

**CITY OF MOAB  
PLANNING RESOLUTION #09-2014**

**A RESOLUTION CONDITIONALLY APPROVING THE FINAL PLAT FOR PHASE 2 OF THE ENTRADA  
AT MOAB MASTER PLANNED DEVELOPMENT ON PROPERTY LOCATED AT APPROXIMATELY  
650 WEST 400 NORTH IN THE C-2 ZONING DISTRICT**

**WHEREAS**, Chad Clifford ("Applicant") of Snow Hound Moab, LLC, through his agent, Bryon Walston, has applied for Final Plat Phase 2 of a Master Planned Development to construct a 45-unit townhome development with a pool and clubhouse on a 4.7-acre property located at 650 West 400 North in the C-2 zoning district; and

**WHEREAS**, the Applicant provided the City of Moab with the necessary documents, plans and drawings for City Council review and conditional approval of the Preliminary Plat on April 8, 2014; and

**WHEREAS**, the Final Plat for Phase 2 includes the construction of eight townhome units, an additional parking area, a street extension of 650 West for approximately 105 feet, and about 215 feet of 450 North that is sufficient in length to serve as a hammerhead turnaround for the fire department, and perimeter landscaping; and,

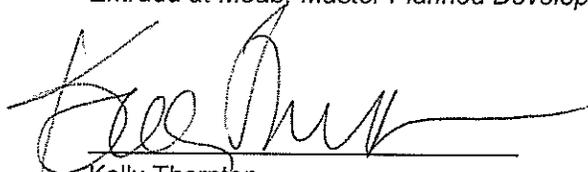
**WHEREAS**, the mixed residential/commercial use is allowed in the C-2 under an approved Master Planned Development application as allowed in Moab Municipal Code Chapter 17.65; and

**WHEREAS**, the City of Moab Planning Commission ("Commission") reviewed the submitted Final Plat for Phase 2 of the Development in a regularly scheduled public meeting on July 10, 2014; and

**WHEREAS**, the Commission, having considered Staff recommendations, and discussion of the pertinent aspects of the development, determined that the Final Plat for Phase 2 of Entrada at Moab, MPD has met or can meet the requirements of Title 17 of the Moab Municipal Code with the conditions listed below.

1. Additional landscaping equal to that proposed along the north boundary line of the property and shown on Landscape Plan sheet L101 be installed along the west boundary of the development.
2. Physical constraints on landscaping will make it impossible to install permanent landscaping prior to construction. Therefore, the perimeter landscaping for Phase 2 shall be completed prior to issuance of a Certificate of Occupancy for buildings in Phase 2.
3. A Subdivision Improvements Agreement for Phase 2 shall be approved by the City Council.

**NOW, THEREFORE**, be it resolved by the City of Moab Planning Commission, that adoption of Resolution #08-2014 recommends to Council the conditional approval of the Phase 2 Final Plat of *Entrada at Moab, Master Planned Development*.

  
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Kelly Thornton  
Chair

8-18-14  
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Date