

**CITY OF MOAB PLANNING RESOLUTION NO. 08-2022**

**A RESOLUTION CONDITIONALLY APPROVING A LEVEL II SITE PLAN FOR THE 2X3 TOWNHOMES & CONDOMINIUMS ON PROPERTY LOCATED AT 175 S 300 E, MOAB UT 84532.**

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

- a. Courtney Kizer, as the Applicant on behalf of the Owner of record, Kyle Kaiser, for property located at 175 S 300 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 175 S 300 E Moab Utah, 84532; Parcel 01-0B10-0004 (42,845.09 sf) (0.99 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; 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 July 28, 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. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission, pursuant to Planning Resolution #08-2022, 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 2x3 Townhomes & Condominiums 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. Comments include:
  - a. The project will need a Townhome and Condominium plat. The application should include CC&R's and HOA information according to state law.
  - b. Resubmitting a Lighting Plan indicating the changes required by the last DRT comment review which were: In response to the Applicant's comment on Sheet A105 regarding parking lot safety lighting and permitted lumen count, it has been determined that several fixtures are considered exempt (safety-related) from lumen count. This allows for more parking safety related light fixtures to be installed. With the removal of eight (8) Landscape Lighting LED Horizontal Step Lights at 68 lumen per fixture and thirteen (13) Vex LED Outdoor Wall Sconces at 199 lumens per fixture, the Applicant has an additional 3,131 lumens to assign to recommended parking lot safety lighting minimums.

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

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