



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
March 9, 2026 - 5:30 PM

Call To Order

[You Tube Link](#)

Join Zoom Meeting

[Zoom Link](#)

Meeting ID: 420 993 8173

Find Your Local Number: <https://us02web.zoom.us/j/kenwhyag3>

Presentations (15 Min)

Ex Parte Communications Training

Stephen Stocks, Grand County Attorney

Ex Parte Communications And Disclosures

Approval Of Meeting Minutes

Approve Minutes For The Meetings Of February 9, 2026 And February 23, 2026

Andrew Jackson, Planning and Zoning Director

Residents 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)

County Commission Update

General Business - Action Items - Discussion And Consideration Of Approval

Discussion Items

1. **Conflicts Between Land Use Code And County Operations**
Andrew Jackson, Planning and Zoning Director
2. **Water Use And Preservation Element**
Andrew Jackson, Planning and Zoning Director
3. **High-Density Housing And High-Density Housing Overlay**
Andrew Jackson, Planning and Zoning Director

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 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.

MINUTES OF THE GRAND COUNTY PLANNING COMMISSION
Monday, February 9, 2026 at 5:30 p.m. – 125 E. Center St., Moab, UT 84532

The Grand County Planning Commission held its regular meeting on the above date, with attendees participating in person and remotely via Zoom, <https://us02web.zoom.us/j/4209938173>
Meeting ID: 420 993 8173

YouTube recording of the meeting can be viewed at
<https://www.youtube.com/@GrandCountyUtahGovernment>
Previous recordings archived at www.grandcountyutah.gov/AgendaCenter

Members Present:

Megan Schafer, Vice Chair
Mary Hofhine
Aaron Lindberg
Robert O'Brien
Randy Day
Sara Kimmerle

Members Absent:

Jerry Klaes, Chair

Staff Present:

Andrew Jackson, P&Z Director
Sean Yeates, Engineer
Lisa Cenicerros
Trish Hedin, Commission Liaison
Brian Martinez, Commission Liaison

Planning Commission Vice Chair Schafer called the meeting to order at 5:29 p.m.

Ex Parte Communications and Disclosures 5:30 p.m.
None.

Approval Of Meeting Minutes 5:30 p.m.

Approval of Minutes for the Grand County Planning Commission for January 26, 2026

Motion: Commissioner O'Brien moved to approve the minutes, as amended, of the January 26, 2026 meeting; Commissioner Day provided the second. The motion passed 6-0-0.

Yeas – 6

M. Hofhine
R. O'Brien
S. Kimmerle
A. Lindberg
M. Schafer
R. Day

Nays - 0

Abs - 0

Discussion Items 5:32 p.m.

1. Agriculture Protection Ordinance

A. Jackson presented. There was a variety of questions and comments, and discussion.

Citizens To Be Heard 6:07 p.m.

None.

Discussion Items 6:08 p.m.

2. Water Use and Preservation Element

A. Jackson presented. There was a diverse variety of comments, questions, and discussion.

County Commission Update 7:02 p.m.

County Commission Liaisons Hedin and Martinez provided updates on items recently heard by the County Commission and other items of interest.

Staff Report

A. Jackson provided an update on the RFP for the Land Use Code.

Future Considerations

The Ag Ordinance and Water Element were suggested for further future consideration. There was discussion.

Adjourn 7:09 p.m.

Commissioner O'Brien moved to adjourn; Commissioner Day provided the second. The motion passed with a vote of 6-0-0.

Yeas – 6

M. Hofhine
R. O'Brien
J. Klaes
A. Lindberg
M. Schafer
R. Day

Nays - 0

Abs - 0

DRAFT

MINUTES OF THE GRAND COUNTY PLANNING COMMISSION
Monday, February 23, 2026 at 5:30 p.m. – 125 E. Center St., Moab, UT 84532

The Grand County Planning Commission held its regular meeting on the above date, with attendees participating in person and remotely via [Zoom](#), Meeting ID: 420 993 8173

A recording of the meeting can be viewed on [YouTube](#).
Previous recordings archived at www.grandcountyutah.gov/AgendaCenter

Members Present:

Jerry Klaes, Chair
Megan Schafer, Vice Chair
Mary Hofhine
Aaron Lindberg
Robert O'Brien
Randy Day
Sara Kimmerle

Members Absent:

Staff Present:

Andrew Jackson, P&Z Director
Sean Yeates, Engineer
Lisa Cenicerros
Trish Hedin, Commission Liaison

Planning Commission Chair Klaes called the meeting to order at 5:30 p.m.

Ex Parte Communications and Disclosures 5:31 p.m.
None.

Approval Of Meeting Minutes 5:31 p.m.
None.

County Commission Update 5:32 p.m.
County Commission Liaison Hedin provided updates on items recently heard by the County Commission and other items of interest.

Discussion Items 5:32 p.m.

1. Agriculture Protection Ordinance

A. Jackson presented. There was a variety of questions, comments, and discussion.

Citizens To Be Heard 6:07 p.m.
None.

Discussion Items 6:07 p.m.

2. Multi-Family Residential 45 Units/Acre Zone

A. Jackson presented. There was a diverse variety of comments, questions, and discussion.

Future Considerations

MFR 45, Data Centers, and the Ag Protection Ordinance were suggested for further future consideration. There was discussion.

Adjourn 6:49 p.m.

Commissioner O'Brien moved to adjourn; Commissioner Day provided the second. The motion passed with a vote of 7-0-0.

Yeas – 7

M. Hofhine
R. O'Brien
J. Klaes
A. Lindberg
M. Schafer
R. Day
S. Kimmerle

Nays - 0

Abs - 0

DRAFT



AGENDA SUMMARY

Grand County Planning Commission Meeting

Date: March 9, 2026

Title: Conflict between LUC and County Ops

Fiscal Impact: N/A

Presenter(s): Andrew Jackson, Planning and Zoning
Director

Department: Planning and Zoning

Legal Review: Yes

Approved and Not Applicable
within budget?

Budget Number:

Recommended Motion: I move to hold a public hearing on March 23, 2026, to amend the land use code as it relates to the Planning Commission Liaisons.

Background: Upon legal review of the Land Use Code, a couple of conflicts between the code and current county operations have been identified.

The first is that the code only allows for one commission liaison, and we have two.

Also, the qualifications for a planning commission member state that a candidate must be a resident of Grand County and registered to vote. That is not in the planning commission board application. Should we change it or update the application?

Attachments:

Redline Code
Article 8.1

8.1 Planning and Zoning Commission

8.1.1 Planning and Zoning Commission Created

There is hereby created an advisory board known as the Planning and Zoning Commission (“Planning Commission” or “Commission”).

8.1.2 Land Use Authority

The Planning Commission is hereby designated as the land use authority for purposes of performing the powers and duties described in this section.

8.1.3 Organization

A. Number and Appointment

The Planning Commission shall consist of 7 members who shall be appointed by the County Commission. In addition to the 7 regular members, the County Commission may choose to appoint one (1) non-voting, ex-officio member of the County Commission to serve as a liaison between the County Commission and the Planning Commission. County Commission members may not serve as regular members of the Planning Commission.

B. Term of Office

1. The term of office for regular Planning Commission members shall be staggered so that the terms of at least one (1) member and no more than 3 members expire each year. As the term of each regular member expires, the vacancy thus created shall be filled by a majority vote of the County Commission for a term of 4 years, so as to maintain the succession of staggered terms of service.
2. Terms of all regular members begin on January 1st and expire on December 31st of the 4th year following appointment. If the County Commission has not appointed a new member(s) to the Planning Commission at the expiration of term, the current Planning Commission member(s) will remain on the Planning Commission, if the Planning Commission member(s) whose term(s) is expiring expresses in writing their desire to remain on the Planning Commission until replaced by appointment of the County Commission.
3. The ex-officio member shall be elected by the County Commission and shall continue to serve until replaced by appointment of the County Commission. The term of office for the ex-officio member shall not extend beyond that member’s term as a member of the County Commission.
4. If a vacancy occurs other than by expiration of term, the County Commission by majority vote shall appoint a new member to fill the unexpired term.
5. Planning Commission members may be removed for cause from office by 2/3 vote of the County Commission prior to the expiration of the appointed term.

C. Method of Appointment

1. County staff shall publish notice of Planning Commission vacancies in accordance with state statutes and local ordinances and policies. The published notice shall list the number of vacancies, general requirements for service, and an application due date.

2. All statements of interest and qualifications received shall promptly be referred to the Planning Commission for consideration and recommendation.

3. The Planning Commission shall interview candidates and make recommendations to the County in accordance with adopted County policy at a regular meeting or at a special meeting scheduled for this purpose.

D. Qualifications

Each Planning Commission member shall be a resident and a registered voter of Grand County for at least 2 years prior to serving on the Planning Commission.

8.1.3 Organization

A. Number and Appointment

The Planning Commission shall consist of 7 members who shall be appointed by the County Commission. In addition to the 7 regular members, the County Commission may choose to appoint one (1) non-voting, ex-officio member of the County Commission to serve as a liaison between the County Commission and the Planning Commission. County Commission members may not serve as regular members of the Planning Commission.

B. Term of Office

3. The ex-officio member shall be elected by the County Commission and shall continue to serve until replaced by appointment of the County Commission. The term of office for the ex-officio member shall not extend beyond that member's term as a member of the County Commission.

D. Qualifications

Each Planning Commission member shall be a resident and a registered voter of Grand County for at least two years.

8.1.3 Organization

A. Number and Appointment

The Planning Commission shall consist of 7 members who shall be appointed by the County Commission. In addition to the 7 regular members, the County Commission may ~~choose to~~ appoint one (1) or more non-voting, ex-officio member(s) of the County Commission to serve as a liaison between the County Commission and the Planning Commission. County Commission members may not serve as regular members of the Planning Commission.

B. Term of Office

3. The ex-officio member shall be elected by the County Commission and shall continue to serve until replaced by appointment of the County. The term of office for the ex-officio member shall not extend beyond that member's term as a member of the County Commission.

D. Qualifications

Each Planning Commission member shall be a resident and a registered voter of Grand County for at least two years.



AGENDA SUMMARY

Planning Commission Meeting

Date: March 9, 2026

Title: Water Use and Preservation Element

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, Planning and Zoning Director

Department: Planning and Zoning

Legal Review:

Approved and within budget? Not Applicable

Budget Number:

Recommended Motion:

I move to hold a public hearing on the Water Use and Preservation Element of the Grand County General on March 23, 2026.

Background:

Added Commissioner O'Brien's edits from last time. Added an updated description of the Arches Special Service District, based on a discussion with the district. Made a few grammatical changes from passive voice to active voice. Attached a map from Commissioner O'Brien.

Attachments:

1. Grand_County_Water_Use_and_Preservation_Element_FINAL 3-6-26
2. watershed pictures

WATER USE & PRESERVATION ELEMENT

Of the Grand County General Plan

March 2026



GRAND COUNTY
— U T A H —

In cooperation with the Grand Water and Sewer Service Agency, the Thompson Special Service District, and the Arches Special Service District.

Disclaimer on Water Data and Assumptions

The **sole purpose** of this element is to fulfill **Utah Code §17-79-403(2) (v)**, which requires a water use and preservation component that addresses:

- (A) the effect of permitted development or patterns of development on water demand and water infrastructure;
- (B) methods of reducing water demand and per capita consumption for future development;
- (C) methods of reducing water demand and per capita consumption for existing development; and
- (D) opportunities for the county to modify its operations to eliminate practices or conditions that waste water.

This document should not be used for any other purpose, including but not limited to assessing water capacity.

The water supply, demand, and conservation assumptions in this Water Use and Preservation Element are based on the best available data at the time of creation, including information from the Conservation Plans and Master Plans of the Arches Special Service District, the Grand Water & Sewer Service Agency, the Thompson Special Service Water District, and other local and state sources.

These assumptions are intended for general planning purposes only and should not be interpreted as a guarantee of water availability for individual development or uses. The respective water providers maintain detailed operational, capacity, and conservation data.

Readers are advised to consult the adopted water conservation plans and master plans for each district or provider for the most current and authoritative information regarding system capacity, demand projections, and implementation measures, including but not limited to:

- **Grand Water & Sewer Service Agency (GWSSA) Water Conservation Plan**
- **Arches Special Service District (ASSD) Master Plan**
- **Thompson Special Service Water District (TSSWD) Master Plan**
- **Moab City Water Conservation Plan**
- **Castle Valley Water District Water Management Plan**
- **San Juan Spanish Valley Special Service District Water Conservation Plan**
- **Utah Division of Water Resources Regional Conservation Goals Report**

This element is a policy-level planning document meant to guide coordination between land use and water management. It should be used alongside the most recently adopted and approved conservation and infrastructure plans for each service agency.

1. INTRODUCTION

Grand County, situated in Utah’s red rock desert, faces unique water challenges due to its dry climate, unpredictable rainfall, and increasing tourism. The county primarily depends on groundwater from the Glen Canyon Aquifer, Valley Fill Aquifer, and surface water stored in Ken’s Lake Reservoir for drinking water and irrigation. As one of Utah’s driest counties, Grand County must plan carefully for future population growth, tourism expansion, and the long-term sustainability of its water resources. In line with Utah Senate Bill 110 (2022) and Senate Bill 76 (2023), this element addresses water-use considerations in land-use planning to promote sustainable growth. Grand County’s Water Use and Preservation Element complies with Utah Code §17-79-403(2)(v), making water use, preservation, conservation, and efficiency central to land use planning.

2. GRAND COUNTY WATER PROFILE

2.1 System Overview

The Grand Water & Sewer Service Agency (GWSSA) provides drinking and irrigation water to Spanish Valley and nearby unincorporated areas of Grand County. The system features four production wells drawing from the Glen Canyon Aquifer, an EPA-designated Sole Source Aquifer. It also diverts surface water through Mill Creek via the Sheley Tunnel into Ken’s Lake Reservoir. Additionally, it has about 4.5 million gallons of drinking water storage spread across three tanks. Each year, the system supplies approximately 3,631 acre-feet of drinking water rights and 7,823 acre-feet of irrigation or secondary water rights.

The Arches Special Service District provides sanitary sewer within its service area. Culinary water is sourced from private shares of Colorado River Water. Two hotel properties and the Canyonlands by Night and Day tour company are served by the private shares mentioned above.

The Thompson Special Service Water District serves a small community and relies on limited sources and storage. The water district currently depends on two springs in Thompson Canyon for its drinking water supply. System reliability depends on the continuous operation of production, storage, and distribution components, as well as the District’s ability to prevent and quickly repair leaks and line breaks.

The Cisco area presents unique water planning challenges due to its remote location, lack of an existing municipal water system, limited historic development, and insufficient perfected water rights to support new growth. Historically, water availability has been a primary constraint on sustained settlement in Cisco, and no centralized culinary water infrastructure currently exists to serve significant residential, commercial, or industrial development. Any future development in the Cisco area would require the identification, transfer, or change of existing water rights, as well as substantial investment in conveyance, storage, and treatment infrastructure.

2.2 Sources and Recharge

Recharge for these sources mainly originates from the La Sal Mountains, where winter snowpack helps replenish both groundwater and surface water. In contrast, the valley floor receives about 8–10 inches of annual precipitation, leading to minimal direct recharge. Protecting upland recharge zones and monitoring aquifer levels are essential for the long-term stability of the water supply.

The region is working to reduce reliance on groundwater by developing water infrastructure for the Colorado River, which is essential for future water supply. To secure water from the Colorado River, Grand County, Utah, needs to build infrastructure to divert and transport water—using existing water rights—while complying with strict interstate, federal, and state water policies. This involves constructing pipelines, possibly using the Grand Water & Sewer Service Agency to facilitate connections, and adhering to Utah Division of Water Rights policies.

Key actions include:

- **Infrastructure Development:** Building diversion and transport infrastructure, which is considered necessary to access the river for the upper Spanish Valley and Moab.
- **Cooperation and Joint Projects:** Working with neighboring San Juan County, which owns water rights in the Colorado River, to develop a shared system for delivery.
- **Water Rights & Permitting:** Filing, maintaining, and finalizing water rights through the Utah Division of Water Rights, specifically within the [Lower Green River Division](#).
- **Conservation and Demand Management:** Participating in state-run programs like the [Utah Demand Management Pilot Program \(DMPP\)](#) to ensure sustainable use and avoid future mandatory cuts.
- **Adherence to Compacts:** Operating within the frameworks of the 1922 Colorado River Compact, 1944 Mexican Treaty, and 1948 Upper Colorado River Compact.

The region is focusing on reducing reliance on groundwater by developing this infrastructure, which is crucial for the future water supply.

3. WATER USE CONDITIONS

All connections within the GWSSA service area are metered. In 2024, the total culinary demand was approximately 988 acre-feet for around 4,099 residents. Irrigation and secondary deliveries totaled about 1,490 acre-feet. Current indoor and outdoor water use averages approximately 184 gallons per person per day (GPCD), already aligning with the regional conservation goal of staying below 214 GPCD by 2030. The system's measured loss is roughly 7.75% of culinary production (around 83 acre-feet annually), primarily due to leaks, fire flows, and meter inaccuracies. GWSSA actively monitors inflow and billed water monthly, uses Neptune 360 meters to identify continuous usage, and expedites repairs.

4. OUTDOOR WATER USE & SUSTAINABLE LANDSCAPES

Outdoor water use significantly impacts overall demand, especially for irrigated landscapes, parks, and tourism-related lodging. Grand County promotes water-efficient landscapes that follow Localscapes and xeric design principles.

The County encourages:

- Waterwise plant palettes and drip irrigation.
- Limiting turf in new developments, particularly in commercial and common areas.
- Using Ken's Lake/secondary water for outdoor irrigation where available instead of culinary water.
- Public outreach in partnership with USU Extension (Moab) and GWSSA to perform audits and educate property owners.

These efforts connect landscaping standards directly to community-wide water savings.

5. THE EFFECT OF PERMITTED DEVELOPMENT ON WATER DEMAND AND WATER INFRASTRUCTURE (§403(2)(v)(A))

Grand County anticipates steady, long-term population growth alongside seasonal fluctuations in visitation. To evaluate long-term water supply needs, this plan projects total annual demand for culinary and irrigation purposes through 2060. The Baseline Scenario assumes current watering practices, landscaped areas, and system efficiency stay the same. The 20% Reduction Scenario expects widespread adoption of water-efficient landscaping, proactive leak management, and ongoing rate-based conservation. The 30% Reduction Scenario involves strong measures, including strict turf limits, high-efficiency irrigation technology, and full use of secondary irrigation in growth zones. These scenarios show how conservation can keep total demand stable despite population growth.

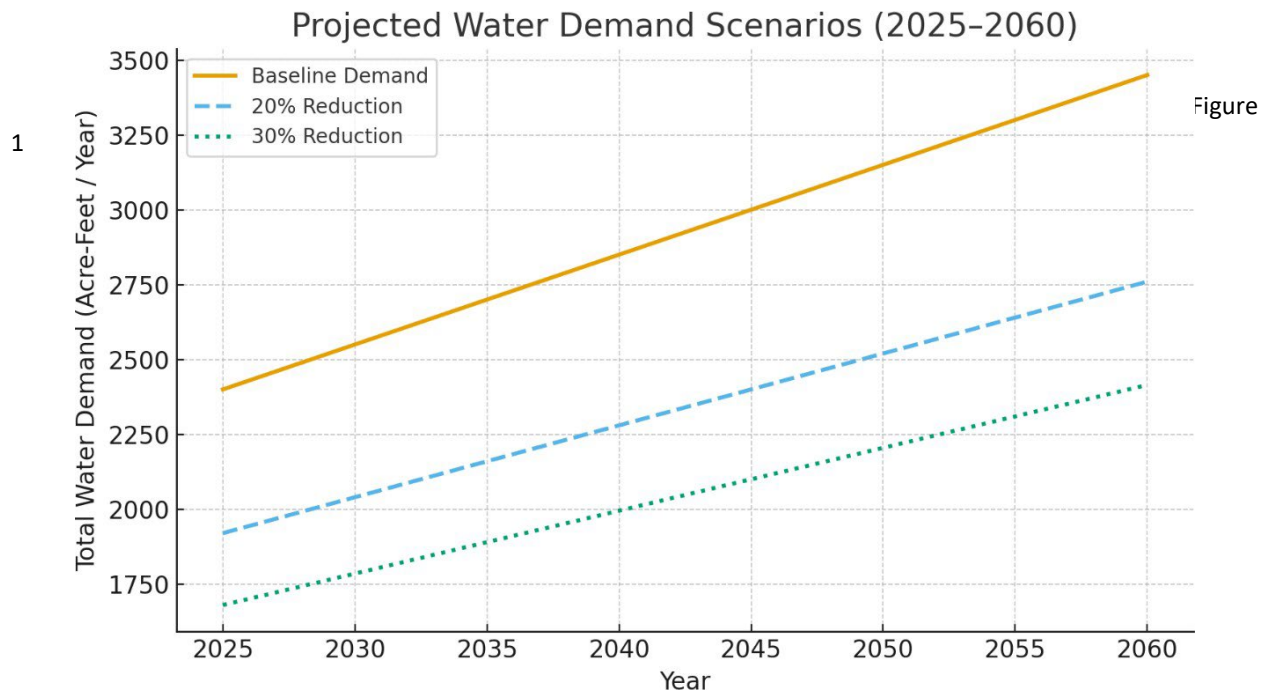
Grand County assesses how permitted development and growth patterns impact water demand and infrastructure. Higher-density residential and tourism-oriented developments increase seasonal irrigation demand, putting pressure on wells, storage tanks, and Ken's Lake. The County requires evidence of a sufficient water supply and infrastructure capacity for subdivision and site plan approvals, in accordance with §17-27a-707.

Table 1. Projected Total Water Demand (2025–2060)

Year	Baseline Demand (AF/yr)	20% Reduction (AF/yr)	30% Reduction (AF/yr)
2025	2400	1920	1680
2030	2550	2040	1785
2035	2700	2160	1890
2040	2850	2280	1995
2045	3000	2400	2100
2050	3150	2520	2205
2055	3300	2640	2310
2060	3450	2760	2415

Table 1: Baseline Demand assumes continuation of the current landscape and usage patterns. The 20% and 30% Reduction scenarios mirror the state model approach, showing how aggressive conservation can hold long-term demand nearly flat even as the population grows.

Figure 1. Projected Water Demand Scenarios (2025–2060)



illustrates three planning scenarios: Baseline (no significant change in behavior), 20% Reduction (expanded metering, rate pressure, and waterwise landscaping), and 30% Reduction (aggressive turf limits, smart irrigation, and drought-driven restrictions).

6. METHODS OF REDUCING WATER DEMAND FOR FUTURE DEVELOPMENT (§403(2)(v)(B))

Existing Practices:

- Tiered culinary rate structure with high upper tiers to discourage excessive outdoor use.
- Full metering of culinary and irrigation connections.
- Monthly leak detection and inflow/outflow audits using Neptune 360.
- Public education through social media, billing inserts, and school outreach.
- Critical Water Year/drought response program linked to Ken's Lake storage.
- Landscape standards that limit high-water turf in new developments and promote xeriscaping.

New / Emerging Practices:

- Increasing the highest rate tiers to reduce discretionary outdoor use.
- Seeking a Colorado River diversion to help stabilize Ken's Lake supply for non-potable irrigation.
- Establishing a Water Conservation Committee to monitor targets and suggest policy updates.
- Introducing elementary school water curriculum in partnership with local groups (e.g., Canyonlands Field Institute).
- Expanding rebate programs for turf conversion and smart irrigation controllers.

Future development will incorporate design and regulatory measures to minimize water consumption, including:

- Requiring secondary irrigation metering for all new subdivisions.
- Enforcing turf area limits and waterwise landscape standards.
- Implementing high-efficiency fixtures, dual plumbing, and smart controllers.
- Linking impact fees and site plan approval to conservation benchmarks.
- Mandating water availability certifications during zoning or plat approval.

7. METHODS OF REDUCING WATER DEMAND FOR EXISTING DEVELOPMENT (§403(2)(v)(C))

Grand County and GWSSA will implement retrofit and incentive programs to reduce water use among existing users:

- Offer rebates for turf removal and efficient irrigation retrofits.
- Maintain a tiered water rate structure that discourages high consumption.
- Conduct public outreach campaigns promoting water-wise behavior.
- Expand metering upgrades to legacy secondary systems.
- Increase leak detection and customer notification frequency.

8. COUNTY OPERATIONAL IMPROVEMENTS TO ELIMINATE WATER WASTE (§403(2)(v)(D))

The County will lead by example by improving its own operations to eliminate waste:

- Retrofit County facilities with low-flow fixtures and smart irrigation systems.
- Replace ornamental turf at County buildings and parks with xeriscape.
- Implement internal policies for prompt leak repairs.
- Monitor County facility water usage annually to identify savings opportunities.
- Use public landscapes as demonstration sites for drought-tolerant design.

9. REGIONAL COLLABORATION

Grand County works closely with:

- Moab City – sharing messages, managing drought concerns, and discussing aquifers.
- San Juan Spanish Valley SSD – planning together for shared groundwater sources.
- Central Utah Water Conservancy District – getting funding help for conservation projects.
- Utah Division of Water Resources – providing yearly reports on water use, GPCD, and conservation efforts.

Regional collaboration is essential because the groundwater aquifer and Ken’s Lake storage serve multiple jurisdictions, and long-term security depends on shared monitoring, shared funding, and unified demand management.

10. GOALS, POLICIES & IMPLEMENTATION MEASURES

Goal	Policy	Implementation Measure
Ensure sustainable supply	Protect the aquifer's recharge areas and manage Ken's Lake as a strategic irrigation source.	Require water availability review with every significant subdivision/zone change; track aquifer performance annually.
Reduce per capita demand	Drive indoor and outdoor efficiency through pricing, tech, and outreach.	Keep system-wide use below 214 GPCD; maintain leak loss below 8% of production. Work to improve both.
Advance water-wise landscapes	Make low-water landscaping the community norm, not the exception.	Cap new turf areas, require drip irrigation in non-recreational landscapes, and showcase County demonstration sites.
Limit system loss	Detect and repair leaks rapidly; replace aging lines proactively.	Continue monthly inflow vs. billed audits and immediate leak response using Neptune 360 alerts.
Align land use with water.	Tie development intensity to a realistic long-term supply.	Coordinate with GWSSA during entitlement, and require secondary irrigation where available.
Educate & engage the public.	Normalize a culture of conservation for residents, HOAs, hotels, and short-term rentals.	Continue school programs, media campaigns, and direct high-use customer outreach each season.

11. CONCLUSION

Grand County’s water future relies on integrating land-use planning, conservation policies, and infrastructure investment. By recognizing water availability as a growth limit—and promoting efficient outdoor water use, metering, leak prevention, and regional cooperation—the County can protect its limited desert water resources while supporting residents, agriculture, and a tourism-driven economy.

The Arches Special Service District (SSD) experiences seasonal and visitor-driven demand patterns, resulting in significant peak-day and peak-hour water usage. Development within the Arches SSD service area has a disproportionate impact on storage, pumping capacity, and distribution reliability during the summer months. Therefore, land use approvals within the Arches SSD should focus on landscape water budgets, restrictions on high-water turf, use of secondary irrigation where available, and phased service commitments tied to proven system capacity.

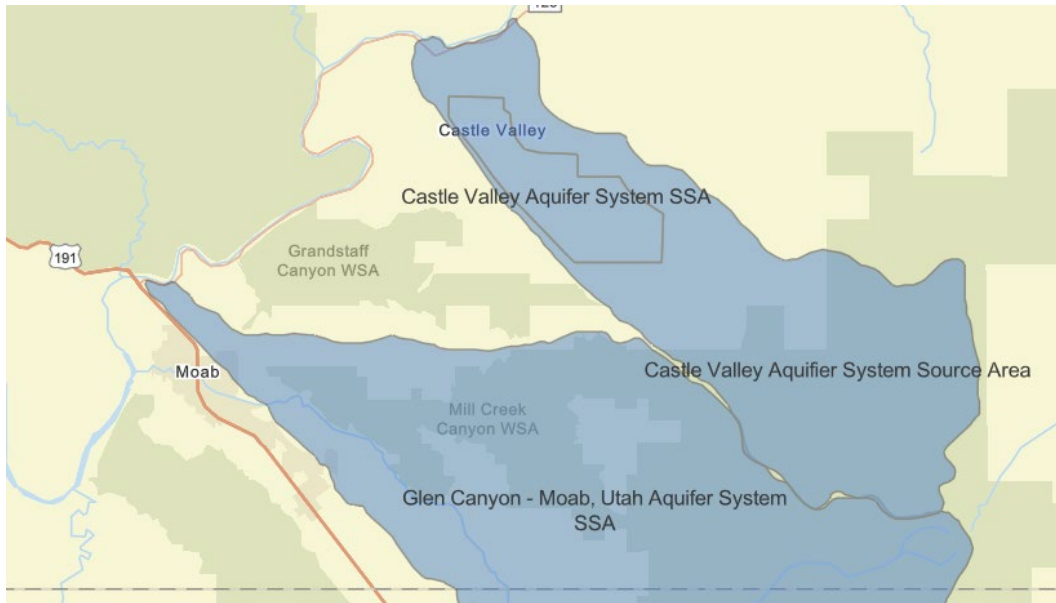
The Thompson Springs Special Service District functions as a small, rural water system with limited redundancy. Even slight increases in demand can significantly impact system reliability, storage reserves, and emergency response capabilities. Growth within the Thompson Springs SSD will be managed through allocation-based service connections, strict controls on system extensions, rapid leak detection and repair, and conservative drought response measures to safeguard existing users and public health.

While Grand County does not have authority to grant, approve, or deny water rights, the County can support responsible water-right change efforts in the Cisco area through coordinated land use planning, procedural clarity, and interagency collaboration. The County may assist by clearly articulating land-use assumptions, development phasing expectations, and infrastructure requirements in adopted planning documents, thereby providing context for state-level water-right review. Grand County may also facilitate coordination among applicants, state agencies, and affected stakeholders and may provide documentation of consistency with the General Plan, where appropriate. Development approvals in the Cisco area shall remain contingent upon the successful acquisition, perfection, and long-term reliability of legally recognized water rights and associated infrastructure.

12. PLANS REVIEWED

- 2020 Water Conservation Plan for Spanish Valley-Grand Water & Sewer Service Agency
- 2021 Water Conservation Plan Update-Moab City
- 2025 Water Conservation Plan-Grand Water & Sewer Service Agency
- 2021 Thompson Special Service Culinary Water Master Plan
- 2026 Castle Valley Water Management Plan

The Glen Canyon Sole Source Aquifer and the Castle Valley Sole Source Aquifer
Portion in Grand County



Utah Department of Drinking Water: Groundwater Protection Zones in the Two
Aquifers in Grand County





AGENDA SUMMARY

Planning Commission Meeting

Date: March 9, 2026

Title: High-Density Housing and High-Density Housing Overlay

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

Fiscal Impact:

Presenter(s): Andrew Jackson, Planning and Zoning Director

Department: Planning and Zoning

Legal Review: Not Applicable

Approved and within budget? Not Applicable

Budget Number:

Recommended Motion:

None at this time.

Background:

This item is a continuation previous discussions the Planning Commission has had related to Multi-Family Residential zoning. The discussion has been broadened to include HDHO zoning density.

Attachments:

1. HDHO density chart

4.7.4 Permitted Uses

The following uses are permitted within an HDHO development upon the County Commission’s approval of application of an HDHO District to a specific parcel:

A. Residential developments at a density greater than normally permitted by the underlying zoning district as described in the table below, when a subdivider or developer ensures a minimum of 80 percent of lots or units developed on the property are deed restricted for primary residential occupancy for actively employed households. HDHO lots and units may be owner-occupied or renter-occupied as long as the residents meet the occupancy and active employment requirements of this subsection A. The maximum density (units/acre) limit shall be based on a calculation that includes all existing and all new units on the land area that is being included in the calculation. Residential development qualifying for greater density pursuant to the provisions of this section shall be permitted to obtain such density by constructing residential housing types not otherwise allowed in the underlying zoning district. For example, multifamily units may be constructed in a single-family residential zone.

High Density Housing (HDH) District	Maximum Density
HDH 35a	35 lots or units per acre
HDH 35b	35 lots or units per acre
HDH 25	25 lots or units per acre
HDH 15	15 lots or units per acre
HDH 10	10 lots or units per acre
HDH 5	5 lots or units per acre