



# STAFF REPORT

## PLANNING & ZONING DEPARTMENT

### GRAND COUNTY, UTAH

**DATE:** April 23, 2022

**TO:** Grand County Commission

**SUBJECT:** Final Plat of Desert Sol Subdivision, an HDHO Subdivision

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**PROPERTY OWNER:** Sandstone Cottages, LLC

**PROP. OWNER REP:** Glen Lent

**ENGINEER:** City Consultants

**PROPERTY ADDRESS:** 3058 & 3060 Spanish Valley Drive, parcel No.s 02-0022-0049 and 02-0022-0050

**SIZE OF PROPERTY:** 4.35 acres

**EXISTING ZONE:** Underlying zones: Rural Residential (RR),  
Overlay zone: HDHO-10

**EXISTING LAND USE:** residential and vacant

**ADJACENT ZONING AND LAND USE(S):** RR, & residential, and Highway Commercial & Campground

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#### APPLICATION TYPE

Final Plat, Administrative

#### STAFF RECOMMENDATION: Approve

Final Plat is an administrative procedure, all County LUC requirements and design criteria have been met and reviewed and approved by staff.

#### APPLICATION PROCEDURE

*Decision Type:* Administrative

*Public Notices:*  Public Meeting at:

- Planning Commission
- County Commission

Public Hearing at:

- Planning Commission
- County Commission

*Attachments:*

- Final Plat
- Applicant Statement
- SIA
- ROW Dedication
- Resolution
- Approval Letters
- Approved HDHO Master Plan

CCR's

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#### SUMMARY OF REQUEST

Applicant is seeking approval for the final plat of the Desert Sol Subdivision; a High Density Housing Overlay development. This project proposes a mix of Single-Family Detached dwelling units as well as Townhomes across 42 lots, 80% of which shall be deed restricted for Actively Employed Households per Grand County LUC section 4.7.6

The proposed final plat is in conformance with the approved preliminary plat and master plan.

## **BACKGROUND**

The County Commission approved the HDHO-10 designation to the subject property via Ordinance No. 651 (2021), along with the Desert Sol Master Plan, and related Development Agreement, recorded in the real property records of Grand County.

The Grand County Planning & Zoning Department approved the Desert Sol Preliminary Plat on March 17th, 2022.

## **SITE IMPROVEMENTS / ADDITIONS / CHANGES**

Spanish Valley Drive along the frontage of the subdivision will be improved to County Standards as a Minor Collector Public Street: having a 50' surface width. The applicant will be constructing the 25 ½' width.

A 0.04 acre strip of land fronting the development will be dedicated to the County as a public Right of Way, via the Final Plat.

The portion of Spanish Valley Drive fronting the property will be dedicated as a public ROW and improved to provide the 10' wide Spanish Valley Drive Shared Use Pathway as required by LUC Section 7.4 Sidewalks and Trails, and identified in the Grand County non-motorized trails master plan.

Sundance Court road, proposed within the development, will be constructed to County Construction Standards at the perimeter of the development, providing the required access to all lots. This private road will vary in width at various locations in order to accommodate additional parking along the periphery of the development.

The development contains common areas and drainage facilities within which will be under common ownership and as such the developer will record CCRs for their maintenance.

The Applicant will extend water, sewer, and power to the proposed lots. Drainage ponds will be required and built. Civil Plans for such drainage and construction have been approved by the County Engineer and GWSSA (Attached letters).

## **FINDINGS OF FACT**

### **Project Description**

This application is for Final Plat of Desert Sol HDHO subdivision on parcel No.s 02-0022-0049 & 02-0022-0050 in Grand County, Utah, proposing 42 lots. Of the 42 lots proposed, 80% will be deed restricted per Grand County LUC section 4.7.6.

### **Consistency with General Plan**

- FINDING:** The proposed subdivision is in conformance with the General Plan insofar as providing opportunities for housing. The proposed development is an HDHO subdivision, which is not specifically mentioned in the General Plan, but as the County Commission (then Council) adopted the approving ordinance for the HDHO districts, it is assumed to be supported by a General Plan update.

**EVIDENCE a)** In terms of density, the subdivision provides for a net density of 9.7 unit per acre (42 units per 4.35 acres).

### **Conformance with Grand County Land Use Code (LUC)**

- FINDING:** The proposed development is in conformance with LUC provisions of Article 4.7 High Density Housing Overlay Districts and the related County documents applying the HDHO-10 to the Property.

**EVIDENCE: a)** The Final Plat of Desert Sol includes plat notes that restrict at least 80% of dwelling

units in the HDHO Development to be deed restricted per LUC, Article 4.7 HDHO Districts, and HDHO specific plat notes are included on the final plat.

- b) The subject property was approved for High Density Housing Overlay District-10, with the approval of Ordinance No. 651 (2021).
- c) The proposed Final Plat is consistent with the approved Grand County, Utah, Ordinance No. 651 (2021), the Associated Master Plan, and Development Agreement.

2. **FINDING:** The Proposed development is in conformance with LUC Article 7 Subdivision Standards.

- EVIDENCE:**
- a) The proposed final plat includes Engineer approved right-of-way improvements consistent with LUC section 7.3 Streets, and Grand County Construction Standards that also include the construction of a multi-use path along the development's frontage as well as a ½ width improvement of Spanish Valley Road.
  - b) The proposed subdivision includes all utility easements as required by LUC section 7.6 Easements.
  - c) The subdivision proposes Engineer approved drainage facilities consistent with requirements of section 7.7, Drainage of the LUC. Maintenance of such drainage facilities are designated in notes on the Plat.
  - d) Water Supply, Fire Protection and Sewage Disposal are consistent with requirements of the LUC sections 7.8, 7.9 and 7.10 respectively and demonstrated by way of Engineer approved Civil Plans.

3. **FINDING:** The Proposed development is in conformance with LUC Article 9, Administration and Procedure, including Section 9.5 Final Plat.

- EVIDENCE:**
- a) The applicant submitted documents and final construction plans for review and approval, per requirements in LUC article 9.1.3 Minimum Submission Requirements and article 9.5.1 Final Plat Submittal Requirements.
  - b) Per the requirements of LUC Article 9.5.2 Application Review Procedures, the application for Final Plat was submitted for approval within 12 months of preliminary plat approval, which was approved by the Planning Department on March 17<sup>th</sup>, 2022.