

GRAND COUNTY, UTAH ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GRAND COUNTY ZONING MAP FROM RURAL RESIDENTIAL (RR) TO LARGE LOT RESIDENTIAL (LLR) FOR PROPERTY OWNED BY BURR OAK, LLC, LOCATED AT 4500 SOUTH ZIMMERMAN LANE, PARCEL NO. 02-0035-0033, GRAND COUNTY, UTAH

WHEREAS, Burr Oak, LLC, a Utah limited liability company, is the owner of approximately 5.02 acres of vacant land located at 4500 South Zimmerman Lane, Moab, Utah, identified as Parcel No. 02-0035-0033; and

WHEREAS, the subject property is currently zoned Rural Residential (RR); and

WHEREAS, the applicant, SET Engineering, on behalf of the owner, has requested to amend the zoning designation of the parcel to Large Lot Residential (LLR) to allow the property to be subdivided into approximately eight (8) single-family residential lots; and

WHEREAS, the adopted Spanish Valley Future Land Use Plan (2024) maps the subject area as a Moderate Scale Neighborhood place type, which contemplates single-family detached residential development, and the Large Lot Residential zone is a recognized implementing district for that place type; and

WHEREAS, the property is located adjacent to Zimmerman Lane and directly south of the Blu Vista Subdivision, in an area characterized by residential development patterns; and

WHEREAS, the Grand County Planning Commission held a duly noticed public hearing on June 8, 2026, to consider the proposed zone change, reviewed the application, staff report, public comments, and evidence, and recommended approval to the Grand County Commission; and

WHEREAS, the Grand County Commission held a duly noticed public hearing on July 7, 2026, to consider the proposed zoning map amendment, and after reviewing the full record, including the Planning Commission recommendation, staff report, and public testimony, finds that the proposed amendment:

- Is consistent with the Grand County General Plan and the Spanish Valley Future Land Use Plan;
- Promotes logical and efficient land use patterns;
- Is compatible with surrounding residential development; and
- Is in the best interest of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF GRAND COUNTY, UTAH, AS FOLLOWS:

SECTION 1: PLAIN ENGLISH SUMMARY

This ordinance changes the zoning of a vacant 5.02-acre property at 4500 South Zimmerman Lane from Rural Residential (RR) to Large Lot Residential (LLR). The change allows the property to be subdivided into smaller residential lots than the current zoning permits. The applicant proposes approximately eight single-family lots. This change supports single-family residential use consistent with the Moderate Scale Neighborhood designation assigned to this area by the adopted Spanish Valley Future Land Use Plan.

SECTION 2: FINDINGS OF FACT AND CONCLUSIONS

Based upon the application materials, the staff report, the record of proceedings before the Planning Commission and County Commission, and the evidence and testimony presented at duly noticed public hearings, the Grand County Commission hereby adopts the following Findings of Fact and Conclusions:

A. PROPERTY AND OWNERSHIP

1. The subject property is located at 4500 South Zimmerman Lane, Moab, Utah, and is identified as Parcel No. 02-0035-0033.
2. The property consists of approximately 5.02 acres and is currently vacant.
3. Title to the property is vested in Burr Oak, LLC, a Utah limited liability company.

B. EXISTING CONDITIONS

4. The property is currently zoned Rural Residential (RR), which permits detached single-family residential development at a one-acre minimum lot size.
5. The property is located approximately 1,100 feet south of Spanish Valley Drive, adjacent to Zimmerman Lane, and directly south of and bordering the Blu Vista Subdivision.
6. The surrounding area is characterized by residential land uses and recent nearby residential zoning approvals.

C. PROPOSED AMENDMENT

7. The applicant has requested to rezone the parcel from Rural Residential (RR) to Large Lot Residential (LLR).
8. The Large Lot Residential (LLR) designation would allow the property to be subdivided into approximately eight (8) single-family residential lots at a reduced minimum lot size.
9. The applicant has represented that necessary public facilities and services are available or can be reasonably extended to serve the development, and that the applicant is willing to fund necessary utility extensions.

D. GENERAL PLAN AND FUTURE LAND USE PLAN CONSISTENCY

10. The adopted Spanish Valley Future Land Use Plan (2024) maps the subject area as a Moderate Scale Neighborhood place type, the primary use of which is single-family detached housing.
11. The proposed single-family residential use is consistent with the primary use of the mapped place type. The Large Lot Residential (LLR) district is a recognized implementing district for the Moderate Scale Neighborhood place type under the plan's zoning-to-place-type translation.
12. The proposed density of approximately 1.6 dwelling units per gross acre is within, and at the lower end of, the residential intensity contemplated by the mapped place type, and is therefore consistent with the Future Land Use Plan.
13. The proposed zone change advances General Plan goals related to:
 - A diverse range of attainable housing options;
 - Efficient use of land and infrastructure; and

- Orderly residential development consistent with surrounding land uses.

E. PUBLIC HEALTH, SAFETY, AND WELFARE

14. The zone change will not adversely affect public health, safety, or welfare because:
- The use remains residential and consistent with the surrounding area;
 - Access is from an established public road (Zimmerman Lane);
 - Site-specific impacts, including traffic, will be addressed through the subsequent subdivision and engineering review process; and
 - Adequate public facilities and services are available or can reasonably be extended.

F. ORDERLY DEVELOPMENT AND LAND USE PATTERNS

15. The proposed zone change promotes orderly development by allowing residential lot sizes consistent with surrounding development, including the adjacent Blu Vista Subdivision.
16. The amendment aligns the parcel with established and emerging residential development patterns in the Spanish Valley area.
17. The change does not constitute spot zoning, as it is consistent with broader community development goals and the adopted Future Land Use framework.

G. PLANNING COMMISSION RECOMMENDATION

18. The Grand County Planning Commission held a duly noticed public hearing on June 8, 2026.
19. After considering the staff report, application materials, and public comment, the Planning Commission recommended approval of the zone change.

H. PUBLIC PROCESS

20. The Grand County Commission held a duly noticed public hearing on July 7, 2026.
21. All required notice and hearing procedures under Utah law and County ordinance were followed.
22. The Commission considered all written and oral testimony presented in the record.

I. CONCLUSIONS

Based on the foregoing Findings of Fact, the Grand County Commission concludes that:

1. The proposed zoning map amendment is consistent with the Grand County General Plan and the adopted Spanish Valley Future Land Use Plan, which maps the subject area as a Moderate Scale Neighborhood place type.
2. The amendment promotes logical, efficient, and orderly land use patterns.
3. The amendment is compatible with surrounding residential development.
4. The amendment is not detrimental to the public health, safety, or welfare.
5. Approval of the zone change is in the best interest of Grand County.

SECTION 3: ZONE CHANGE

The Zoning Map of Grand County, Utah, is hereby amended to change the zoning designation of the following described property from Rural Residential (RR) to Large Lot Residential (LLR):

Legal Description

The N½NE¼NW¼ of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the North Quarter corner of Section 35, T26S, R22E, SLB&M, and proceeding thence South 00°01'19" West 330.48 feet to the Southeast corner of the N½NE¼NW¼ of said Section 35; thence North 89°56'59" West 662.02 feet to the Southwest corner of the N½NE¼NW¼ of said Section 35; thence North 00°01'11" East 330.48 feet to the Northwest corner of the N½NE¼NW¼ of said Section 35; thence with the North Section line of said Section 35 South 89°57'00" East 662.03 feet to the point of beginning, having an area of 5.02 acres.

(Parcel No. 02-0035-0033)

SECTION 4: SEVERABILITY

If any provision of this ordinance is held invalid or unconstitutional, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

SECTION 5: EFFECTIVE DATE

This ordinance shall take effect fifteen (15) days after publication, as provided by Utah Code §17-53-208.

ADOPTED by the Grand County Commission in public meeting this _____ day of _____, 2026, by the following vote:

That voted aye: _____

That voted nay: _____

Absent: _____

GRAND COUNTY COMMISSION

Melodie McCandless, Chair

ATTEST:

Gabriel Woytek, Clerk/Auditor