

GRAND COUNTY, UTAH
ORDINANCE NO. 725 (2025)
APPROVING THE MAJOR UTILITY OVERLAY DISTRICT
FOR PARCEL NO. 02-0021-0113

WHEREAS, The City of Moab (“Owner”) is the owner of record of 2.848 acres of real property known as Parcel No. 02-0021-0113, more specifically described as follows:

PORTION OF LOT 6 THAT LIES SOUTHEASTERLY OF CENTERLINE OF SPANISH TRAIL ROAD AND ALL OF LOT 7, SECTION 21, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SLM. (the “Property”);

WHEREAS, the Owner has submitted a Major Utility Overlay (“MUO”) rezone request for the Property, per the Grand County Land Use Code (“LUC”) Section 4.10;

WHEREAS, the Grand County Commission (the “Commission”) adopted the *Grand County General Plan 2030* (“General Plan”) on May 17, 2022 with Resolution No. 3319; repealing and replacing the 2012 General Plan;

WHEREAS, at their regular meeting on October 1, 2024 the Commission adopted amendments to Land Use Code Article 3.1 Use Table, Article 3.4.8.J Public and Civic Use Categories - Utilities, and the addition of Article 4.10 - Major Utility Overlay with Ordinance No 706;

WHEREAS, at their regular meeting on December 17, 2024 the Commission adopted Ordinance 713 amending the Land Use Code, which clarifies uses classified as Major and Minor Utilities, and applicability of the Major Utility Overlay. More specifically, Article 3 Use Regulations, Section 3.1 Use table, Section 3.2.3 Q and R, and Section 3.4.8.J and Article 4 Special Purpose and Overlay Districts, Section 4.10 Major Utility Overlay, with the addition of Section 4.10.3 Development Standards;

WHEREAS, in a public hearing on September 8, 2025, the Grand County Planning Commission considered all evidence and testimony presented with respect to the subject application and voted 5 to 0 (with 1 abstention) to send an unfavorable recommendation to the Grand County Commission;

WHEREAS, due notice was given that the Grand County Commission (the “Commission”) would meet to hear and consider the proposed MUO application in a public hearing on September 16, 2025;

WHEREAS, the Commission has heard and considered all evidence and testimony presented with respect to the subject application and has determined that the adoption of this ordinance is in the best interests of the citizens of Grand County, Utah;

1) **NOW, THEREFORE, BE IT ORDAINED** by the County Commission that it does

hereby approve MUO District for Grand County Parcel No. 02-0021-0113 with the following conditions:

1. Development Agreement – executed with the County Commission per LUC 4.10.1 addressing mitigation of construction and operational impacts (noise, dust, traffic, visual).
2. Site Development Plan – submitted and reviewed for compliance with all applicable LUC standards prior to building permits.
3. Compliance with Funding Requirements – all work completed within the state grant timeframe (December 31, 2025).
4. Coordination with GWSSA – for interconnection and emergency backup planning.

PASSED, ADOPTED, AND APPROVED by the Grand County Commission in open session this 5th day of November, 2025 by the following vote:

Those voting aye: Winfield, McCandless, Hadler, McCurdy, Martinez

Those voting nay: Hedin, McGann

Those absent:

Grand County Commission

ATTEST:

Bill Winfield

Gabriel Woytek

Bill Winfield, Chair

Gabriel Woytek, Clerk/Auditor

Audit trail

Details

FILE NAME	Updated ORD 725 Rezone Parcel 02- 0021-0113 2651 Major Utility Overlay.pdf - 11/6/25, 2:23 PM
STATUS	● Signed
STATUS TIMESTAMP	2025/11/07 15:15:03 UTC

Activity

 SENT	dvanhorn@grandcountyutah.gov sent a signature request to: • Bill Winfield (bwinfield@grandcountyutah.gov) • Gabriel Woytek (gwoytek@grandcountyutah.gov)	2025/11/06 21:23:55 UTC
 SIGNED	Signed by Bill Winfield (bwinfield@grandcountyutah.gov)	2025/11/07 00:51:41 UTC
 SIGNED	Signed by Gabriel Woytek (gwoytek@grandcountyutah.gov)	2025/11/07 15:15:03 UTC
 COMPLETED	This document has been signed by all signers and is complete	2025/11/07 15:15:03 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.