

**CITY OF MOAB PLANNING RESOLUTION NO. 02-2020**

**A RESOLUTION CONDITIONALLY APPROVING A LEVEL II SITE PLAN FOR THE KANE CREEK CONDOMINIUMS, ON PROPERTY LOCATED AT 443 KANE CREEK BOULEVARD, MOAB, UTAH 84532**

WHEREAS, the following describes the intent and purpose of this resolution:

- a. Kane Devco, LLC, as the Owner of record and of property located at 443 Kane Creek Boulevard, Moab, Utah 84532, has applied through their agent, Architectural Squared, Courtney Kizer, 150 E Center Street #205, Moab, Utah, for a Level II Site Plan Approval; and
- b. Applicant has furnished a site plan and description of the property located at 443 Kane Creek Boulevard, Moab Utah, 84532; Parcel 01-0001-0207; Tax ID 26-21-1-180.12 & 180; Entry 533286; and
- c. The City adopted Site Plan Review regulations in order to promote the health, safety and the general public welfare of the residents of the City by establishing standards for development in zones including the R3, Multi-Household Residential Zone; and
- d. The Moab Planning Commission reviewed the application for Level II Site Plan for a condominium development on property located at 443 Kane Creek Boulevard, Moab, Utah in a regularly scheduled meeting held on February 27, 2020; and
- e. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission, pursuant to Moab Resolution #02-2020, hereby finds, that all applicable provisions of the Moab Municipal Code have or can be met.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB PLANNING COMMISSION, the application for The Kane Creek Condominiums is hereby APPROVED, with the following conditions:

1. All outstanding engineering comments shall be addressed to the satisfaction of the City Engineer as conditions of approval for Planning Resolution #02-2020, and satisfied prior to the issuance of a building permit. Comments included:
  - a. Fire and service lines are using a single line from the water main (C-300). There should be accomplished with two connections on the water main line. One for 8" fire service line, the other one for 3" service line. Meter should be located on the City ROW but not on the sidewalk. Please contact the Water Superintendent Levi Jones, if you have any question regarding water line.
  - b. We need a deed for the dedication of the road right-of-way before approving the plan.
  - c. Please correct the project name on the cover sheet.
  - d. Please make sure the final plan set is signed and sealed.
  - e. Please put City Engineer approve signature line on final civil plan set.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on February 27, 2020.

SIGNED: \_\_\_\_\_  
Kya Marienfeld, Chair