

PUBLIC NOTICE OF PUBLIC HEARING
GRAND COUNTY COMMISSION
August 4, 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, August 4, 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 ordinance amending Conditions #1 and #3 of Ordinance No. 725 (2025), which applied the Major Utility Overlay to a portion of Parcel No. 02-0021-0113 (City of Moab Water Tank Site). Condition #3 sets the project completion deadline. Condition #1 requires a Development Agreement, and would be amended to track the language of LUC § 4.10.1.

Under Grand County Land Use Code ("LUC") § 4.10.1, a Major Utility Overlay is required for development of a major utility listed in LUC § 4.10.2, and is applied by a rezone application processed under the procedure in LUC § 9.2, Text and Zoning Map Amendments (Rezoning), with approval from the County Commission. Because the Major Utility Overlay is applied by rezone, the proposed amendment is being processed under that same procedure, including review by and recommendation from the Planning Commission and approval by the County Commission.

The Grand County Planning Commission is scheduled to hold a public hearing on the proposed ordinance on August 3, 2026 and to forward a recommendation to the Commission. Following the public hearing, the Commission may adopt, adopt with changes, or deny the proposed ordinance.

PROJECT DESCRIPTION

The property is the City of Moab water tank site. A water storage tank is a major utility listed in LUC § 4.10.2 and requires the Major Utility Overlay. The Major Utility Overlay applied by Ordinance No. 725 covers approximately 2.848 acres of the parcel identified below:

Parcel No. 02-0021-0113

Approximately 2.848 acres of a ±23.11-acre parcel

LEGAL DESCRIPTION

That portion of Parcel No. 02-0021-0113 to which the Major Utility Overlay applies, described as follows:

A portion of Lot 6 that lies southeasterly of the centerline of Spanish Trail Road, and all of Lot 7, Section 21, Township 26 South, Range 22 East, SLM, Grand County, Utah. (Parcel No. 02-0021-0113)

SUMMARY OF THE ORDINANCE

Plain English Summary:

This ordinance changes two of the four conditions the County attached when it approved a Major Utility Overlay for the City of Moab's water tank site in November 2025. Condition #3 required the work to be finished within the state grant timeframe and set that date as December 31, 2025. The City had to find a different funding source and has since obtained a grant extension and tentative funding from the Utah Division of Water Resources, so the ordinance replaces the December 31, 2025 date with December 25, 2027 and allows the Planning Director to extend that date for good cause. Condition #1 requires a Development Agreement. The wording of that condition does not match the County's own Land Use Code, so the ordinance rewrites it to use the Code's language — an agreement between the property owner and the County setting out specific measures to reduce the effects the facility may have on surrounding property. The Development Agreement is still required; only the wording changes. Nothing else changes — not the overlay, not its boundary, not the zoning, not the approved use, and not Conditions #2 or #4.

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 _____, 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.