



STAFF REPORT

PLANNING & ZONING DEPARTMENT

GRAND COUNTY, UTAH

DATE: August 17, 2022
TO: Grand County Commission
SUBJECT: Plat Amendment application: Final Plat of Arroyo Crossing, Phase I Corrected, Tract J, Amended

PROPERTY OWNER: Moab Area Community Land Trust

PROP. OWNER REP: Sheri Griffith

PROPERTY ADDRESS: Arroyo Crossing Subdivision, Moab UT 84532
Parcel: 02-0ARR-0232

SIZE OF PROPERTY(s): 0.53 acres

EXISTING ZONE: Large Lot Residential/Planned Unit Development (PUD) Overlay

EXISTING LAND USE: Vacant

ADJACENT ZONING AND LAND USE(S): Large Lot Residential, Residential

APPLICATION TYPE:

Plat Amendment

STAFF RECOMMENDATION: Approve

APPLICATION PROCEDURE:

Decision Type: Administrative

Public Notices: Public Meeting at:
Planning Commission
County Commission

Public Hearing at:
Planning Commission
County Commission

ATTACHMENTS

- Proposed Resolution
 - Tract J Final Plat
 - Recorded CCRs
 - First Amendment to CCRs
 - Recorded Phase I SIA
 - PUD Master Plan
 - Title Report (Available Upon Request)
 - Engineer Approval (Available Upon Request)
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SUMMARY OF REQUEST

The applicant is requesting approval of a Plat Amendment subdividing Tract J of the Phase I Corrected Final Plat, located at 2047 Bonnie's Way within the Arroyo Crossing Subdivision. The 0.53-acre parcel will be subdivided into seven .06-acre lots and one .10-acre lot.

PROPERTY HISTORY

Refer to the Agenda Summary Background for full zoning and platting history.

The subject tract was created on October 15, 2019, via the recording of Arroyo Crossing Phase I Final Plat and has remained

vacant and not subdivided to date.

The subdivision of Tract J was not included in the Phase I platting process by the choice of the developer.

SITE IMPROVEMENTS / ADDITIONS / CHANGES

The subject property fronts Bonnie's Way, a Private Road that is already constructed to County Construction Standards. No roadway improvements are required and no right-of-way dedication will be needed.

Drainage and Civil plans were approved by the County Engineer as part of Phase I Final Plat, as corrected; all improvements are complete and approved. All utilities, including GWSSA, have provided will serve letters.

FINDINGS OF FACT

Project Description

1. **FINDING:** Application is for a Plat Amendment for Arroyo Crossing, Phase I Corrected, Tract J, Amended; an eight-lot subdivision located at 2047 Bonnies Way.

Consistency with the General Plan

2. **FINDING:** The proposed subdivision is in conformance with the General Plan insofar as providing opportunities for affordable housing.
 - a) **EVIDENCE:** The property is located within the Residential Infill section of the Future Land use designation map, which calls for single family residential at a density of two units per acre and up to 3.2 units per acre with a 50% open space set-aside or: fee in – lieu of open space and 25% affordable housing. Also recommended is Multifamily residential with a density of up to 18 dwelling units per acre with a 50% open space set aside or: fee- in – lieu of open space and 25% affordable housing units or fee – in – lieu.
 - b) **EVIDENCE:** On October 15th, 2019, Grand County approved a Development Agreement for Arroyo Crossing Subdivision that established a 20% affordable Housing Set aside (or 60 of the proposed housing units). 2021 amendments to such Development Agreement made no additional change to the number of affordable housing units in the development.

Conformance with the Grand County Land Use Code

3. **FINDING:** The proposed subdivision is in conformance with Grand County Land Use Code Article 4 – PUD
 - a) **EVIDENCE:** The proposed subdivision conforms with the approved PUD Master Plan, and will create eight lots; seven .06 acre and one .10 acre, with setbacks as set forth in the Master Plan, and with frontage along Bonnies Way.
4. **FINDING:** The proposed subdivision is in accordance with Land Use Code Article 7 - Subdivision Standards.
 - a) **EVIDENCE:** The proposed plat amendment meets the requirements of LUC section 7.6 by providing a 10' PUE property line easements.
 - b) **EVIDENCE:** The proposed subdivision meets the requirements for drainage per section 7.7.1. of the Land Use Code by way of County Engineer approved Drainage Report (October 8, 2019) and Civil Plans (10.29.2019), as described in section II.E.1.
5. **FINDING:** The proposed subdivision is in accordance with the Land Use Code Article 9, Administration and Procedure, including Section 9.1.3 Minimum Submission Requirements, 9.5 Final Plat and 9.8 Plat Amendments.
 - a) **EVIDENCE:** The applicant submitted documents for review and approval per requirements in the LUC Article 9.1.3., Minimum Submission Requirements, Article 9.5.1, Final Plat Submittal Requirements and Article 9.8, Plat Amendments.

- b) **EVIDENCE:** The Plat Amendment application was determined complete by Planning & Zoning staff on August 11, 2022.

Vicinity Map



