

**Agenda Summary**  
**GRAND COUNTY COMMISSION**

June 21st, 2022

Item No.

<b>TITLE:</b>	Adopting Resolution approving the Final Plat for Desert Sol, an HDHO Subdivision located at 3058 & 3060 Spanish Valley Drive. Parcel No.s and 02-0022-0050, 02-0022-0049 in Grand County, Utah.
<b>FISCAL IMPACT:</b>	N/A
<b>PRESENTER(S):</b>	Elissa Martin, Planning and Zoning Department

**Prepared By:  
GRAND COUNTY  
PLANNING &  
ZONING**

**FOR OFFICE USE  
ONLY:**

**Attorney Review:**

Pending

**STATED MOTION :**

I move to adopt the Findings of Fact set forth in the Staff Report dated April 23, 2022 and the proposed Resolution approving the Final Plat and Subdivision Improvements Agreement for Desert Sol, an HDHO Subdivision with the following conditions:

1. Continued compliance by Owner with the County Engineer's requirements, and Ordinance No. 651, approving the HDHO-10 Master Plan and related Development Agreement;
2. Submission by Owner of an acceptable completion assurance bond for the incomplete public improvements and infrastructure warranty bond for completed accepted public improvements as established in the SIA to the County in the amounts set forth in the SIA prior to recordation of the Final Plat; and
3. Recordation by Owner of the SIA and CCRs simultaneously with the Final Plat in the Recorder's Office.

**STAFF RECOMMENDATION: APPROVE**

Applicant has met all Grand County LUC final plat requirements for this project. Review and consider application materials provided to the County Commission related to the proposed application. This is an administrative decision. Staff recommends the County Commission adopt the resolution approving the final plat for Desert Sol HDHO and associated documents.

**BACKGROUND:**

The original application for the HDHO district was approved for 40 lots via Ordinance No. 592 (2019), subsequently the applicant amended their application to be a 42-lot subdivision. The amended Development Agreement and Master Plan for a 42-lot HDHO Subdivision were approved via Ordinance No. 651 on December 7, 2021. The property has existed as vacant land.

**ATTACHMENT(S):**

1. Staff Report
2. Final Plat
3. Draft Resolution
4. Applicant Statement
5. SIA & OPC
6. CCR's
7. Approved HDHO Master Plan
8. County Engineer Letter of Approval
9. Grand Water Sewer Service Agency Letter of Approval
10. Title Report (Available upon request)