



PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION WILL
MEET FOR A REGULAR MEETING IN THE

Grand County Commission Chambers 125 East Center Street, Moab, Utah
October 27, 2025 - 4:30 PM

Call To Order

Citizens To Be Heard

We are receiving public comments by phone and online through Zoom. Dial: (669) 900 - 6833 Meeting ID: 420 993 8173 Planning Commission Zoom Link When joining the meeting, you will be placed in a waiting room and be added to the meeting by the moderator. Your comments will be recorded and on YouTube. (Unmute for public comment: *6)

Ex Parte Communications And Disclosures

Approval Of Meeting Minutes

Presentations (15 Min)

County Commission Update

Public Hearings

1. **Proposed Text Amendment To 6.5.5 A 4. Permitted Signs - Free Standing Signs**
Sean Yeates, County Engineer
2. **Water Wise Landscape Ordinance**

General Business - Action Items - Discussion And Consideration Of Approval

Discussion Items

3. **Draft Agriculture Protections Ordinance**
4. **Water Use And Preservation - Element Of The General Plan**

Future Considerations

Adjourn

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS. In compliance with the Americans with Disabilities Act, individuals with special needs requests wishing to attend Grand County Commission meetings/hearings and other Grand County Boards, Commissions, or Committees are encouraged to contact the County two (2) business days in advance of these events. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. T.D.D. (Telecommunication Device for the Deaf) calls can be answered at: (435) 259-1346. Individuals with speech and/or hearing impairments may also call the Relay Utah by dialing 711. Spanish Relay Utah: 1 (888) 346-3162

It is hereby the policy of Grand County that elected and appointed representatives, staff and members of the Grand County Commission meetings/hearings and other Grand County Boards, Commissions, or Committees may participate in meetings through electronic means. Any form of telecommunication may be used, as long as it allows for real time interaction in the way of discussions, questions and answers, and voting.

At the Grand County Commission meetings/hearings and other Grand County Boards, Commissions, or Committees any citizen, property owner, or public official may be heard on any agenda subject. The number of persons heard and the time allowed for each individual may be limited at the sole discretion of the Chair. On matters set for public hearings there is a three-minute time limit per person to allow maximum public participation. Upon being recognized by the Chair, please advance to the microphone, state your full name and address, whom you represent, and the subject matter. No person shall interrupt legislative proceedings.

Requests for inclusion on an agenda and supporting documentation must be received by 5:00 PM on the Tuesday prior to a regular Commission Meeting and forty-eight (48) hours prior to any Special Commission Meeting.

Information relative to these meetings/hearings may be obtained at the Grand County Commission's Office, 125 East Center Street, Moab, Utah; (435) 259-1346.



AGENDA SUMMARY

Planning Commission Meeting

Date: October 27, 2025

Title: Proposed Text Amendment to 6.5.5 A 4.
Permitted Signs - Free Standing Signs

Fiscal Impact:

If this submission is from the general public you will need a commission sponsor, feel free to contact the Commission Administrators Office with any questions commadmin@grandcountyutah.net (435) 259-1342 or contact the Commissioners directly at commission@grandcountyutah.net

Presenter(s): Sean Yeates, County Engineer
Legal Review: No

Department: Planning and Zoning
Approved and Not Applicable
within budget?
Budget Number:

Recommended Motion:

Background:

Attachments:

1. Zoning Text Change Requirements
2. proposed_text_amendment HC signs
3. L. to Grand County Adm. (9-22-2025) (1)
4. Grand County Sign Ordinance Height Amendment for the HC Zone 350 final

Utah State Code

17-27a-502. Preparation and adoption of land use regulation.

(1) A planning commission shall:

- (a) provide notice as required by Subsection [17-27a-205\(1\)\(a\)](#) and, if applicable, Subsection [17-27a-205\(4\)](#);
- (b) hold a **public hearing** on a proposed land use regulation;
- (c) if applicable, consider each written objection filed in accordance with Subsection [17-27a-205\(4\)](#) prior to the public hearing; and
- (d) (i) review and recommend to the legislative body a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within:
 - (A) all or any part of the unincorporated area of the county; or
 - (B) for a mountainous planning district, all or any part of the area in the mountainous planning district; and
- (ii) forward to the legislative body all objections filed in accordance with Subsection [17-27a-205\(4\)](#).

(2) (a) The legislative body shall consider each proposed land use regulation that the planning commission recommends to the legislative body.

- (b) After providing notice as required by Subsection [17-27a-205\(1\)\(b\)](#) and holding a public meeting, the legislative body may adopt or reject the proposed land use regulation described in Subsection [\(2\)\(a\)](#):
 - (i) as proposed by the planning commission; or
 - (ii) after making any revision the legislative body considers appropriate.
- (c) A legislative body may consider a planning commission's failure to make a timely recommendation as a negative recommendation if the legislative body has provided for that consideration by ordinance.

Effective 5/7/2025

17-27a-205. Notice of public hearings and public meetings on adoption or modification of land use regulation.

(1) Each county shall give:

(a) notice of the date, time, and place of the first public hearing to consider the adoption or modification of a land use regulation; and

(b) notice of each public meeting on the subject.

(2) Each notice of a public hearing under Subsection [\(1\)\(a\)](#) shall be:

(a) mailed to each affected entity at least 10 calendar days before the public hearing; and

(b) (i) provided for the area affected by the land use ordinance changes, as a class B notice under Section [63G-30-102](#), for at least 10 calendar days before the day of the public hearing; or

(ii) if the proposed land use ordinance adoption or modification is ministerial in nature, as described in Subsections [\(6\)\(a\)](#) and (b), provided as a class A notice under Section [63G-30-102](#) for at least 10 calendar days before the day of the public hearing.

(3) In addition to the notice requirements described in Subsections [\(1\)](#) and [\(2\)](#), for any proposed modification to the text of a zoning code, the notice posted in accordance with Subsection [\(2\)](#) shall:

(a) include:

(i) a summary of the effect of the proposed modifications to the text of the zoning code designed to be understood by a lay person; or

(ii) a direct link to the county's webpage where a person can find a summary of the effect of the proposed modifications to the text of the zoning code designed to be understood by a lay person; and

(b) be provided to any person upon written request.

(4) Each notice of a public meeting under Subsection [\(1\)\(b\)](#) shall be at least 24 hours before the hearing and shall be published for the county, as a class A notice under Section [63G-30-102](#), for at least 24 hours.

(5) (a) A county shall send a courtesy notice to each owner of private real property whose property is located entirely or partially within the proposed zoning map enactment or amendment at least 10 days before the scheduled day of the public hearing.

(b) The notice shall:

(i) identify with specificity each owner of record of real property that will be affected by the proposed zoning map or map amendments;

(ii) state the current zone in which the real property is located;

(iii) state the proposed new zone for the real property;

(iv) provide information regarding or a reference to the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the zoning map or map amendment is adopted;

(v) state that the owner of real property may no later than 10 days after the day of the first public hearing file a written objection to the inclusion of the owner's property in the proposed zoning map or map amendment;

(vi) state the address where the property owner should file the protest;

(vii) notify the property owner that each written objection filed with the county will be provided to the county legislative body; and

(viii) state the location, date, and time of the public hearing described in Section [17-27a-502](#).

(c) If a county mails notice to a property owner under Subsection [\(2\)\(b\)\(i\)](#) for a public hearing on a zoning map or map amendment, the notice required in this Subsection [\(5\)](#) may be included in or part of the notice described in Subsection [\(2\)\(b\)\(i\)](#) rather than sent separately.

- (6) (a) A proposed land use ordinance is ministerial in nature if the proposed land use ordinance change is to:
- (i) bring the county's land use ordinances into compliance with a state or federal law;
 - (ii) adopt a county land use update that affects:
 - (A) an entire zoning district; or
 - (B) multiple zoning districts;
 - (iii) adopt a non-substantive, clerical text amendment to an existing land use ordinance;
 - (iv) recodify the county's existing land use ordinances; or
 - (v) designate or define an affected area for purposes of a boundary adjustment or annexation.
- (b) A proposed land use ordinance may include more than one of the purposes described in Subsection (6)(a) and remain ministerial in nature.
- (c) If a proposed land use ordinance includes an adoption or modification not described in Subsection (6)(a):
- (i) the proposed land use ordinance is not ministerial in nature, even if the proposed land use ordinance also includes a change or modification described in Subsection (6)(a); and
 - (ii) the notice requirements of Subsection (2)(b)(i) apply.

9.2 Text and Zoning Map Amendments (Rezoning)

9.2.1 General

Text and zoning map amendments are discretionary legislative decisions. This is true even when a proposed map amendment otherwise conforms to the applicable requirements of this code. [Ord. 646, 2021.]

9.2.2 Application for Zoning Map or Text Amendment

Any person having a proprietary interest in any property within Grand County, Utah, requesting a change or amendment to the zoning classification of such property shall submit an application for such change or amendment with the Zoning Administrator. The complete application shall be submitted prior to any desired agenda date and, at a minimum, shall include the following information:

- A.** The name, address, and telephone number of the applicant shall be provided;
- B.** The application shall clearly state the requested change or amendment and describe the property to be affected by such request by metes and bounds or by other legal description;
- C.** The application shall be accompanied by a preliminary title report from a licensed title company or attorney listing the name of the property owner(s) and all liens, easements and judgments of record that affect the title to the subject property;
- D.** A statement from the County Treasurer showing the status of all current taxes due on said parcel;
- E.** Certified boundary survey of land area to be rezoned, along with an indication of the existing zoning, predominant existing uses, and existing zoning designations within 100 feet in all directions of the boundary of the land area to be rezoned;
- F.** A list of surrounding property owners and their legal mailing addresses within 1,000 feet of the exterior boundary of the parcel proposed to be zoned or rezoned;
- G.** A statement by the applicant explaining the rationale for the rezoning request relative to the issues for consideration imposed by Section 9.2.5; and
- H.** A filing fee shall be submitted to cover the cost of review and processing with every application in accordance with the fee schedule adopted by resolution of the County Commission.

[Ord. 646, 2021.]

9.2.3 Review by Planning Commission

Before taking action on any proposed amendment, supplement or change, the County Commission shall submit the same to the Planning Commission for its recommendation and report.

A. Public Hearing Required

The Planning Commission shall hold a public hearing on any proposed amendment permit prior to making its recommendation to the County Commission.

B. Public Notification

Public notice shall be made in accordance with the requirements of Section [9.1.8](#), Public Notice Requirements.

C. Notice of Decision

The Zoning Administrator shall provide a notice of the decision to the applicant within 10 days of the Planning Commission's recommendation for approval or denial.

[Ord. 646, 2021.]

9.2.4 Action by County Commission

The County Commission shall review the zoning map or text amendment within a reasonable time after the Planning Commission recommendation, and shall act on the zoning map or text amendment at a public meeting following the public hearing recommendation.

A. Public Hearing Required

Public Hearing shall be held in accordance with Section [9.1.9](#), Required Hearings.

B. Public Notification

Public notice shall be made in accordance with the requirements of Section [9.1.8](#), Public Notice Requirements.

C. Exception

When the zoning district map in any way is to be changed or amended incidental to, or as a part of, a general revision of this LUC, whether such revision be made by repeal of the existing zoning and/or land use regulations and enactment of new zoning and/or land use regulations, or otherwise, posting of notice on the land area proposed for rezoning shall not be required.

[Ord. 646, 2021.]

9.2.5 Issues for Consideration

In making its determination, the Planning Commission and the County Commission shall consider the recommendation of the Planning Commission, staff reports, and the written and oral testimony presented, and the following criteria:

- 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?
- K.** Does the proposed change constitute "spot zoning"?

[Ord. 646, 2021.]

9.2.8 Interpretations of Text and Zoning Map

A. Authority

The Zoning Administrator shall have the authority to make all interpretations of the text of this LUC, and the boundaries of the official zoning map.

B. Requests for Interpretation

An interpretation may be requested by any affected person, any resident or real property owner in Grand County, or any person having a contractual interest in real property in Grand County.

C. Procedures

1. Submission of Request for Interpretation

Before an interpretation shall be provided by the Zoning Administrator, a request for interpretation shall be submitted to the Zoning Administrator in a form established by the Zoning Administrator.

2. Determination of Completeness

Within a reasonable amount of time after a request for interpretation has been received, the Zoning Administrator shall determine whether the request is complete pursuant to Section [9.1.6](#). If the Zoning Administrator determines the request is not complete, he shall serve written notice on the applicant specifying the deficiencies. The Zoning Administrator shall take no further action on the request for interpretation until the deficiencies are remedied.

3. Rendering of Interpretation

After the request for interpretation has been determined complete, the Zoning Administrator shall render an interpretation within a reasonable amount of time. The Zoning Administrator may consult with the County Administrator and the County Attorney, review this LUC and the official zoning map, whichever is applicable, before rendering an interpretation.

4. Form

The interpretation shall be in writing and shall be sent to the applicant by certified mail.

5. Official Record

The Zoning Administrator shall maintain an official record of all interpretations, which shall be available for public inspection during normal business hours.

6. Appeal

Any person who has made a request for interpretation may appeal the interpretation of the Zoning Administrator to the County Commission by filing an application within 30 days of the Zoning Administrator's decision. The date of the decision shall be the postmark date of the certified mail notifying the applicant of the interpretation. The application shall be considered by the County Commission within 30 days of its filing, and the interpretation of the Zoning Administrator affirmed or modified.

Dates:

October 13 Planning Commission Opens the Public Hearing

October 27 Planning Commission Holds the Public Hearing

November 4 County Commission Opens the Public Hearing

November 18 County Commission Holds the Public Hearing

Attachment A

Golden Gate Petroleum of Nevada LLC Text Amendment Application

Proposed Text Amendment Language

PROPOSED TEXT AMENDMENT

6.5 Signs

6.5.5 Permitted Signs

A. Non-Residential Zone District Signs

Signs permitted in the non-residential zoning districts as identified in Section 2.1, shall be limited to the following:

....

4. Free Standing Signs

- a. One (1) free standing sign is permitted per on-site business or land use;
- b. Each free-standing sign shall be limited to a maximum of 24 feet in height, except that free-standing, on-premise signs located in the HC – Highway Commercial zoning district, that are immediately adjacent to Interstate Highway 70, are limited to a maximum of 65 feet in height above grade or 50 feet above the level of the adjacent highway, whichever is greater.
- c. Each free-standing sign may have a maximum of 2 faces and a maximum area of 40 square feet per face; provided, however, the maximum area per face shall be 8 feet by 24 feet per face in the HC, Highway Commercial District.
- d. Each of the 2 faces shall be the same size and be joined back-to-back without any overlap.

....

September 22, 2025

Via – planning@grandcountyutah.net

Grand County Zoning Administrator
125 E. Center Street
Moab, UT 84532

Dear Grand County Zoning Administrator:

My name is Brent Bateman, and I am land use legal counsel for *Golden Gate Petroleum of Nevada LLC*, owner of Grand County Parcel number 07-0033-0007, and developer of the approved and nearly completed Golden Gate Service Center at Crescent Junction. Thanks for your attention to this matter.

My client intends to apply for a text amendment to the Grand County Code in the general form and nature attached. Pursuant to Grand County Code 9.1.2.A.3., which makes Pre-Application Conference mandatory in the case of an application for a text amendment, we hereby request to schedule a pre-application conference at your soonest opportunity. We would prefer such a conference to be held by Zoom or other remote means.

Please contact me to let me know when the pre-application conference will be available. Thanks.

Very truly yours,



Brent N. Bateman

Cc: Stephen Stocks, County Attorney (ssstocks@grandcountyutah.net)

PROPOSED TEXT AMENDMENT

6.5 Signs

....

6.5.5 Permitted Signs

A. Non-Residential Zone District Signs

Signs permitted in the non-residential zoning districts as identified in Section 2.1, shall be limited to the following:

....

4. *Free Standing Signs*

- a. One (1) free standing sign is permitted per on-site business or land use;
- b. Each free-standing sign shall be limited to a maximum of 24 feet in height, except signs located in the HC – Highway Commercial zoning district that are immediately adjacent to Interstate Highway 70 are limited to a maximum of 65 feet in height above grade or 50 feet above the level of the adjacent highway, whichever is greater.
- c. Each free-standing sign may have a maximum of 2 faces and a maximum area of 40 square feet per face; provided, however, the maximum area per face shall be 8 feet by 24 feet per face in the HC, Highway Commercial District.
- d. Each of the 2 faces shall be the same size and be joined back-to-back without any overlap.

....

GRAND COUNTY, UTAH ORDINANCE # _____
AN ORDINANCE AMENDING GRAND COUNTY LAND USE CODE SECTION
6.5.5.A.4 RELATING TO FREE-STANDING SIGNS IN THE HIGHWAY COMMERCIAL
(HC) ZONING DISTRICT

WHEREAS, Grand County has determined that to support the needs of highway-oriented businesses while preserving the public interest in safe, orderly, and attractive development, specific provisions and regulations relating to the maximum height and area of free-standing signs in the Highway Commercial (HC) district adjacent to Interstate-70 should be amended; and

WHEREAS, the Planning Commission of Grand County held a duly advertised and noticed public hearing on **October 13, 2025**, on the proposed amendments to the Land Use Code of Grand County, Utah, carefully reviewed the proposed language and public input, and voted to forward the proposed ordinance to the Grand County Commission with a recommendation for **[approval/denial]**; and

WHEREAS, the Grand County Commission held a duly advertised and noticed public hearing on **October 21, 2025**, on the proposed ordinance and, after considering the public comments, the record, and the language of the proposed ordinance, concludes that the amendment appropriately balances business visibility with community character, and is consistent with the purposes and goals of the Grand County General Plan and the Grand County Land Use Code;

NOW THEREFORE, BE IT ORDAINED BY THE COUNTY LEGISLATIVE BODY OF
GRAND COUNTY, UTAH, AS FOLLOWS:

SECTION 1: AMENDMENT

Section 6.5.5.A.4 – Free-Standing Signs of the Grand County Land Use Code is hereby amended as follows:

~~Strikethrough~~ indicates deleted text.

Underline indicates new text

6.5.5.A.4 Free-Standing Signs

- a. One (1) free-standing sign is permitted per on-site business or land use.
- b. Each free-standing sign shall be limited to a maximum of 24 feet in height, except that free-standing, on-premise signs located in the HC – Highway Commercial zoning district that are within 350 feet of Interstate Highway 70 shall be permitted up to 65 feet in height above grade or 50 feet above the level of the adjacent highway, whichever is greater.

c. Each free-standing sign may have a maximum of two (2) faces and a maximum area of 40 square feet per face; provided, however, the maximum area per face shall be 8 feet by 24 feet (192 sq. ft.) per face in the HC – Highway Commercial District.

d. Each of the two faces shall be the same size and shall be joined back-to-back without any overlap.

SECTION 2: SEVERABILITY

Should any portion of this ordinance be found for any reason to be unconstitutional, unlawful, or otherwise void or unenforceable, the remainder of the ordinance shall be severable therefrom and shall remain in full force and effect.

SECTION 3: EFFECTIVE DATE

This ordinance shall become effective fifteen (15) days after the required publication thereof, as provided by Utah Code §17-53-208.

APPROVED by the Grand County Commission in public meeting this 4th day of November, 2025, by the following vote:

Those voting aye: _____

Those voting nay: _____

Absent: _____

GRAND COUNTY COMMISSION

Bill Winfield, Chair

ATTEST:

Gabriel Woytek, Clerk/Auditor



AGENDA SUMMARY

Planning Commission Meeting

Date: October 27, 2025

Title: Water Wise Landscape Ordinance

Fiscal Impact:

If this submission is from the general public you will need a commission sponsor, feel free to contact the Commission Administrators Office with any questions commadmin@grandcountyutah.net (435) 259-1342 or contact the Commissioners directly at commission@grandcountyutah.net

Presenter(s):

Legal Review: No

Department: Planning and Zoning

Approved and
within budget?

Budget Number:

Recommended Motion:

Background:

Andrew Jackson will present

Attachments:

1. Grand County Waterwise Landscape Ordinance 9-22-2025

GRAND COUNTY, UTAH ORDINANCE # _____

**AN ORDINANCE AMENDING GRAND COUNTY LAND USE CODE 6.4.3
PERTAINING TO WATER CONSERVATION**

AN ORDINANCE OF GRAND COUNTY, UTAH, ADOPTING AND/OR MODIFYING ARTICLE 6 GENERAL DEVELOPMENT STANDARDS, SECTION 4 LANDSCAPING AND SCREENING, SUBSECTION 3 GENERAL REQUIREMENTS, PARAGRAPH E – WATER CONSERVATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Grand County has determined in accordance with the desire to support more waterwise landscaping practices, to allow projects to qualify for various “Turf Removal Incentive Programs” and to promote better water use and conservation in landscaping practices, specific provisions and regulations need to be added and/or modified; and

WHEREAS, the County Commission finds that it is in the best interest of the County after taking into consideration the citizens’ health, safety, and welfare, to amend the following ordinances; and

WHEREAS, the Planning Commission of Grand County has held a duly advertised and noticed public hearing on the proposed amendments to the Zoning and Subdivision Ordinances of Grand County, Utah and has carefully and thoroughly reviewed and considered the comments received, and has voted to forward the proposed ordinance to the Grand County Commission with a recommendation for approval; and,

WHEREAS, the Grand County Commission has held a duly advertised and noticed public hearing on the proposed ordinance and after considering the public comments and the language of the proposed ordinance, the County Commission concludes that the proposed ordinance appropriately considers and balances all interests in accordance with the purposes and goals of the Grand County Land Use Code; and, the Grand County General Plan.

NOW THEREFORE, be it ordained by Grand County, in the State of Utah, as follows:

SECTION 1: AMENDMENT “Section 6.4.3 General Requirements” of the Grand County Land Use Code is hereby amended as follows:

~~Strikethrough is deleted text~~

Underline is added text

Section 6.4.3 General Requirements

A. Landscape and Site Plan

Any proposed building or use shall be shown on a landscape and site plan indicating:

1. Location of existing and proposed buildings, parking areas, street improvements;
2. Locations and general types of landscaped treatment areas -- i.e., lawn areas, low-water use areas, and inorganic areas;
3. Proposed plant or inorganic materials to be used in each treatment area;
4. Underground irrigation system to be used in each planted area;
5. Walls and screening devices.

B. Location of Utilities

Proposed utilities shall be located, when possible, so that their installation will not adversely affect vegetation to be retained on a site.

C. Installation

Landscaping, underground irrigation systems, walls and screening structures shall be installed in accordance with the approved landscape or screening plan prior to issuance of a final Certificate of Occupancy for the building or use. The Building Official may grant a temporary Certificate of Occupancy during the winter months when installation is impracticable or not feasible through the next growing season.

D. Maintenance Requirements

1. Landscaped areas shall be reasonably maintained by the owner or the lessee of the property, including pruning, trimming, watering, and other requirements necessary to create an attractive appearance for the development. Lack of maintenance of required landscaping material shall constitute a violation of this Code.

2. Any plant materials not surviving shall be replaced within 30 days of its demise or in the next appropriate season.

E. Water Conservation

The following water-efficient landscape standards shall apply to all new residential developments and residential construction:

1. The area within the public right-of-way between the curb and gutter and the sidewalk, otherwise known as the park strip, shall not be landscaped with lawn.

2. Lawn areas shall not be less than eight feet wide at their narrowest point.

3. Lawn areas shall not exceed 50% of the total landscaped area for front and side yards. Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.

4. Other Developments: In new commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas. In addition, there shall be no lawn in landscaped areas less than 8' in width, and no lawn in park strips.

F. Landscaping Standards

All undeveloped areas of the street yard of each lot or tract and the adjacent rights-of-way shall be landscaped with trees, shrubs, grasses, ground cover or other organic and inorganic materials that create an attractive appearance in accordance with the requirements of this section. Smooth concrete or asphalt surfaces are not considered landscaping.

1. Shrubs, Trees and Grasses

Use of locally appropriate shrubs, trees and grasses or plants with low-water demand characteristics is encouraged, but not required, in all cases in order to minimize the consumption of water.

2. Trees

One tree with a minimum 2 inch caliper shall be utilized per 1,000 square feet, or fraction thereof (in no case closer than 35 feet apart) of required landscaped area, provided, however, the Planning Commission may waive this requirement where it finds that trees are either impractical due to water supply problems or inappropriate to the natural setting; and,

3. Shrubs, Grasses, Ground Covers, and Inorganic Materials

Any combination of shrubs, grasses, ground covers, and inorganic materials may be used for the balance of the required landscaping at the developer's discretion.

4. Existing Landscaping

To the extent practical, existing significant landscape features shall be preserved and incorporated into the final landscape and site plans. Existing landscaping may be used to meet the requirements of this Land Use Code if it meets the purpose and intent of this article and is included on the approved landscape plan. Such landscaping shall be protected during all phases of site development.

5. Minimum Plant Sizes

The following minimum plant size requirements shall apply in all cases:

Minimum plant sizes	
Plant Type	Minimum Size
Deciduous Trees	1-2 inch caliper (measured 1 foot above ground)
Evergreen Trees	6 feet tall
Shrubs	5-gallon container size + 24 inches tall
Ground Cover	1-gallon container with 12 inch spread

6. Irrigation

All required landscaped areas shall include a permanent, underground irrigation system as defined herein to insure the long-term health and growth of the landscape. Where possible, irrigation systems shall utilize untreated, irrigation water instead of treated water. Irrigation system design shall take into consideration the water-demand characteristics of plant or landscape materials used.

F G. Screening Standards

Where screening standards are required by this Code, the following screening standards shall apply:

1. Screening Materials

Screening may be accomplished by the use of plants, earth berm(s), walls or fences, or trees and shrubs in combination as necessary to produce an effective screening from view off-site of the use or facility requiring screening within a reasonable time period.

2. Height of Screening Devices

The height of screening devices shall be measured from the highest finished adjacent grade of the element to be screened.

3. Screening Plant List

Plants used to satisfy any required screening standards shall be limited to plants with a mature height of between 6 and 15 feet and foliage characteristics similar to those of the recommended plants for this purpose (see “Commentary” below).

Commentary:

Grand County Planning & Building Department recommends the following screening plants:

Deciduous Plants:

1. Cornus Stolonifera (Red-twigged Dogwood) [6' to 8' in height, typical]
2. Syringia (Lilac) [10' in height, typical]
3. Viburnum Opulus Roseum (Snowball Bush) [12' in height, typical]
4. Rhus Trilcobata (Three-leaf Sumac) [5-6' in height, typical];
5. Forestiera Neomexicana (New Mexico Privet or Desert Olive) [12-18' in height, typical];
6. Elaeagnus Commutata (Coralberry) [12' in height, typical];
7. Elaeagnus Umbellata (Silverberry) [12' in height, typical];

Evergreen Plants:

8. Texas Red-tipped Photinia (Fraseri) [15' in height, typical]
9. Pyracantha Coccinea (Firethorn) [12' in height, typical]
10. Euonymus spp. (Manhattan, Silver King, Silver Queen, or Cast Iron Shrub) [8' to 10' in height, typical]
11. Thuja (Arbovitae) [15' in height, typical]
12. Pinus Cembroides Edulis (Pinon Pine) [20' in height, typical]
13. Juniperus Chinensis (Gray Gleem, Scopulorum, Wichita Blue, or Cologreen) [15' in height, typical]
14. Juniperus Scopulorum (Rocky Mountain Juniper) [8' to 12' in height, typical]

4. Parking Areas

The perimeter of all parking areas shall be screened to a minimum height of 3 feet above the highest finished grade of the parking area. The minimum width of the landscaped street buffer from the street line to the parking area shall be 15 feet.

5. Outdoor Storage Areas

All outdoor storage areas for materials, trash, mechanical equipment, vehicles, or other similar items shall be screened from street view by a minimum 6 foot high screening device. Such screening device shall consist either of plant material or a wall constructed of or finished with materials to match the main building of the site.

SECTION 2. SEVERABILITY. Should any portion of this ordinance be found for any reason to be unconstitutional, unlawful, or otherwise void or unenforceable, the balance of the ordinance shall be severable therefrom, and shall survive such declaration, remaining in full force and effect.

SECTION 3. EFFECTIVE DATE. This ordinance shall become effective immediately after the required publication thereof, as set forth in Utah Code §17-53-208.

APPROVED by the Grand County Commission in open session this ____ day of _____, 2025 by the following vote:

Those voting aye: _____

Those voting nay: _____

Absent: _____

Grand County Commission

Bill Winfield, Chair

ATTEST:

Gabriel Woytek, Clerk/Auditor



AGENDA SUMMARY

Planning Commission Meeting

Date: October 27, 2025

Title: Draft Agriculture Protections Ordinance

Fiscal Impact:

If this submission is from the general public you will need a commission sponsor, feel free to contact the Commission Administrators Office with any questions commadmin@grandcountyutah.net (435) 259-1342 or contact the Commissioners directly at commission@grandcountyutah.net

Presenter(s):

Legal Review:

Department: Planning and Zoning

Approved and
within budget?

Budget Number:

Recommended Motion:

Background:

Attachments:

None



AGENDA SUMMARY

Planning Commission Meeting

Date: October 27, 2025

Title: Water Use and Preservation - Element of
the General Plan

Fiscal Impact:

If this submission is from the general public you will need a commission sponsor,
feel free to contact the Commission Administrators Office with any questions
commadmin@grandcountyutah.net (435) 259-1342 or contact the Commissioners
directly at commission@grandcountyutah.net

Presenter(s):

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Department: Planning and Zoning

Approved and
within budget?

Budget Number:

Recommended Motion:

Background:

Attachments:

None