

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. Mccurdy Rezone To Highway Commercial

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 GrandCounty Commission's Office,125 East Center Street, Moab, Utah; (435)259-1346.



AGENDA SUMMARY

Planning Commission Meeting

Date: November 24, 2025

Title: McCurdy Rezone to Highway Commercial

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): Department: Planning and Zoning

Legal Review: Not Applicable Approved and Not Applicable

within budget?
Budget Number:

Recommended Motion:

Background:

Rezone to commercial to increase the potential for higher density.

Attachments:

- 1. McCurdy Rezone 11.24.25 PC Meeting Public Hearing Notice
- 2. McCurdy_ado_site_plan
- 3. McCurdy_rezone_statement

Public Hearing Notice

PROPOSED REZONE TO COMMERCIAL TO INCREASE POTENTIAL FOR HIGHER DENSITY

Project Title: McCurdy Rezone

Project Address: N/A Parcel: 02-0007-0168

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

Property Owner: Michael McCurdy

Applicant: Michael McCurdy

Public Hearing Information County Planning Commission

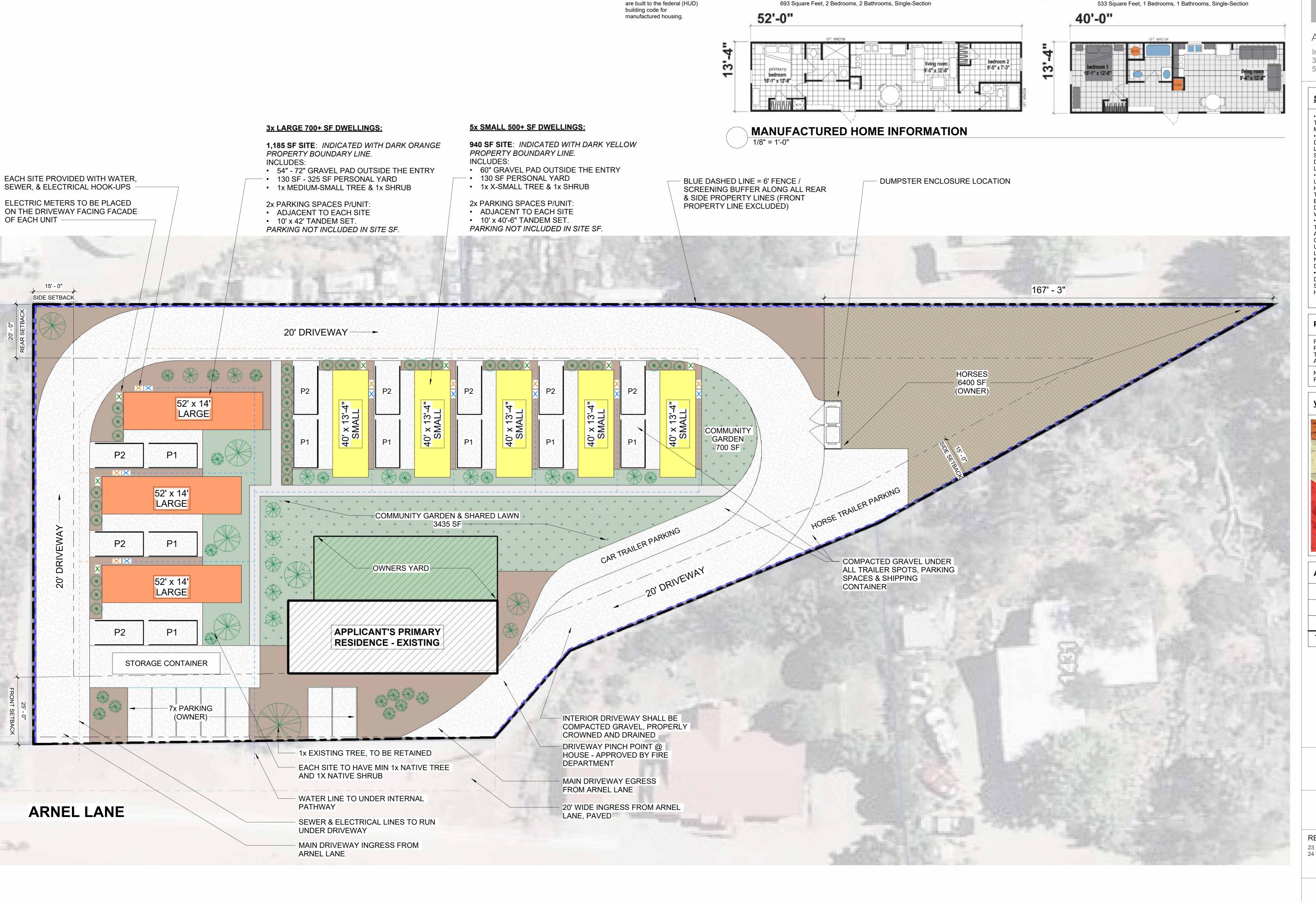
Date: Monday November 24, 2025

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



ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

UNITS BY SKYLINE HOMES

* These manufactured homes

Floor Plan LARGE: Galaxy 603



ARCHITECTURAL SQUARED

Info@Arch-Squared.com 301 S 400 E SUITE 207, MOAB, UT 84532 512-656-1745

SITE PLAN NOTES

Floor Plan SMALL: Galaxy 602

10 20 30

• PROJECT SUMMARY
THE DEVELOPMENT WILL INCLUDE EIGHT (8) NON-RV, PRE-

THE DEVELOPMENT WILL INCLUDE EIGHT (8) NO MANUFACTURED HOME ADO SITES.

• EXTERIOR LIGHTING

DARK SKY FIXTURES TO BE USED AT ALL EXTERIOR LOCATIONS THROUGHOUT THE PROJECT. LIGHTING SPECIFICATIONS, PLACEMENT & QUANTITY TO BE TO BE DETERMINED DURING BUILDING DESIGN. ALL EXTERIOR LIGHTING WILL BE ATTACHED TO STRUCTURES.

• EXTERIOR UNIT DESIGN

UNITS WILL BE MANUFACTURED BY A CERTIFIED MOBILE

HOME MANUFACTURER IN AN AESTHETIC TO COMPLIMENT

THE EXISTING RESIDENCE. DETAILS, COLORS, FINISHES TO

BE DETERMINED.

DWELLINGS & ANY ACCESSORY ELEMENTS TO BE MADE WITH SOLAR STABILIZED MATERIALS.

• ZONING SUMMARY:

THE SUBJECT PROJECT HAS BEEN APPROVED AS AN ALTERNATIVE DWELLING OVERLAY PARCEL WITH A DENSITY OF 7 UNITS P/ ACRE. THE SETBACKS ALIGN WITH THE UNDERLYING RURAL RESIDENTIAL ZONE WHICH REQUIRES LARGE SETBACKS TO RETAIN PRIVACY AND DISTANCE FROM NEIGHBORING PROPERTIES DESPITE THE INCREASED DENSITY RESULTING FROM THE A.D.O.

• PUBLIC UTILITY SERVICE

DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SEWER FACILITIES. EACH DWELLING SITE WILL PROVIDE HOOKUPS TO WATER, SEWER, AND ELECTRIC.

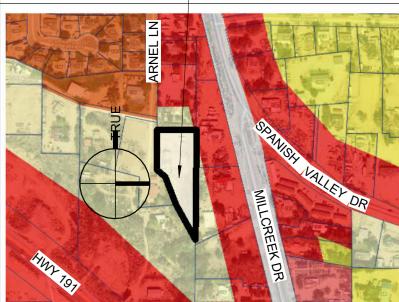
PARCEL ID: 02-0007-0168

FIRST OWNER: MCCURDY MICHAEL
PARCEL ADDRESS: 1379 ARNEL LN S
TAXING DISTRICT: SPANISH VALLEY
ACRES: 1.26 (54,890 sf)

NO SENSITIVE LANDS ARE WITHIN OR ADJECENT TO PARCEL & PROPOSED DEVELOPMENT.

VICINITY MAP

PROJECT LOCATION

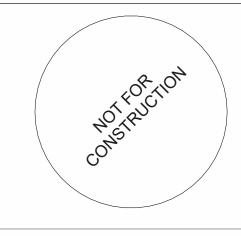


AREA TOTALS:

2,000 SF 3 X LARGE DWELLING SITES 3,555 SF

5 X SMALL DWELLING SITES 4,700SF

TOTAL LOT COVERAGE



10,255 SF

MCCURDY ADO

1379 SOUTH ARNEL LANE MOAB, UT 84532

REVISIONS:

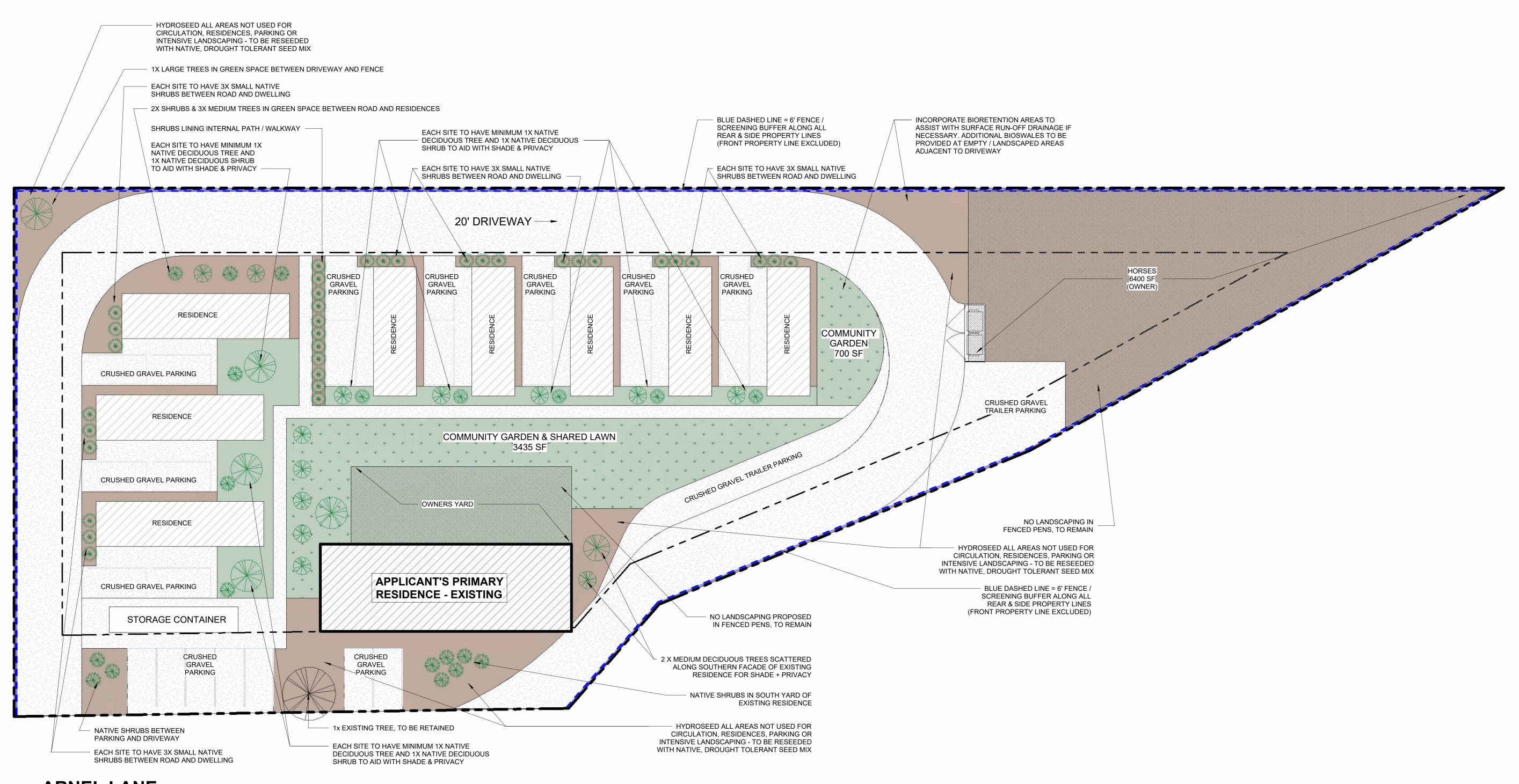
23 11 28 APPROVED ADO MASTER PLAN (REV 2) 24 05 30 SITE PLAN APPLICATION

SHEET NAME

SHEET NUMBER

SITE PLAN

SP01





LANDSCAPE PLAN 1) LANDOC, 1/16" = 1'-0" 10 20 30



ARCHITECTURAL SQUARED

Info@Arch-Squared.com 301 S 400 E SUITE 207, MOAB, UT 84532 512-656-1745

LANDSCAPE NOTES

 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

MINIMUM 2 INCH CALIPER SHALL BE UTILIZED WITH LOW-WATER DEMAND CHARACTERISTICS. EXISTING LANDSCAPING

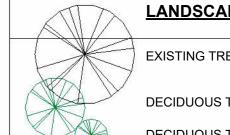
TO THE EXTENT PRACTICAL, EXISTING SIGNIFICANT LANDSCAPE FEATURES SHALL BE PRESERVED AND INCORPORATED INTO THE FINAL LANDSCAPE INSTALLATION. SUCH LANDSCAPING SHALL BE PROTECTED DURING ALL PHASES OF SITE DEVELOPMENT.

MINIMUM PLANT SIZES

DECIDUOUS TREES 2 INCH CALIPER (1' ABOVE GROUND) EVERGREEN TREES 6 FEET TALL 5-GAL CONTAINER SIZE + 24" TALL SHRUBS GROUND COVER 1-GAL CONTAINER WITH 12" SPREAD

<u>IRRIGATION</u> ALL REQUIRED LANDSCAPED AREAS SHALL INCLUDE A PERMANENT, UNDERGROUND DRIP IRRIGATION SYSTEM TO INSURE THE LONG-TERM HEALTH AND GROWTH OF THE LANDSCAPE. IRRIGATION SYSTEM DESIGN SHALL TAKE INTO CONSIDERATION THE WATER-DEMAND CHARACTERISTICS OF PLANT OR LANDSCAPE MATERIALS USED. <u>RESEEDING</u>

ALL DISTURBED AREAS WILL BE RESEEDED WITH LOCAL MIXES TO MINIMIZE THE INFILTRATION OF WEEDS. WEED REDUCTION MAINTENANCE WILL BE CONDUCTED ON A REGULAR BASIS.



LANDSCAPE LEGEND

EXISTING TREE TO REMAIN

DECIDUOUS TREE, LARGE

DECIDUOUS TREE, MEDIUM

NATIVE SHRUB, MEDIUM

NATIVE SHRUB, SMALL

HYDROSEED AREAS - RESEED WITH NATIVE, DROUGHT TOLERANT SEED MIX

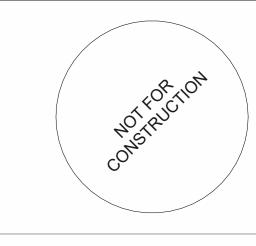
INDIVIDUAL YARD AREAS - LOW WATER USE SURFACE COVER BY RESIDENT

SHARED GREEN AREAS - MIX OF NATIVE SPECIES LOW WATER USE LAWN & COMMUNITY RAISED GARDEN BEDS

> COMPACTED GRAVEL - DRIVEWAY, PARKING AREAS, INTERNAL PATHWAYS



PERIMETER SCREENING FENCE



MCCURDY ADO

1379 SOUTH ARNEL LANE MOAB, UT 84532

REVISIONS:

23 11 28 APPROVED ADO MASTER PLAN (REV 2) 24 05 30 SITE PLAN APPLICATION

SHEET NAME

SHEET NUMBER

LANDSCAPE **PLAN**

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Rezone Statement

We are requesting a rezone of our property from residential to commercial to secure financing for our eight-unit housing project. We have explored various financing options, both traditional and non-traditional, but all have been unsuccessful due to the current residential zoning. Lenders and investors, including private equity and specialized real estate funds, have consistently cited the zoning restrictions as a major obstacle, stating they cannot provide capital unless the property is re-zoned to align with the intended commercial use.

Rezoning to commercial is crucial because financial institutions consider commercial properties more viable collateral for business loans. Traditional lenders focus on the risk-to-reward ratio, and a commercial property allows them to more easily sell the asset to another business owner in the event of a default, thereby recouping their losses. A residentially zoned property, however, presents higher risk because its intended use does not align with a business loan, making it difficult for a lender to liquidate it for commercial purposes. Commercial zoning provides the necessary legal framework that lenders require to mitigate risk and approve financing.

This small-scale housing development will offer significant benefits by addressing housing affordability and promoting sustainable growth within the community. Our project can be easily integrated into the existing neighborhood, providing diverse housing options. This will increase the overall housing supply and help keep prices down. Additionally, it will revitalize an underutilized lot. Our property is already surrounded by several commercial properties, so this rezone would not significantly impact the neighborhood dynamic. By creating more affordable living spaces, this project will enable residents to find homes that might otherwise be unavailable to them.

Regards,

Mike and Ronnie McCurdy