PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION WILL MEET FOR A REGULAR MEETING IN THE

Grand County Commission Chambers 125 East Center Street, Moab, Utah
November 9, 2026 - 4:00 PM

Call To Order

Youtube Link

Join Zoom Meeting
Zoom Link

Meeting ID: 420 993 8173

Find Your Local Number: Https://Us02web.Zoom.Us/U/Kenwhyag3

Citizens To Be Heard

We are receiving public comments by phone and online through Zoom. Dial: (669) 900 - 6833 Meeting ID: 420 993 8173 Planning Commission Zoom Link When joining the meeting, you will be placed in a waiting room and be added to the meeting by the moderator. Your comments will be recorded and on YouTube. (Unmute for public comment: *6)

Ex Parte Communications And Disclosures

Approval Of Meeting Minutes

Presentations (15 Min)

County Commission Update

Public Hearings

1. **Ordinance Amending Arroyo Crossing PUD Master Plan For Moab Area Community Land Trust (MACLT)**

General Business - Action Items - Discussion And Consideration Of Approval

Discussion Items

Future Considerations

Adjourn

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS. In compliance with the Americans with Disabilities Act, individuals with special needs requests wishing to attend Grand County Commission meetings/hearings and other Grand County Boards, Commissions, or Committees are encouraged to contact the County two (2) business days in advance of these events. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. T.D.D. (Telecommunication Device for the Deaf) calls can be answered at:(435) 259-1346. Individuals with speech and/or hearing impairments may also call the Relay Utah by dialing 711. Spanish Relay Utah: 1 (888) 346-3162

It is hereby the policy of Grand County that elected and appointed representatives, staff and members of the Grand County Commission meetings/hearings and other Grand County Boards, Commissions, or Committees may participate in meetings through electronic means. Any form of telecommunication may be used, as long as it allows for real time interaction in the way of discussions,questions and answers, and voting.

At the Grand County Commission meetings/hearings and other Grand County Boards, Commissions, or Committees any citizen, property owner, or public official may be heard on any agenda subject. The number of persons heard and the time allowed for each individual maybe limited at the sole discretion of the Chair. On matters set for public hearings there is a three-minute time limit per person to allow maximum public participation. Upon being recognized by the Chair, please advance to the microphone, state your full name and address, whom you represent, and the subject matter. No person shall interrupt legislative proceedings.

Requests for inclusion on an agenda and supporting documentation must be received by 5:00 PM on the Tuesday prior to a regular Commission Meeting and forty-eight (48) hours prior to any Special Commission Meeting. **Information relative to these meetings/hearings may be obtained at the GrandCounty Commission's Office,125 East Center Street, Moab, Utah; (435)259-1346.**

AGENDA SUMMARY

Planning Commission Meeting

Date: November 9, 2026

Title:	Ordinance Amending Arroyo Crossing PUD Master Plan for Moab Area Community Land Trust (MACLT)	If this submission is from the general public you will need a commission sponsor, feel free to contact the Commission Administrators Office with any questions commadmin@grandcountyutah.net (435) 259-1342 or contact the Commissioners directly at commission@grandcountyutah.net
Fiscal Impact:		

Presenter(s):		Department:	Planning and Zoning
Legal Review:	Not Applicable	Approved and within budget?	Not Applicable
		Budget Number:	

Recommended Motion:

I move to forward a favorable/unfavorable recommendation to the County Commission for the Ordinance Amending the Arroyo Crossing PUD Master Plan for Moab Area Community Land Trust (MACLT).

Background:

Attachments:

1. Public Hearing Notice for Planning Commission, posted 10-27-2026

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

October 27, 2026 4:30 p.m.

Description/Agenda

NOTICE IS HEREBY GIVEN that the Planning Commission of Grand County will hold a Public Hearing at a Special Meeting on Monday, November 9th, 2026 at 5:30 p.m. The hearing will be held in person at the County Commission Chambers, 125 E. Center St., Moab, UT 84532, and virtually via Zoom. All interested parties are encouraged to plan to attend in person or via electronic means. Instructions on how to participate via Zoom will be provided on the meeting agenda, which will be posted on the County's website at least 24 hours before the meeting.

The purpose of this hearing is to solicit public input on a proposed **Ordinance Amending Arroyo Crossing PUD Master Plan for MACLT.** A Planned Unit Development amendment would modify the Arroyo Crossing PUD Master Plan to subdivide Tract K, which is zoned for multifamily residential use, to allow construction of the first phase of housing to be developed in partnership between the Moab Area Community Land Trust and GiV Development and Developed. By Women., on behalf of the property owner, the Moab Area Community Land Trust, for Tract K of the Arroyo Crossing Phase 2 Subdivision, located at 1987 Bonnies Way, Moab, Utah 84532. Parcel: 02-0ARR- 0087. Application No. 2615.

The requested amendment would modify the Arroyo Crossing PUD master plan to subdivide Tract K, zoned for multifamily, to be able to construction a first phase of housing under this partnership. The proposed project is a 100% affordable rental housing development with one-, three-, and four-bedroom units serving households at 25% to 50% of Area Median Income, along with a clubhouse, leasing office, playground, and sport court. The Planning Commission will make a recommendation to the Grand County Commission.