

REQUEST TO GRAND COUNTY FOR SANITARY SEWER SERVICE

To: Gabriel Woytek Clerk-Auditor, Grand, County Utah

Re: Request that Grand County Provide Sanitary Sewer Service

Date Submitted: May 6, 2022

Via: Hand Delivery

Pursuant to Utah Code § 17B-1-204, Kane Creek Preservation and Development, LLC, (“Owner”) the undersigned owner of 100% of private real property described and depicted in Exhibit A, (“Applicable Area”), hereby respectfully request Grand County provide sanitary sewer service, via a proposed local improvement district, or otherwise, within the Applicable Area of unincorporated Grand County. The Owner also holds 100% of the value of all real property in the Applicable Area of Grand County.

Owner provides the following information in accordance with the requirements of Utah Code § 17B-1-205:

- A. Typed or printed name and current residence address of each property owner, groundwater right owner, or registered voter signing the petition:

*Kane Creek Preservation and Development, LLC
10466 Iverson Lane
Highland, UT 84003*

- B. If it is a property owner request or petition: address of the property as to which the owner is signing the request or petition:

1002, 1509, 1519, 1529, 1539, 1813, 1949, and 2441 South Kane Creek Blvd. Moab, Utah 84532 comprising eight (8) parcels: 03-0010-0099, 03-0010-0100, 03-0015-0099, 03-0015-0100, 03-0015-0101, 03-0015-0102, 03-0016-0001, and 03-0016-0002.

- C. Description of the entire area of the proposed local district:

See attached Exhibit A.

- D. Map showing the boundaries of the entire proposed local district.

See attached Exhibit A.

- E. Services proposed to be provided by the proposed local district:

Sanitary Sewer collection and treatment service.

- F. For a proposed service area that is entirely within the unincorporated area of a single county, state whether the initial board of trustees will be: (i) the county legislative body; (ii) appointed as provided in Utah Code § 17B-1-304; or (iii) elected as provided in Utah Code § 17B-1-306:

Individuals qualified as an agent or representative of the Owner under Utah Code § 17B-1-302(3)(a) or the Utah Code be appointed by the legislative body of Grand County as Trustees pursuant to Utah Code § 17B-1-304.

- G. Designate up to five signers of the petition or request as sponsors, one of whom shall be designated as the contact sponsor, with the mailing address and telephone number of each:

*Craig Weston, Manager
Kane Creek Preservation and Development, LLC
10466 Iverson Lane
Highland, UT 84003
801-318-7100*

Respectfully Submitted by the Owner on this 6th day of May, 2022.

**KANE CREEK PRESERVATION AND
DEVELOPMENT, LLC**

By: 

CRAIG WESTON, Manager

RECEIVED

MAY 06 2022

GRAND COUNTY

Exhibit A
(Description and Map of the Entire Area of the Proposed Local District)



88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

PROPERTY LINES	ADJACENT LOTS	PROPERTY ALIGNMENT
ROADWAY	ROADWAY	ROADWAY
...

PROJECT TYPE:
SUBDIVISION

PROJECT ADDRESS:
KANE CREEK BLVD
Moab, Utah 84532

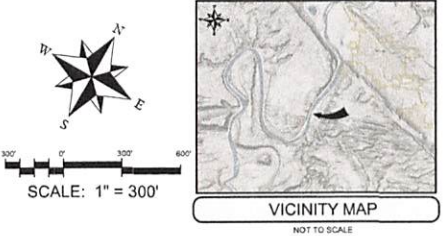
PROJECT LOCATION:
GRAND COUNTY, STATE OF UTAH

PREPARED FOR:
Owner: Kane Creek Preservation and
Development, LLC
General Partner: Craig Weston
10466 Nelson Ln
Highland, UT 84003
801-318-7100

DATE:
1/30/22

JOB NUMBER:
025-21

SHEET 1 OF 10

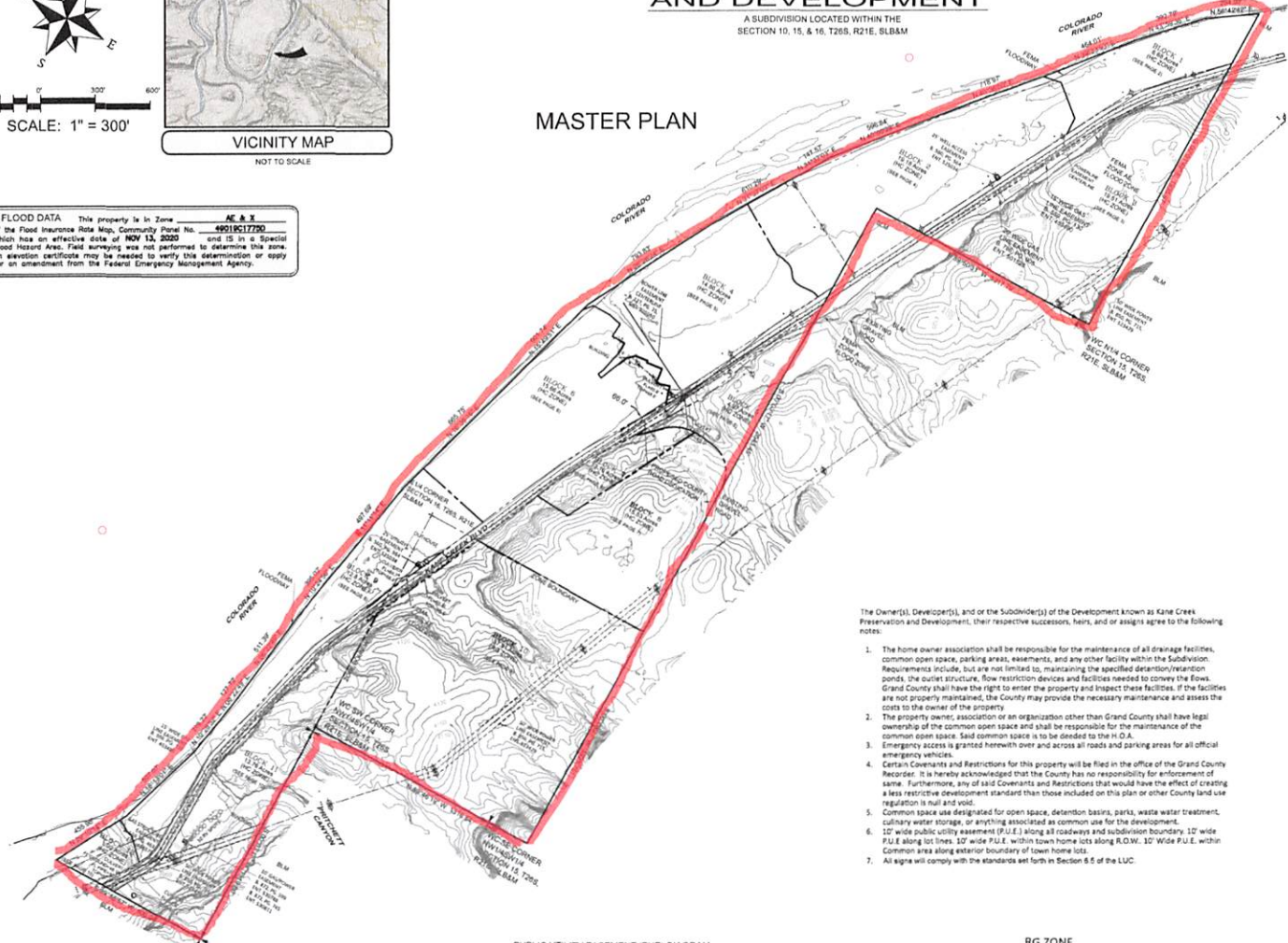


KANE CREEK PRESERVATION AND DEVELOPMENT

A SUBDIVISION LOCATED WITHIN THE SECTION 10, 15, & 16, T26S, R21E, 8L58M

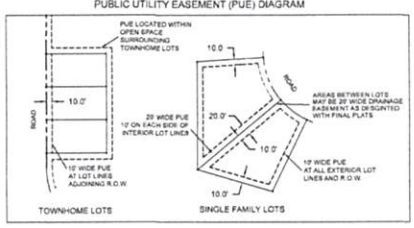
MASTER PLAN

FLOOD DATA This property is in Zone **AE & X** of the Flood Insurance Rate Map, Community Panel No. **49218C1720** which has an effective date of **NOV 13, 2020** and is in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify the determination or apply for an amendment from the Federal Emergency Management Agency.



The Owner(s), Developer(s), and/or the Subdivider(s) of the Development known as Kane Creek Preservation and Development, their respective successors, heirs, and/or assigns agree to the following notes:

- The Home owner association shall be responsible for the maintenance of all drainage facilities, common open space, parking areas, easements, and any other facility within the Subdivision. Requirements include, but are not limited to, maintaining the specified detention/retention ponds, the outlet structure, flow restriction devices and facilities needed to convey the flows. Grand County shall have the right to enter the property and inspect these facilities. If the facilities are not properly maintained, the County may provide the necessary maintenance and assess the costs to the owner of the property.
- The property owner, association or organization other than Grand County shall have legal ownership of the common open space and shall be responsible for the maintenance of the common open space. Said common space is to be deeded to the H.O.A.
- Emergency access is granted herewith over and across all roads and parking areas for all official emergency vehicles.
- Certain Covenants and Restrictions for this property will be filed in the office of the Grand County Recorder. It is hereby acknowledged that the County has no responsibility for enforcement of same. Furthermore, any of said Covenants and Restrictions that would have the effect of creating a less restrictive development standard than those included on this plan or other County land use regulation is null and void.
- Common space use designated for open space, detention basins, parks, waste water treatment, culinary water storage, or anything associated as common use for the development.
- 12' wide public utility easement (P.U.E.) along all roadways and subdivision boundary. 10' wide P.U.E. along lot lines. 10' wide P.U.E. within town home lots along R.O.W. 10' Wide P.U.E. within Common area along exterior boundary of lower home lots.
- All signs will comply with the standards set forth in Section 8.5 of the LUC.



RG ZONE

Total Acreage:	39 acres
Constrained by slopes > 30%:	15.14 acres (Acreage requiring a 50% density reduction per GC LUC 5.4.1.D.)
Allowable Density:	1 DU / 10 acres
Allowed DUs:	1 DU
Acreage on Land < 30% slopes:	23.86 acres (Use-by-right)
Allowable Density:	1 DU / 5 acres
Allowed DUs:	4 DU

Total Allowed Units Based on Constrained Lands Calculations: 5 SF units on the 39-acre zoned RG

SURVEYOR'S CERTIFICATION

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540504. I further certify that an engineering survey was made of the property described below, and the findings of that survey are as shown hereon.

Lucas Blake
License No. 7540504

Lucas Blake
License No. 7540504

DATE

LEGAL DESCRIPTION

Beginning at the Southeast corner of Section 16, Township 26 South, Range 21 East, Salt Lake Base and Meridian, and running thence South 89 DEG. 55'57" WEST 900.24 feet, more or less, along the South Section line to the easterly Meander Line of the Colorado River; thence, more or less, along the Meander Line of the Colorado the following seventeen courses: thence North 29°10'14" East 453.98 feet; thence North 18°13'01" East 507.07 feet; thence North 10°28'52" East 319.22 feet; thence North 08°22'49" East 127.72 feet; thence North 08°22'49" East 511.39 feet; thence North 10°24'56" East 395.02 feet; thence North 11°11'14" East 497.69 feet; thence North 16°36'16" East 150.94 feet; thence North 16°36'16" East 665.75 feet; thence North 15°49'51" East 601.74 feet; thence North 28°26'24" East 793.83 feet; thence North 31°37'03" East 610.29 feet; thence North 31°37'03" East 147.57 feet; thence North 40°00'28" East 596.84 feet; thence North 40°36'00" East 718.97 feet; thence North 39°33'53" East 464.01 feet; thence North 43°59'36" East 392.78 feet; thence North 56°42'42" East 294.90 feet to a point on the center section line of section 10, T26S, R21E, 8L58M; thence with said line South 00°01'49" East 1935.67 feet to the South Quarter corner of said Section 10; thence North 89°50'31" West 1317.79 feet to the Northwest corner of the NE1/4NW1/4 of section 15, T26S, R21E, 8L58M; thence South 00°03'17" West 2643.45 feet to the Northeast corner of the NW1/4SW1/4 of said Section 15; thence South 00°04'21" West 1321.75 feet to the Southeast corner of the NW1/4SW1/4 of said Section 15; thence North 89°46'19" West 1316.84 feet to the Southwest corner of the NW1/4SW1/4 of said Section 15; thence South 00°03'17" West 1319.80 feet to the point of beginning, having an area of 176.37 acres, more or less.

A SUBDIVISION LOCATED WITHIN SECTION 10, 15 & 16, T26S, R21E, 8L58M

SURVEYOR NOTES

THE BASIS OF BEARING IS N 00°03'17" E BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 26 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN.

THE INTENT OF THE SURVEY IS SUBDIVIDE PARCELS.

AREA (AC)	LAND USE	LOTS/UNITS
10.6 ACRES	ROADWAY PUBLIC	
21.2 ACRES	ROADWAY PRIVATE	
1.9 ACRES	TOWNHOME LOTS	24
13.9 ACRES	CONDOMINIUMS UNITS	167
28.5 ACRES	TWINHOME LOTS	198
9.4 ACRES	R-MIXED USE	68
45.2 ACRES	SINGLE FAMILY LOTS	27
12.8 ACRES	FUTURE DEVELOPMENT	*102
32.9 ACRES	COMMON AREA	
TOTAL	176.4 ACRES	586

*102 PLANNED DAO UNITS

PROPOSED SETBACKS AS SHOWN:

RESIDENTIAL (HC ZONE) - FRONT 20', SIDE 10', REAR 10'.
RESIDENTIAL (RG ZONE) - FRONT 25', SIDE 15', REAR 20'.

EASEMENTS:

10' UTILITY EASEMENT ALONG RIGHTS-OF-WAY

Preliminary Plat for inspection purposes only, and in no way official or approved for record purposes