

**GRAND COUNTY, UTAH**  
**ORDINANCE NO. 664 (2022)**

**APPROVING THE AMENDED PLANNED UNIT DEVELOPMENT MASTER PLAN FOR THE ARROYO CROSSING PLANNED UNIT DEVELOPMENT WITHIN GRAND COUNTY, UTAH**

**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**, Moab Area Community Land Trust, ("Owner") is the owner of record of real property in Grand County, Utah, more specifically described as follows:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, LOTS A1, A2, A3, A4, A5, A6, TRACT B, C, D, H (COMMON AREAS), TRACTS F, G, K, E, J, I, ARROYO CROSSING, PHASE I, A PLANNED UNIT DEVELOPMENT, AMENDING A PORTION OF LOT 2, CLARK MINOR SUBDIVISION AND A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 17, 126S, R22E, SLB&M, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED FEBRUARY 26, 2021 IN BOOK 912 AT PAGE 424 AS ENTRY NO. 540059 (the "Property" or the "Project");

**WHEREAS**, County Council adopted Ordinance No. 550 (2016) approving the Arroyo Crossing Rezone and Master Plan, a Rezone from Large Lot Residential to Multifamily-8;

**WHEREAS**, on October 15, 2019 the County Council approved the Arroyo Crossing PUD Overlay, Master Plan dated August 5, 2019 and Amended and Restated Development Agreement establishing the affordable housing set-aside, via Ordinance No. 600, repealing and replacing parts of Ordinance No. 550;

**WHEREAS**, on October 15, 2019 the County Council approved the Arroyo Crossing Phase I Final Plat via Resolution No. 3188;

**WHEREAS**, on June 15, 2021 the 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**, pursuant to LUC Section 4.4, the owner requests approval of an Amended PUD Master Plan for the Arroyo Crossing PUD 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 Planning Commission held a public hearing to solicit public comment on the amendments contained within the Amended PUD Master Plan for the Arroyo Crossing PUD on June 13<sup>th</sup>, 2022 and forwarded a favorable recommendation to the County Commission;

**WHEREAS**, the County Commission has heard and considered all evidence and testimony presented with respect to the proposed Amended PUD Master Plan on July 19, 2022;

**NOW, THEREFORE, BE IT ORDAINED** by the Grand County Commission that it does hereby approve the Amended PUD Master Plan for the Arroyo Crossing PUD, which Master Plan is attached hereto as Exhibit A.

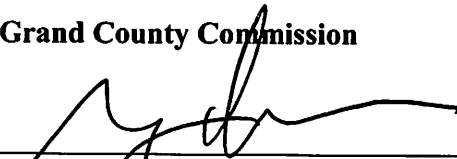
**APPROVED** by the Grand County Commission in open session this July 19, 2022 by the following vote:

*Those voting aye:* Clapper, Kovash, Hadler, Hedin, McGann, Stock

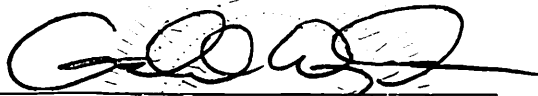
*Those voting nay:* \_\_\_\_\_

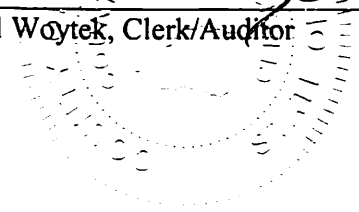
*Those absent:* Walker

**Grand County Commission**

  
\_\_\_\_\_  
Jacques Hadler, Chair

**ATTEST:**

  
\_\_\_\_\_  
Gabriel Woytek, Clerk/Auditor



1. The first part of the document is a letterhead containing the name of the organization and its address.

2. The second part of the document is the main body of the letter, which contains the primary message or information being conveyed.

3. The third part of the document is a closing statement, which typically includes a sign-off and the name of the sender.

4. The fourth part of the document is the signature block, where the sender's name and title are formally recorded.

5. The fifth part of the document is the footer, which may contain contact information, a date, or other relevant details.

6. The sixth part of the document is the envelope, which is used to deliver the letter to the recipient.



Handwritten signature or scribble in the right margin of the document.