

CITY OF MOAB PLANNING RESOLUTION NO. 01-2022

A RESOLUTION CONDITIONALLY APPROVING A LEVEL II SITE PLAN FOR THE LOST SPRINGS APARTMENTS ON PROPERTY LOCATED AT 238 S 400 E, MOAB UT 84532.

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

- a. Josh Godfrey, as the Applicant on behalf of the Owner of record, Hampton Roads LLC, for property located at 238 S 400 E, Moab, Utah 84532, has applied for a Level II Site Plan Approval; and
- b. The Applicant has furnished a site plan and description of the property located at 238 S 400 E Moab Utah, 84532; Parcel 01-0B01-0011 (97474.14 sf) (2.24 acres); 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 R-3 Multi-Household Residential Zone & C-5 Neighborhood Commercial Zone; and
- d. The Moab Planning Commission reviewed the application for Level II Site Plan for the residential multi-household apartment development in a regularly scheduled meeting held on March 10, 2022; and
- e. Sufficient evidence provided by the applicant proved that standards of development can meet or exceed the requirements and regulations outlined in the MMC Chapter 17.67 Site Plan Approval; and
- f. The proposed Site Plan Application was officially submitted on November 29, 2021, falling with the timeframe identified by Moab City Resolution #33-2021, between October 12, 2021 and April 10, 2022. The applicant has confirmed that they will continue the application in compliance with the approved Resolution, and pursue the Conditional Site Plan Approval to comply with the resulting Ordinance #2022-05; and
- g. The Pending Ordinance as a result of Resolution #33-2021, will require that a percentage of the proposed units in the R-3 Multi-Household Residential Zone portion of the property be designated as Active Employment Units, to be occupied by qualified Active Employment Households. The specific process, review, approval, and enforcement of this condition will be outlined in the resulting Ordinance #2022-05.
- h. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission, pursuant to Planning Resolution #01-2022, 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 Los Springs Apartments Site Plan is hereby CONDITIONALLY APPROVED, with the following condition:

1. All comments shall be addressed to the satisfaction of the Moab City Planning Director prior to Building Permit Application Approval. Comments include:
 - a. The Authorized Agent for the Lost Springs Apartment Site Plan Application #21-0039, conditionally approved through Planning Resolution #01-2022, shall sign an acknowledgement agreement declaring that the proposed site plan shall comply with the approved Ordinance #2022-05 upon City Council Approval, as is required for projects submitted during the active resolution period of Resolution #33-2021.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on March 10, 2022.

SIGNED: _____
Kya Marienfield, Chair