

GRAND COUNTY, UTAH
RESOLUTION NO. _____ (2022)

**APPROVING THE FINAL PLAT OF ARROYO CROSSING,
PHASE I CORRECTED, TRACT J, AMENDED**

WHEREAS, the previously named Grand County Council (“County Council”) adopted the Grand County General Plan (“General Plan”) on April 6, 2004, with Resolution No. 2654, as amended by Resolution No. 2976;

WHEREAS, the County Council adopted the Grand County Land Use Code (“LUC”) on January 4, 1999 with Ordinance No. 299, as amended, for the purpose of regulating land use, subdivision and development in Grand County in accordance with the General Plan;

WHEREAS, Moab Area Community Land Trust, (“Owner”) is the owner of record of Parcel No. 02-0ARR-0232 (“Property”), a parcel of land located in Grand County, Utah, which parcel is more specifically described as:

TRACT J, ARROYO CROSSING, PHASE I CORRECTED, A PLANNED UNIT DEVELOPMENT, AMENDING A PORTION OF LOT 2, CLARK MINOR SUBDIVISION AND A PARCEL OF LAND WITHIN THE SOUTHEAST QUARTER OF SECTION 17, 126S, R22E, SLB&M, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JULY 1, 2021 IN BOOK 918 AT PAGE 718 AS ENTRY NO. 541291. TOGETHER WITH THE USE AND ENJOYMENT OF THE PRIVATE ROADS AND COMMON AREAS WITHIN ARROYO CROSSING, PHASE I, AS SET FORTH ON THE RECORDED PLAT. ALSO TOGETHER WITH AND SUBJECT TO THOSE RIGHTS AND OBLIGATIONS AS CONTAINED IN THE EASEMENT AGREEMENT, RECORDED JULY 1, 2021 IN BOOK 918 AT PAGE 736 AS ENTRY NO. 541295.

EXCEPTING therefrom any oil, gas, petroleum, coal oil, naphtha, coal and other hydrocarbon substances and all kindred substances, and all mineral of whatsoever kind or nature that have been previously reserved, conveyed or transferred in prior documents.

Tax Parcel No.: 02-0ARR-0232

WHEREAS, the County Council approved the Arroyo Crossing PUD Overlay, Master Plan and Development Agreement establishing the affordable housing set-aside, recorded on October 15, 2019, via Ordinance No.600;

WHEREAS, the County Council approved the Arroyo Crossing Phase I Final Plat via Resolution No. 3188 on October 15, 2019 which established the Property known as Tract J;

WHEREAS, on June 15, 2021 the Grand County Commission (“County Commission”) County Commission adopted Resolution No. 3279 approving the Correction Plat and First Amendment to Development Agreement for Arroyo Crossing, Phase I, designating the Affordable Housing Units in Phase I by number and amending Sections 2 & 7 of the Development Agreement to make administration of the Project consistent with the LUC.

WHEREAS, the Grand County Commission (“County Commission”) approved the Arroyo Crossing Amended Master Plan via Ordinance No. 664 on July 19, 2022 for the purpose of clarifying the housing types which will exist within the development and by including setback requirements for the townhome housing type which were previously not included;

WHEREAS, the Owner has submitted an application for a Plat Amendment to subdivide the Property into eight separate parcels;

WHEREAS, the application is subject to the criteria established by Ordinance No. 646, adopted on September 21, 2021 and incorporated into the LUC Section 9.8 Plat Amendments;

WHEREAS, the Grand County Planning and Zoning Department has determined the application complies with the requirements of the LUC; and

WHEREAS, the County Commission has considered the application and supporting documents in a public meeting;

NOW, THEREFORE, BE IT RESOLVED that the Grand County Commission hereby approves the Final Plat of Arroyo Crossing, Phase I Corrected, Tract J, Amended with the following conditions:

1. The First Amendment to Neighborhood Covenants, Restrictions, and Conditions shall be recorded simultaneously with the Final Plat in the real property records of Grand County.

ADOPTED by the Grand County Commission in open session of a public meeting this 4th day of October 2022 by the following vote:

Those voting aye: _____

Those voting nay: _____

Those absent: _____

Grand County Commission

ATTEST:

Jacques Hadler, Chair

Gabriel Woytek, Clerk/Auditor