

Ent 544728 Bk 935 Pg 327-329
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Fee: None Filed By: GKN
ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
City: GRAND COUNTY

**GRAND COUNTY, UTAH
ORDINANCE NO. 651 (2021)**

**APPROVING APPLICATION OF THE HIGH DENSITY HOUSING OVERLAY
DISTRICT 10 (HDHO-10) TO 3058 and 3060 SPANISH VALLEY DRIVE, ASSOCIATED
MASTER PLAN AND DEVELOPMENT AGREEMENT, AND REPEALING AND
REPLACING ORDINANCE 592**

WHEREAS, Sandstone Cottages LLC (“Owner”) is the owner of record of approximately 4.28 acres of real property located at 3058 and 3060 Spanish Valley Drive in 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)

EXCEPTING THEREFROM all gas and oil rights.

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)

EXCEPTING THEREFROM all gas and oil rights.

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 previously-named Grand County Council (the “Council”) adopted the LUC on January 4, 1999 with Ordinance No. 299, and codified with Resolution No. 468 on April 15, 2008, as amended, for the purpose of regulating land use, subdivision and development in Grand County in accordance with the General Plan;

WHEREAS, the Council adopted Ordinance No. 584 (High Density Housing Overlay Districts) on January 15, 2019 and amended it further on June 25, 2019;

WHEREAS, on March 27, 2019, Owner submitted an HDHO application for 40 lots for the Property, at which time a Master Plan was not required and the project was titled Sandstone Cottages;

WHEREAS, on July 2, 2019, the Council approved Ordinance No. 592 applying the HDHO-10 to the Property for 40 units;

WHEREAS, the Owner subsequently submitted an application on June 11, 2020 requesting the HDHO-10 with associated Master Plan for 42 lots be applied to the Property as defined by the Grand County LUC;

WHEREAS, in a public hearing on June 22, 2020 the Grand County Planning Commission considered all evidence and testimony presented with respect to the subject application and forwarded a favorable recommendation to the Grand County Commission;

WHEREAS, the Owner has submitted and the County Attorney has approved a Development Agreement committing the Owner to the deed restriction requirements of LUC Section 4.7 (High Density Housing Overlay) and the HDHO Rules and Regulations on file with the County;

WHEREAS, the Owner has submitted a Master Plan satisfying the statutory requirements of LUC Section 4.7;

WHEREAS, due notice was given that the Grand County Commission would meet to hear and consider the proposed HDHO-10 application for the Property in a public hearing on December 7, 2021;

WHEREAS, the County Commission has heard and considered all evidence and testimony presented with respect to the subject application and has determined that the adoption of this ordinance is in the best interests of the citizens of Grand County, Utah;

NOW, THEREFORE, BE IT ORDAINED by the County Commission that it does hereby:

1. Approve application of the HDHO-10 Overlay for real Property located at 3058 and 3060 Spanish Valley Drive in Grand County, Utah, the associated Master Plan attached hereto as *Exhibit A*, and HDHO-10 Development Agreement, subject to the following condition:
 - a. The Owner shall record the Development Agreement in the real property records of Grand County simultaneously with this Ordinance and prior to application for further site plan, construction, or development approvals.
2. Repeal and replace Ordinance No. 592.

PASSED, ADOPTED, AND APPROVED by the Grand County Commission in open session this 21st of December 2021 by the following vote:

Those voting aye: Clapper, Hadler, Hedin, McGann, Stock, Walker, Woytek

Those voting nay: _____


Those absent: _____

Grand County Commission



Mary McGann, Chair

ATTEST



Quinn Hall, Clerk/Auditor