

## **PUBLIC NOTICE OF PUBLIC HEARING**

### **GRAND COUNTY PLANNING COMMISSION**

**June 8, 2026, 6:00 P.M. or Later**

#### **Description/Agenda**

NOTICE IS HEREBY GIVEN that the Grand County Planning Commission will hold a Public Hearing at its Regular Meeting on **Monday, June 8, 2026, at 6:00 p.m. or later**. The hearing will be held in person at the **Grand County Commission Chambers, 125 E. Center Street, Moab, Utah 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 and consider a recommendation to the Grand County Commission regarding a proposed **Zoning Map Amendment (Zone Change)** submitted by **SET Engineering on behalf of Burr Oak, LLC**.

#### **PROJECT DESCRIPTION**

The applicant is requesting approval of a zone change from **Rural Residential (RR)** to **Large Lot Residential (LLR)** for property located at:

**4500 South Zimmerman Lane**  
**Parcel No. 02-0035-0033**  
**Approximately 5.0 Acres**

The property is located approximately **1,100 feet south of Spanish Valley Drive, adjacent to Zimmerman Lane, and directly south of the Blu Vista Subdivision**.

The applicant states that the requested rezoning would facilitate the development of approximately **eight single-family residential lots** consistent with the proposed Large Lot Residential zoning designation.

#### **LEGAL DESCRIPTION**

A parcel of land located in the **North Half of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian, Grand County, Utah**, containing approximately **5.00 acres**, more particularly identified as Parcel No. **02-0035-0033**.

#### **SUMMARY OF THE APPLICATION**

##### **Plain English Summary:**

This application requests a zoning change from Rural Residential (RR) to Large Lot Residential (LLR) for a 5-acre vacant parcel along Zimmerman Lane in Spanish Valley. The applicant proposes a zoning change

to allow the property to be subdivided into residential lots generally smaller than those permitted under the current zoning district. The Planning Commission will receive public comment, evaluate the request against the Grand County Land Use Code and General Plan, and forward a recommendation to the Grand County Commission.

A complete copy of the application materials is available for public review during regular business hours at the Grand County Planning Department, 125 East Center Street, Moab, Utah, and will be available online prior to the public hearing.

#### **NOTICE OF POSTING**

Notice was posted within Grand County on May 29th, 2026, at the Grand County Courthouse, the Grand County Public Library, the Utah Public Notice Website, and the Grand County website.

#### **NOTICE OF SPECIAL ACCOMMODATIONS (ADA)**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations, including auxiliary communicative aids and services, should notify Grand County at least two (2) business days prior to the meeting.

**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, including the ability to provide testimony through telecommunications technology. Instructions for electronic participation will be included with the meeting agenda.