

**PUBLIC NOTICE OF PUBLIC HEARING
GRAND COUNTY PLANNING COMMISSION
June 16, 2026, 4:00 PM or later**

Description/Agenda

NOTICE IS HEREBY GIVEN that the Grand County Commission will hold a Public Hearing at a Regular Meeting on **Tuesday, June 16, 2026, at 4:00 p.m. or later**. The hearing will be held in person at the **Grand County Commission Chambers, 125 E. Center St., Moab, UT 84532**, and virtually via Zoom. All interested parties are encouraged to attend in person or via electronic means. Instructions for participating via Zoom will be included in the meeting agenda, which will be posted on the County's website at least 24 hours prior to the meeting.

PURPOSE OF HEARING

The purpose of this hearing is to solicit public input on a proposed **Zoning Map Amendment (Zone Change)** for property owned by the **Marvin & Louise Sims Living Trust**.

PROJECT DESCRIPTION

The applicant is requesting approval of a **zone change from Highway Commercial (HC) and General Business (GB) to Highway Commercial (HC)** for property located at:

2001 South Highway 191, Moab, Utah

Parcel No. 02-0017-0165

Approximately 1.0 acre

LEGAL DESCRIPTION

Description of a portion of Government Lot 12, Section 17, T26S, R22E, SLM, Grand County, Utah, more particularly described as follows:

Beginning at the South Corner of Government Lot 12, Section 17, T26S, R22E, SLM, said corner bears South 0°07' West 104.8 feet; thence South 52°25' West 437.7 feet from the Center $\frac{1}{4}$ Corner of said Section 17, and proceeding thence North 37°54' West 264.1 feet to the Westerly corner of said Government Lot 12, thence North 52°18' East 165.00 feet to a corner, thence South 37°54' East 264.5 feet to a corner, thence South 52°25' West 165.0 feet to the point of beginning. Subject to a 16-foot-wide easement on the East boundary for ingress and egress to adjacent property. (Parcel No. 02-0017-0165)

SUMMARY OF THE ORDINANCE

Plain English Summary:

This ordinance changes the zoning of a 1-acre property along Highway 191 from a mix of Highway Commercial and General Business to entirely Highway Commercial. This creates a single zoning designation for the property and aligns with the County's General Plan.

A complete copy of the proposed ordinance is available for public review during regular business hours at the **Grand County Clerk's Office, 125 East Center Street, Moab, Utah**, and will be available at least 24 hours prior to the public hearing.

NOTICE OF POSTING

Notice was posted within the Grand County limits on May 27th, 2026, at the Grand County Courthouse, the Grand County Library, on the Utah Public Notice Website (www.utah.gov/pmn), and on the County's website (www.grandcountyutah.gov).

NOTICE OF SPECIAL ACCOMMODATIONS (ADA)

In compliance with the Americans with Disabilities Act, individuals with special needs who wish to attend County meetings are encouraged to contact the County at least two (2) business days in advance.

T.D.D.: 435-259-1346

Relay Utah: 711

Spanish Relay Utah: 1-888-346-3162

NOTICE OF ELECTRONIC PARTICIPATION

Grand County allows electronic participation in meetings, allowing individuals to provide testimony via telecommunications.