

PUBLIC NOTICE OF PUBLIC HEARING
GRAND COUNTY PLANNING COMMISSION
September 14th, 2026, 6:00 PM or later

Description/Agenda

NOTICE IS HEREBY GIVEN that the Grand County Planning Commission will hold a Public Hearing on Monday, September 14th, 2026, at 6:00 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 electronically. 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 Article 8, Article 9, and Article 10 of the Grand County Land Use Code ("LUC"). The proposed ordinance would designate the Planning Commission as the administrative land use authority for a preliminary subdivision application proposing more than five (5) lots, conform LUC § 8.1 to Utah Code Title 17, Chapter 79, repeal Ordinance No. 711 (2024) as a duplicate of Ordinance No. 708 (2024), and make related conforming amendments elsewhere in the LUC.

The County Commission enacts a land use regulation under Utah Code § 17-79-501. Under Utah Code § 17-79-502 and LUC § 9.2, the Planning Commission reviews a proposed amendment to the text of the Land Use Code, holds a public hearing, and forwards a recommendation to the County Commission.

Following the public hearing, the Planning Commission will consider forwarding a recommendation on the proposed ordinance to the Grand County Commission.

APPLICABILITY

This is an amendment to the text of the Grand County Land Use Code. It is not a rezone and does not amend the zoning map. No parcel is rezoned, no boundary is changed, and no legal description applies. The amendments apply throughout the unincorporated area of Grand County to the procedures identified below.

SUMMARY OF THE ORDINANCE

Plain English Summary:

This ordinance changes who reviews a preliminary subdivision plat when the subdivision is large. Today the Land Use Code assigns preliminary and final subdivision review to the Planning Director. Under the ordinance, a preliminary plat proposing more than five lots would go to the Planning Commission, which would act on it in a public meeting where the public may comment. A preliminary plat proposing five lots or fewer would stay with the Planning Director, who would continue to handle every final plat. A decision on a preliminary plat may be appealed to the Hearing Officer within thirty days.

The ordinance also updates the section of the Code that governs the Planning Commission itself. State law changed twice: the county land use act was renumbered from Title 17, Chapter 27a to Title 17, Chapter 79 in November 2025, and a 2026 amendment now requires the County's ordinance to state the causes for removing a Planning Commission member, to say that deliberating on an application in a meeting is not cause for removal, and to say when a member must step aside. The ordinance makes those changes, corrects the citations, and fixes the quorum and voting rule so a Planning Commission

with unfilled seats can still act. It also states that two overlay districts have expired on their own terms. The text of both is kept in the Code because projects were permitted under them and the rules that applied to those projects still govern them. Finally, it repeals Ordinance 711, which was adopted the same day as Ordinance 708 in 2024 and says exactly the same thing, so that a single ordinance number carries the subdivision provisions. Repealing the duplicate changes, no rule and removes nothing from the Code.

Development standards do not change. No property is rezoned, no use is added or removed, and no fee is changed. What changes is who decides a preliminary plat, when the public gets to be heard on one, and whether the Code matches state law.

A complete copy of the proposed ordinance is available for public review during regular business hours at the Grand County Planning Department, 59 North 200 East, Moab, Utah, at the Grand County Commission Chambers, 125 East Center Street, Moab, Utah, and, because this item is set for public hearing, at the Grand County Library, 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 September 4th, 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.