

**CITY OF MOAB PLANNING RESOLUTION NO. 11-2022**

**A RESOLUTION CONDITIONALLY APPROVING A LEVEL II SITE PLAN FOR THE AGGIE APARTMENTS PHASE I PROPERTY LOCATED AT 1492 S (AGGIE BLVD.) AND HIGHWAY 191, MOAB UT 84532.**

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

- a. Brook Cole with GWC Capital, as the Applicant on behalf of the Owner of record, the State of Utah School and Institutional Trust Lands, for property located at 1492 S Highway 191 (Aggie Blvd) 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 1492 S Highway 191 (Aggie Blvd) Moab, Utah (parcel# 01-0018-0001) (647,737 sf) (14.87 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 C-4 General Commercial & R-4 Manufactured Housing 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 October 13, 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 #11-2022, 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 Aggie Apartments Phase I Site Plan is hereby **CONDITIONALLY APPROVED**, with the following condition:

1. All outstanding comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director prior to Building Permit Application Approval, including:
  - a. A lighting plan which complies with the requirements of Sections 17.09.060 through 17.09.069.
  - b. The proposed detention pond will require a 6-ft fence and install a warning sign along with submitting a mitigation plan for the basin hazard.

**PASSED AND APPROVED** in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on October 13, 2022.

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