

**Moab City Planning Commission Agenda Item**  
**Meeting Date: August 10, 2021**

**Title: PUBLIC HEARING ON PROPOSED PLANNING RESOLUTION 06-2021  
A RESOLUTION APPROVING THE CREEKSIDE TOWNHOMES, A NINE UNIT  
TOWNHOME SITE PLAN AND PRELIMINARY PLAT**

Applicant: Alicia Davis and Brandon Johnson  
Owner: Robert and Kelly Ward  
Staff Presenter: Nora Shepard, Planning Director  
Attachments:

- Exhibit A: Proposed Site Plan
- Exhibit B: Proposed Elevations
- Exhibit C: Draft Plan
- Exhibit D: Location Map

Action Requested: This item was noticed as a public hearing and notices were sent to adjacent property owners. The City Engineer is continuing to work with the applicants to resolve issues related to the Floodplain. The project is not ready for action at this meeting. Since the item was already noticed, the staff recommends that the **Planning Commission open the public hearing, take comments and continue the public hearing until the next Planning Commission meeting.**

Background:

The Creekside Townhomes was an approved Preliminary and Final Plat in late 2018. The Final Plan was never recorded and all approvals have since expired. This is a request for the same project that received approval in 2018.

Project Summary:

The applicants are requesting approval of a nine-unit townhome development to be developed on a 2.35 acre parcel located at 545 Kane Creek Blvd. Only a small portion of the property can be developed because of the floodway that affects most of the property. Because of the presence of the floodway, the property is split zoned with the buildable area designated as R-3, Multi-family Zone and FW-1, Floodway Zone as an overlay.

There are public improvements required as a part of the development of the including Right-of-Way; Curb, gutter and sidewalk; a crosswalk with pedestrian crossing lighting.

Attachments include the proposed Site Plan, proposed elevations and a draft plat.

No action is being requested at this meeting.