



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. La Vina Subdivision - Rezone

Andrew Jackson

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: La Vina Subdivision - Rezone

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): Andrew Jackson

Legal Review: Yes

Department: Planning and Zoning

Approved and within budget? Not Applicable

Budget Number:

Recommended Motion:

Background:

Public Hearing Notice

PROPOSED REZONE TO HIGHWAY COMMERCIAL TO INCREASE POTENTIAL FOR HIGHER DENSITY

Project Title: LaVina Subdivision Rezone

Project Address: N/A Parcel: 02-0017-0193 Project Description: Rezone to highway commercial to increase the potential for higher density.

Property Owner: Foothold INC

Applicant: Troy Naylor

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

Attachments:

1. _vina_sub_recorder
2. Troy Site Plan-24X36-100725
3. IMG_4434
4. IMG_4427
5. IMG_4428
6. IMG_4430
7. IMG_4431
8. IMG_4432
9. IMG_4298
10. IMG_4301
11. IMG_4302
12. LaVina Rezon 11.24.25 PC Meeting Public Hearing Notice (1)



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- PROPERTY LINES
EASEMENT AS SPECIFIED OR PUBLIC UTILITY EASEMENT (P.U.E.)
PROPERTY ADJOINING
CENTER LINE
SECTION TIE
PROP. CORNER FOUND
PROP. CORNER SET
MAG NAIL FOUND
MAG NAIL SET
BLOCK CORNER
SECTION CORNER MONUMENT

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
Plateau Drive
Moab, Utah 84532

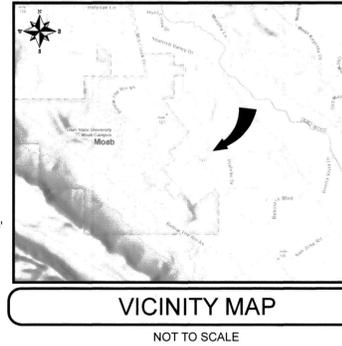
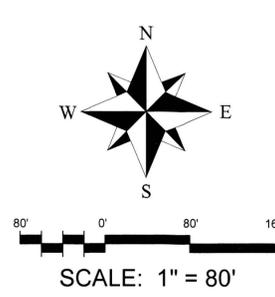
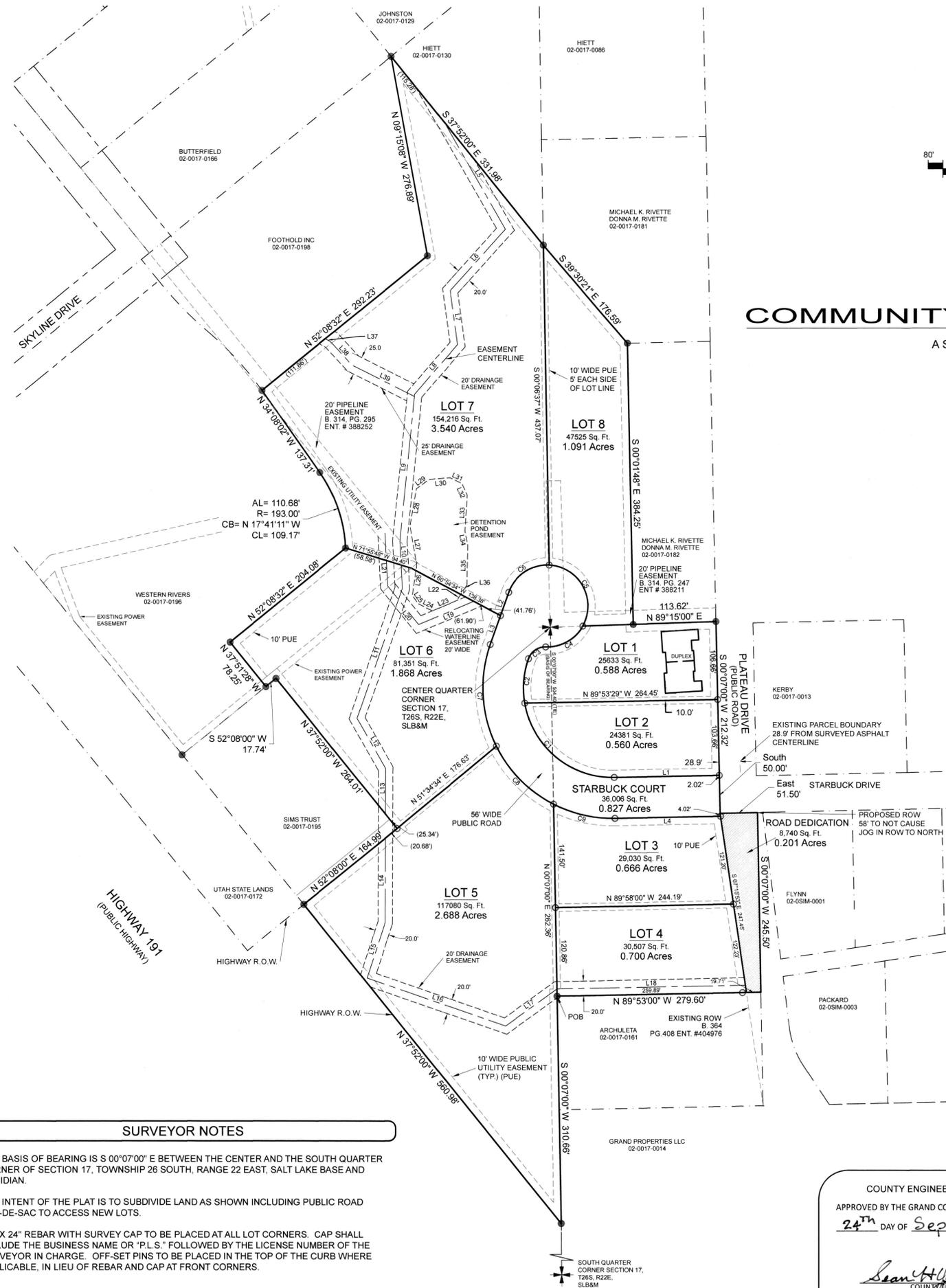
PROJECT LOCATION:
GRAND COUNTY, STATE OF UTAH

DEVELOPER:
FOOTHILL INC

DATE:
9/19/25

JOB NUMBER:
138-24

SHEET 1 OF 1



FINAL PLAT OF
COMMUNITY AT VINA SUBDIVISION

A SUBDIVISION OF LAND LOCATED WITHIN THE
NORTHEAST QUARTER OF
SECTION 17, T26S, R22E, SLB&M

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C9.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L39.

ENBRIDGE GAS UTAH - NOTE:
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"),
approves this plat solely to confirm that the plat contains public utility
easements. This approval does not (a) affect any right Enbridge has
under Title 54, Chapter 8a, a recorded easement or right-of-way,
prescriptive rights, or any provision of law, (b) constitute acceptance
of any terms contained in any portion of the plat, and (c) guarantee
any terms or waive Enbridge's right to require additional easements
for gas service.

GRAND COUNTY COMMISSION
PRESENTED TO THE GRAND COUNTY COMMISSION THIS 19th DAY
OF August, 2025. SUBDIVISION APPROVED.

SURVEYOR'S CERTIFICATE
I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No.
7540504, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act.
I further certify that by authority of the owners I have completed a survey of the property described on this
subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have
subdivided said tract of land into lots and streets, together with easements, hereafter to be known as
COMMUNITY AT VINA SUBDIVISION
and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

SUBDIVISION BOUNDARY LEGAL DESCRIPTION
Beginning at a point being South 00°07'00" West 504.40 feet from the Center of Section 17,
Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding Thence along the
Center Section line South 00°07'00" West 310.66 feet; thence North 37°52'00" West 560.98 feet;
thence North 52°08'00" East 164.99 feet; thence North 37°52'00" West 264.01 feet; thence South
52°08'00" West 17.74 feet; thence North 37°51'28" West 78.25 feet; thence North 52°08'32" East
204.08 feet; thence with a curve having a radius of 193.00 feet, to the left with an arc length of
110.68 feet, (a chord bearing of North 17°41'11" West 109.17 feet); thence North 34°08'02" West
137.31 feet; thence North 52°08'32" East 292.23 feet; thence North 09°15'08" West 276.89 feet;
thence South 37°52'00" East 331.98 feet; thence South 39°30'21" East 176.59 feet; thence South
00°01'48" East 384.25 feet; thence South 89°15'00" East 113.62 feet (R=S 89°49' E); thence South
00°07'00" West 212.32 feet; thence South 50.00 feet; thence East 51.50 feet; thence South
00°07'00" West 245.50 feet; thence North 89°53'00" West 279.60 feet to the point of beginning,
having an area of 12.73 acres.

OWNER'S DEDICATION
Know all men by these presents that the undersigned are the owners of the above described
tract of land, and hereby cause the same to be divided into lots, parcels and streets, together
with easements as set forth to be hereafter known as
COMMUNITY AT VINA SUBDIVISION
and do hereby dedicate for the perpetual use of the public all roads and other areas shown on
this plat as intended for public use. The undersigned owners also hereby convey to any and
all public utility companies a perpetual, non-exclusive easement over the public utility
easements (and private roads) shown on this plat, the same to be used for the installation,
maintenance and operation of utility lines and facilities. The undersigned owners also hereby
convey any other easements as shown on this plat to the parties indicated and for the
purposes shown hereon.

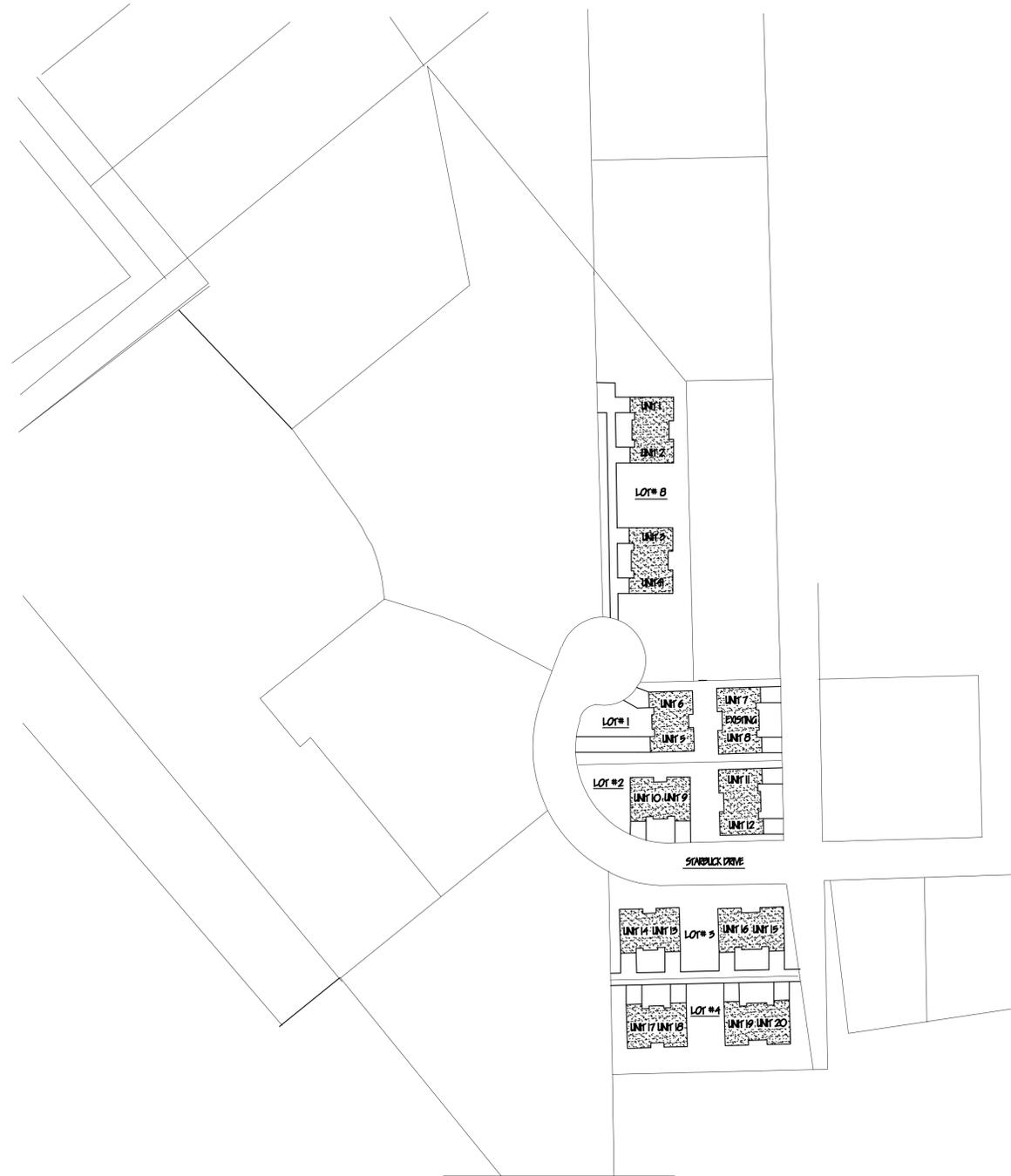
ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF SALT LAKE } S.S.
ON THE 23rd DAY OF SEPTEMBER 2025, PERSONALLY APPEARED
BEFORE ME, RICHARD N. BECKSTRAND, REGISTERED AGENT OF FOOTHOLD INC., A
UTAH NONPROFIT CORPORATION, WHOM DID ACKNOWLEDGE TO ME THAT THEY
SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND
FOR THE USES AND PURPOSES STATED THEREIN.

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GRAND COUNTY RECORDER
STATE OF UTAH, GRAND COUNTY, RECORDED AT THE REQUEST OF
Creative Construction and Development entry 556797
DATE 9-24-2025 BOOK 979 PAGE 536 FEE \$66.00



SITE PLAN



COMMUNITY AT VINA SUBDIVISION



Firm Name and Address
JMA Architecture
 442 Knollcrest St
 Murray, UT 084107
 801-839-8965
 jmaarch@gmail.com

No.	Revision/Issue	Date

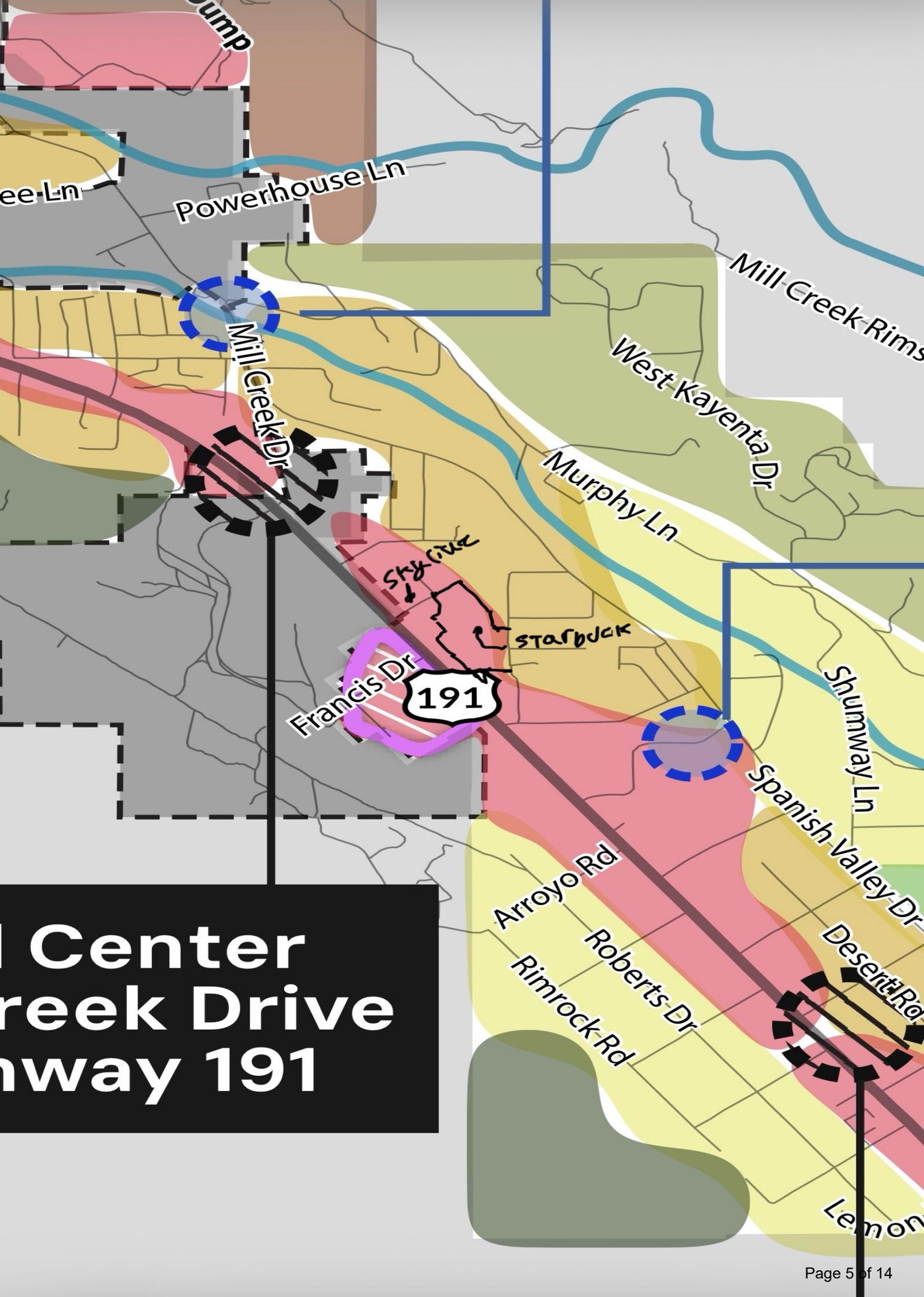
- NOT FOR CONSTRUCTION
- FOR CONSTRUCTION
- CHECK SET # _____
- DATE: _____

Owner
TROY NAYLOR

Project Name and Address
**DUPLEXES
 COMMUNITY AT VINA
 SUBDIVISION**

Sheet Name
COVER

Project TROY 2025	Sheet A-1
Date 10-07-2025	
Scale VARIES	



Center Creek Drive Shumway 191















1974

1972



Public Hearing Notice

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