

**CITY OF MOAB RESOLUTION NO. 02-2023**

**A RESOLUTION APPROVING THE PHASE III FINAL PLAT FOR THE RIDGE VIEW COVE ESTATES (MILL CREEK COVE SUBDIVISION) OF PROPERTY LOCATED AT 661 SOUTH 400 EAST, MOAB UTAH 84532**

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

- a. Terence Thompson, (Applicant), has applied for the “Ridge View Cove Estates” (Mill Creek Cove Subdivision) Phase III Final Plat Subdivision of the property located at 661 South 400 East, Moab, Utah; and
- b. Applicant submitted to the City of Moab the appropriate application and documents for review and approval of the proposed Final Plat Subdivision as required in MMC Chapter 16.08.010; and
- c. The property is in the R-2 Single-Household and Two-Household Residential Zone and R-3 Multi-Household Residential Zone and the proposed use is permitted; and
- d. Owner (TNT Real Estate Investments, LLC) desires to subdivide the existing Parcels #01-0BAL-0005, #01-0BAL-0006, & #01-0007-0097, of approximately 3.01 acres, into 13 lots total, with options for 24 Twinhome lots and 2 Standard lots; and
- e. The proposed lots satisfy the dimensional requirements of the R-2 and R-3 Zones; and
- f. The Moab Planning Commission reviewed the application for the Mill Creek Cove Subdivision Phase III Final Plat in a regularly scheduled meeting held on September 27, 2018, and subsequently recommended conditional approval to the Moab City Council in accordance with MMC Chapter 16.08.010; and
- g. The Moab City Council reviewed the application and considered the Planning Commission and Staff recommendations in a public meeting held on February 14, 2023; and
- h. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #02-2023, hereby finds, that the subdivision can meet or exceeds the pertinent code requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the application for the Ridge View Cove Estates (Mill Creek Cove Subdivision) Phase III Final Plat is hereby APPROVED.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on February 14, 2023.

SIGNED: \_\_\_\_\_  
Joette Langianese , Mayor

ATTEST: \_\_\_\_\_  
Sommar Johnson, Recorder