



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
November 24, 2025 - 6:00 PM

Public Hearings

1. Public Hearing Bates Rezone Request

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 maybe 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: November 24, 2025

Title: Public Hearing Bates Rezone Request

Fiscal Impact:

Presenter(s):

Legal Review: Not Applicable

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

Department: Planning and Zoning

Approved and Not Applicable
within budget?

Budget Number:

Recommended Motion:

Background:

Rezone to highway commercial to increase the potential for higher density.

Attachments:

1. Bates Rezone 11.24.25 PC Meeting Public Hearing Notice
2. 26084412-162-21 MASTER PLAN
3. Exhibit B - Future Land Use Map Spanish Valley

Public Hearing Notice

PROPOSED REZONE TO HIGHWAY COMMERCIAL TO INCREASE POTENTIAL FOR HIGHER DENSITY

Project Title: Bates Rezone

Project Address: 4747 Spanish Valley Drive Parcel: 02-0036-0001

Project Description: Rezone to highway commercial to increase the potential for higher density.

Property Owner: BATES KENNETH E JULIA HARLEY EDWARD & DOROTHY L

Applicant: Kenneth Bates

Public Hearing Information
County Planning Commission

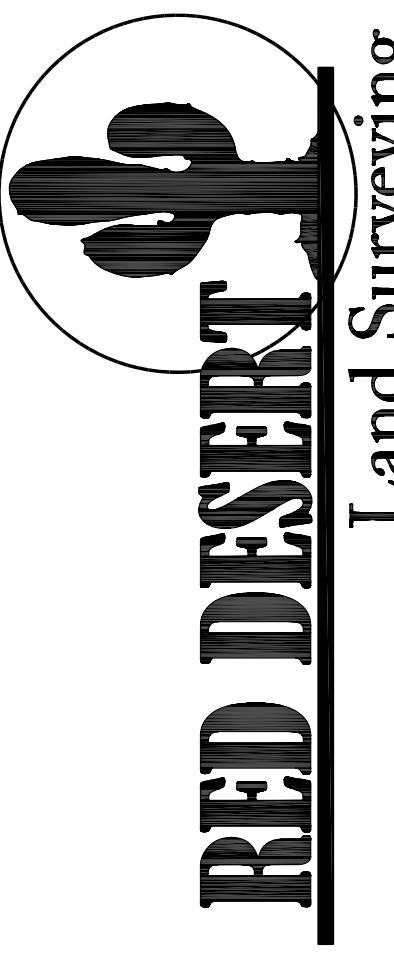
Date: Monday November 24, 2025

Time: 6:00 PM or later

Location: Commission Chambers, 125 E. Center St, Moab UT

Link: <https://us02web.zoom.us/j/4209938173>

Agenda Packet: www.grandcountyutah.net/AgendaCenter



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

PROP. CORNER FOUND
PROP. CORNER SET
MAG. NAIL FOUND
MAG. NAIL SET
BLOCK CORNER
SECTION CORNER MONUMENT
PROPERTY LINES
PUBLIC UTILITY EASEMENT (PIPE)
PROPERTY ADJOINING

PROJECT TYPE:
MASTER PLAN

DEVELOPER:
MATT LAMMERT
435-260-1862

PROJECT LOCATION:
4747 South Spanish Valley Drive
MOAB, UTAH 84532

PREPARED FOR:
BUZZ BATES

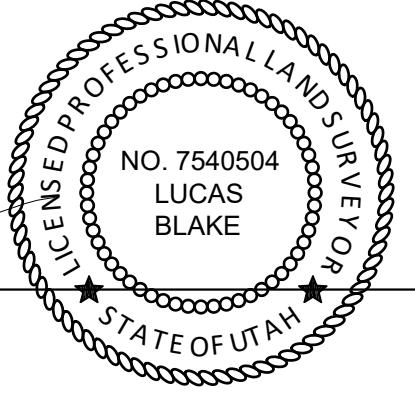
SHEET 1 OF 1

DATE:
4/26/25

JOB NUMBER:
162-21

SURVEYOR'S CERTIFICATION

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540504. I further certify that an engineering survey was made of the property described below, and the findings of that survey are as shown hereon.



Lucas Blake
License No. 7540504

4/26/25 DATE

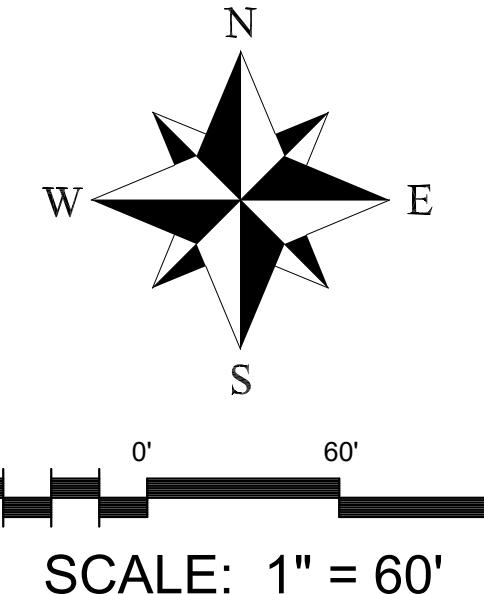
SOUTH VALLEY P.U.D.

MASTER PLAN

PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 2, T37S, R22E, SLB&M

| AREA (AC) | LAND USE | UNITS |
|--------------------|---------------------|-----------|
| 1.58 ACRES | ROADWAY | |
| 11.31 ACRES | OPEN SPACE- FARMING | |
| 3.46 ACRES | SINGLE FAMILY LOTS | 12 |
| TOTAL | | 12 |
| 16.35 ACRES | | |



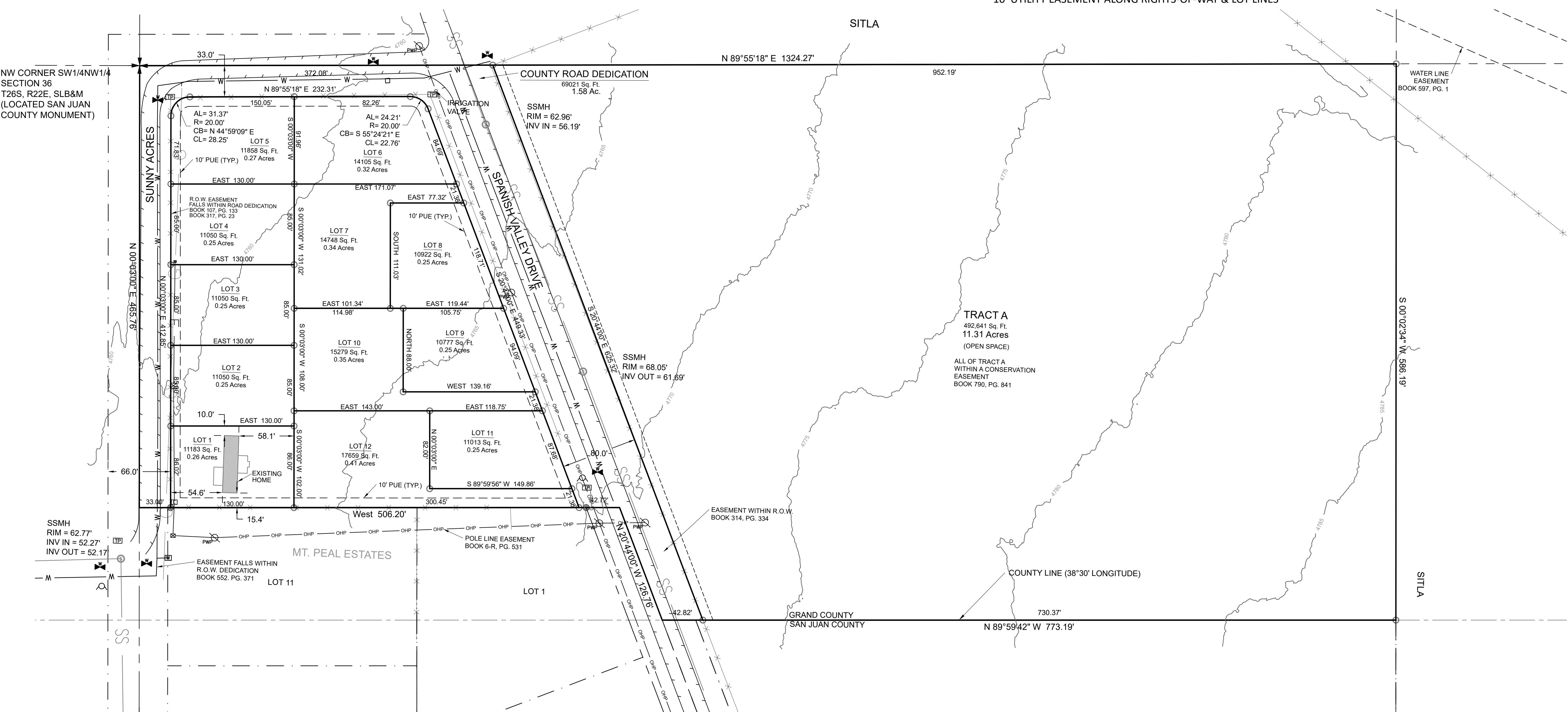
VICINITY MAP - NOT TO SCALE

PROPOSED SETBACKS AS SHOWN:

RESIDENTIAL - FRONT 25', SIDE 10', REAR 20'.

EASEMENTS:

10' UTILITY EASEMENT ALONG RIGHTS-OF-WAY & LOT LINES



SUBDIVISION BOUNDARY LEGAL DESCRIPTION

Beginning at the Northwest corner of the SW1/4NW1/4 of Section 36, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with the North line of the said SW1/4NW1/4 to thence North 89°55'18" East 1324.27 feet to the Northeast corner of the SW1/4NW1/4 of said Section 36; with the East line of the said SW1/4NW1/4 thence South 00°02'34" West 586.19 feet to the Grand and San Juan County line; thence with said County line North 89°59'42" West 773.19 feet to a point on the centerline of Spanish Valley Drive; thence with said centerline North 20°43'13" West 126.75 feet to the Northeast corner of Mt. Peal Estates Subdivision; thence with said subdivision West 506.20 feet to the West section line of Said Section 36; thence with said Section line North 00°03'00" East 465.76 feet to the point of beginning, having an area of 16.35 acres.

SURVEYOR NOTES

THE BASIS OF BEARING IS NORTH 00°03'00" EAST BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER SW1/4NW1/4 OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.

COORDINATE SYSTEM: UTAH STATE PLANE CENTRAL (NAD83, US SURVEY FEET)

DRAFT

Future Land Use Map for the Spanish Valley

