

**CITY OF MOAB
PLANNING RESOLUTION #12-2018**

**A RESOLUTION RECOMMENDING TO CITY COUNCIL CONDITIONAL APPROVAL OF THE
FINAL PLAT FOR THE MILL CREEK COVE TWIN HOMES SUBDIVISION LOCATED IN THE R-3
ZONE AT 647 SOUTH 400 EAST AND 671 SOUTH 400 EAST**

WHEREAS, Brian Ballard at 482 Kachina Way Moab, Utah 84532, and JJ Wang 671 South 400 East, Moab Utah 84532, as "Owners" of record of 3.15 acres located at approximately 647 and 671 South 400 East Street in the R-3 Zone, and more particularly described as:

Beginning at a point on the east right-of-way of 400 East Street, said point being East 19.50 feet along the north Section line and South 543.00 feet from the Northwest corner of Section 7, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and running thence East 120.00 feet; thence North 1.62 feet; thence East 628.5 feet; thence South 151.62 feet; thence West 421.50 feet; thence South 72.50 feet; thence West 327.00 feet; thence North along said road right-of-way 222.50 feet to the point of beginning.

WHEREAS, Owners have proposed a subdivision of twenty-three (23) residential lots for development with detached and attached single-household residences (twin homes), necessary utilities, and appropriate rights-of-way extensions to connect with existing streets; and

WHEREAS, the proposed residential uses are allowed in the R-3 Zone and the proposal has been reviewed by City Staff and other affected agencies; and

WHEREAS, Owners provided the Planning Department with the necessary documents, plans and drawings to complete the application for review of the final plan/plat; and

WHEREAS, the City of Moab Planning Commission ("Commission") reviewed the proposal in a regularly scheduled public hearing to hear testimony for compliance with the requirements of the pertinent MMC chapters on December 14, 2017; and


WHEREAS, the Commission considered Staff recommendations and discussed the pertinent aspects of the development for Final Plat on September 27, 2018, and found that the proposal has met or can meet the requirements of Title 16 of the Moab Municipal Code.

NOW, THEREFORE, be it resolved by a 6-0 unanimous vote of the City of Moab Planning Commission that adoption of Resolution #12-2018, recommends to City Council the conditional approval of the Final Plat of the Millcreek Cove Twin Homes Subdivision with the following conditions.

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.
3. Engineering Department comments must be addressed to the satisfaction of the City Engineer prior to review by the City Council.



Jeanette Kopell, Chair



Date