



Moab Planning Commission Agenda Item

Meeting Date: September 09, 2019

Title: Review and Adoption of City Council Resolution #48-2019 to Conditionally Approve the Final Plat of the Mill Creek Cove Twinhomes Subdivision on Property Located in the R-3, Multi-family Residential Zone at 647 and 671 South 400 East Street

Date Submitted: September 5, 2018

Staff Presenter: Nora Shepard, Planning Director

Applicant: Brian Ballard for Wong Corporation, LLC.

Location: off of 400 East

Zoning: R-2

Attachment(s):

Exhibit A: Draft Resolution #48-2019

Exhibit B: Final Plat

Exhibit C: Planning Commission Resolution #12-2018

Exhibit D: Minutes from the September 27, 2018 Planning Commission Meeting

Options: Approve with conditions, deny with specific findings, or continue with specific direction to the applicant and staff as to additional information needed to make a decision.

Staff Recommendation: Staff recommends adoption of City Council Resolution #48-2019 approving the Mill Creek Cove Twinhomes.

Recommended Motion: I move to adopt Resolution #48-2019, to conditionally approve the final plat for the Mill Creek Cove Twinhomes Subdivision with the following condition(s):

1. Structures built on Lots 1A/1B shall be oriented so all access is from Atlatl Avenue.
2. A Development Improvements Agreement between the developers and the City shall be submitted with the final plat to the City Council for review and approval. The Development Improvements Agreements will be finalized and executed prior to construction commencing on the site.
3. Engineering Department comments, must be addressed to the satisfaction of the City Engineer prior to review by the City Council.
4. Nightly Rentals are not permitted in this zone district.

Background/Summary:

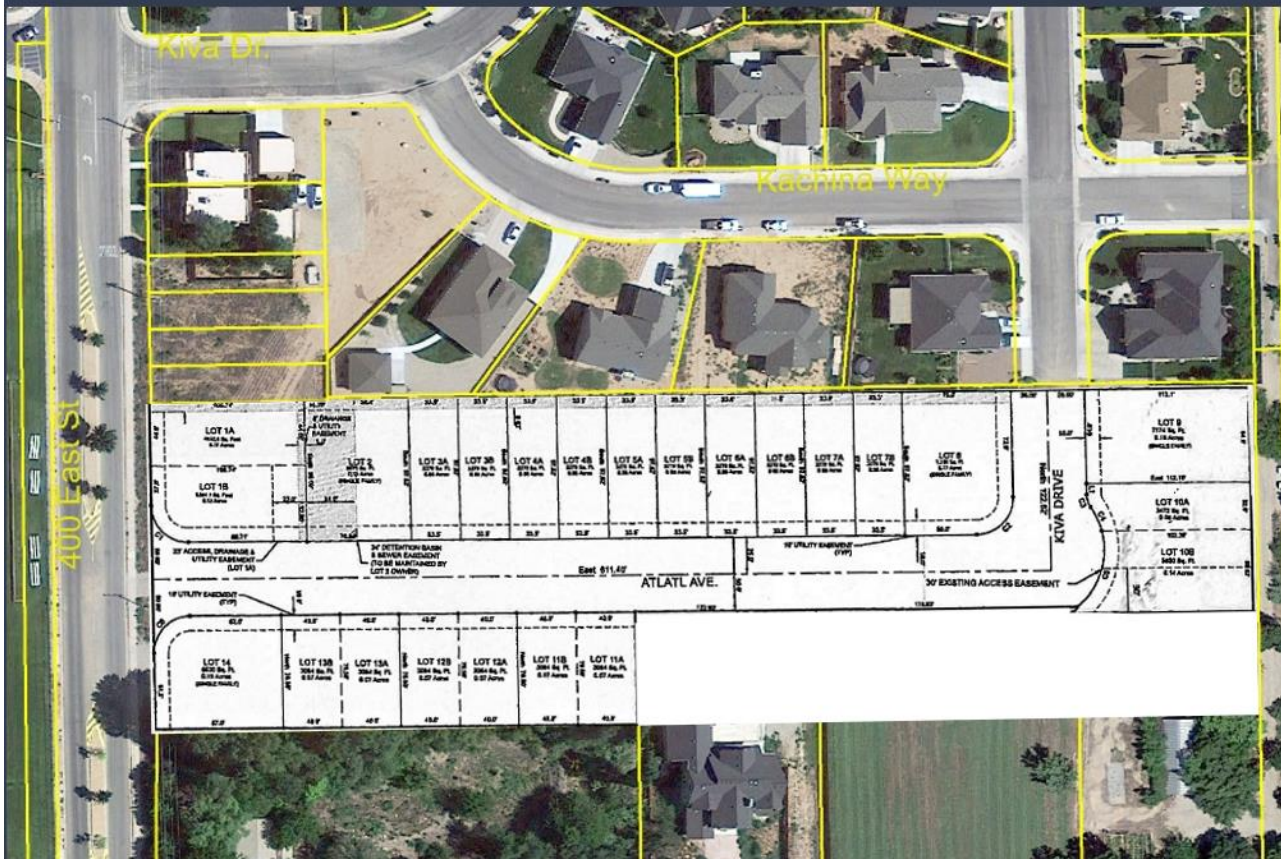
The proposal for the Mill Creek Cove Twinhomes Subdivision encompasses much of both sides of what is proposed as Atlatl Avenue and involves the construction of twenty three new dwellings. Fifteen lots (Lot 1A-Lot 9) are located on the north side of Atlatl Avenue, seven lots (Lot 1A-Lot 14) are located on the south side, and one twin home lot (Lot 10A-

B) is located adjacent to the east side of Kiva Drive. Lot 14 is currently developed with a small single-family residence that will remain in place for the time being.

The full length of “Atlal Avenue” shown on the plat, will be dedicated as public right-of-way and will link to Kiva Drive. This extension will fulfill connectivity of streets for the area.



Mill Creek Cove Twinhome Subdivision



Previous construction undertaken by Mr. Ballard has provided easier access for water and sanitary sewer utilities to be readily connected to main lines in 400 East Street. This development will be served by Grand Water and Sewer Service Agency (GWSSA) for the sanitary sewer. The water is provided by the City of Moab.

A Development Improvements Agreement between the developers and the City will be necessary for the project to proceed with construction. This document will be prepared by the City Attorney and submitted with the final plat to the City Council for approval. Prior to any construction commencing on this project, the Development Improvements Agreement will have to be approved and executed by the Developer and the City.

On September 27, 2018, the Planning Commission held the required public hearing for this project and approved Resolution #12-2018. The following conditions were included in the resolution and the status of each is in bold italics.

1. Lot 1A/1B cannot be accessed from 400 East. The structure needs to be oriented so access is from Atlatl Avenue; ***While Lot 1A is shown as a flag lot, this condition will be enforced at time of building permit.***
2. The fire hydrant needs to be relocated to the middle of the block; ***Completed and shown on the drawings***
3. A traffic study is required to determine 400 East traffic island configuration and left turn option from the subdivision. ***Completed; changes to the islands are included in the engineering drawings.***
4. Storm drain detention structure is needed on west end of property and connected to main in 400 East to either Mill Creek or to Pack Creek; ***The current location and design of the detention area is shown on the plat.***
5. The developer shall cooperate with the Grand Water and Sewer Service Agency to address the concerns in Sunrise Engineering's letter dated November 21, 2017. ***Completed.***

The following conditions are being proposed to be included in Resolution #48-2019:

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