

GRAND COUNTY, UTAH
RESOLUTION NO. _____ (2022)

**APPROVING THE FINAL PLAT OF DESERT SOL,
AN HDHO SUBDIVISION**

WHEREAS, the previously named Grand County Council (County Council) adopted the *Grand County General Plan Update* (General Plan) on February 7, 2012 with Resolution No. 2976;

WHEREAS, the County Council adopted the *Grand County Land Use Code* (Land Use Code) on January 4, 1999 with Ordinance No. 299 and amended it February 19, 2008 with Ordinance No. 468 for the purpose of regulating land use, subdivision and development in Grand County in accordance with the General Plan;

WHEREAS, the County Council adopted the High-Density Housing Overlay (HDHO) with Ordinance No. 591 (2019), which replaced and repealed Ordinance No. 584, in an effort to stimulate the construction of deed-restricted workforce housing in Grand County;

WHEREAS, Sandstone Cottages, LLC (Owner) is the owner of record of real property located at 3058 and 3060 Spanish Valley Drive., Grand County, Utah, more specifically described as follows;

Parcel 1:

Beginning 381.9 feet South and 247 feet East of the West Quarter Corner Section 22, T26S, R22E, SLM, thence North 51 °02' East 693.2 feet; thence South 38 °58' East 254.1 feet; thence South 51 °02' West 539. 8 feet; thence North 38 °58' West 116. 9 feet; thence South 51 °02' West 118.4 feet; thence North 53 °23' West 141. 5 feet to the point of beginning. (Parcel No. 02-0022-0049)

Parcel 2:

Beginning at a point which bears South 556.84 feet and East 482.35 feet from the West 114 Corner Section 22, T26S, R22E, SLM, running thence North 53°23' West 31 feet; thence North 51 °02' East 627. 9 feet; thence South 38°58' East 30 feet; thence South 51 °02' West 620.2 feet to the point of beginning. (Parcel No. 02-0022-0049)

Parcel 3:

Beginning 466. 3 feet South and 360. 6 feet East of the West 1/4 corner, Section 22, Township 26 South, Range 22 East, SLM, thence North 51 ° 02' East 118.4 feet; thence South 38 ° 58' East 116.9 feet; thence South 51 ° 02' West 88.1 feet; thence North 53 ° 23' West 120. 7 feet to the point of beginning. (Parcel No. 02-0022-0050)

WHEREAS, the County Council approved a 40-lot HDHO district for real property known as 3058 & 3060 Spanish Valley Drive, Moab, Utah 84532 via Ordinance No. 592 (2019); subsequently, the Owner

amended the application to a 42-lot HDHO development, which was approved via Ordinance No. 651 on December 7, 2021, repealing and replacing Ordinance No. 592, and recorded the amended Master Plan and Development Agreement in the real property records of Grand County, Utah;

WHEREAS, the Grand County Planning Department approved the Desert Sol HDHO Preliminary Plat for a 42-lot subdivision on March 17th, 2022;

WHEREAS, the Owner submitted an application for the Final Plat of Desert Sol, an HDHO Subdivision 4.35 acres of real property located at 3058 & 3060 Spanish Valley Drive, Moab, Utah 84532, (Final Plat);

WHEREAS, the Final Plat, meets the development regulations established by the Grand County Land Use Code, Construction Standards and Ordinance No. 651;

WHEREAS, the County Commission considered this item in a public meeting held on June 21, 2022;

WHEREAS, the County Commission has heard and considered all evidence and testimony presented with respect to the proposed resolution and final plat approval.

NOW, THEREFORE, BE IT RESOLVED by the Grand County Commission that it does hereby approve the Final Plat of Desert Sol, an HDHO Subdivision, conditioned upon the following:

1. Continued compliance by Owner with the County Engineer’s requirements, Ordinance No.651, 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 complete 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 the CCRs simultaneously with the Final Plat in the Grand County Recorder’s Office;

APPROVED by the Grand County Commission in open session this June 21, 2022 by the following vote:

Those voting aye: _____

Those voting nay: _____

Those absent: _____

Grand County Commission

ATTEST:

Jacques Hadler, Chair

Gabriel Woytek, Clerk/Auditor