.

Bathhouse
The Bathhouse will then be separated from the main structure and will include 3 full baths, one of which will be ADA compliant, and a laundry room. It will also sit on a concrete slab with radiant heating, plumbing, and solar powered electrical. This structure will be built to meet all snow load, energy, and wind requirements.

Bike & equipment Storage
We will also add a shipping container storage area for the bikes, equipment, and tools. This will have a non-attached pavilion roof so the containers can be removed if needed down the road. This will not have plumbing or heating, just a place to keep equipment. You can see the placement of these on the updated site map. We will make these visually appealing, clean, and functional.

Yurts
Guest lodging for the ranch will be within 6 primitive yurts across the property. These yurts will not have running water or electricity, and will utilize the restrooms along the exterior of the barn.
Utilities

Well & septic
- These have both already been permitted and installed.
- Septic design & permit was created with the Barndominium in mind. Since then we’ve gone from 4 bedrooms to 2 bedrooms in the new structure, and 7.5 bathrooms down to 5.5 bathrooms, therefore the system will remain adequate.

Power / Electricity
- Will be fully utilized through the use of solar, and we’ll also be focused on composting, rain collection, and limiting food & landfill waste.
- The solar array will be ground mounted and will comply with the Solar Energy System requirements as stated in chapter 11-6-22. You can find the placement of the array on our site map, along with the data sheets for our potential system.

Storm Water Management

Storm water Management Documentation

We worked with RimRock Engineering to calculate storm water management. You can find all relevant documents within the folder above. These have also been pre-approved from the Engineering Department, prior to final CUP submission.
Winter Use

Guests will be able to snowshoe and hike across the 47 acres, and relax in our primitive, cozy, private yurts. Rentals will be mainly individual yurts and the majority of recreational activities will be off property.

Summer Use

In the summer months, the property will be used for a variety of outdoor recreational activities, including adventure motorcycle training, trailside mechanics, outdoor cooking, survival training, and small group outdoor retreats. Each course group will be an average of 6-10 participants to help keep noise and dust at a minimum.

Site Plan - Updated

Full PDF version here
Main Building

We’re turning to materials and styles that blend into the landscape. Rustic, simple, warm, and welcoming. The main structure will be a residential space (2300 sq ft) used to welcome our guests and provide a meeting space if needed. The structure will have a kitchen, lounge, dining area, and 2 bedrooms for the owners & trainers to stay in while coaching. It will sit on a concrete slab with radiant heating, plumbing, and solar powered electrical. This structure will be built to meet all snow load, energy, and wind requirements. The wall and roof of this structure are full framing, with insulation, then cladded with canvas to LOOK like a tent.

[Link to plans]

3D View 6

[3D View 6]

 SCALE:

3D View 2

[3D View 2]

 SCALE:
Bath House

Sticking with the same building style as the main structure, the bathhouse will hold 2 standard full baths, 1 ADA compliant full bath, and a laundry facility/storage. It will sit on a concrete slab with radiant heating, plumbing, and solar powered electrical. This structure will be built to meet all snow load, energy, and wind requirements.

*Floor plans and Elevations can be found here*

![3D PERSPECTIVE 4](image)

Pavilion / Storage

A free standing pavilion will be built over the shipping containers. This will not be attached to the containers, so they can be removed when/if needed down the road. The containers will be used for equipment, tools, and motorcycle storage. Below is an example of the type of structure the pavilion will be.

This timber frame structure will be 48’ x 48’, with an architectural shingle roof. Materials chosen will blend with the surrounding landscape in an effort to minimize attention. This structure will be built to meet all relevant code requirements.
Yurt Lodging (SAME)

The yurts will be a lodging option for our Ranch guests. A stand alone bath house will be built with proper running water, showers, toilets, etc. The Yurts themselves will be primitive with beds, and a seating area.

*the below images are examples to show style

Supporting Utah Businesses (SAME)

Aside from relationships with local outdoor outfitters, Grit is focused on providing an authentic Utah experience. Adventure bikes draw clientele from all over the world who crave adventure and comfort equally, and we’d like to show them our best. Our goal is to provide the adventure throughout the day, with moments of Utah's best sprinkled throughout.

*Below is a sampling of local companies we’ll either be supporting by utilizing & promoting their products at our ranch or sending our guests to experience their offerings firsthand.
Background (SAME)

Just as we’re creating a path to supporting local Utah businesses here at the Ranch, we’re aiming to do the same within the adventure bike industry. This industry is one of talent, adventure, & community. It’s about supporting & pushing to accomplish things we never dreamed we could do. It’s about having the confidence to explore some of the most epic backcountry that most 4 wheeled vehicles or those with just less grit can’t get to. It’s about randomly meeting like-minded strangers in a small town in the middle of nowhere just because you share that one commonality.

Our business model is to bring in certified, high end trainers that not only have the background and experience to teach proper technique, but that also share our vision of providing a safe & controlled environment for students to learn in. Like the small, local business, these trainers have spent years gaining experience, building relationships, and creating a following of their own. And our goal is to provide a space that enables learning, in an environment that encourages adventure. Once students feel comfortable, they’ll be taken on a range of day to multi-day rides throughout the surrounding Utah roads & communities.

The Bikes (SAME)

“Dual Sport” or “Adventure Bikes” are large 450+ lb bikes. They’re comfortable and powerful enough to travel 100s of miles a day on a road, but nimble enough to get through technical backroads, two tracks, and over obstacles. The cost of these bikes can quickly exceed $20,000+, not even including all the aftermarket modifications and gear needed/wanted.
Adventure Bike Riders & Community Impact (SAME)

In a large part, thanks to the creation of the BDRs (Backcountry Discovery Routes) through 10 States across the west over the past 10 years, the enthusiasm and participation of Adventure bike riders has been steadily & quickly increasing.

According to the BDR Tourism Whitepaper, “participants are overwhelmingly male (over 97 percent) with a median age of 57. They are often established in their careers and have higher-than-average disposable incomes. In 2017, the median annual income of BDR riders was $113,462 — nearly double the 2017 national median household income of $59,039.”** However, More and more women are also joining in and beginning to play a large role in this industry.

Also stated in the 2017 whitepaper, “Out of seven current and two proposed routes, Utah was the most popular for a future ride with just over 44 percent, followed by Colorado (42 percent) and Idaho (41 percent). As this emerging form of recreation continues to grow, BDR riders may pass through your state, making a positive financial impact on local businesses and residents.”

“We sponsored the Idaho Backcountry Discovery Route to help build the appeal of offroad motorcycling to international and interstate travelers. The 1,250-mile route showcases several of Idaho’s charming small communities, that have seen an increase in visitor activity which has spawned economic development. The BDR group made the IDBDR a ‘turn-key’ opportunity that we continue marketing with our tourism stakeholders.”

- Diane Norton Tourism Manager Idaho Tourism**

* 2017 National US Census Bureau Report
** BDR Tourism Whitepaper

On-site Adventure Bike Training Drills (SAME)

Because these bikes are so heavy, it takes technique, balance, and confidence to handle them properly in the dirt. At Grit, we’ll be teaching these skills through slow, repetitive drills to help build comfort and confidence across a variety of obstacles. These bikes are never operated under full throttle while on our property and the course is not a track or used for racing.

Where the landscape permits, we’ll incorporate specific training obstacles such as sand, rocks, small logs, hills, etc. to help prepare the riders for challenges they may encounter while out on the roads & trails off the property. Here are some video links to the type of drills we’ll be covering: Enduro Steering, Going over logs, & Tight turns). Once we have an idea of skill levels, the riders will be taken off the property for further training.
Adding in the Grit (SAME)

While the BDRs quickly become a bucket list item for most adventure riders, they need the training, confidence, and technical knowledge in order to successfully navigate them on big bikes. This is where our Grit Guest Ranch comes in. **We offer not just the riding training, but the skill of trailside bike maintenance, proper packing, backcountry preparedness, environmental awareness, health & wellness, and minimalist cooking techniques.**

And this type of knowledge spans across many outdoor industries & groups. We'll have weekends dedicated to outdoor cooking classes, small health & wellness retreats, & some just dedicated to guests who would like to come enjoy the property and its surrounding community.

Thank You!

Grit Guest Ranch
(Terry Woodruff & Kari Juip)
Kari Juip
Grit Ranch Barn Plans
8835 N. Park E. Rd
Summit County, UT

Original approved structure
Conditional Use Permit
AMENDMENT Description

Amendment Description

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- The Bathhouse will then be separated from the main structure and will include 3 full baths, one of which will be ADA compliant. It will also sit on a concrete slab with radiant heating, plumbing, and solar powered electrical. This structure will be built to meet all snow load, energy, and wind requirements.
- We will also add a shipping container storage building for the bikes, equipment, and tools. This will not have plumbing or heating, just a place to keep equipment. You can see the placement of these on the updated site map.
- Yurts. Guest lodging for the ranch will be within 6 primitive yurts across the property. These yurts will not have running water or electricity, and will utilize the restrooms along the exterior of the barn.

Utilities
- A well & septic will be added to the property for properly functioning plumbing to the barn. Electricity will be fully utilized through the use of solar, and we’ll also be focused on composting, rain collection, and limiting food & landfill waste.

Winter Use
- Guests will be able to snowshoe and hike across the 47 acres, and relax in our primitive, cozy, private yurts. Rentals will be mainly individual yurts and the majority of recreational activities will be off property.

Summer Use
- In the summer months, the property will be used for a variety of outdoor recreational activities, including adventure motorcycle training, trailside mechanics, outdoor cooking, survival training, and small group outdoor retreats. Each course group will be an average of 6-10 participants to help keep noise and dust at a minimum.

Site Plan - Updated
- Attachment version here
Main Building

We’re turning to materials and styles that blend into the landscape. Rustic, simple, warm, and welcoming. The main structure will be a residential space (2300 sq ft) used to welcome our guests and provide a meeting space if needed. The structure will have a kitchen, lounge, dining area, and 2 bedrooms for the owners & trainers to stay in while coaching. It will sit on a concrete slab with radiant heating, plumbing, and solar powered electrical. This structure will be built to meet all snow load, energy, and wind requirements.

Floor plans, Elevations, & Lighting Plan can be found here.
Yurt Lodging

The yurts will be a lodging option for our Ranch guests. A stand alone bath house will be built with proper running water, showers, toilets, etc. The Yurts themselves will be primitive with beds, seating, and a wood burning stove.

*the below images are examples to show style

Supporting Utah Businesses

Aside from relationships with local outdoor outfitters, Grit is focused on providing an authentic Utah experience. Adventure bikes draw clientele from all over the world who crave adventure and comfort equally, and we’d like to show them our best. Our goal is to provide the adventure throughout the day, with moments of Utah’s best sprinkled throughout.

*Below is a sampling of local companies we’ll either be supporting by utilizing & promoting their products at our ranch or sending our guests to experience their offerings firsthand.

Background

Just as we’re creating a path to supporting local Utah businesses here at the Ranch, we’re aiming to do the same within the adventure bike industry. This industry is one of talent, adventure, & community. It’s about supporting & pushing to accomplish things we never dreamed we could do. It’s about having the confidence to explore some of the most epic backcountry that most 4 wheeled vehicles or those with just less grit can’t get to. It’s about randomly meeting like-minded strangers in a small town in the middle of nowhere just because you share that one commonality.

Our business model is to bring in certified, high end trainers that not only have the background and experience to teach proper technique, but that also share our vision of providing a safe &
controlled environment for students to learn in. Like the small, local business, these trainers have spent years gaining experience, building relationships, and creating a following of their own. And our goal is to provide a space that enables learning, in an environment that encourages adventure. Once students feel comfortable, they’ll be taken on a range of day to multi-day rides throughout the surrounding Utah roads & communities.

The Bikes

“Dual Sport” or “Adventure Bikes” are large 450+ lb bikes. They’re comfortable and powerful enough to travel 100s of miles a day on a road, but nimble enough to get through technical backroads, two tracks, and over obstacles. The cost of these bikes can quickly exceed $20,000+, not even including all the aftermarket modifications and gear needed/wanted.

Adventure Bike Riders & Community Impact

In a large part, thanks to the creation of the BDRs (Backcountry Discovery Routes) through 10 States across the west over the past 10 years, the enthusiasm and participation of Adventure bike riders has been steadily & quickly increasing.

According to the BDR Tourism Whitepaper, “participants are overwhelmingly male (over 97 percent) with a median age of 57. They are often established in their careers and have higher-than-average disposable incomes. In 2017, the median annual income of BDR riders was $113,462 — nearly double the 2017 national median household income of $59,039.”**

However, More and more women are also joining in and beginning to play a large role in this industry.

Also stated in the 2017 whitepaper, “Out of seven current and two proposed routes, Utah was the most popular for a future ride with just over 44 percent, followed by Colorado (42 percent) and Idaho (41 percent). As this emerging form of recreation continues to grow, BDR riders may pass through your state, making a positive financial impact on local businesses and residents.”

** "We sponsored the Idaho Backcountry Discovery Route to help build the appeal of offroad motorcycling to international and interstate travelers. The 1,250-mile route showcases several of Idaho’s charming small communities, that have seen an increase in visitor activity which has
spawned economic development. The BDR group made the IDBDR a ‘turn-key’ opportunity that we continue marketing with our tourism stakeholders.”

- Diane Norton Tourism Manager Idaho Tourism

* 2017 National US Census Bureau Report
** BDR Tourism Whitepaper

On-site Adventure Bike Training Drills

Because these bikes are so heavy, it takes technique, balance, and confidence to handle them properly in the dirt. At Grit, we’ll be teaching these skills through slow, repetitive drills to help build comfort and confidence across a variety of obstacles. These bikes are never operated under full throttle while on our property and the course is not a track or used for racing.

Where the landscape permits, we’ll incorporate specific training obstacles such as sand, rocks, small logs, hills, etc. to help prepare the riders for challenges they may encounter while out on the roads & trails off the property. Here are some video links to the type of drills we’ll be covering: Enduro Steering, Going over logs, & Tight turns. Once we have an idea of skill levels, the riders will be taken off the property for further training.

Adding in the Grit

While the BDRs quickly become a bucket list item for most adventure riders, they need the training, confidence, and technical knowledge in order to successfully navigate them on big bikes. This is where our Grit Guest Ranch comes in. We offer not just the riding training, but the skill of trailside bike maintenance, proper packing, backcountry preparedness, environmental awareness, health & wellness, and minimalist cooking techniques.

And this type of knowledge spans across many outdoor industries & groups. We’ll have weekends dedicated to outdoor cooking classes, small health & wellness retreats, & some just dedicated to guests who would like to come enjoy the property and its surrounding community.

Thank You!

Grit Guest Ranch
(Terry Woodruff & Kari Juip)
NOTES:
• 44 Ø MILD STEEL DOUBLE POWDER COATED FRAME WITH INSERTS ON CUSTOMER RING BEAM STRUCTURE
• 2400mm WALL HEIGHT
• BULL DENIM (FIRE RETARDANT)
• CURTAIN RODS AND LOOPS
• 13 X FAN/LIGHT FITTINGS
• AIR VENTS ON BODY WITH INNER FLAPS

COLOR NOTES:
• CANVAS BODY - SAND/SAND
• MUDFLANCE - DARK EARTH
• PVC FLY SHEET - BEIGE
• SHADE NET FLY SHEET- AFRICAN GOLD
• POWDER COATED FRAME - LIGHT BROWN

EXTRA NOTES:
• TIMBER COLUMNS, RING BEAM STRUCTURE BY CLIENT
• ALL DOORS AND WINDOWS BY CLIENT
• ALL WALLS AND ROOF TO BE BUSHCAD SYSTEM
• ALL CANVAS PANELS TO VELCRO TO BUSHCAD SYSTEM
1. Provide existing and proposed contours.
2. Provide stormwater calculations and design in accordance with Ordinance 953.

Provide aisle/stall dimensions, parking lot slope, and applicable cross section.

Provide width, cross section, centerline horizontal and vertical alignment with stationing

Is this for vehicle traffic or pedestrian?
STAFF REPORT

RECOMMENDATION: Staff recommends that the Planning Commission review the proposed Master Planned Development and provide the applicant with direction. This is a preapplication meeting.

Project Description

Project Name: Brown’s Canyon Mixed Use
Applicant(s): Michael Sapers
Property Owner(s): Crystal Blue Developments LLC
Location: No Address Assigned, Browns Canyon Road
Zone District: Agricultural - 80 (AG-80)
Parcel Number and Size: Parcel # SS-80-6, SS-80-6B, SS-80-6C, and SS-80-6D, 95.26 Acres
Type of Process: Subdivision/Master Planned Development
Final Land Use Authority: County Council

Proposal

The property owner is under contract to purchase a 95.26-acre parcel along Brown’s Canyon Road near the border between Summit and Wasatch Counties. The applicant is proposing a rezone from AG-80 to Commercial.

The development would include 150 units of workforce housing, 100 units of market-rate housing, a senior living/assisted living facility, and a clubhouse/fitness facility to service all the residents. They are also planning to provide a transit stop with parking, public mountain bike trails as well as a hiking trail/cross-country trail system connected to area trails.

The workforce housing would consist of three different types of housing with approximately 72 one- and two-bedroom units (600-1,200sf), 46 townhomes (1,300-1,700sf), and 32 cabins (1,700sf). The market-rate housing units would be a combination of single-family cottage style homes and twin homes (2,800-3,000sf) (site plan attached as Exhibit A).
Background

The applicant, Michael Sapers, is requesting approval of a rezone from Agriculture-80 (AG-80) to Commercial (C) for a 95.26-acre property known as Parcels SS-80-6, SS-80-6B, SS-80-6C and SS-80-6D. Base density for the project is 4 units (4 Grandfathered Parcels each with one unit of density).

- The applicant is under contract to purchase the property from the owner, Crystal Blue Developments LLC
- It’s located on the west side of Browns Canyon Road near the border between Summit and Wasatch Counties.
- Access is from Browns Canyon Road.
- He is proposing trails, a park, 250 residential units, a senior living facility, a recreation facility for residents and a transit stop.
• Of the 250 residential units, 150 would be work force/affordable housing, with 100 market rate.
• The South Point section of Promontory is to the West. South Point has an allocation of 250 units on 750 acres, no development permits have been issued to date.
• There is an access road from Browns Canyon Road to South Point that splits the property.
• The land is vacant.
• The applicant has stated that he would work with the Snyderville Basin Water Reclamation District for sewer services and Summit Water for water services.
• It is in the South Summit school district.

Purpose

The purpose of this work session is to introduce the project to the Planning Commission and receive feedback prior to the submission of an official application. The applicant has met with staff to discuss the project and has requested the work session.

Analysis and Findings

The master planned development process shall be required in all zones for Any application for a rezone. This staff report will provide analysis for a Master Planned Development.

The Planning Commission may recommend approval, approval with conditions, or denial of a Master Planned Development to the County Council based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance:

Master Planned Development Standards

Standard 1: Density: The maximum density permitted on the project site will be determined because of a site analysis. The maximum density shall not exceed that set forth in the proposed or existing zone, except as otherwise provided in this section. In cases where a project site contains more than one (1) zone, the County Council may permit the clustering of density irrespective of zone boundaries so long as the relocation results in the project advancing the goals set forth in the General Plan.

Analysis: The applicant is proposing a rezone from AG-80 to Commercial. He would like to build 250 housing units, a senior living facility, a recreation facility for all residents, a transit stop and recreation trails. The parcel is 95.26 acres in size. There are 4 Grandfathered parcels on the property. Base density is 4 lots.

Because this is a preliminary discussion, staff has not completed an in-depth review of the site as it relates to steep slopes, wetlands etc. the purpose of this work session is to introduce the concept to the Planning Commission and receive initial feedback.
**Standard 2**: Density Bonus: A density bonus may be permitted in accordance with appendix B of this title.

**Analysis**: No density bonus is requested.

**Standard 3**: Setbacks: The minimum setback around the exterior boundary of an MPD shall match the setbacks of the more restrictive/larger abutting zone setback.

**Analysis**: The setbacks in the AG-80 zone (all of the abutting properties are zoned AG-80) are 12 feet in the rear and on the sides and 25 feet in the front. The proposal would meet these requirements.

**Standard 4**: Building Height: The maximum building height for all structures within a master planned development shall not exceed the zone standard.

**Analysis**: The height limit in the C zone is 32 feet, with an exception that allows the Fire Department to approve additional height up to 50 feet provided it is compatible with the surrounding architecture. To date, the applicant has not requested any additional height. Height of each individual building would be confirmed through the building permit process.

**Standard 5**: Reduction of Minimum Lot Size Requirements: The County Council may reduce the minimum lot size specified in a zone if it finds the proposed decrease in minimum lot size improves the site design, clustering of buildings, and/or preservation of agricultural land or open space.

**Analysis**: There is no minimum lot size requirement in the C zone, however, Chapter 11-3-1-D of the Eastern Summit County Development Code states:

“The Commercial zone Floor area and lot coverage requirements in the Commercial Zones shall be dictated by off street parking, adequate circulation and other site design requirements and development standards. The maximum floor area or lot coverage shall not exceed sixty percent (60%) of the lot.”

If the applicant is able to connect to the Snyderville Basin Sewer Reclamation District sewer line and Summit Water lines, All lot sizes will be reviewed and determined through the MPD process. If not, then there will need to be a discussion with the Eastern Summit County Sewer Advisory Committee (ESAC) and Summit County Health Department to determine the best way to provide sewer and water and what the minimum lot size and maximum density should be.

**Standard 6**: Open Space: Master planned developments shall provide for open space of at least ten percent (10%) of the site area.
Analysis: The parcel is 96.26 acres in size. At least 9.626 acres of open space would need to be provided.

Standard 7: Off-Street Parking: Master planned developments shall meet the off-street parking standards. For residential uses, a single-family dwelling unit shall have a minimum of 2 spaces.

Analysis: There is sufficient area on each lot to provide at least 2 parking spaces per unit and 3 spaces per 1,000 square feet for the senior living center. This would be confirmed through the MPD process.

Standard 8: Designing with the Topography: Master planned developments shall be designed to fit into the topography of the site. COMPLIES

Analysis: The proposed development is on a hillside along Browns Canyon Road. Because this work session is preliminary, no topographic, grading, or critical land analysis has been submitted. If it is found that there are steep slopes or critical lands, staff will work with the applicant to ensure that the proposed homes are appropriately located to protect critical lands and minimize grading.

Standard 9: Designing with Adjacent Uses: The master planned development plan shall take adjacent land uses into consideration. Development along the project perimeter shall adequately mitigate any potentially adverse effects, including but not limited to flooding, erosion, subsidence, sloping of the soil or other dangers and nuisances. COMPLIES

Analysis: The surrounding uses in Summit County are open/agricultural. The South Point area of Promontory is adjacent to the west, with an entitlement of 250 units on approximately 750 acres, but to date no development approvals have been issued. To the south, in Wasatch County there is a significant amount of residential development including multifamily, single family and a hotel.

This proposal would be the first development in Summit County along Browns Canyon Road. If constructed it could set the precedent for development along that corridor.

Standard 10: Access: All master planned developments shall have vehicular access from a public road. All projects shall have a secondary point of access/emergency access unless otherwise mitigated to the satisfaction of the County Engineer and/or Fire Marshal. All roads/streets shall follow the natural contours of the site wherever possible to minimize the amount of grading.

Analysis: Access is from Browns Canyon Road. The applicant is proposing three access points, one at either end of the property and one through the South Point entry.

Standard 11: Utilities: Existing or proposed utilities, including private and public services for master planned developments will be adequate to support the proposed project at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources. Unless otherwise
permitted by this chapter, all master planned developments shall comply with all requisite infrastructure standards found in chapter 6 of this title.

**Analysis:** There is access to gas, electricity, and internet. The crux of the issue will be whether the applicant can get water and sewer to the project. If he can’t provide it then the requested density will not work. He has stated that he will work with the Snyderville Basin Water Reclamation District and Summit Water to bring services to his property from lines in the Promontory Development. This will require that the County Council approve and annexation of the land into the Snyderville Basin Sewer District from the Eastern Summit County Sewer District.

**Standard 12:** Building Locations: All buildings shall be located to avoid, to the extent practicable, wetlands, riparian areas, steep slopes and ridgelines. Building locations and associated lot configurations should be oriented to encourage active and passive solar design principles wherever practicable.

**Analysis:** Because no detailed slope analysis or grading plan has been required, staff has not been able to do a good review of that component of the project. The purpose of this work session is to garner feedback from the Planning Commission to determine whether the applicant should move forward with the project.

**Standard 13:** Connectivity: Internal and external vehicular/pedestrian/bicycle circulation should be demonstrated at the time of application as deemed necessary by the County Council. Pedestrian/equestrian/bicycle circulation should be separated from vehicular circulation wherever reasonable.

**Analysis:** The applicant is proposing trails on site that would connect with the existing Promontory trails.

**Standard 14:** Snow Storage: Master planned developments shall include adequate areas for snow removal and snow storage. An appropriate form of landscaping plan shall allow for snow storage areas.

**Analysis:** The property is large enough to provide areas for snow storage. Details of the storage areas will be reviewed at the building permit phase for each individual lot.

**Standard 15:** Outdoor Lighting: All outdoor lighting shall be down directed and fully shielded. All outdoor lighting shall be designed and installed to prevent light trespass on adjacent properties. Lighting of the United States flag is exempt from this provision.

**Analysis:** No lighting plan has been proposed at this point.

**Standard 16:** Compliance with Development Evaluation Standards: Unless otherwise permitted by this chapter, all master planned developments shall comply with all requisite development evaluation standards found in chapter 2 of this title. **COMPLIES**

**Analysis:** Prior to any recommendation for approval, staff will review the project for compliance with all County standards.
Recommendation

Staff recommends that the Planning Commission review the proposed Master Planned Development and provide the applicant with direction. This is a preapplication meeting.

Attachments

   Exhibit A – Proposed Site Plan