

Public Hearing Notice Land Use Development Application

Project Title: Viewgate Terrace High Density Housing Overlay (HDHO) rezone, application to amend the development agreement for parcel No. 02-0VGT-0003, for the purpose of extending Viewgate's phase II final plat approval deadline for six months.

Project Address: Grand County parcel No. 02-0VGT-0003

Project Description: Viewgate's HDHO district was approved by Ord. 599 on October 15, 2019 with accompanying Development Agreement for the above parcel. Per Grand County LUC section 4.7.8(F), the HDHO District approval shall automatically expire and be void unless the County approves and developer records a site plan or final plat for the HDHO development in accordance with Sections 4.7.9 and 9.5 within 24 months of the date of HDHO District approval. Per LUC section 4.7.8(D), once approved, the development agreement and master plan may not be amended or modified without reapplication to the County.

The HDHO district approval for Viewgate Terrace expired on October 15, 2021, and final plat approval for Phase II has not yet occurred. Citing several reasons for the delay in obtaining approval for the Final Plat, the applicant has formally requested a six-month extension for Phase II Final Plat for the project.

Project Applicant: Viewgate Development LLC

Project Representative: William Hansen

Public Hearing Information County Commission

Date: Tuesday, February 1, 2022

Time: 4:00 PM or later

Location: Meeting held virtually on zoom and live on youtube

Join via Zoom by going to this link:

<https://us02web.zoom.us/j/85170820571?pwd=M24yQjRldEiCeJUxTUlFeXFoZHNQQT09>

Or by calling 669-900-6833, enter Meeting ID: 851 7082 0571 Password: 214317, Unmute: *6

Agenda Packet: www.grandcountyutah.net/AgendaCenter
Proposed Project & Information

Provided by Applicant

Please consider the request for extending our HDHO Final Plat due to the following factors that have inhibited us meeting the usual usurped deadline:

1. We have had to deal with unforeseen and intricate issues related to subsurface water on certain lots and the establishing an appropriate mitigation for the water. This has required considerable time and effort in both engineering and legal.
2. Much of the engineering efforts related primarily to the water situation were occurring while the county planning department was in flux, as it were. This contributed heavily to the exchange and processing of information between the participating entities being slowed considerably.

Thank you for your help.

For more information contact the
Grand County Planning & Zoning Department
125 E. Center St.
Moab, Utah 84532
435-259-1343

A public hearing is a statutory requirement for some land use decisions. At a public hearing, members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

Vicinity Map

