

CITY OF MOAB RESOLUTION NO. 14-2014
A RESOLUTION APPROVING THE FINAL PLAT FOR THE CREEKSIDE TOWNHOMES
SUBDIVISION ON PROPERTY LOCATED AT 545 KANE CREEK BOULEVARD IN THE R-
3, MULTI-HOUSEHOLD RESIDENTIAL ZONE AND APPROVING A SUBDIVISION
IMPROVEMENTS AGREEMENT FOR PUBLIC IMPROVEMENTS, AS FAVORABLY
REFERRED TO CITY COUNCIL BY THE PLANNING COMMISSION

The following describe the intent and purpose of this resolution:

- a. Robert and Kelly Ward, Creekside Townhomes, LLC, of PO Box 369, Monticello, Utah 84535, as “Owners” of record of a parcel located at 545 Kane Creek Boulevard, Moab Utah, applied for approval of a Townhome Subdivision Plat for the Creekside Townhome Subdivision, containing approximately 3.12 acres and more particularly described as:

SURVEYOR'S DESCRIPTION

Beginning at a point 189.04 ft. North of the South¹/₄ Corner of Section 1, T26S, R21 E, S.L.B.&M. and proceeding thence North 333.06 ft., thence East 180.49 ft., thence S 9°48'51" E 100.13 ft., thence S 13°40' E 50.28 ft., thence S 25°35' E 128.56 ft., thence S 6°27' E 176.19 ft., thence S 14°31' E 245.66 ft., thence West 92.88 ft., thence N 36°27' W 426.74 ft. to the point of beginning; and

- b. Owners applied for approval of a townhome subdivision consisting of nine units contained in two buildings and ranging from 2,002 square feet to 3,236 square feet in size; and
- c. The proposed residential use is permitted in the R-3 Multi-Household Residential Zone as indicated in Moab Municipal Code (MMC) Chapter 17.48.020; and
- d. Owners provided the City of Moab with the necessary documents, plans and drawings to complete the application for review of the Final Plat of the proposed *Creekside Townhomes Subdivision* as required in Moab Municipal Code (MMC) Title 16.; and
- e. The City of Moab Planning Commission (“Commission”) reviewed the Development in a public meeting for compliance with the requirements of MMC Title 16, Subdivisions on December 13, 2018, and subsequent to the meeting adopted Planning Resolution #19-2018 and found that the development met or can meet the requirements of MMC Title 16 and Title 17; and
- f. Owner is required to construct certain public improvements as described in the Improvements Agreement submitted as part of this application for Final Plat; and
- g. The City Council reviewed the subdivision at a regularly scheduled meeting on February 26, 2019, and having considered Staff recommendations, and discussed the pertinent aspects of the development, determined that the Final Subdivision Plat of Creekside Townhomes Subdivision has met the requirements of Title 16 and Title 17 of the Moab Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Moab City Council, that adoption of Resolution #14-2019 approves the submitted Final Plat for Creekside Townhomes Subdivision and the City Council directs the Mayor to sign the Improvements Agreement.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on February 26, 2019.

SIGNED:

Emily S. Niehaus, Mayor

ATTEST:

Rachel Stenta, Recorder