



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 23, 2026 - 5:30 PM

### **Call To Order**

[Youtube Link](#)

**Join Zoom Meeting**

[Zoom Link](#)

**Meeting ID: 420 993 8173**

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

### **Ex Parte Communications And Disclosures**

### **Approval Of Meeting Minutes**

**March 9, 2026**

### **Presentations (15 Min)**

### **County Commission Update**

### **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)

### **Public Hearings 6:00 P.M.**

- 1. Mick Vallantine Zoning Text Amendment To Allow Outfitters, Guide Services, And Facilities; General Outfitters, Guide Services, And Facilities (Non-ATV) As Permitted Use In The Light**

**Commercial Zone.**

Andrew Jackson, Planning and Zoning Director

- 2. An Ordinance Amending The Grand County Zoning Map From Range & Grazing To Resort Commercial For Minnie Lee Ventures, LLC, Steen Property.**

Andrew Jackson, Planning and Zoning Director

**General Business - Action Items - Discussion And Consideration Of Approval**

**Discussion Items**

- 3. Discussion On Multi-Family Residential And High-Density Housing**

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, March 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](http://www.grandcountyutah.gov/AgendaCenter)

**Members Present:**

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

**Members Absent:**

Megan Schafer, Vice Chair

**Staff Present:**

Andrew Jackson, P&Z Director  
Lisa Ceniceros  
Trish Hedin, Commission Liaison  
Brian Martinez, Commission Liaison

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

**Presentations (15 min.)**

**Ex Parte Communications Training** 5:31 p.m.  
Presented by Stephen Stocks, Grand County Attorney

**Approval Of Meeting Minutes** 5:50 p.m.

**Approval of Minutes for the Grand County Planning Commission for February 9, 2026**

**Motion:** Commissioner O'Brien moved to approve the minutes of the February 9, 2026 meeting; Commissioner Day provided the second. The motion passed 6-0-2.

**Yeas – 4**

M. Hofhine  
R. O'Brien  
A. Lindberg  
R. Day

**Nays - 0**

**Abs - 2**

J. Klaes  
S. Kimmerle

**Approval of Minutes for the Grand County Planning Commission for February 23, 2026** 5:51 p.m.

**Motion:** Commissioner O'Brien moved to approve the minutes of the February 9, 2026 meeting; Commissioner Hofhine provided the second. The motion passed 5-0-.

**Yeas – 5**

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

**Nays - 0**

**Abs - 1**

S. Kimmerle

**Ex Parte Communications and Disclosures** 5:55 p.m.  
None.

**County Commission Update** 5:58 p.m.

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

**Citizens To Be Heard** 6:02 p.m.  
None.

**Discussion Items**

**1. Conflicts Between Land Use Code and County Organizations** 6:03 p.m.

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

**2. Water Use and Preservation Element** 6:29 p.m.

A. Jackson presented. Commissioner O'Brien presented the changes he proposes. There was a diverse variety of comments, questions, and discussion. At 7:01 p.m. Arne Hulquist, citizen, provided his thoughts on this discussion item and offered a point of clarification regarding ownership of the majority of land in the sole source protection area; there is very little private land in the sole source protection areas, it is mostly Forest Service and BLM.

**3. High-Density Housing and High-Density Housing Overlay** 7:45 p.m.

This Discussion Item was tabled by Chair Klaes until the next meeting, with direction to Planning Commission members to review the materials in preparation for the upcoming March 23, 2026 regularly scheduled meeting.

**Staff Report**

None.

**Future Considerations** 7:46 p.m.

RFP for the Land Use Code  
Discussion Item #3

**Adjourn** 7:48 p.m.

Commissioner Hofhine moved to adjourn; Commissioner Kimmerle provided the second. The motion passed with a vote of 6-0-0.

**Yeas – 6**

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

**Nays - 0**

**Abs - 0**



**AGENDA SUMMARY**

**Planning Commission Meeting**

Date: March 23, 2026

**Title:** Mick Vallantine Zoning Text Amendment to allow Outfitters, Guide Services, and Facilities; General Outfitters, Guide Services, and Facilities (Non-ATV) as permitted use in the Light Commercial Zone.

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](mailto:commission@grandcountyutah.net)

**Fiscal Impact:**

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

**Department:** Planning and Zoning

**Legal Review:**

**Approved and within budget?** Not Applicable

**Budget Number:**

**Recommended Motion:**

**Background:**

**Attachments:**

None



**AGENDA SUMMARY**

**Planning Commission Meeting**

Date: March 23, 2026

**Title:** An Ordinance Amending the Grand County Zoning Map from Range & Grazing to Resort Commercial for Minnie Lee Ventures, LLC, Steen property. 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](mailto:commission@grandcountyutah.net)

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**Approved and within budget?** Not Applicable

**Budget Number:**

**Recommended Motion:**

**Background:**

**Attachments:**

None



**AGENDA SUMMARY**

**Planning Commission Meeting**

Date: March 23, 2026

Title: Discussion on Multi-Family Residential and High-Density Housing

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Fiscal Impact:

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

Department: Planning and Zoning

Legal Review: Not Applicable

Approved and within budget?

Budget Number:

**Recommended Motion:**

**Background:**

**Attachments:**

None