



AGENDA SUMMARY/STAFF REPORT

Grand County Commission Meeting

Date: June 16, 2026

AN ORDINANCE AMENDING THE GRAND COUNTY ZONING MAP FROM HIGHWAY COMMERCIAL AND GENERAL BUSINESS TO HIGHWAY COMMERCIAL FOR PROPERTY OWNED BY THE MARVIN & LOUISE SIMS LIVING TRUST, LOCATED AT 2001 SOUTH HIGHWAY 191, PARCEL NO. 02-0017-0165, GRAND COUNTY, UTAH

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

Department: Planning and Zoning

Legal Yes

Approved and within budget? Not Applicable

Review:

Plain English Summary: This proposal would change the zoning of a 1-acre property along Highway 191 from a mix of Highway Commercial and General Business to entirely Highway Commercial. The change eliminates split zoning on the parcel, creates consistent development standards, and aligns with the County's General Plan and surrounding highway-oriented commercial uses. Staff recommends approval.

Background: The Marvin & Louise Sims Living Trust owns approximately 1.0 acre located at **2001 South Highway 191 (Parcel No. 02-0017-0165)**. The property is currently split-zoned between **Highway Commercial (HC)** and **General Business (GB)**.

The applicant has requested to rezone the entire parcel to **Highway Commercial (HC)**. No expansion of the parcel or increase in intensity beyond what is already permitted in the Highway Commercial zone is proposed. The request is legislative in nature and is intended to create a single, consistent zoning designation across the property.

The parcel is located along U.S. Highway 191, a primary commercial corridor in Grand County characterized by highway-oriented commercial development. The General Plan supports commercial uses in this area, and the Highway Commercial zone is consistent with that designation.

Staff Analysis: The request meets key land use and planning criteria:

- **General Plan Consistency:**
The Highway Commercial zone implements the General Plan designation for highway-oriented commercial uses along U.S. Highway 191.
- **Elimination of Split Zoning:**
Split zoning on a single parcel creates regulatory inefficiencies, including conflicting use allowances, inconsistent setbacks, and administrative complications. This amendment resolves those issues.
- **Compatibility with Surrounding Uses:**
The surrounding area is characterized by commercial and highway-oriented uses. The change maintains compatibility and does not introduce new or incompatible land uses.

- **Public Health, Safety, and Welfare:**

The change does not increase intensity beyond existing allowances and does not create additional impacts on infrastructure or services.

- **Administrative Clarity:**

A single zoning designation improves code enforcement, permitting, and long-term land use predictability.

Staff Recommendation: Staff finds that the proposed zone change:

- Is consistent with the Grand County General Plan
- Promotes orderly and efficient land use patterns
- Eliminates split zoning on a single parcel
- Is compatible with surrounding development
- Is not detrimental to the public health, safety, or welfare

Staff recommends approval of the ordinance.

Planning Commission Motion: Having considered the staff report and recommendation, public comments, testimony, and the Land Use Code, and finding that the proposed zone change eliminates split zoning, is consistent with the General Plan, and promotes orderly development, I move to recommend approval of the ordinance to the County Commission.

Map:

