

CITY OF MOAB PLANNING RESOLUTION NO. 02-2022

A RESOLUTION CONDITIONALLY APPROVING THE PRELIMINARY LEVEL II SITE PLAN AND FINAL PHASE I SITE PLAN FOR THE ATLAS APARTMENTS ON PROPERTY LOCATED AT 719 WEST 400 NORTH, MOAB UT 84532.

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

- a. Ben Byrd, the Applicant and the Owner of record, for property located at 719 West 400 North, Moab, Utah 84532, has applied for a Preliminary Level II Site Plan Approval and Final Phase I Site Plan Approval; and
- b. The Applicant has furnished a site plan and description of the property located at 719 West 400 North Moab Utah, 84532; Parcel 01-0002-0012 (1706750 sf) (3.91 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-4 Manufactured Housing Residential Zone; and
- d. The Moab Planning Commission reviewed the application for Preliminary Level II Site Plan and Final Phase I Site Plan for the residential multi-household apartment development in a regularly scheduled meeting held on April 14, 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 April 29, 2021, with sufficient materials submitted April 4, 2022, reviewed by the City of Moab Development Review Team April 6, 2022, providing the outstanding comments be addressed prior to Building Permit Approval; and
- g. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission, pursuant to Planning Resolution #02-2022, 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 Atlas Apartments Preliminary Site Plan and Final Phase I Site Plan is hereby **CONDITIONALLY APPROVED**, with the following condition:

1. All comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director prior to Building Permit Application Approval.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on April 28, 2022.

SIGNED: _____
Kya Marienfield, Chair