GRAND COUNTY, UTAH

ORDINANCE NO. _____ (2026)

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, the 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, on July 19, 2022 the County Commission approved the first Arroyo Crossing PUD Master Plan Amendment, via Ordinance No. 664 recorded on July 28, 2022;

WHEREAS, on December 19, 2023, the County Commission approved the second Amended PUD Master Plan for the Arroyo Crossing PUD, via Ordinance No. 692 recorded on January 4, 2024;

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 the subdivision of the Tract K parcel, as denoted "Apartment B" on the Master Plan, into two parcels;

WHEREAS, the Planning Commission held a public hearing to solicit public comment on the amendments contained within the Amended PUD Master Plan for Arroyo Crossing PUD on November 9, 2026, and, upon considering the issues in LUC 9.2.5, forwarded a favorable/unfavorable recommendation to the County Commission.

WHEREAS, the County Commission held a public hearing to solicit public comment on the amendments contained within the Amended PUD Master Plan for Arroyo Crossing PUD on [date] and also considered the issues in LUC 9.2.5.

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, for the reasons and findings stated in the motion approving this Ordinance.

APPROVED by the Grand County Commission in open session this _____, 2026 by the following vote:

Those voting aye: _____

Those voting nay: _____

Those absent: _____

Grand County Commission **ATTEST:**

_____ _____

Melodie McCandless, Chair Gabriel Woytek, Clerk/Auditor