



STAFF REPORT

PLANNING & ZONING DEPARTMENT

GRAND COUNTY, UTAH

DATE: April 4, 2022
TO: Grand County Commission
SUBJECT: Final Plat of Ridges Minor Subdivision

PROPERTY OWNERS: Kristen M. Ridges

PROP. OWNER REP: Self

PROPERTY ADDRESS: 3059 Desert Road, Moab, Utah 84532
Parcel No. 02-0021-0010

SIZE OF PROPERTY: 3.16 acres

EXISTING ZONE: Rural Residential

EXISTING LAND USE: Single Family Residential

ADJACENT ZONING AND LAND USE(S): Rural Residential, Highway Commercial

APPLICATION TYPE:

Final Plat of Minor Subdivision

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

- Agenda Summary
 - Final Plat
 - Proposed Resolution
 - Title Report (Available Upon Request)
 - Drainage Waiver approval (Available Upon Request)
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SUMMARY OF REQUEST

The applicant is requesting approval of the Final Plat for a 2-lot minor subdivision at the east end of Cactus Road.

This submission is a Minor Subdivision Final Plat, processed within Grand County Land Use Code Article 5 Lot Design Standards, Article 7 Subdivision Standards, and Article 9.3 Minor Subdivisions. The approved application would subdivide one lot into two; Lot 1 measuring 1.72 acres and Lot 2 measuring 1 acre.

PROPERTY HISTORY

The property has existed as a residential lot containing one dwelling unit, one accessory structure (a detached garage) and a carport.

SITE IMPROVEMENTS / ADDITIONS / CHANGES

The applicant's property is located along an existing County Road already constructed to County Construction Standards. A portion of Desert Rd is being dedicated to the County, as indicated on the plat.

A drainage waiver has been approved by the County Engineer and no additional site improvements are required.

FINDINGS OF FACT

Consistency with the General Plan

1. **FINDING:** The proposed subdivision is in conformance with the 2030 General Plan Future Land Use Section insofar as providing opportunities for housing and being consistent with the minimum density of the Rural Residential Future Land Use designation.
 - a) **EVIDENCE:** The property is located within the Rural Residential Future Land use designation, which accommodates agriculture and single-family residential uses (1 dwelling unit per acre base density and up to 1.6 dwelling units per acre with a 50% open-space set-aside or fee in lieu and 25% affordable housing units or fee in-lieu).
 - b) The final plat demonstrates the subdivision will have a net density of 1 unit per acre (2 units per 2.72 acres).
2. **FINDING:** The project is in conformance with the Ridgeline Protection Area in the 2030 General Plan's Future Land Use Map.
 - a) **EVIDENCE:** The subject parcel is within the Ridgeline Protection Area identified in the 2030 General Plan's Future Land Use Map and as such new structures, buildings, fences, or walls proposed on the subject property shall be located so that they do not visually disrupt ridgelines as seen from specific public roads in Spanish Valley.

Conformance with the Grand County Land Use Code

3. **FINDING:** The proposed subdivision application qualifies as a minor subdivision
 - a) **EVIDENCE:** The subdivision application meets the criteria for Minor Subdivisions as defined in LUC section 9.3.1.B. With no public improvements required, an SIA is not necessary
4. **FINDING:** The proposed subdivision is in conformance with Grand County Land Use Code Article 5 – Lot Design Standards
 - a) **EVIDENCE:** The proposed subdivision will create two lots: Lot 1 will be 1.72 acre and Lot 2 will be 1 acre with the required frontage along Desert Road.
5. **FINDING:** The proposed subdivision is in accordance with Land Use Code Article 7 - Subdivision Standards.
 - a) **EVIDENCE:** The proposed final plat meets the requirements of LUC section 7.6 by providing 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 Waiver as described in section II.E.1.
6. **FINDING:** The proposed subdivision is in accordance with Land Use Code Article 9, Administration and Procedure, including Section 9.5 Final Plat.
 - a) **EVIDENCE:** The applicant submitted documents for review and approval per requirements in the LUC

Article 9.1.3., Minimum Submission Requirements, 9.3 Minor Subdivisions, and Article 9.5.1, Final Plat Submittal Requirements

- b) **EVIDENCE:** The Final Plat application was determined complete on March 30th, 2022.

APPLICATION MATERIALS for APPROVAL

- Final Plat (Sig)
- Resolution (Sig)

Vicinity Map

