

CITY OF MOAB RESOLUTION NO. 05-2025

A RESOLUTION APPROVING THE LIONSBACK RESORT PHASE II FINAL MPD AND PHASING PLAN MAJOR CHANGE AMENDMENT, FOR PROEPRTY LOCATED AT 1353 SAND FLATS ROAD, MOAB, UT 84532.

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

- a. The Applicant, Brett Blank, and Owner Agent, John Dwight, submitted to the City of Moab the appropriate application and documents for review and approval of the Lionsback Resort Phase II Final MPD and Phasing Plan Major Change Amendment as required in the Moab Municipal Code (MMC) 17.65, Master Planned Development; and
- b. The property is located in the SAR Sensitive Area Resort Zone, and the proposed development complies with the minimum requirements in that zone; and
- c. The Applicant has furnished sufficient submittal materials, plans, and descriptions of the property, parcel 01-006-0091, with the Phase II Final Plat located within the existing 25.3 acres, owned by LB Moab Owner Phase 1, LLC, as the developer that has partnered with the School and Institutional Trust Lands (SITLA) to develop the Lionsback MPD; and
- d. The City adopted the Master Planned Development process regulations in order to promote the health, safety, and general public welfare of its residents by establishing standards for development in zones including the SAR Sensitive Area Resort Zone; and
- e. The Lionsback Preliminary MPD, approved in 2008, following the Pre-Annexation Agreement and Annexation, with Development and Phasing Agreement, established the guiding entitlements for future Final MPD approvals; and
- f. The Lionsback Phase I Final MPD, approved June 8, 2021, reestablished the updated Subdivision Improvements Agreement, with Improvements Schedule, to advance Phase I development, as well as outline future phasing improvements and design; and
- g. This Phase II Final MPD, including Final Plat and Plan, also proposes the Phasing Plan Major Change Amendment to the Preliminary MPD Approval, as permitted within the Master Planned Development procedural standards of the MMC, section 17.65.130; and
- h. The Phase II Final MPD Plan and Plat were considered by the Planning Commission in a duly noticed meeting of the Moab City Planning Commission April 10, 2025; and
- i. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to City Resolution 05-2025, herby finds that Phase II Final MPD and Phasing Plan Major Change Amendment can meet or exceed the pertinent code requirements.

NOW, THEREFORE, BE IT RESOLVED by the Moab City Council, that the application for the Phase II Final MPD and Phasing Plan Major Change Amendment are hereby APPROVED, with the following conditions:

1. All outstanding comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Coordinator prior to Building Permit Application Approval, including:
 - a. All outstanding comments as provided in Exhibit 8 City of Moab DRT Report

PASSED AND APPROVED in open City Council by a majority vote of the Governing Body of Moab City Council on April 22, 2025.

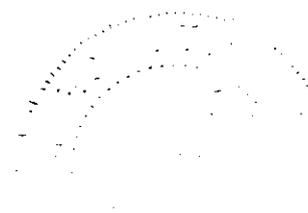
SIGNED: 
Joette Langianese, Mayor

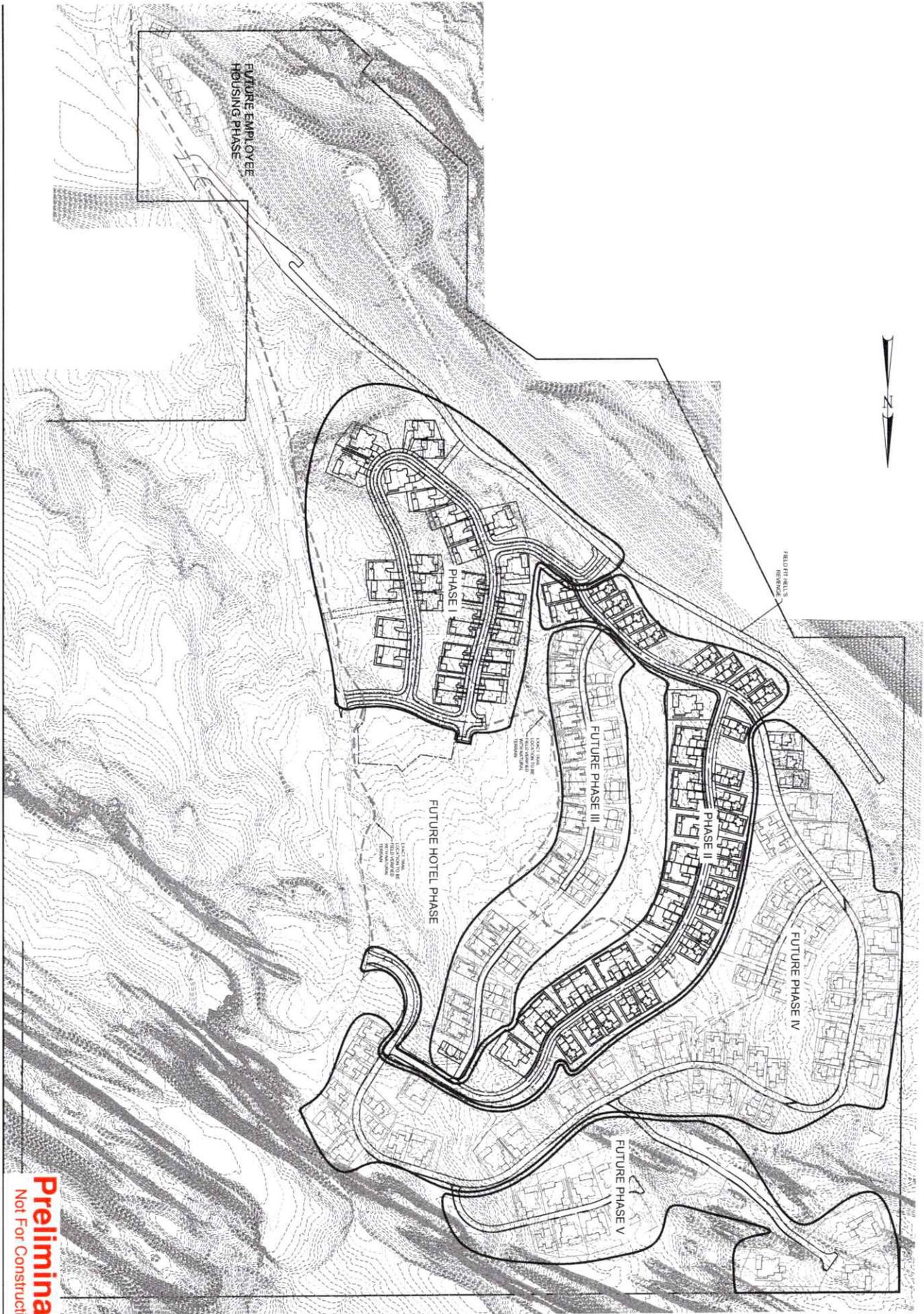
DATE: 4/22/25

ATTEST: 
Sommar Johnson, Recorder

DATE: 4/22/25







Preliminary
Not For Construction

DATE: 1-9-2023
 REVISION DATE: 7-25-2024
 SHEET TITLE: OVERALL SITE PLAN PHASING EXHIBIT
 SHEET NUMBER: A.102

**LIONSBACK RESORT
 FINAL PHASE 2 MPD AND PLAT SUBMITTAL**

LIONSBACK RESORT MOUNTAIN UT

18 MOORE PARKWAY, U.S.
 3827 LAURENTE STREET, SUITE 219
 DENVER, COLORADO 80202

DUNNING & SPRINKLE
 ENGINEERS & ARCHITECTS

OWNER