



ENHANCING OUR VIBRANT COMMUNITY AND IMPROVING OUR QUALITY OF LIFE

MOAB PLANNING COMMISSION
APRIL 24, 2025
REGULAR MEETING - 6:00 PM

City Council Chambers
217 East Center Street
Moab, Utah 84532

1. 6:00 P.M. Call To Order

2. Citizens To Be Heard

To have your comments considered for the Citizens to Be Heard portion of the electronic meeting, please fill out the form found here:

[HTTPS://DOCS.GOOGLE.COM/FORMS/D/E/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1](https://docs.google.com/forms/d/e/1FAIPQLSECP3KYU0F_F8J6J5ROFAEUPTNKW938GR8DVWEOJJH-AQFNGA/VIEWFORM?VC=0&C=0&W=1)

You must submit your comments by 5:00 pm on the day of the meeting. Please limit your comments to 400 words

3. Approval Of Minutes

April 10, 2025, Regular Meeting

Documents:

[MIN-PC-2025-04-10 DRAFT 042425.PDF](#)

4. Action Item

- 4.1. Consideration And Possible Conditional Approval Of Planning Resolution #07-2025, A Planning Resolution Approving The Jasper @ Mill Creek Apartments, Major Change Amendment To The Approved Level II Site Plan, On Property Located At 1537 Mill Creek Drive Moab, Utah 84532

Discussion and Possible Action

Documents:

[JASPER AT MILL CREEK_MAJOR CHANGE AMENDMENT TO APPROVED SITE PLAN_PC AGENDA SUMMARY 042425.PDF](#)

[EXHIBIT 1_PLANNING RESOLUTION 07-2025_JASPER AT MILL CREEK APARTMENTS MAJOR CHANGE AMENDMENT TO APPROVE SITE PLAN_042425.PDF](#)

[EXHIBIT 2_VICINITY MAP_MAJOR CHANGE AMENDMENT TO JASPER AT MILL CREEK SITE PLAN_042425.PDF](#)

[EXHIBIT 3_PHASING PLAN_MAJOR CHANGE AMENDMENT TO JASPER AT MILL CREEK SITE PLAN_042425.PDF](#)

[EXHIBIT 4_MMC_MATRIX_MAJOR CHANGE AMENDMENT TO JASPER AT MILL CREEK SITE PLAN_042425.PDF](#)

5. Future Agenda Items

6. Adjournment

Special Accommodations:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting.

Check our website for updates at: www.moabcity.org

MOAB CITY PLANNING COMMISSION MINUTES—DRAFT
REGULAR MEETING
April 10, 2025

Call to Order and Attendance: Moab City Planning Commission held its regular meeting on the above date in City Council chambers. Audio is archived at www.utah.gov/pmn and video is archived at www.youtube.com/watch?v=Pxsyi8Cv_9s. Commission Chair Kya Marienfeld called the meeting to order at 6:00 p.m. Commission Members Miles Loftin, Jill Tatton and Carolyn Conant were in attendance. Community Development Director Cory Shurtleff, Planning Technician Kelsi Garcia, Associate Planner Johanna Blanco, City Council liaison Luke Wojciechowski and one member of the public also attended.

Approval of Minutes: Commission Member Tatton made a correction. Commission Member Loftin moved to approve the draft minutes of the March 27, 2025, Regular Planning Commission meeting with the amendment that Loftin moved to approve those minutes, with a second by Commission Member Tatton. Commission Member Tatton seconded the motion. The motion passed unanimously.

Lionsback Resort Phase II Final MPD and Phasing Plan Major Change Amendment—Positive Recommendation to Council

Presentation and Discussion: Associate Planner Blanco corrected the resolution number in the packet. Community Development Director Shurtleff explained the Master Planned Development (MPD) background and the strategy to separate a future hotel phase. He said the platting would be conducted as construction ensues and revenues are actualized. He said the Hells Revenge off-road vehicle trail would remain accessible. Shurtleff described the 2008 preliminary approval for the entire site, which generated an overarching plan with all development entitlements and rights in effect at that time. He explained that the final approvals are administrative and ensure that development materials as well as platting meet the City's administrative approval and statute requirements. He briefly reviewed the history of the agreements, along with a mention of litigation that ensued for several years. Shurtleff reiterated that the current action seeks to approve the Phase II plan and plat of the originally approved plan for the full scope of the project. Commission Chair Marienfeld clarified that 42 units are anticipated for approval at this time. Commission Members mentioned the large scope of the project. Marienfeld outlined the decision before the Planning Commission to recommend to City Council for approval, with the requirement that the developer resolve any outstanding development requirements of staff, or to table action to a future meeting, or to make a negative recommendation to Council with reason. Shurtleff explained the development team was working to resolve City concerns regarding utilities. Shurtleff said the Commission's decision was a combination of the subdivision review processes which meet requirements for the recording of individual parcels, the subdivision improvement agreement (SIA), and ensuring adequate infrastructure is in place so no impacts will be absorbed by the City. He went over water, sewer, streets and other elements. He spoke about open space requirements in place, due to the sensitive area resort (SAR) zoning. He said staff support a positive recommendation. The developer's representative stated the SAR and MPD requirements were developed for this project.

Motion and Vote: Commission Member Loftin moved to forward a positive conditional recommendation to Council for **Resolution 05-2025**, a resolution approving the Lionsback Resort Phase 2 final MPD and phasing major change amendment for property located at 1353 Sand Flats Road Moab Utah 84532 with the following conditions: that all outstanding comments be addressed to the satisfaction of the Moab city engineer and planning coordinator prior to building permit application approval including all references in exhibit 8 for all outstanding design review team (DRT) comments. Commission Member Tatton seconded the motion.

Future Agenda Items: Shurtleff stated the electrical vehicle readiness plan, and the water shortage plan would return to the Commission for review. He announced upcoming phasing and platting considerations. Commission Chair Marienfeld requested more time to review materials before consideration of the Lost Springs application.

Adjournment: Commission Chair Marienfeld adjourned the meeting at 6:53 p.m.

Moab Planning Commission Agenda Item
Jasper @ Mill Creek Major Change Amendment to Approved Site Plan
Meeting Date: April 24, 2025

Title: Consideration and Possible Conditional Approval of Planning Resolution #07-2025, A Planning Resolution Approving the Jasper @ Mill Creek Apartments, Major Change Amendment to the Approved Level II Site Plan, on property located at 1537 Mill Creek Drive Moab, Utah 84532

Disposition: Discussion and Possible Action

Staff Presenter: Johanna Blanco, Associate Planner
Cory P. Shurtleff, Community Development Director

Attachment(s):

- Exhibit 1: Draft Planning Resolution #07-2025
- Exhibit 2: Vicinity Map
- Exhibit 3: Civil Phasing Plans
- Exhibit 4: MMC Matrix

Options:

1. Conditionally Approve Moab Planning Resolution #07-2025, with or without modifications; or
2. Continue or table action to a later meeting with specific direction to City Staff and Applicant as to additional information needed to make a decision; or
3. Deny the Major Change Amendment, giving specific findings for decision.

Recommended Motion:

I move that the City of Moab Planning Commission Approve Planning Resolution #07-2025, A Planning Resolution Approving the Major Change Amendment to the Level II Site Plan for the Jasper at Mill Creek Apartments, on property located at 1537 Mill Creek Drive Moab, Utah 84532, 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. Verification of Agreement between property located at 1581 Mill Creek Drive (parcel #01-0017-0003), to conduct supportive grading work on this property.
 - b. Outstanding comments, identified in DRT Comment Report issued April 15, 2025, for the Geotechnical Memo are sufficiently addressed.
 - c. Applicant complete Minor Change Amendment for resolved boundary discrepancy with adjacent property located at 1450 Spanish Valley Drive, Moab, UT 84532.

Applicant: Jake Cantor, Owner Agent

Background:

Jake Cantor, Property Owner Agent, is requesting a major change amendment to the approved site plan of a 6.33-acre parcel located at approximately 1537 Mill Creek Drive Moab, Utah 84532. The Level II Site Plan was approved by Planning Commission on June 8, 2023. The applicant submitted the appropriate submittal materials for the Major Change Amendment to the Level II Site Plan on March 25, 2025. The Site Plan was reviewed by the Development Review Team (DRT) on April 2, 2025. The applicant was sent DRT comments on April 15, 2025. Resubmittal materials were submitted by the applicant on April 15th and 16th. After review of the resubmittal materials, the DRT found outstanding comments were or could be sufficiently addressed. At this time, the Major Change Amendment to the Site Plan of Jasper at Mill Creek has been submitted for review by the Moab City Planning Commission, on April 24, 2025.

Project Summary:

Location:	1537 Mill Creek Drive Moab, Utah 84532
Property Owner:	1537 Mill Creek LLC, Joel Cantor, Jake Cantor Owner Agent
Applicant:	Jake Cantor (Property Owner Agent)
Parcel:	Proposed 6.33 acres of parcel #'s 01-0017-0002 & 01-0017-0001
Current Zones:	C-4 General Commercial
Proposed Use:	Residential Multi-Household Apartments
Project Size:	160-unit apartment development
Proposed Parking:	240 spaces

Narrative Summary (Provided by Applicant with Site Plan Submittals):

Jasper @ Millcreek is a multifamily project that is intended to help fill the local workforce housing gap. The 6+/- acre Property is vacant, undeveloped land that is located 600+/- feet from Highway 191 and 950+/- feet from Spanish Valley Drive. Given the location and the surrounding area, the proposed residential multifamily concept will provide housing supporting residents and offer an alternative housing solution for future USU students located less than 1/2 miles west of the property. This location is ideal to help promote alternative transportation modal for residents as the proximity to downtown business core is less than 2 miles. This residential concept meets the goals of both Moab General Plan and the Moab Area Housing Plan by providing long term residential housing into the local housing inventory. This type of housing tool has been lacking in community and is designed to help curve the housing crisis that Moab faces. Studies continue to show stable long-term housing promotes overall health and wellness of the surrounding community. The property is an underutilized vacant site in an area that has been designated as a potential economic core with easy access to USU, 191, and Downtown Core. This residential usage is compatible with surrounding areas which include other vacant land, RV/Tent Nightly Rentals, Commercial Automotive, Nursery, and Residential usage. The proposed site plan has an option for solar powered car ports to help mitigate overall energy usage. The design also takes advantage of passive solar gain by ordinating the buildings east west. The units have ample storage for the residents that love to work and play in Moab. The lighting design meets the dark skies challenge, and the landscaping unitizes low impact vegetation. The design offers Clubhouse and General Managers Apartment. This space also offers a gym, coworking space, recreation room, and additional community gathering area for the residents. The site plan balances the housing needs of community, market viability and conforms to use by right outline Municipal Code Title 17.27 C-4.

Process: Site Plan Review

Section 17.67.080 of the Moab Municipal Code (MMC) regulates the Amendment Procedures for a site plan. The Planning Commission acting as the Land Use Authority, as the original approval was a Site Plan Level II identified in MMC Section 17.67.050., shall provide the approval of the submitted Jasper at Mill Creek Major Site Plan Amendment based on the Approval Criteria identified in MMC Section 17.67.060.

17.67.050

D. Level II Applications. Level II applications shall first be reviewed by the DRT, which shall issue a staff report identifying recommendations for the project. The land use authority for Level II applications shall be the Planning Commission, which may approve, approve subject to conditions, or deny the application.

17.67.060

Approval criteria.

A. The following criteria govern site plan approval:-

- 1. Compliance with applicable Moab ordinances and building codes;*
- 2. Availability of necessary utilities, including culinary water, sewer, electricity, natural gas, and the like;*
- 3. Consistency of the design with Moab advisory documents; and*
- 4. Accuracy and truthfulness of submittals or representations in the application.*

B. Discretion to Grant Conditional Approval. The applicable land use authority has discretion to impose conditions during the review process that address: (1) deficiencies in the application; (2) performance of the design in providing efficient access, vehicle circulation, connectivity, pedestrian/nonmotorized vehicle access; (3) buffering of off-site impacts; (4) storm water management and flood damage prevention; (5) landscaping and architectural design; (6) utility design issues; and/or (7) other provisions of Moab ordinances or advisory documents.

C. Statement of Reasons in the Event of Denial. Where an application is denied, the land use authority shall provide a statement of reasons explaining the basis for its denial.

17.67.080

Amendment procedures – Lapse of site plan.

C. Major Changes. Major changes, such as alterations in the size, configuration, or change of use as defined in this chapter; significant realignments or changes to access, utilities, or storm water facilities; other changes which increase the density, scope, or intensity of occupancy; significant changes to project phasing; or other changes which significantly affect the overall design or intent of the project shall be treated as a major change, and shall be referred for review to the land use authority that originally authorized the site plan.

CITY OF MOAB PLANNING RESOLUTION NO. 07-2025

A RESOLUTION APPROVING THE MAJOR CHANGE AMENDMENT TO THE APPROVED LEVEL II SITE PLAN FOR THE JASPER AT MILL CREEK APARTMENTS, LOCATED AT 1537 MILL CREEK DRIVE, MOAB, UTAH 84532

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

- a. The applicant Jake Cantor, Owner Agent of record, for property located at 1537 Mill Creek Drive, Moab, Utah 84532, has submitted the Major Change Amendment to the Approved Level II Site Plan for the Jasper at Mill Creek Apartments; and
- b. The Applicant has furnished a site plan and description of the property located at 1537 Mill Creek Drive Moab, Utah 84532 (parcel 01-0017-0010) (275,939.5 sf) (6.33 acres); and
- c. The Jasper at Mill Creek Level II Site Plan was approved June 8, 2023, by the City of Moab Planning Commission; and
- d. The Moab Planning Commission reviewed the materials for a Major Change Amendment to a Level II Site Plan for the residential multi-household apartment development in a regularly scheduled meeting held on April 24, 2025; 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 #07-2025, hereby finds that all applicable provisions of the Moab Municipal Code have or can be met.

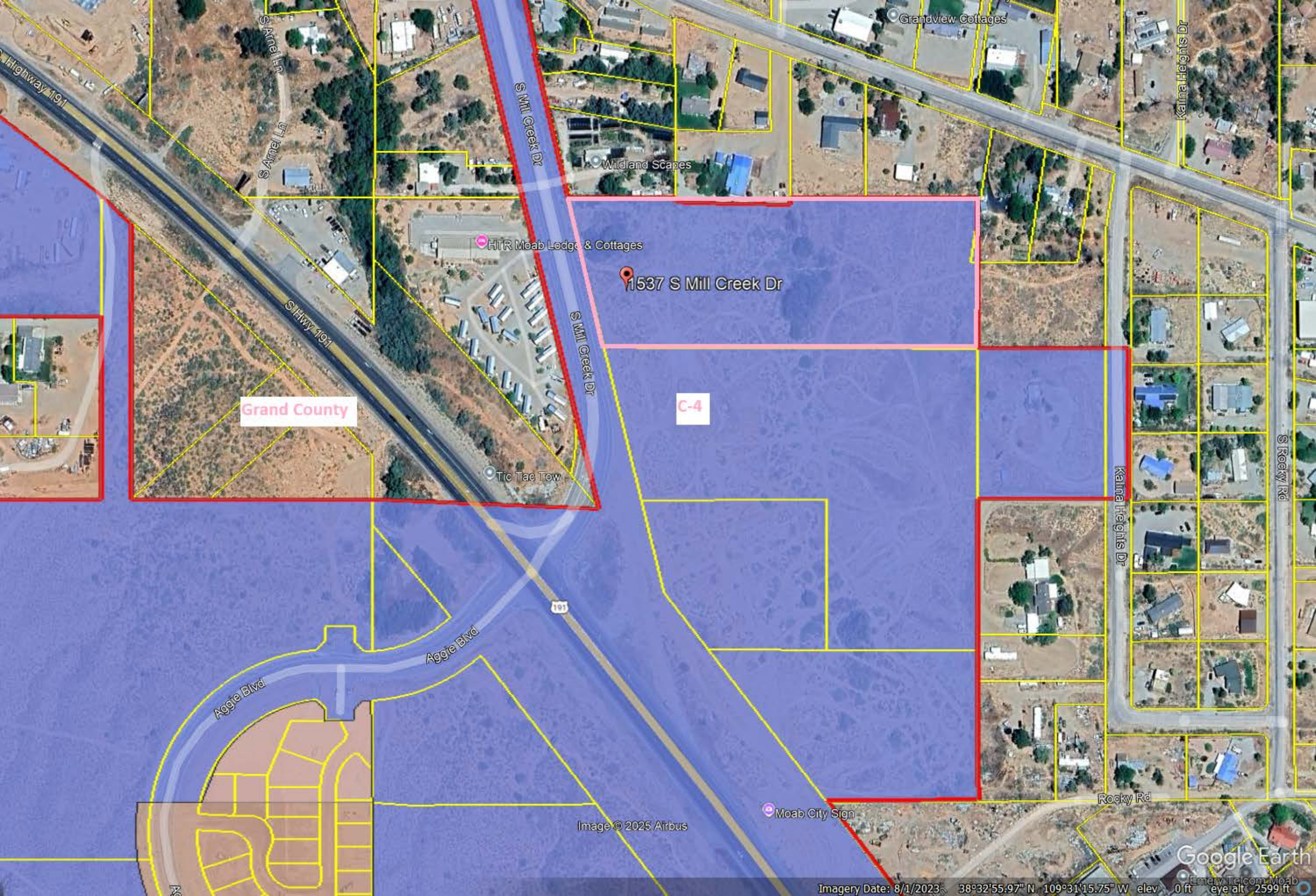
NOW, THEREFORE, BE IT RESOLVED by the Moab City Planning Commission, that the Major Change Amendment to the Approved Level II Site Plan is hereby APPROVED, with the following conditions:

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. Verification of Agreement between property located at 1581 Mill Creek Drive (parcel #01-0017-0003), to conduct supportive grading work on this property.
 - b. Outstanding comments, identified in DRT Comment Report issued April 15, 2025, for the Geotechnical Memo are sufficiently addressed.
 - c. Applicant complete Minor Change Amendment for resolved boundary discrepancy with adjacent property located at 1450 Spanish Valley Drive, Moab, UT 84532.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on April 24, 2025.

SIGNED: _____

Kya Marienfeld, Chair



Grand County

1537 S Mill Creek Dr

C-4

Image © 2025 Airbus

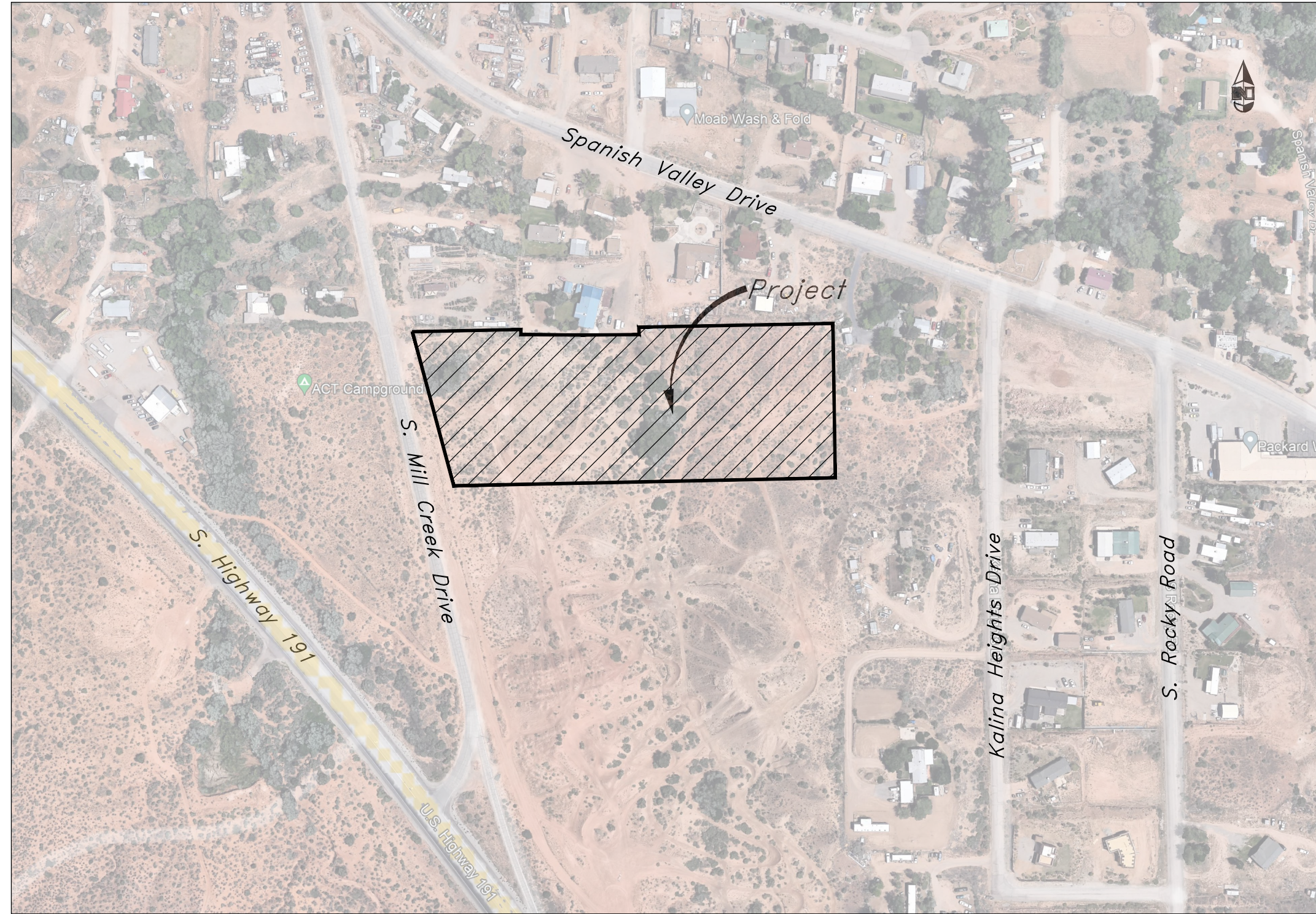
Jasper at Mill Creek

Phase 1 Construction Drawings

Moab City, Grand County, Utah
Located within the Northwest Quarter of Section 17,
Township 26 South, Range 22 East, SLB&M, U.S. Survey

SHEET INDEX

No.	Title
C000	Cover Sheet
C200	Site Plan
C300	Overall Grading Plan
C301	Enlarged Grading Plan
C400	Utility Plan
C401	Sewer Plan & Profile
C402	Storm Drain Plan & Profile
C403	Storm Drain Plan & Profile
C500	Site Details
C501	Site Details
C502	APWA Details
C503	APWA Details
C504	APWA Details
C505	GWSSA Details
C506	GWSSA Details
L100	Landscape Plan
L101	Landscape Plan
I100	Irrigation Plan
I101	Irrigation Plan



Vicinity Map
1" = 250'

General Notes

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.
- Stalls designated as accessible will require a painted accessible symbol and sign. (See Details)
- Fire lane markings and signs to be installed as directed by the Fire Marshall.
- Asle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
- All dimensions are to back of curb unless otherwise noted.
- All construction shall be per City of Clearfield requirements and APWA standards. In cases where Clearfield and APWA requirements are in conflict, City of Clearfield requirements shall govern.
- The detention facility volume must be checked and certified by the design engineer upon completion of construction of the facility.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety, of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours, and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO MOAB CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

PROJECT-SPECIFIC INFORMATION

Basis of Bearings: Based on ALTA/NSPS Land Title Survey by Red Desert Land Surveying, dated 12/9/2021.
Benchmark: Southwest property corner found in the ALTA/NSPS Land Title Survey by Red Desert Land Surveying, dated 12/9/2021.
Flood Zone: Property is located in unshaded Zone X (Areas of minimal flood hazard) according to Flood Insurance Rate Maps (FIRM) Community Panel No. 49019C1767E, effective 4/3/2020.

DEVELOPER:
CANTOR PARTNERS
CONTACT: JAKE CANTOR
MOBILE: 813-403-9646
EMAIL: jake@cantorpartners.com

ENGINEER/SURVEYOR:
GREAT BASIN ENGINEERING INC.
CONTACT: PAUL C. ANDERSON, PE
OFFICE: (801) 394-4515
ADDRESS: 5746 SOUTH 1475 EAST, SUITE 200
OGDEN, 84403
EMAIL: PCA@greatbasineng.com

ARCHITECT:
CARPENTER STRINGHAM ARCHITECTS
CONTACT: PASCAL MEYER, AIA
OFFICE: (801) 910-5275
ADDRESS: 9133 South Monroe Plaza Way,
Suite D
Sandy, Utah 84070
EMAIL: pmeyer@carpenterstringham.com

LANDSCAPE ARCHITECT:
LAWSON LANDSCAPE
CONTACT: JAKE LAWSON
EMAIL: lawsonlandscape@yahoo.com



REV	DATE	DESCRIPTION
	2024-01-15	City Review Response
	2023-10-05	OWSSA Revisions
	2023-10-03	Permit and Pricing Set



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, SUITE 200
OGDEN, UTAH 84403
MAIN (801) 394-4515, FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM

C000 Cover Sheet
Jasper at Mill Creek-PH1
Moab City, Grand County, Utah
Located in the Northwest Quarter of Section 17,
Range 22 East, Salt Lake Base and Meridian

WILD LANDSCAPES
LLC
02-008-0077

EXIST.
BUILDING

LATHROM
TRACT 1
LILLIBRIDGE &
PARMENTER
SUBDIVISION

LINDQUIST
TRACT 2
LILLIBRIDGE &
PARMENTER
SUBDIVISION

TRACT 3
LILLIBRIDGE &
PARMENTER
SUBDIVISION

EXIST.
BUILDING

TONINELLI
02-008-0082

HAWKS 02-008-0083

BYNUM
01-017-0003

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Fire Department Connection
Post Indicator Valve
Exist. Water Valve
Water Valve
Sanitary Sewer
Culinary Water
Gas Line
Irrigation Line
Storm Drain
Telephone Line
Secondary Waterline
Power Line
Fire Line
Land Drain
Power pole
Power pole w/guy
Light Pole
Fence
Flowline of ditch
Overhead Power line

Corrugated Metal Pipe
Concrete Pipe
Reinforced Concrete Pipe
Ductile Iron
Polyvinyl Chloride
Top of Asphalt
Edge of Asphalt
Centerline
Flowline
Finish Floor
Top of Curb
Top of Walk
Top of Wall
Natural Ground
Finish Grade
Match Existing
Fire Department Connection
Finish Contour
Exist. Contour
Finish Grade
Exist. Grade
Ridge Line
Direction of Flow

CMP
CP
RCP
DI
PVC
TA
EA
CL
FL
FF
TC
TN
NG
FG
ME
FDC
90-
95-
95-121A
R

Existing Asphalt

New Asphalt

Heavy Duty Asphalt

Existing Concrete

New Concrete

Demo'd Road Base

Spill Curb & Gutter

Demo Tree

Tree To Remain in Place

C200 SITE PLAN KEYED NOTES

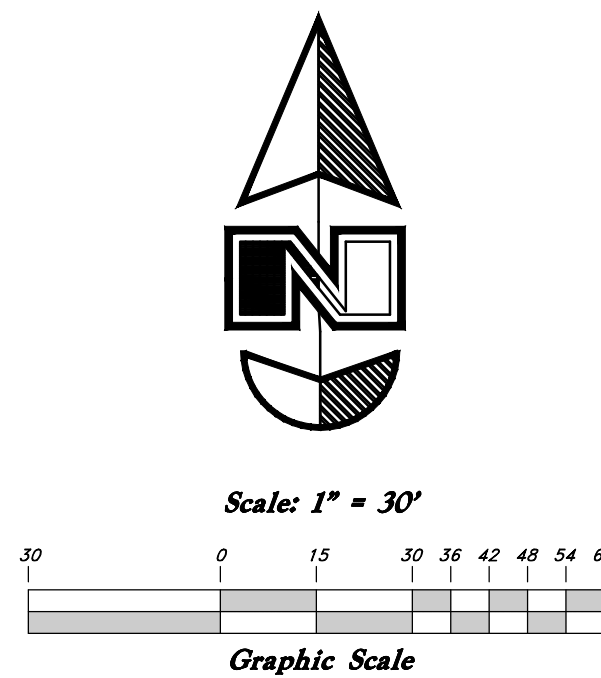
- PAINT ACCESSIBLE PARKING SYMBOL. RE: DETAIL 2 ON SHEET C500.
- INSTALL 6' TALL OPAQUE VINYL FENCE. EXISTING FENCES ARE TO REMAIN AT THE PROPERTY PERIMETER AND THE NEW FENCE INSTALLED ADJACENT TO THE EXISTING FENCES.
- CONSTRUCT ACCESSIBLE CURB RAMP. RE: DETAIL 12 ON SHEET C500.
- CONSTRUCT TRASH ENCLOSURE. RE: ARCHITECTURAL PLANS
- PAINT 6-INCH WIDE CROSSWALK STRIPING AS SHOWN.
- INSTALL SITE LIGHTING, INCLUDING BUT NOT LIMITED TO BASE, POLE, FIXTURE, AND CONNECTION HARDWARE. RE: PHOTOMETRIC PLANS.
- INSTALL ASPHALT PAVEMENT. REFER TO NOTE 2, THIS SHEET.
- INSTALL ACCESSIBLE PARKING SIGNS INCLUDING VAN PLACARD. RE: DETAIL 11 ON SHEET C500.
- PAINT 4-INCH WIDE WHITE DIAGONAL STRIPES. RE: DETAIL 6 ON SHEET C500.
- PAINT 4-INCH WIDE, WHITE PARKING LOT STRIPES AS SHOWN, TYPICAL. RE: DETAIL 1, SHEET C500.
- INSTALL SIDEWALK PER APWA STANDARD DETAIL 231 ON SHEET C502. TYPICAL FOR ALL SIDEWALK.
- INSTALL MONUMENT SIGN. RE: LANDSCAPE PLANS.
- INSTALL CONCRETE PAVEMENT. REFER TO NOTE 2, THIS SHEET. RE: DETAIL 13 ON SHEET C500 FOR JOINTING.
- PROPOSED TREES IN ACCORDANCE WITH PROPERTY AGREEMENT. REFER TO THE TITLE REPORT AND THE LANDSCAPE PLAN.
- PROPOSED PARKING CANOPIES. RE: ARCHITECTURAL PLANS. TO BE SUBMITTED, REVIEWED AND PERMITTED SEPARATELY.
- INSTALL STOP SIGNS PER DETAIL 20 ON SHEET C501. INSTALL UDOT TRIANGULAR SLIP BASE ON STOP SIGNS.
- CONSTRUCT 24" WIDE SIDEWALK CHASE AND CURB CHASE PER DETAIL 22 ON SHEET C501.
- CONSTRUCT MAILBOXES. ENSURE MAILBOXES AND PARCEL BOXES ARE WITHIN THE ACCESSIBLE REACH RANGES AS REQUIRED BY ICC A117.1-17 SECTION 308, AS WELL AD THE OPERABLE PARTS WILL BE WITHIN THESE REACH RANGES PER 309.

C200 SITE PLAN NOTES

- INSTALL ELECTRICAL CONDUITS FOR SITE LIGHTING AND IRRIGATION PRIOR TO PAVING.
- REFER TO "REPORT - GEOTECHNICAL STUDY - PROPOSED MIXED-USE DEVELOPMENT--NORTHEAST CORNER OF MILL CREEK DRIVE AND US HIGHWAY 191, MOAB, UTAH" BY GSH GEOTECHNICAL INC. DATED APRIL 18, 2011 OR AS SINCE AMENDED.

SITE DATA TABLE

	PHASE1	PHASE2	TOTAL
UNIT COUNT	64	96	160
REQUIRED PARKING (1.5 SPACES per UNIT)	96	144	240
PROVIDED PARKING STALLS	96	144	240
ADA STALLS (5 REQUIRED)	7	5	12
SITE AREA (SF/AC)	137,559 3.16	138,055 3.17	275,614 6.33
PARKING AREA (SF/AC)	50,927 1.17	53,882 1.24	104,809 2.41
REQUIRED PARKING LOT LANDSCAPING (5%) (SF/AC)	2,546 0.06	2,694 0.06	5,240 0.12
PROVIDED PARKING LOT LANDSCAPING (SF)	3,832 0.09	4,002 0.09	7,834 0.18
BUILDING FOOTPRINT (SF/AC)	25,182 0.58	36,576 0.84	61,758 1.42
OTHER HARDSCAPE AREA (SF/AC)	58,023 1.33	61,242 1.41	119,265 2.74
TOTAL PROVIDED HARDSCAPE (SF/AC)	83,205 1.91	97,818 2.25	181,023 4.16
TOTAL PROVIDED LANDSCAPE (SF/AC)	54,354 1.25	40,237 0.92	94,591 2.17

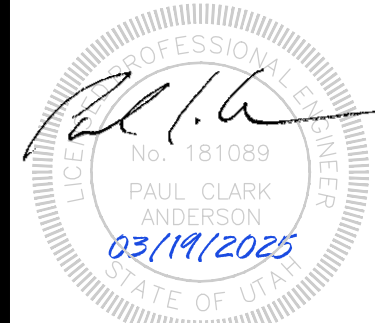


Call before you Dig
Avoid cutting underground
utility lines. It's costly.



1-800-662-4111

REV	DATE	DESCRIPTION
2024-01-15	City Review Response	
2023-10-05	CHSSA Revisions	
2023-10-03	Permit and Pricing Set	



GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAIN (801)594-4515, S.L.C (801)521-0222, FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

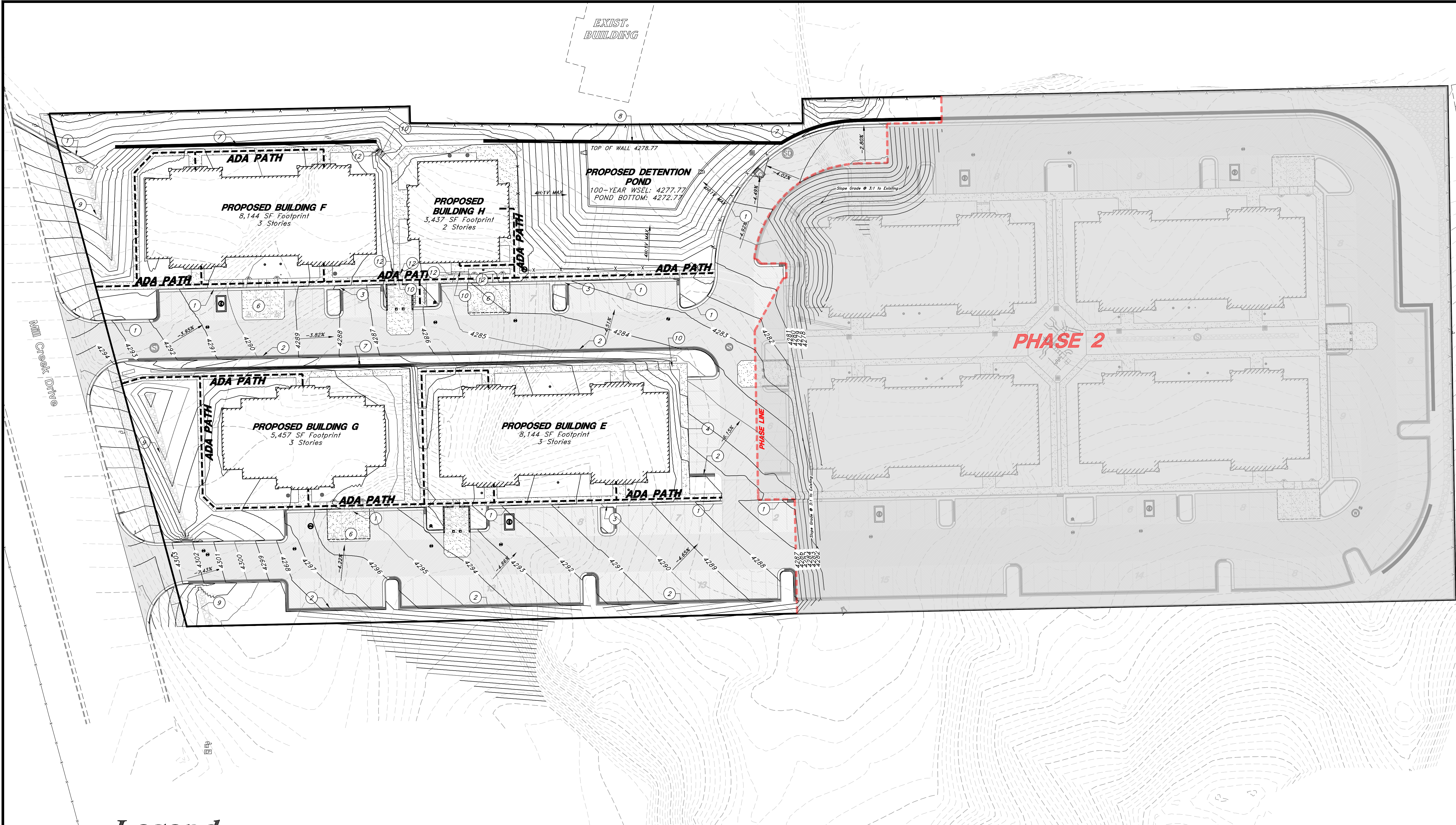
C200 Site Plan
Jasper at Mill Creek-PH1
Moab City, Grand County, Utah
Located in the Northwest Quarter of Section 17, Township 26 South,
Range 22 East, Salt Lake Base and Meridian

2024-01-15

SHEET NO.

C200

22N310



Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Fire Department Connection
Post Indicator Valve
Water Valve
Sanitary Sewer
Culinary Water
Gas Line
Irrigation Line
Storm Drain
Telephone Line
Secondary Waterline
Power Line
Fire Line
Land Drain
Power pole
Power pole w/guy
Light Pole
Fence
Flowline of ditch
Overhead Power line

Corrugated Metal Pipe
Concrete Pipe
Reinforced Concrete Pipe
Ductile Iron
Polyvinyl Chloride
Top of Asphalt
Edge of Asphalt
Centerline
Flowline
Finish Floor
Top of Curb
Top of Wall
Top of Walk
Top of Concrete
Natural Ground
Finish Grade
Match Existing
Fire Department Connection
Finish Contour
Exist. Contour
Finish Grade
Exist. Grade
Ridge Line
Direction of Flow

CMP
CP
RCP
DI
PVC
TA
EA
CL
FF
TC
TW
TCN
NG
FG
ME
FDC
ME
95.337A
95.721A
R

Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Demo'd Road Base
Spill Curb & Gutter
Demo Tree

Tree To Remain in Place

C300 Overall Grading Plan Keyed Notes

- CONSTRUCT 18" CATCH CURB. RE: DETAIL 8 ON SHEET C500.
- CONSTRUCT 18" OPEN-FACE CURB. RE: DETAIL 8 ON SHEET C500.
- CONSTRUCT 2' WIDE U-GUTTER. RE: DETAIL 10 ON SHEET C500.
- CONSTRUCT THICKENED EDGE WALK. RE: DETAIL 14 ON SHEET C500.
- CONSTRUCT CONCRETE-LINED WATERWAY. RE: DETAIL 3, SHEET C500.
- ACCESSIBLE PARKING AREA. CONTRACTOR TO ENSURE CONSTRUCTED SLOPES MEET ADA GUIDELINES.
- CONSTRUCT RETAINING WALL. DESIGN BY CONTRACTOR (DESIGN-BUILD). TOP OF WALL (TW) AND BOTTOM OF WALL (BW) ELEVATIONS SHOWN ARE THE FINISHED GRADE AT THE TOP OF THE WALL AND FINISHED GRADE AT THE BOTTOM OF THE WALL. THESE ELEVATIONS DO NOT ACCOUNT FOR LEVELING PADS, WALL FOOTINGS, PORTIONS OF THE WALL THAT EXTEND ABOVE FINISHED GRADE AT THE TOP, ETC. WALL ENGINEER TO PERFORM GLOBAL STABILITY ANALYSES AND DESIGN FOR RETAINING WALLS INCLUDING ALL ANTICIPATED LOADS (INCLUDING STRUCTURAL LOADS).
- CONSTRUCT CAST-IN-PLACE CONCRETE RETAINING WALL. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
- INSTALL ROCK-LINED SWALE. FLOWLINES AND SLOPES AS SHOWN.
- CONSTRUCT CONCRETE STAIRS. NUMBER AND RISE SHOWN ON PLANS. 12" RUN EACH STEP.
- CONSTRUCT EARTHEN BERM AS SHOWN TO PROTECT NEIGHBORING PROPERTY.

GENERAL ADA NOTES:

- RUNNING PATH ALONG ADA ROUTE CAN NOT EXCEED 5% (WITH THE EXCEPTION OF CURB RAMPS).
- CROSS SLOPE ON ALL SIDEWALKS CAN NOT BE OVER 2.00%.

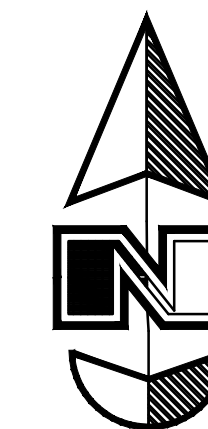
EARTHWORK

A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE CONTRACTED TO VERIFY THAT ALL NON-ENGINEERED / UNDOCUMENTED PREVIOUS FILL AND POTENTIALLY COLLAPSIBLE SOIL HAVE BEEN COMPLETELY REMOVED FROM THE SITE PRIOR TO PLACEMENT OF SITE GRADING STRUCTURAL FILLS, FOOTINGS, ETC. OR AS DIRECTED BY THE QUALIFIED GEOTECHNICAL ENGINEER.

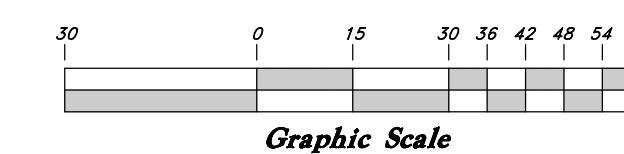
PHASE 1 CUT: 11,934 CY
PHASE 1 FILL: 10,371 CY
PHASE 1 NET (CUT): 1,563 CY

TOTAL CUT: 29,844 CY
TOTAL FILL: 28,001 CY
TOTAL NET (CUT): 1,842 CY

DISCLAIMER: SOIL QUANTITIES SHOWN ARE STRICTLY THE DIFFERENCE BETWEEN EXISTING AND FINISHED GRADE. THESE NUMBERS DO NOT ACCOUNT FOR BUILDING FOUNDATIONS, UTILITY TRENCHING, OR PAVEMENT THICKNESSES.



Scale: 1" = 30'



Call before you Dig

Avoid cutting underground utility lines. It's costly.



1-800-662-4111

NOTE: ALL SPOT ELEVATIONS HAVE BEEN TRUNCATED. REFER TO CONTOURS AND FINISHED FLOOR ELEVATIONS FOR FULL ELEVATIONS.

REV	DATE	DESCRIPTION
2024-01-15	City Review Response	
2023-10-05	CHNSA Revisions	
2023-10-03	Permit and Pricing Set	



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

C300 Overall Grading Plan

Jasper at Mill Creek-PH1

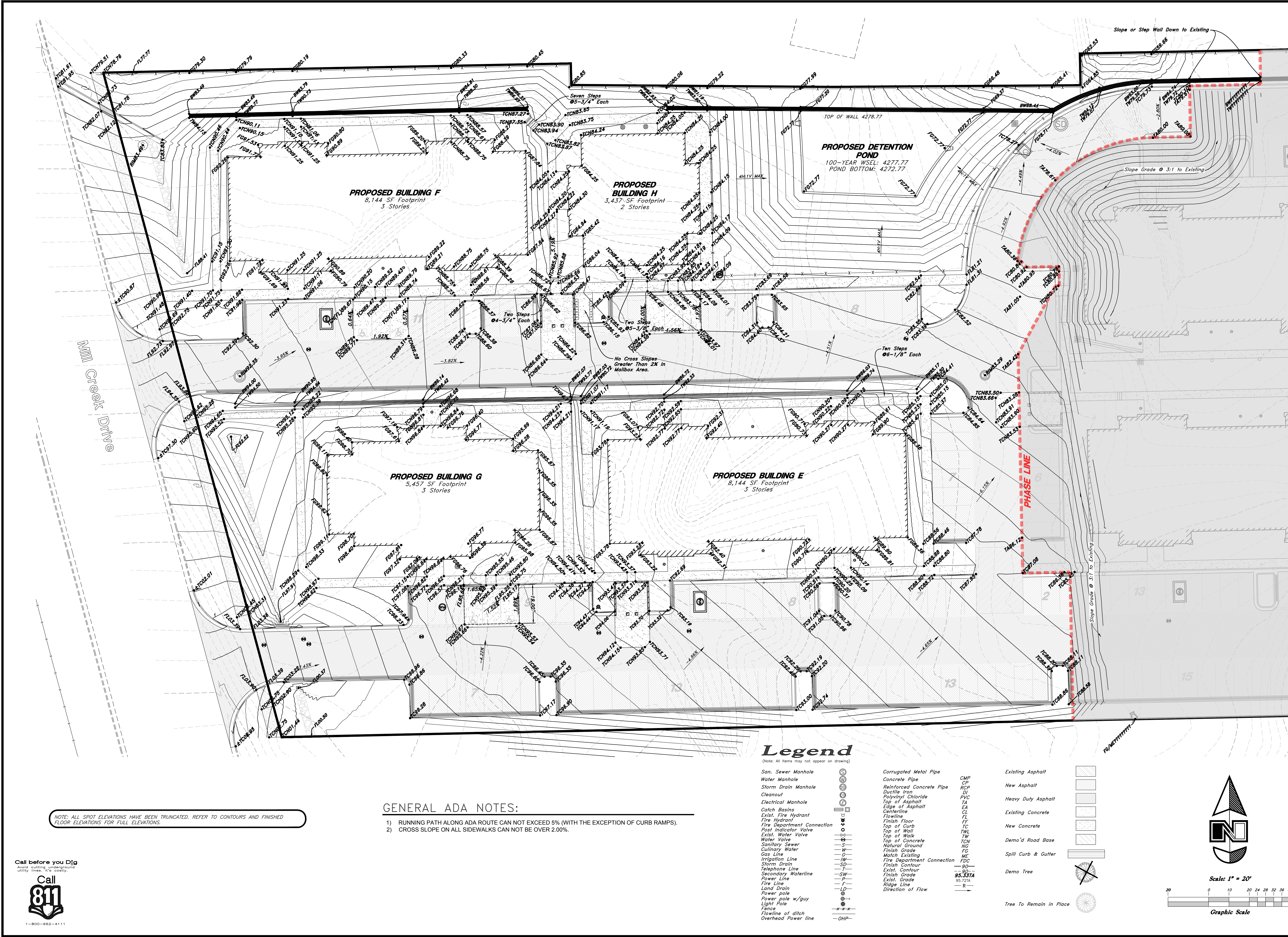
Moab City, Grand County, Utah
Located in the Northwest Quarter of Section 17, Township 26 South,
Range 22 East, Salt Lake Base and Meridian

2024-01-15

SHEET NO.

C300

22N310

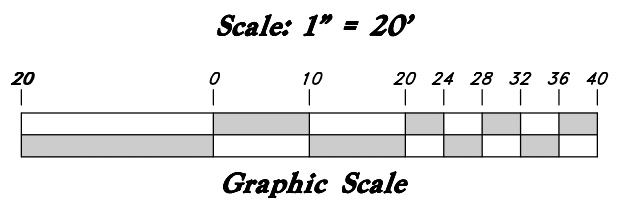
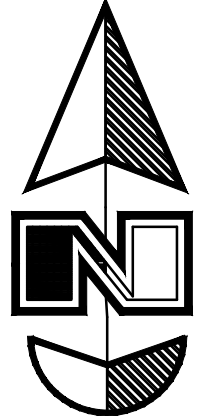


NOTE: ALL SPOT ELEVATIONS HAVE BEEN TRUNCATED. REFER TO CONTOURS AND FINISHED FLOOR ELEVATIONS FOR FULL ELEVATIONS.

- GENERAL ADA NOTES:
- 1) RUNNING PATH ALONG ADA ROUTE CAN NOT EXCEED 5% (WITH THE EXCEPTION OF CURB RAMPS).
 - 2) CROSS SLOPE ON ALL SIDEWALKS CAN NOT BE OVER 2.00%.

Legend

- (Note: All items may not appear on drawing)
- | | | |
|----------------------------|----------------------------|-------------------------|
| San. Sewer Manhole | Corrugated Metal Pipe | Existing Asphalt |
| Water Manhole | Concrete Pipe | New Asphalt |
| Storm Drain Manhole | Reinforced Concrete Pipe | Heavy Duty Asphalt |
| Cleanout | Ductile Iron | Existing Concrete |
| Electrical Manhole | Polyvinyl Chloride | New Concrete |
| Catch Basins | Top of Asphalt | Demo'd Road Base |
| Exist. Fire Hydrant | Edge of Asphalt | Spill Curb & Gutter |
| Fire Hydrant | Centerline | Demo Tree |
| Fire Department Connection | Flowline | Tree To Remain in Place |
| Post Indicator Valve | Finish Floor | |
| Exist. Water Valve | Top of Curb | |
| Water Valve | Top of Walk | |
| Sanitary Sewer | Finish Contour | |
| Culinary Water | Top of Concrete | |
| Gas Line | Natural Ground | |
| Irrigation Line | Match Existing | |
| Storm Drain | Fire Department Connection | |
| Telephone Line | Exist. Contour | |
| Secondary Waterline | Finish Grade | |
| Power Line | Exist. Grade | |
| Fire Line | Ridge Line | |
| Land Drain | Direction of Flow | |
| Power pole w/guy | | |
| Light Pole | | |
| Fence | | |
| Flowline of ditch | | |
| Overhead Power line | | |



C301 Enlarged Grading Plan

Jasper at Mill Creek-PH1

Moab City, Grand County, Utah
Located in the Northwest Quarter of Section 17, Township 26 South,
Range 22 East, Salt Lake Base and Meridian

2024-01-15

SHEET NO.

C301

22N310

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAIN (801)594-4515 S.L.C.(801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

2024-01-15 City Review Response
2023-10-05 CHSSA Revisions
2023-10-03 Permit and Pricing Set
REV DATE DESCRIPTION

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Fire Department Connection
Post Indicator Valve
Exist. Water Valve
Water Valve
Sanitary Sewer
Culinary Water
Gas Line
Irrigation Line
Storm Drain
Telephone Line
Secondary Waterline
Power Line
Fire Line
Land Drain
Power pole w/guy
Light Pole
Fence
Flowline of ditch
Overhead Power line

Corrugated Metal Pipe
Concrete Pipe
Reinforced Concrete Pipe
Ductile Iron
Polyvinyl Chloride
Top of Asphalt
Edge of Asphalt
Centerline
Flowline
Finish Floor
Top of Curb
Top of Wall
Top of Walk
Top of Concrete
Natural Ground
Finish Grade
Match Existing
Fire Department Connection
Finish Contour
Exist. Contour
Finish Grade
Exist. Grade
Ridge Line
Direction of Flow

CMP
CP
RCP
DI
PVC
TA
CL
FL
TC
TWL
TCN
NG
FG
ME
TDC
90
95.5374
95.721A
R

Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Demo'd Road Base
Spill Curb & Gutter
Demo Tree
Tree To Remain in Place

Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Demo'd Road Base
Spill Curb & Gutter
Demo Tree
Tree To Remain in Place

C400 UTILITY PLAN KEYED NOTES

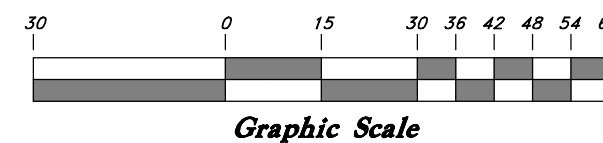
1. INSTALL 1-1/2" WATER METER
2. INSTALL 2-1/2" C901 PE WATER SERVICE LINE
3. INSTALL 2-1/2" WATER SERVICE TAP
4. INSTALL 2" WATER METER
5. INSTALL 3" C901 PE WATER SERVICE LINE
6. INSTALL 3" WATER SERVICE TAP
7. INSTALL 1" WATER METER
8. INSTALL 2" C901 PE WATER SERVICE LINE
9. INSTALL 2" WATER SERVICE TAP
10. INSTALL 8" C900 PVC WATER LINE - MINIMUM COVER = 48", MIN. LATERAL DISTANCE TO SEWER MAIN = 10'
11. CONSTRUCT 8" ELBOW WITH KICKBLOCK
12. CONSTRUCT 8" TEE WITH KICKBLOCK AND 8" GATE VALVES BOTH SIDES.
13. INSTALL 8"x3" TEE, 3" VALVE, AND 3" DUCTILE IRON (DI) FIRE LINE
14. INSTALL 8"x4" TEE, 4" GATE VALVE, AND 4" DUCTILE IRON (DI) FIRE LINE
15. INSTALL 8"x6" TEE, 6" GATE VALVE, AND 6" DUCTILE IRON (DI) FIRE LINE
16. INSTALL FIRE HYDRANT ASSEMBLY
17. CONNECT TO EXISTING 8" WATER LINE STUB WITH 8" GATE VALVE, ELBOW, AND KICKBLOCK.
18. CONSTRUCT AIR-VAC VALVE AT HIGH POINT OF WATER LINE. VENT TO LANDSCAPED AREA.
19. INSTALL 8" GATE VALVE
20. UTILITY STUB FOR FUTURE CONNECTION. (STUB PER CITY STANDARDS)

NOTE: ALL SPOT ELEVATIONS HAVE BEEN TRUNCATED. REFER TO CONTOURS AND FINISHED FLOOR ELEVATIONS FOR FULL ELEVATIONS.

WATER & SEWER EASEMENTS

E-20' PUE IN FAVOR OF GRAND WATER & SEWER SERVICE AGENCY

Scale: 1" = 30'



Graphic Scale

LINDQUIST
TRACT 2
LILLIBRIDGE &
PARMENTER
SUBDIVISION

LYMAN
TRACT 3
LILLIBRIDGE &
PARMENTER
SUBDIVISION

WILD LANDSCAPES
LLC
02-008-0077

LATHROM
TRACT 1
LILLIBRIDGE &
PARMENTER
SUBDIVISION

EXIST.
BUILDING

EXIST.
BUILDING

PROPOSED DETENTION
POND
100-YEAR WSEL: 4277.77
POND BOTTOM: 4272.77

PROPOSED BUILDING F
8,144 SF Footprint
3 Stories
FFE4291.25

PROPOSED BUILDING H
3,437 SF Footprint
2 Stories
FFE4284.25

PROPOSED BUILDING G
5,457 SF Footprint
3 Stories
FFE4296.84

PROPOSED BUILDING E
8,144 SF Footprint
3 Stories
FFE4292.77

TONINELLI
02-008-0082

HAWKS 02-008-0083

GREAT BASIN
ENGINEERING
5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAIN (801)594-4515 S.L.C.(801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

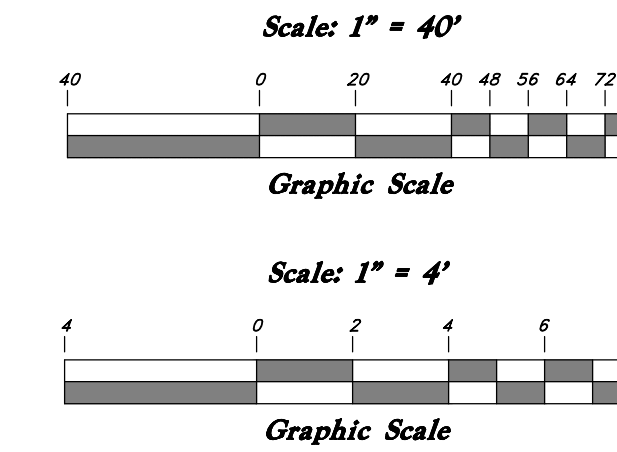
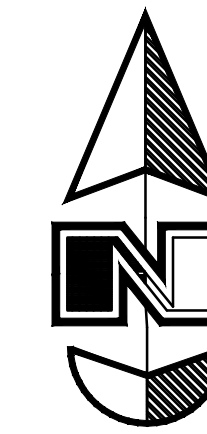
C400 Utility Plan
Jasper at Mill Creek-PH1
Moab City, Grand County, Utah
Located in the Northwest Quarter of Section 17, Township 26 South,
Range 22 East, Salt Lake Base and Meridian

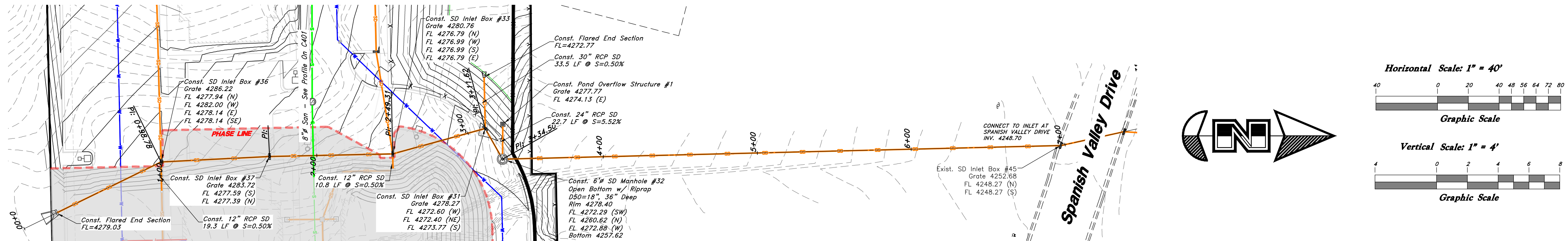
2024-01-15

SHEET NO.

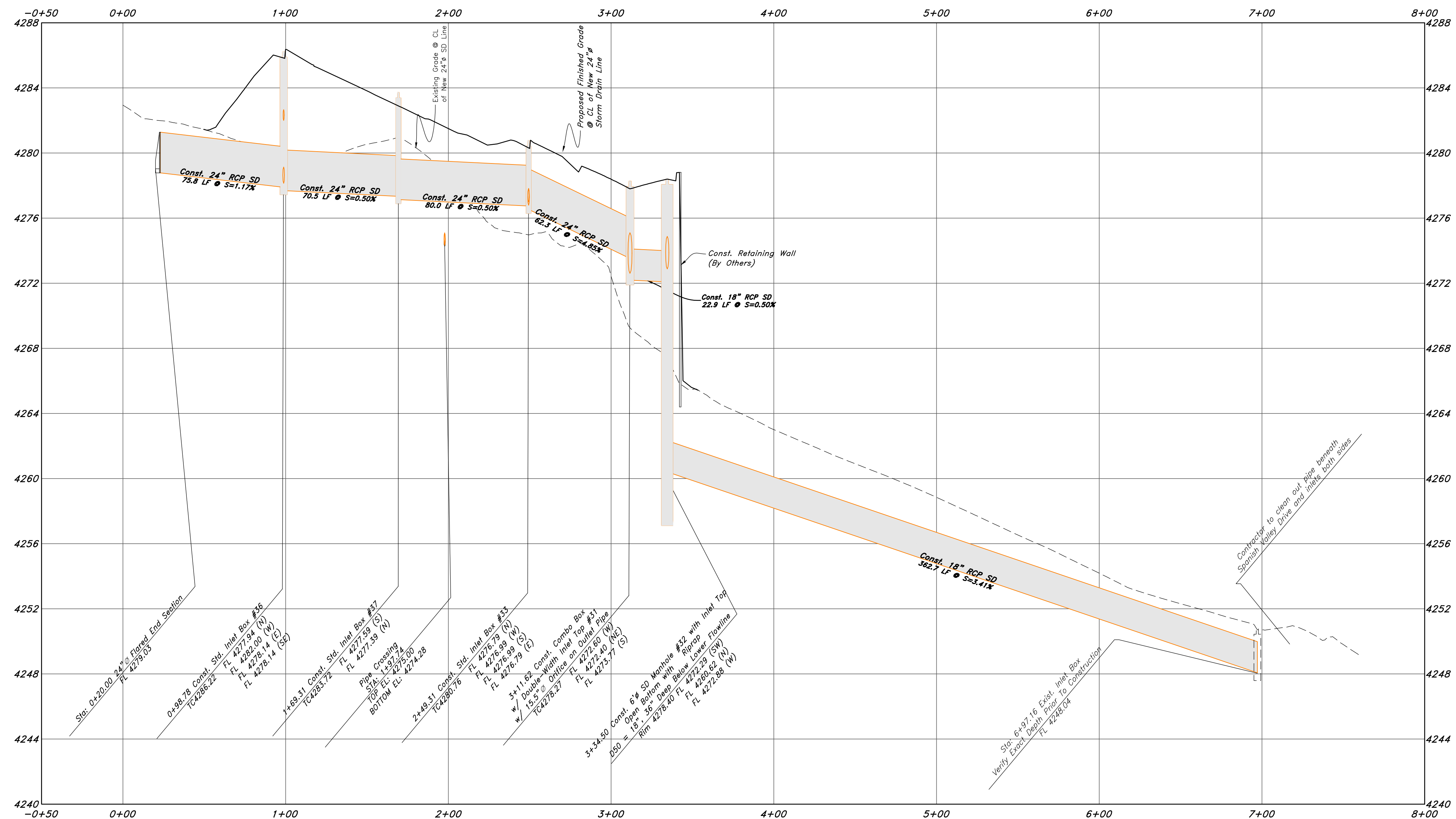
C400

22N310





24"Ø Storm Drain Line - 2



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, GGDEN, UTAH 84403
MAIN (801)394-4515, S.L.C (801)321-0222, FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

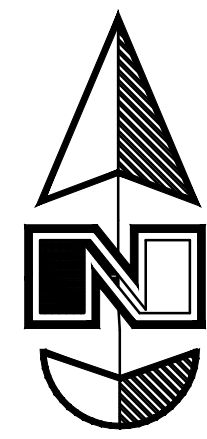
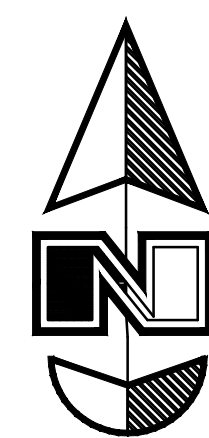
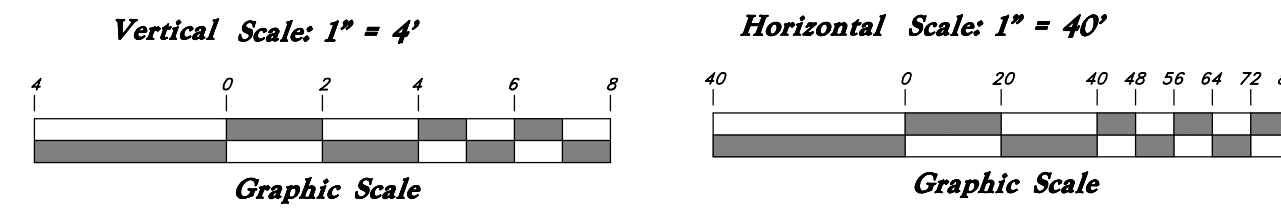
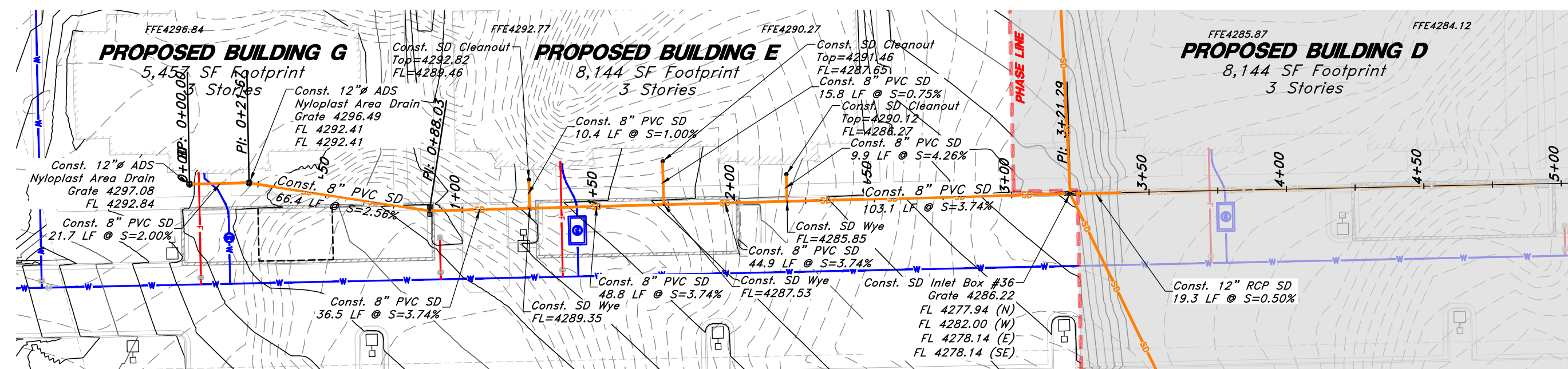
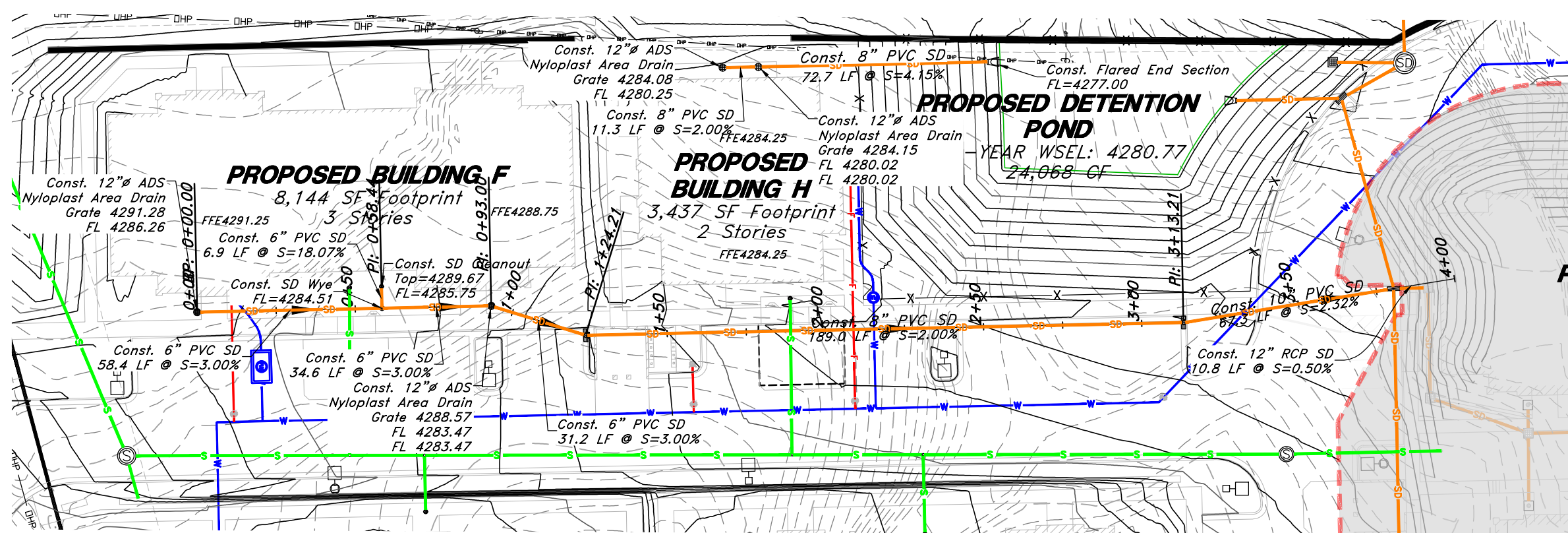
C402 Storm Drain Plan & Profile
Jasper at Mill Creek-PH1
Maab City, Grand County, Utah
Located in the Northwest Quarter of Section 17, Township 26 South,
Range 22 East, Salt Lake Base and Meridian

2024-01-15

SHEET NO.

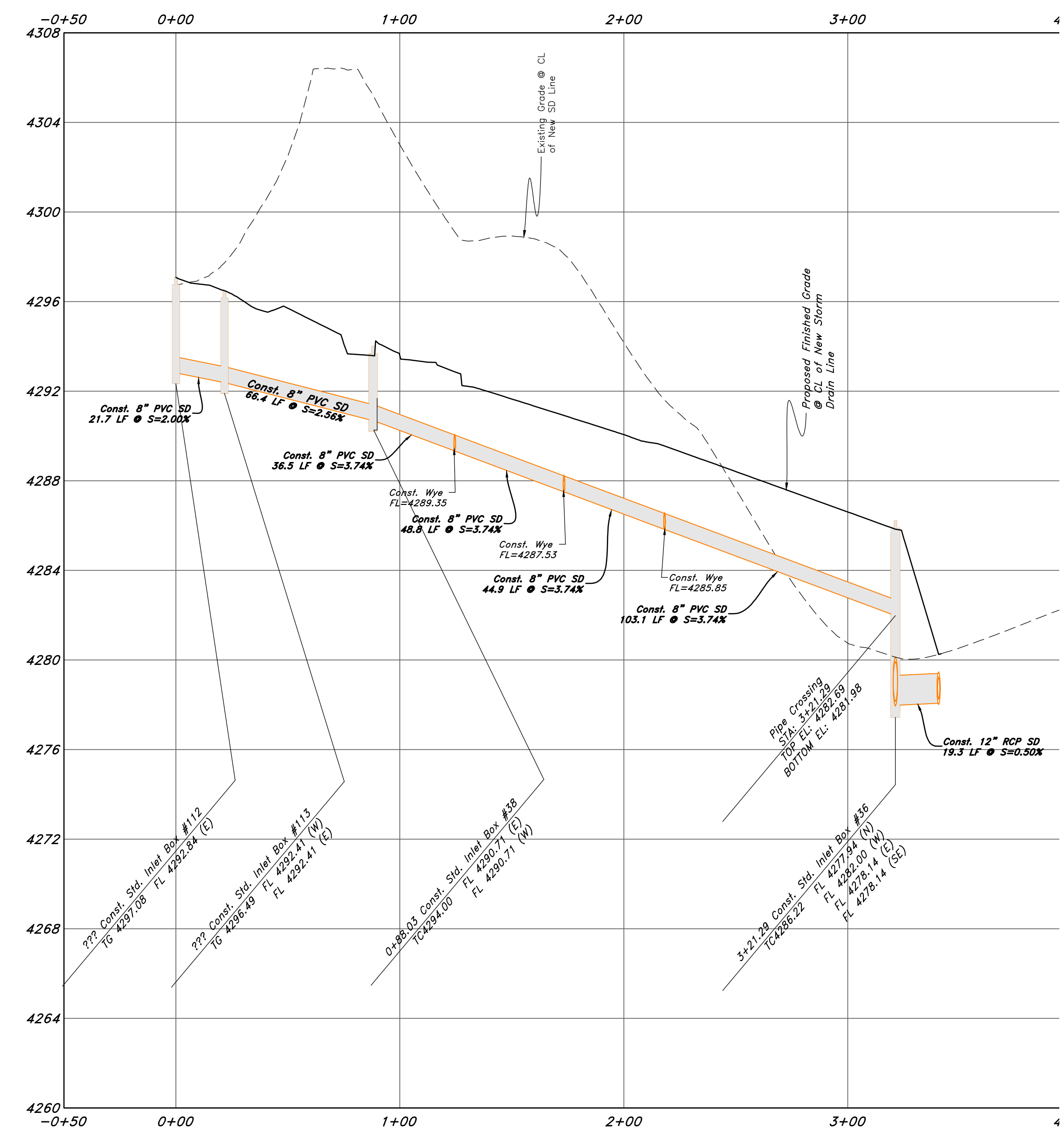
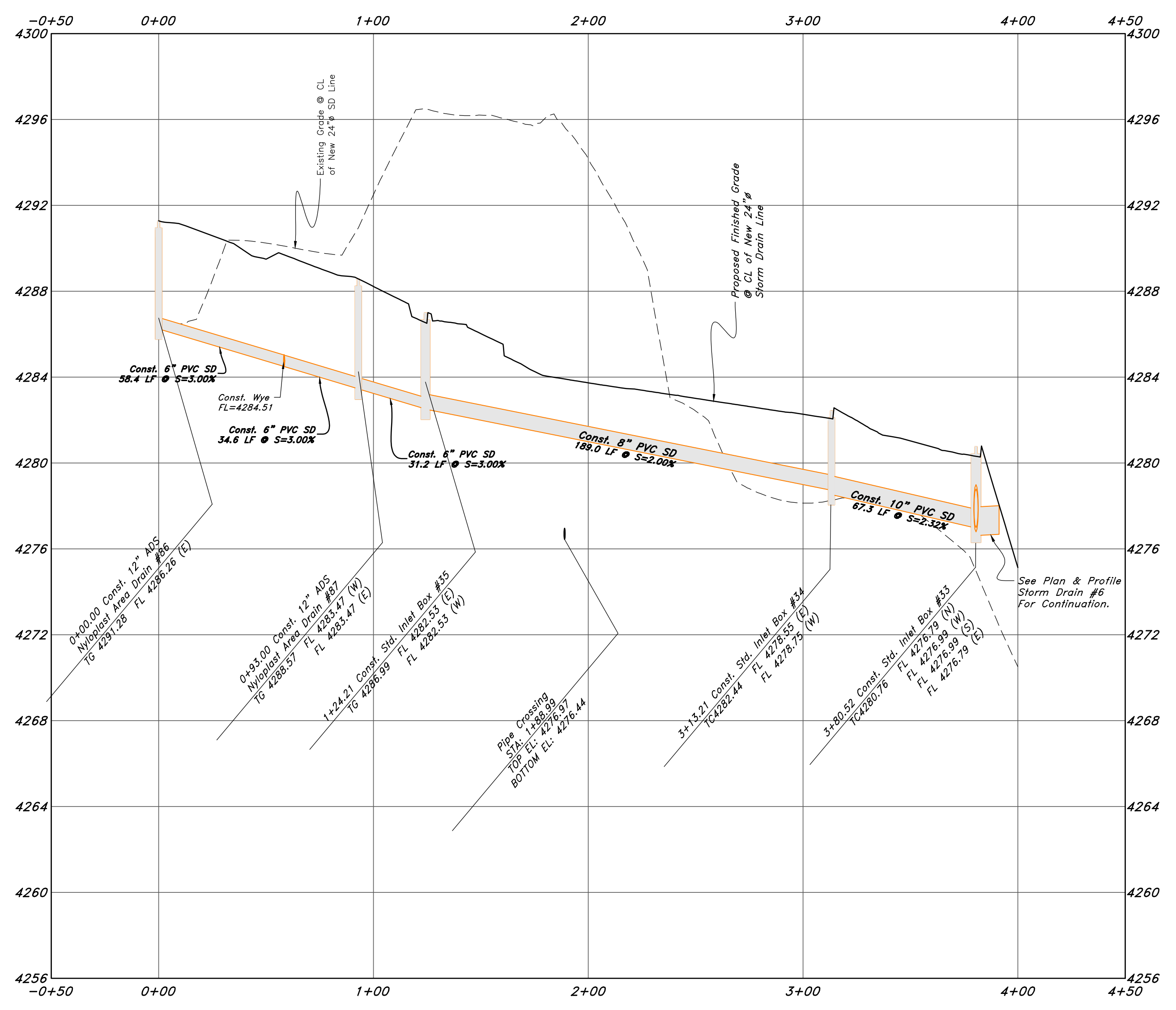
C402

22N310

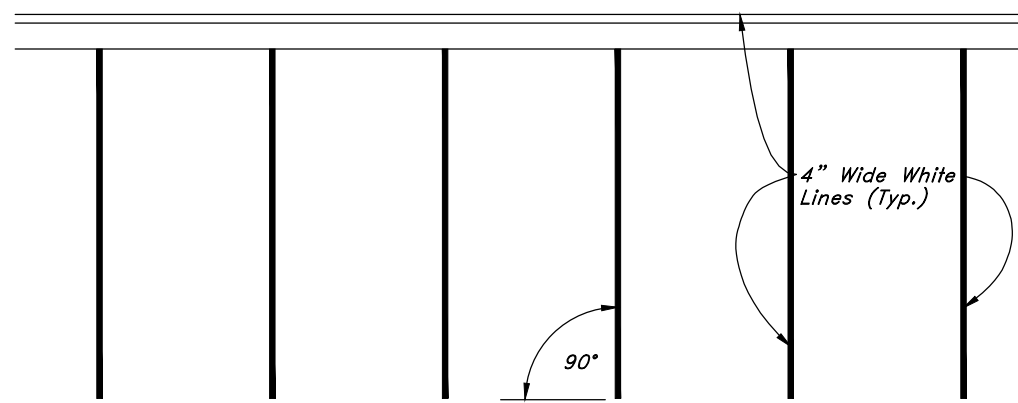


SD Line - 1

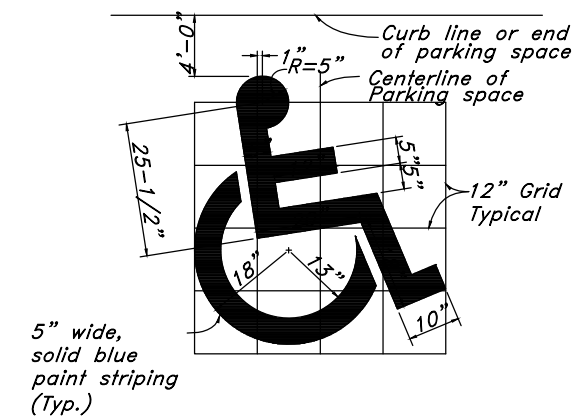
SD Line - 3



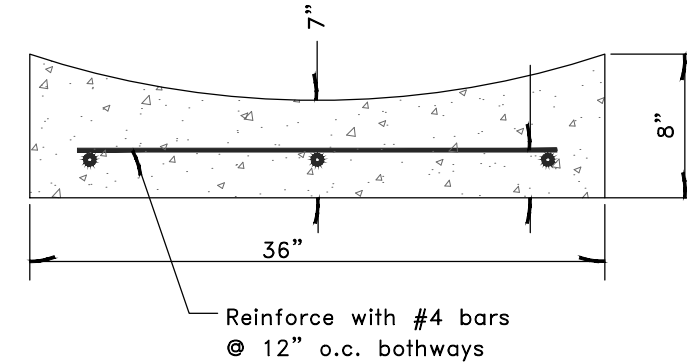
2024-01-15 City Review Response	
2023-10-05 CWSA Revisions	
2023-10-03 Permit and Pricing Set	
REV	DATE
DESCRIPTION	
PROFESSIONAL SEAL	
PAUL CLARK ANDERSON	
82/14/2025	
STATE OF UTAH	
GREAT BASIN ENGINEERING	
5746 SOUTH 1475 EAST OGDEN, UTAH 84403	
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544	
WWW.GREATBASINENGINEERING.COM	
C403 Storm Drain Plan & Profile	
Jasper at Mill Creek-PH1	
Maab City, Grand County, Utah	
Located in the Northwest Quarter of Section 17, Township 26 South, Range 22 East, Salt Lake Base and Meridian	
2024-01-15	
SHEET NO.	
C403	
22N310	



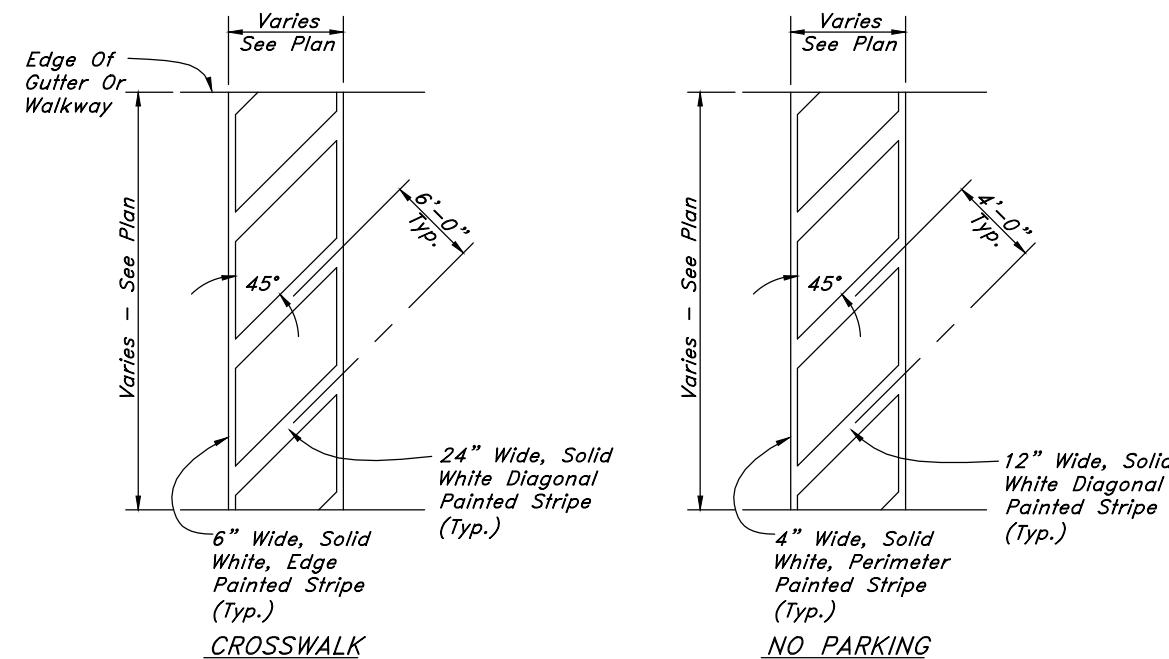
1 **Typical Parking Lot Striping Plan**
Not to Scale



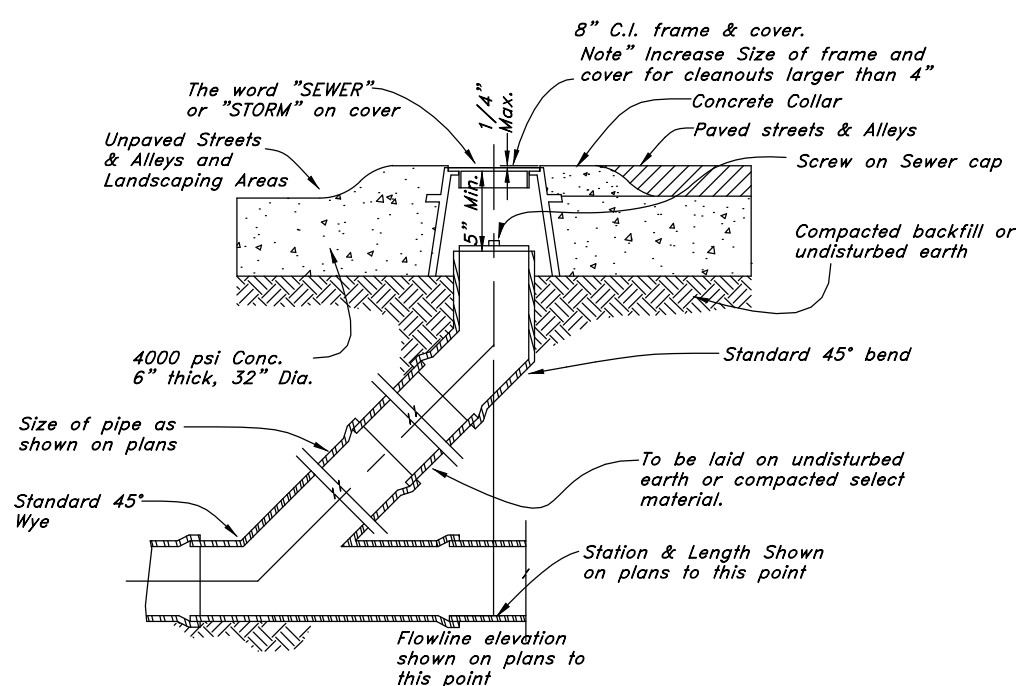
2 **Accessibility Symbol**
Not to Scale



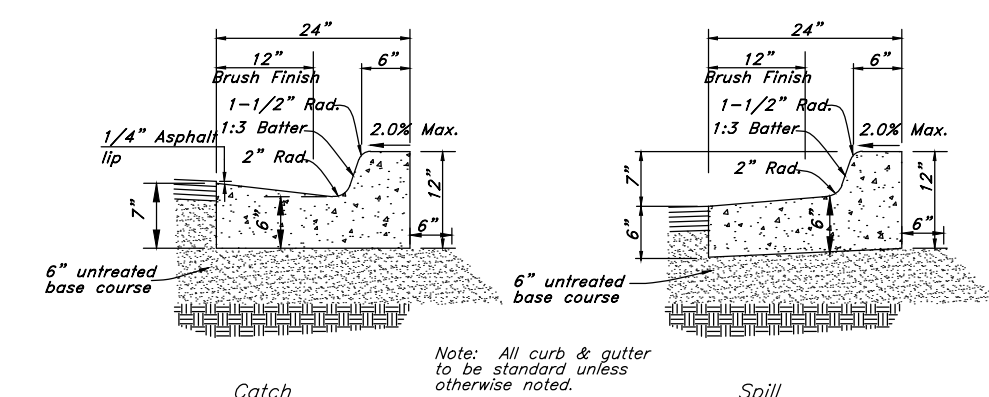
3 **Typical 3' Waterway Detail**
Not to Scale



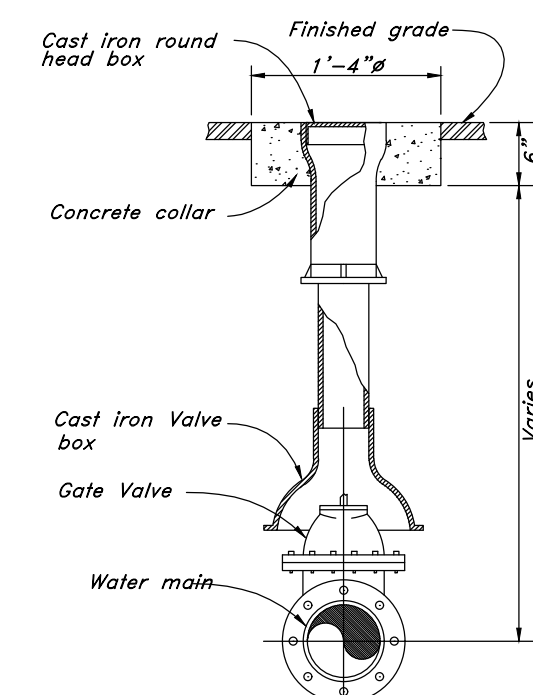
6 **Striping**
Not to Scale



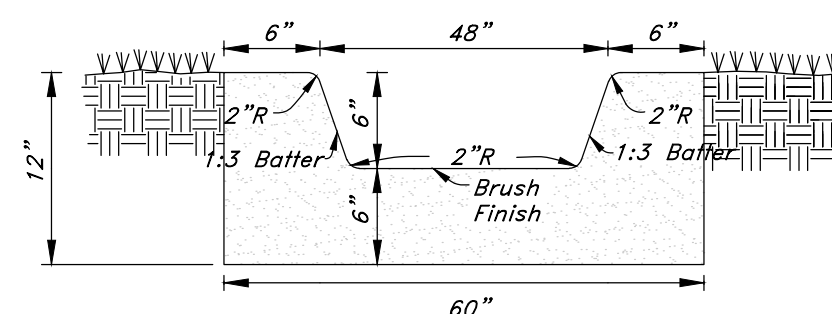
7 **Sewer, Storm, and Roof Drain Cleanout Detail**
Not to Scale



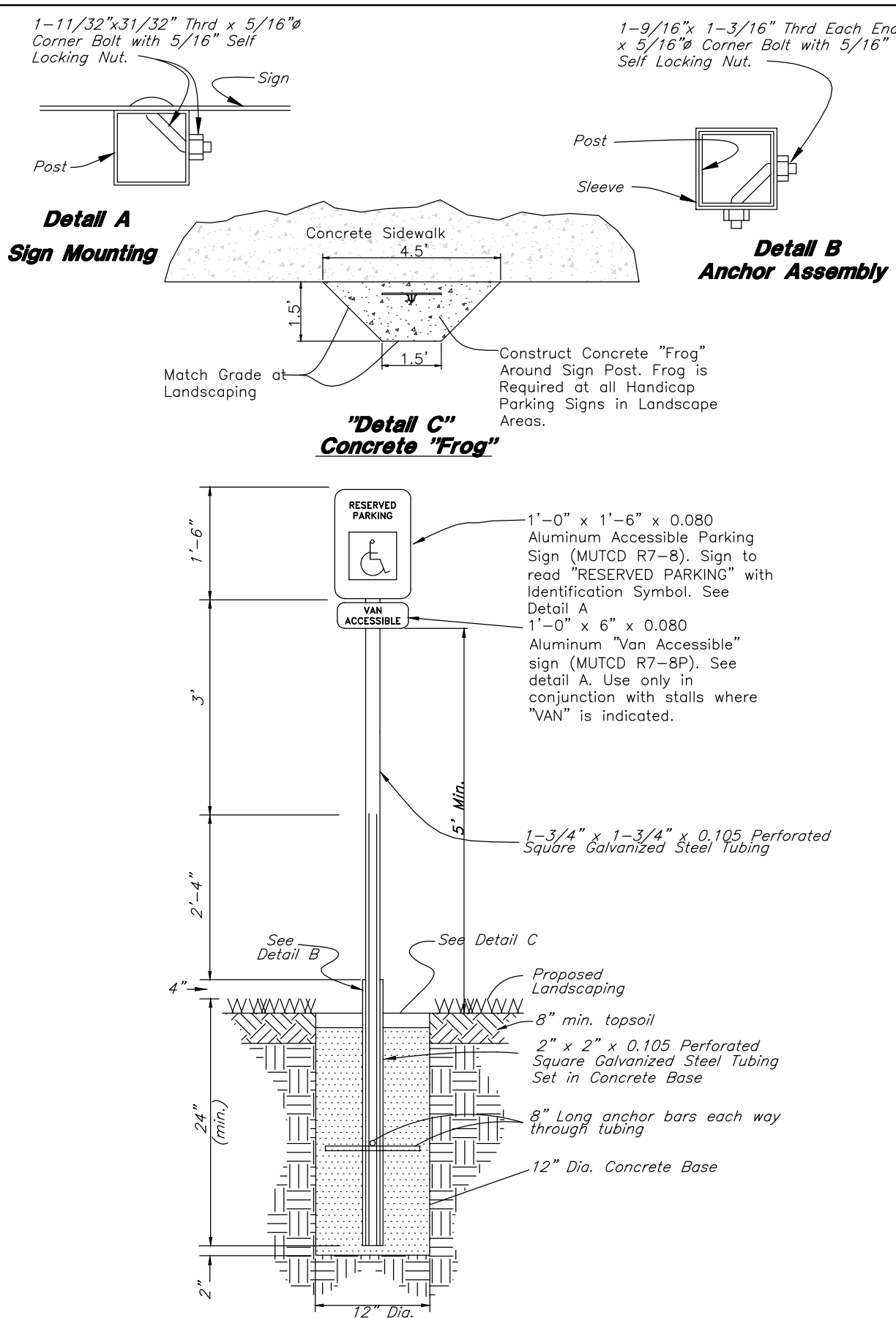
8 **Typical Section - 24" Curb & Gutter**
Not to Scale



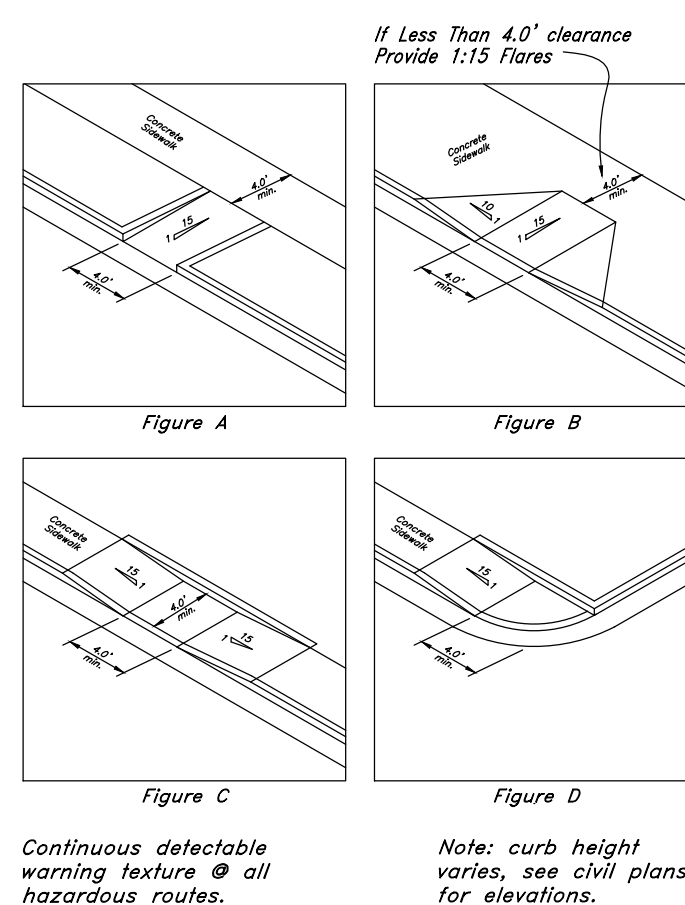
9 **Typical Gate Valve**
Not to Scale



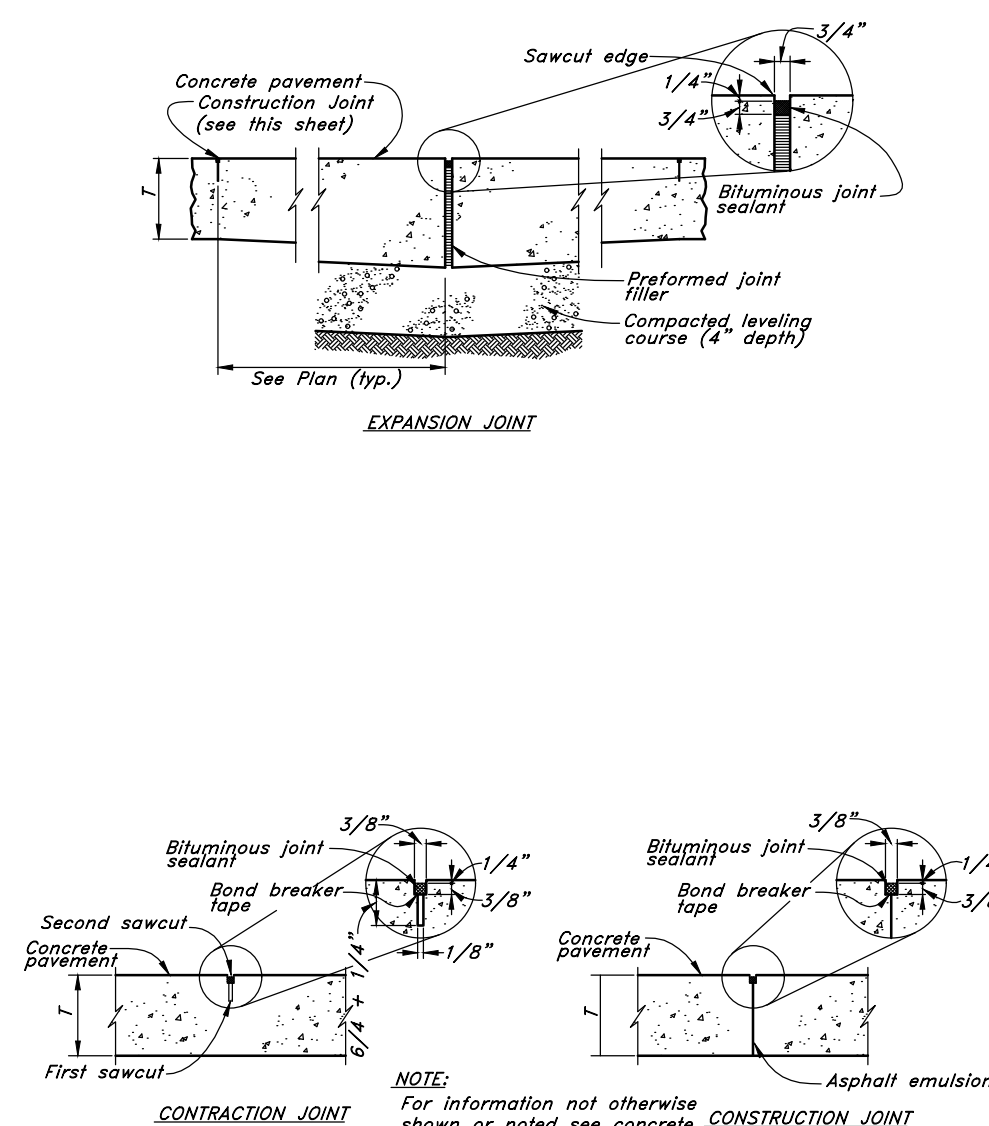
10 **Typical U-Gutter**
Not to Scale



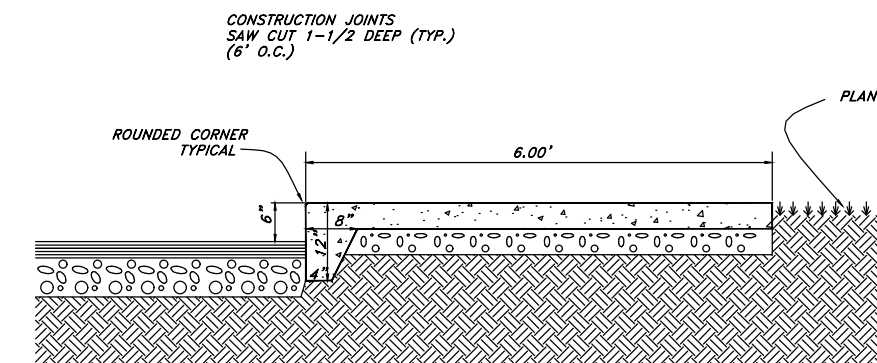
11 **Accessible Parking Sign**
Not to Scale



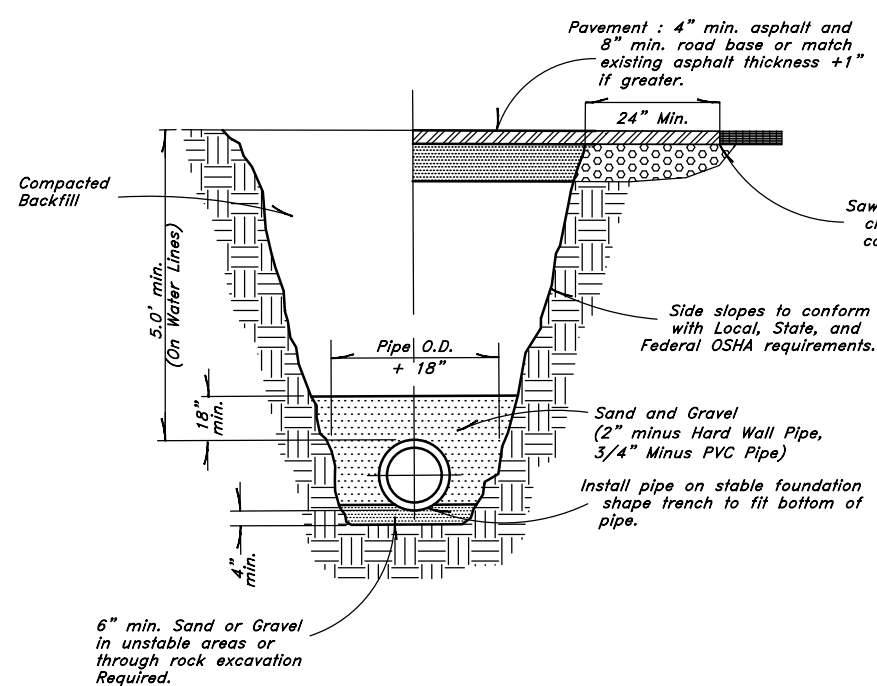
12 **Typical Curb Ramp Detail**
HCAP



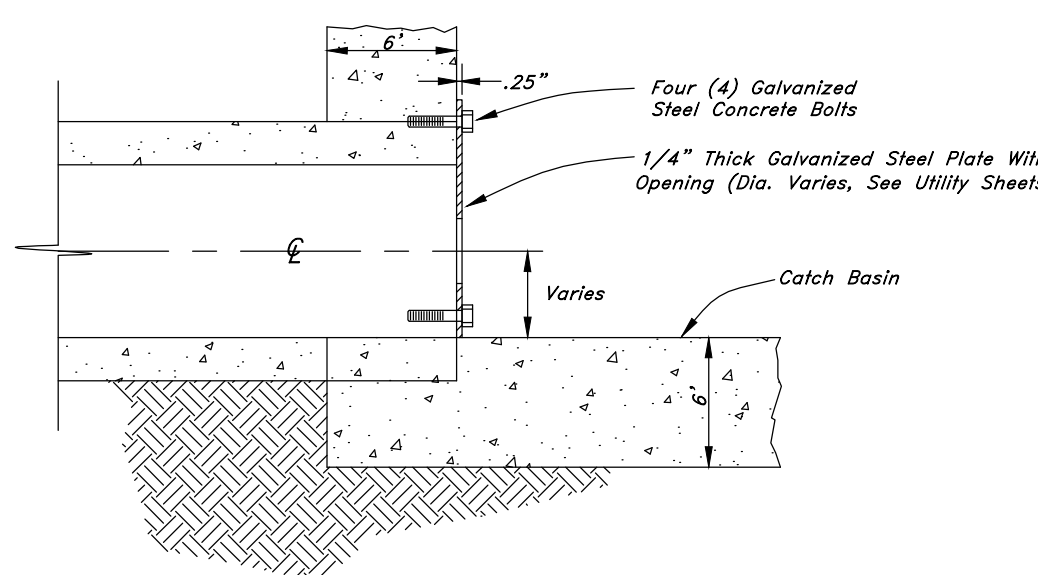
13 **Portland Cement Concrete Pavement Drive & Parking Areas**
Not to Scale



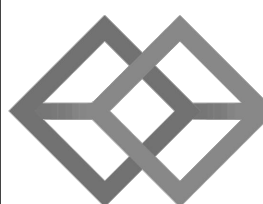
14 **Thickened Edge Walk**
Not to Scale



15 **Typical Trench Detail**
Not to Scale



16 **Typical Office Plate Detail**
Not to Scale



BHB STRUCTURAL
2766 South Main Street
Salt Lake City, Utah 84115
801-355-5656
bhb@bhbengineers.com

JASPER @ MILLCREEK
1537 SOUTH MILL CREEK DRIVE
CONCRETE RETAINING WALL SCHEDULE
DRAWN BY: MP
DATE: 8/28/2023
JOB NO: 230103

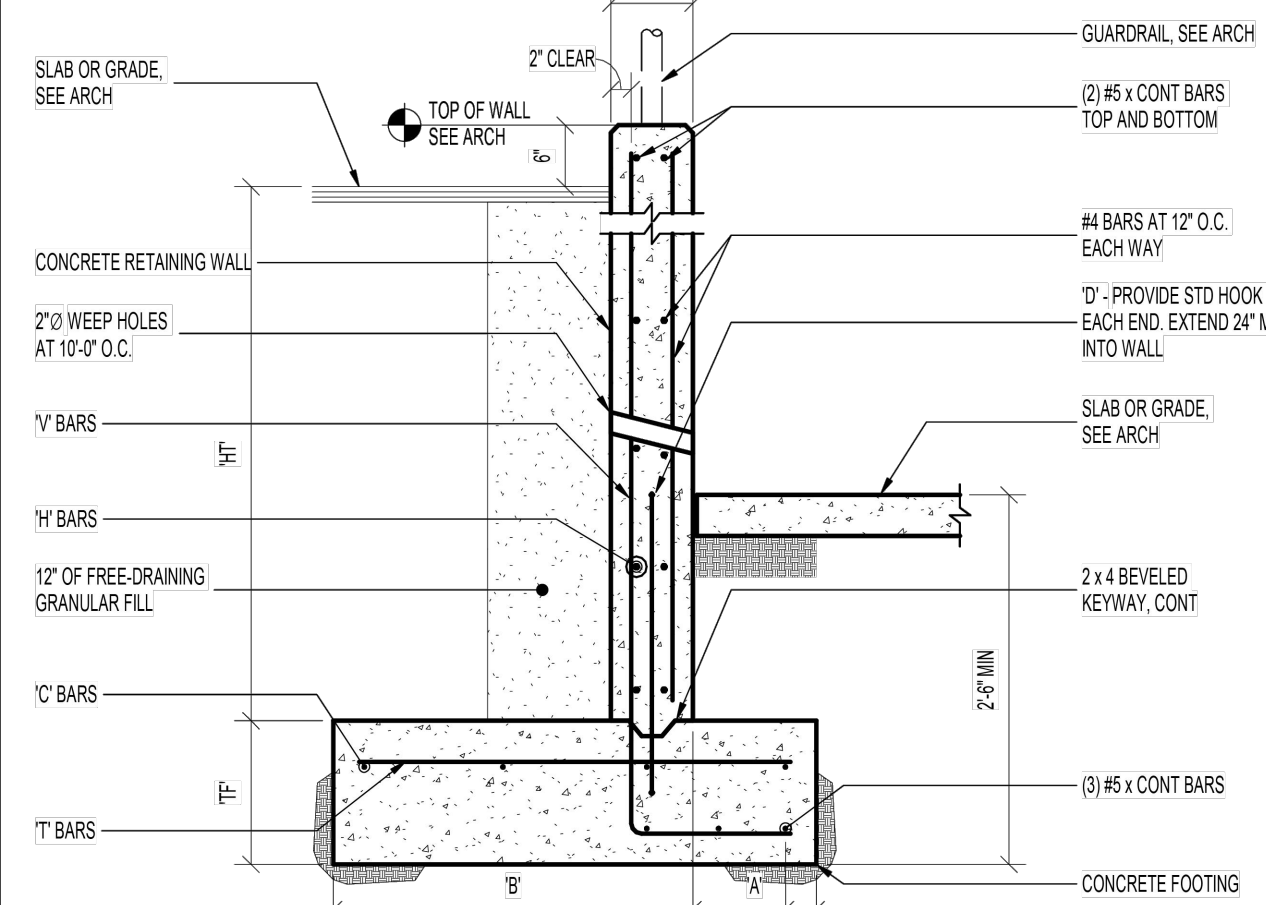


SHEET NUMBER:
SK001
REFERENCE:

CRW FOOTING				CONCRETE RETAINING WALL SCHEDULE													
MARK	DIMS			MAX HT	TW	V		S		T		C		D			
	A	B	TF			SIZE	SPACE	SIZE	SPACE	SIZE	SPACE	SIZE	SPACE	SIZE	SPACE		
CRW-1	1'-0"	2'-0"	1'-0"	4'-0"	8"	#5	12" O.C.	#4	12" O.C.	#5	12" O.C.	#5	12" O.C.	#5	12" O.C.		
CRW-2	2'-0"	5'-0"	1'-2"	8'-0"	10"	#5	12" O.C.	#5	12" O.C.	#5	12" O.C.	#5	12" O.C.	#5	12" O.C.		
CRW-3	4'-0"	9'-6"	1'-5"	12'-0"	1'-0"	#6	8" O.C.	#5	12" O.C.	#6	10" O.C.	#6	10" O.C.	#6	10" O.C.		
CRW-4	4'-0"	9'-6"	1'-5"	14'-6"	1'-0"	#7	8" O.C.	#5	12" O.C.	#6	10" O.C.	#6	10" O.C.	#6	10" O.C.		

CONCRETE RETAINING WALL NOTES:

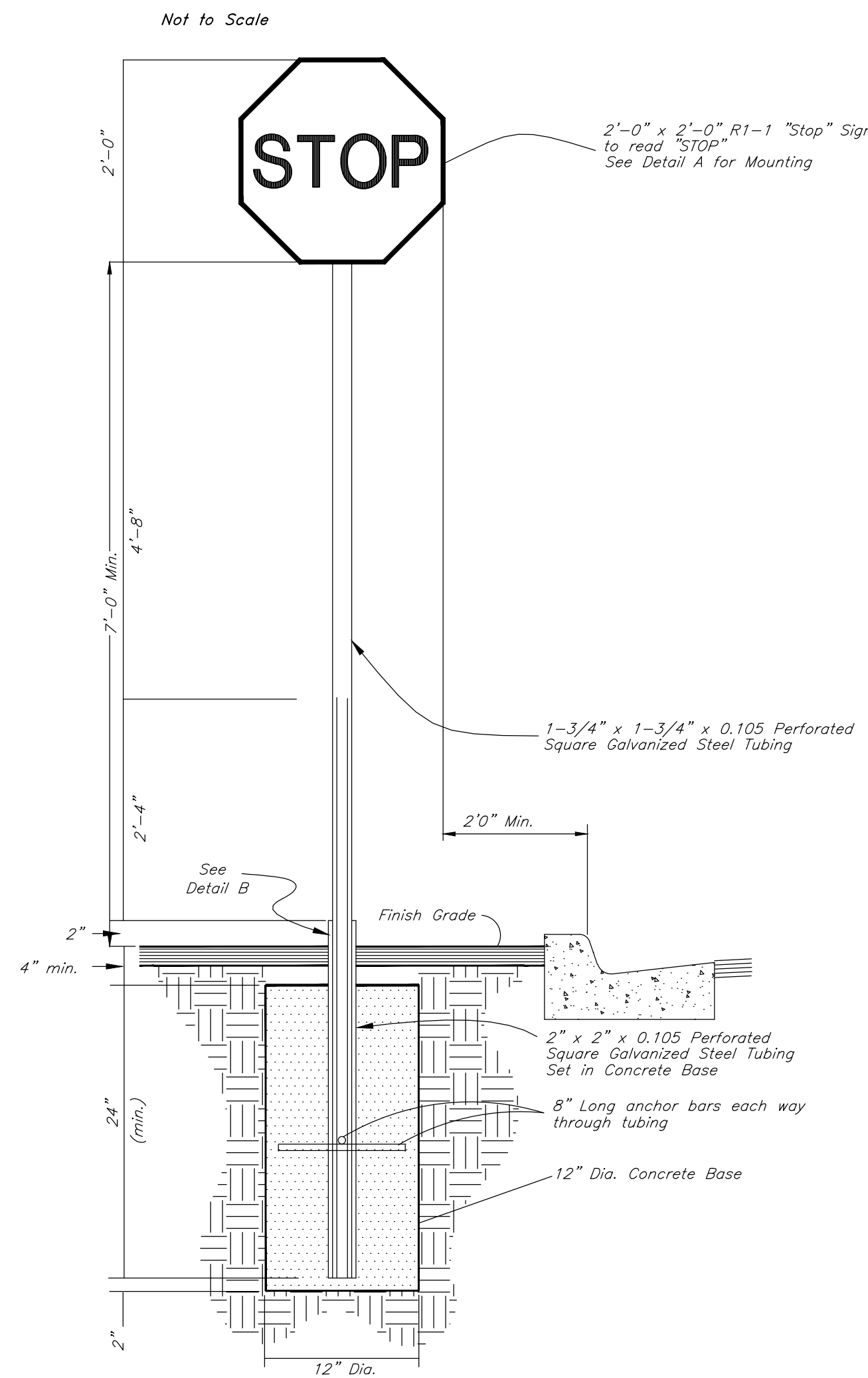
1. Y BARS SHALL NOT BE SPICED BELOW MID-HEIGHT OF WALL.
2. WHERE 'HT' IS GREATER THAN 9'-0", THEN ONE HALF OF THE Y BARS MAY BE DISCONTINUED AT MID-HEIGHT OF WALL.
3. PROVIDE VERTICAL CONTRACTION JOINTS AT 20'-0" O.C. MAXIMUM. SEE ARCHITECTURAL DRAWINGS AND GENERAL STRUCTURAL NOTES.
4. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



1 CONCRETE WALL 02

DO NOT SCALE DRAWINGS. COORDINATE ALL CONDITIONS WITH ARCHITECTURAL DRAWINGS. DRAWINGS COPYRIGHTED BHB CONSULTING ENGINEERS INC. 2020.

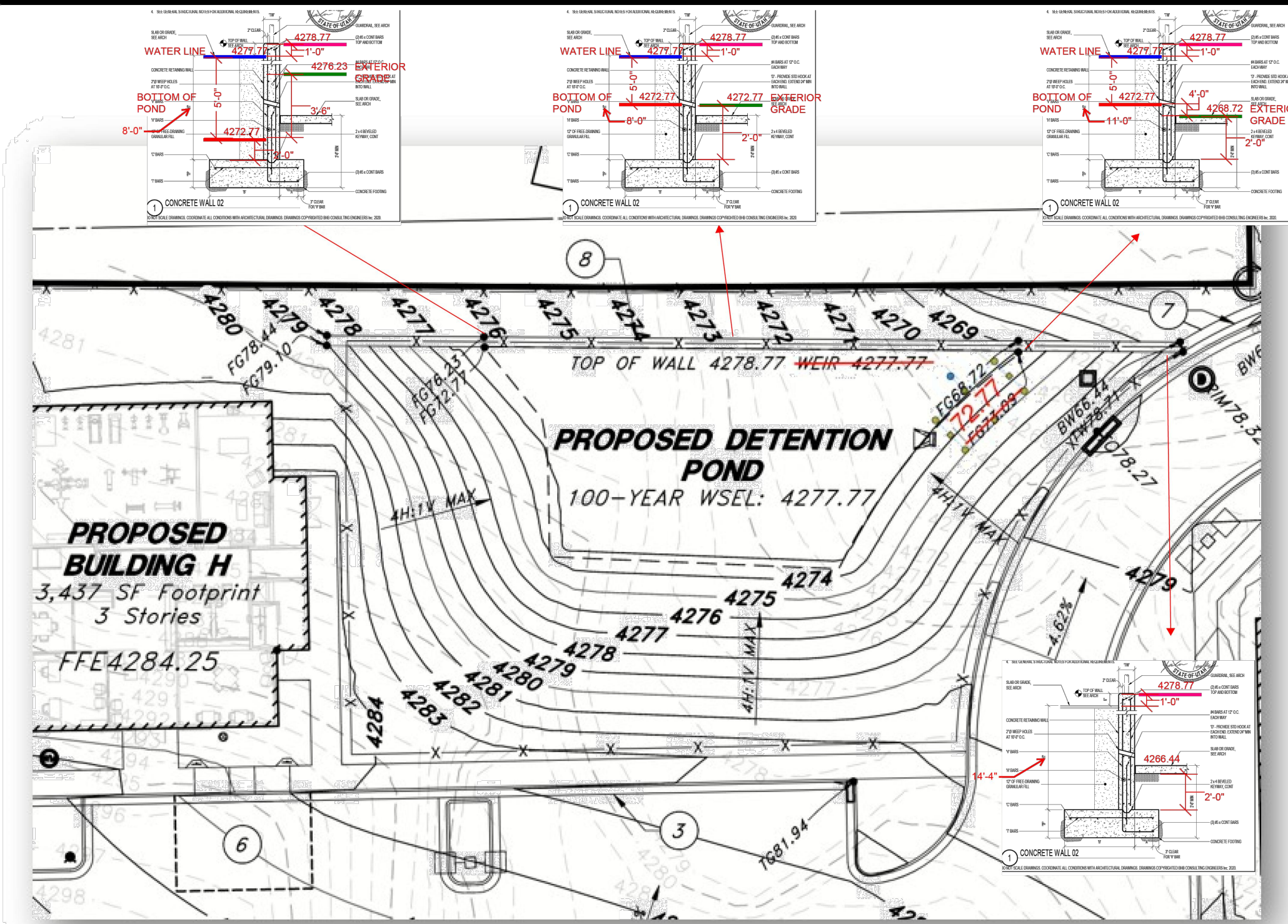
20 Cast-In-Place Retaining Wall Detail



24

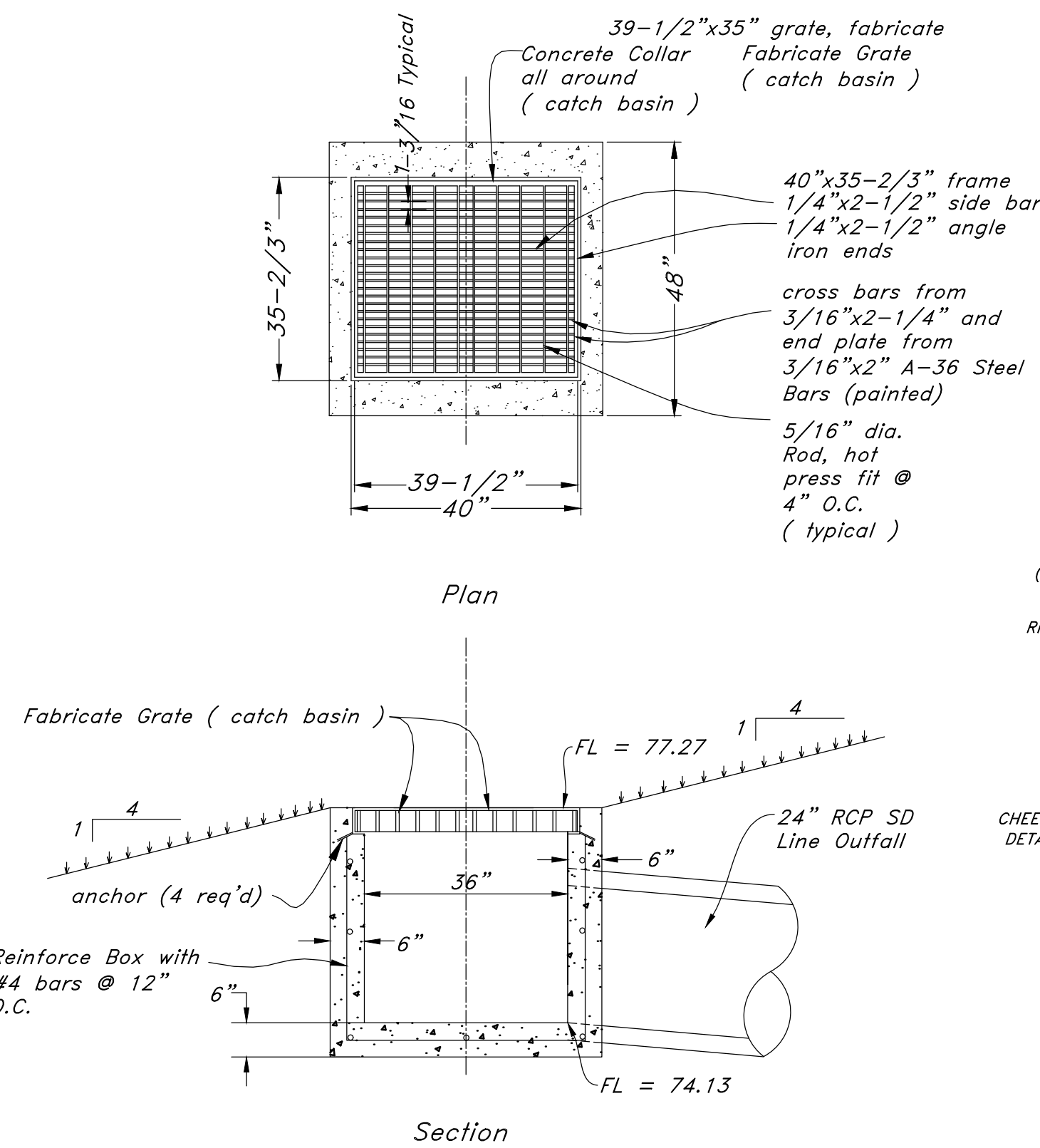
Stop Sign

Not to Scale



21 Cast-in-Place Retaining Wall Site Plan

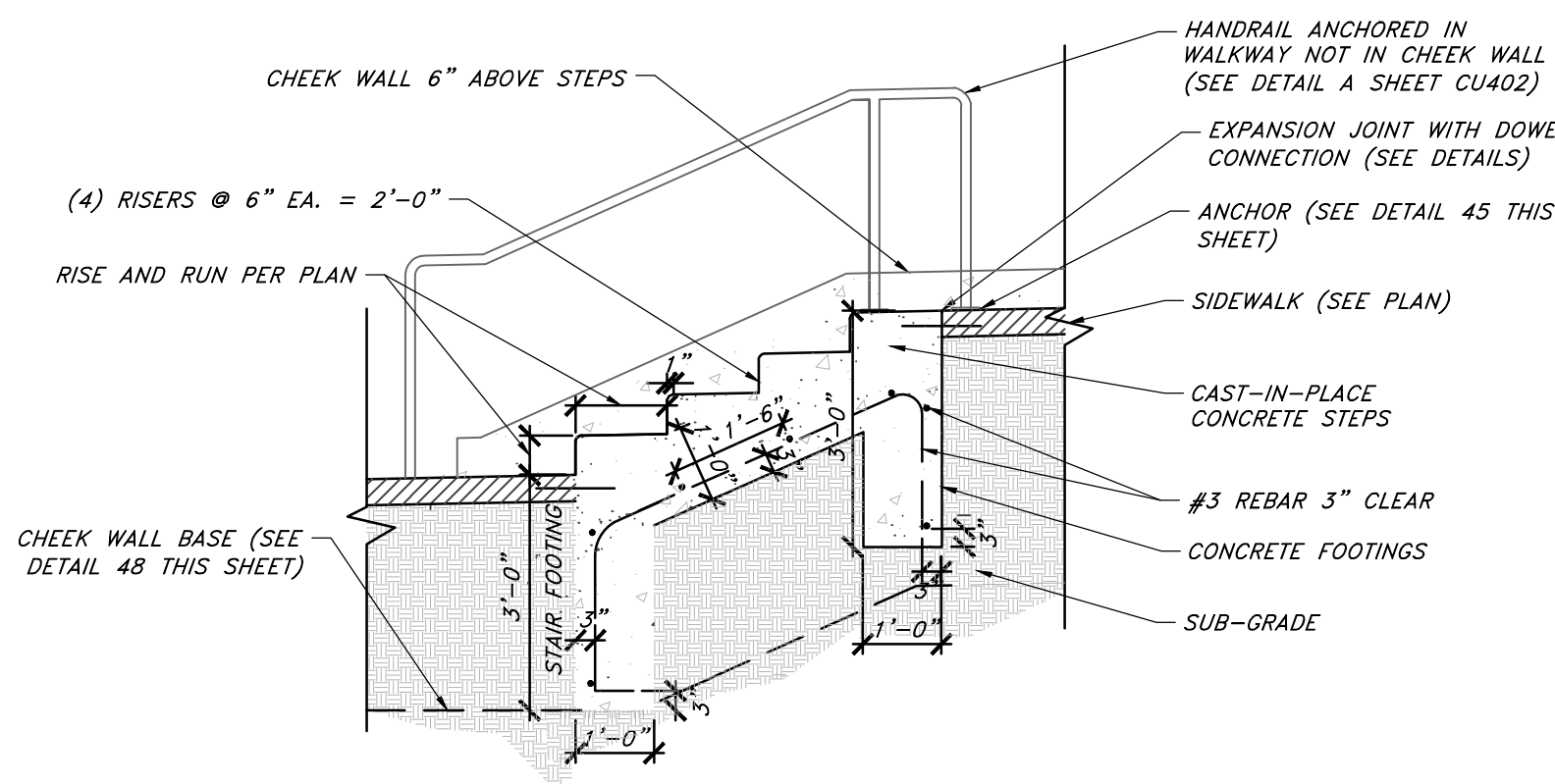
Not to Scale



25

Overflow Box

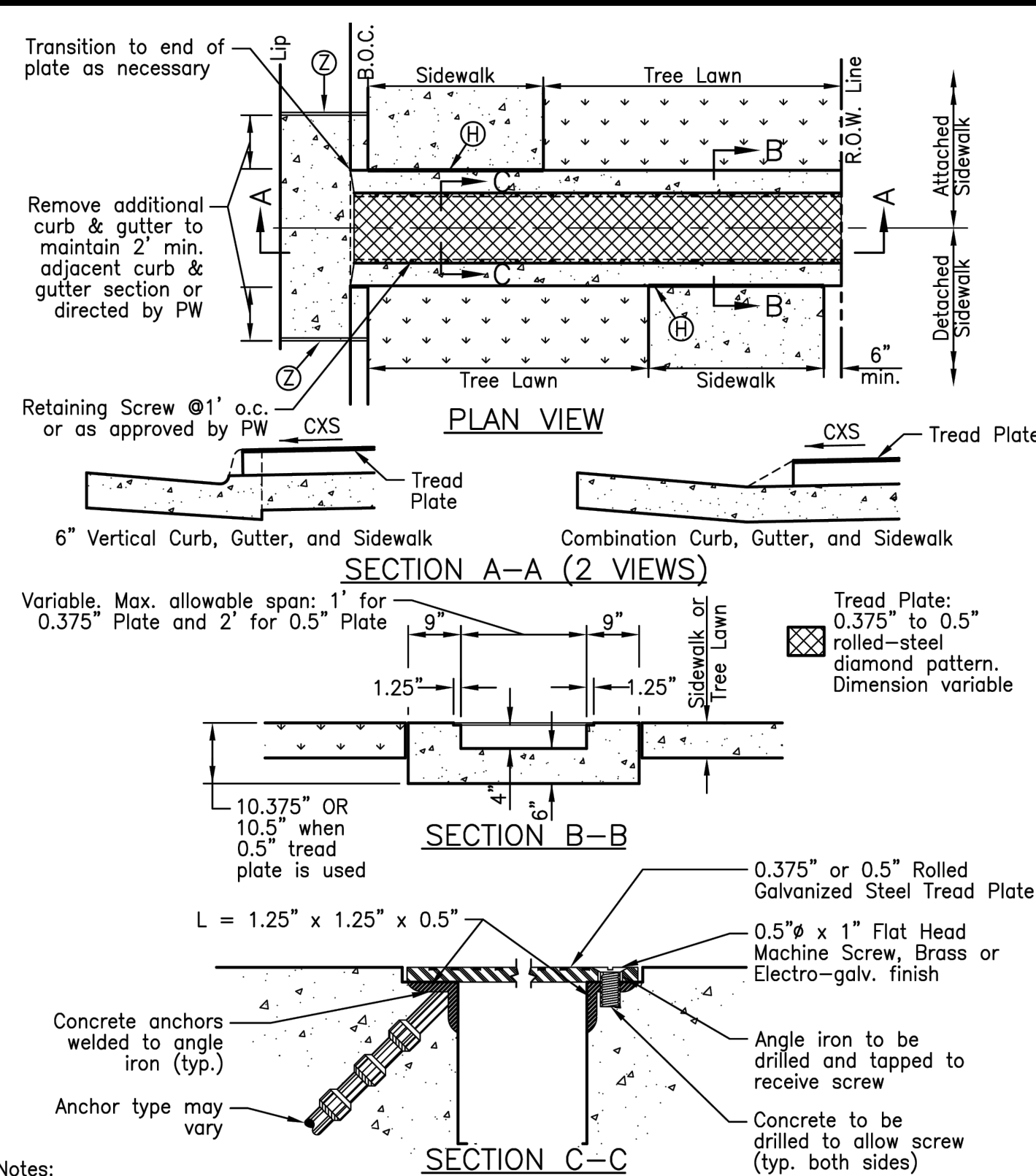
Not to Scale



26

TYPICAL EXTERIOR STAIRWAY

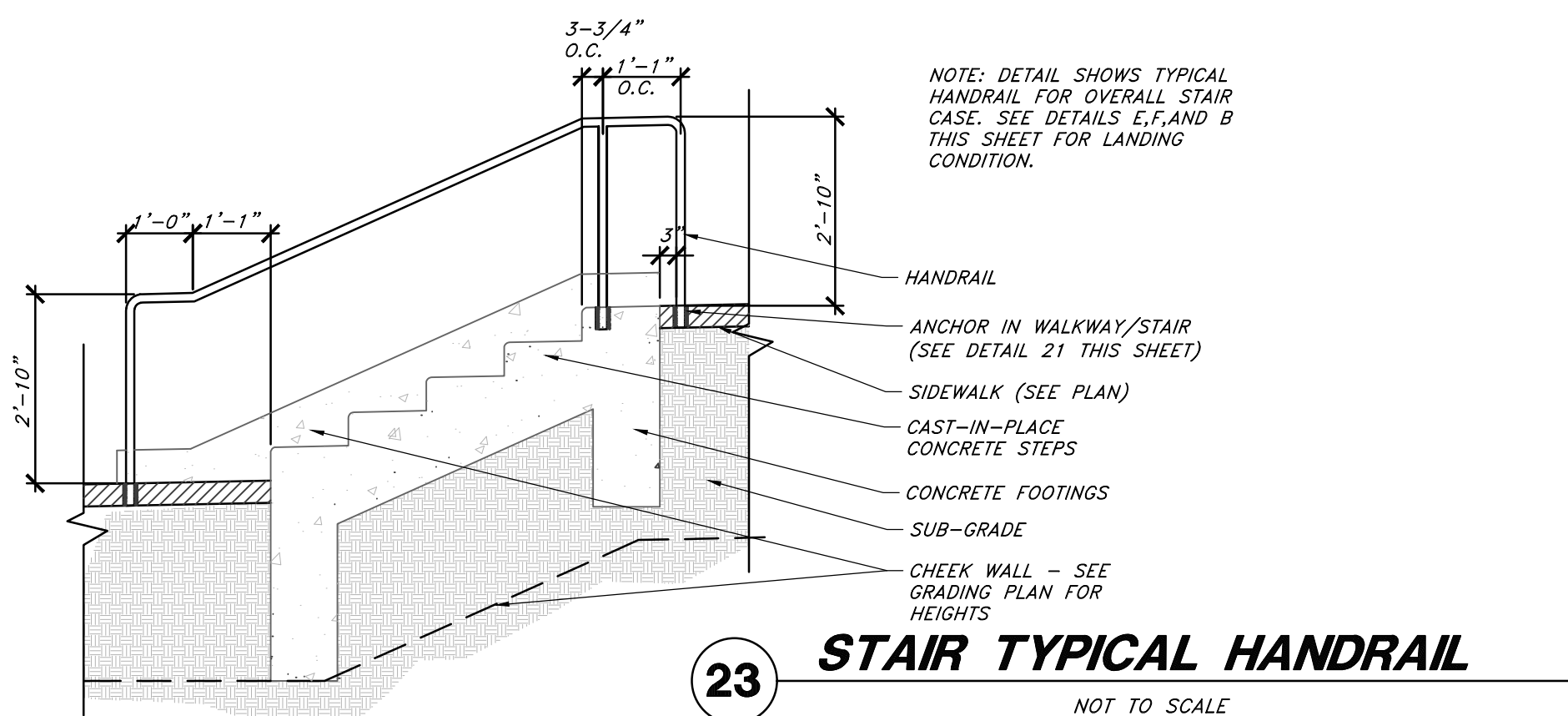
NOT TO SCALE



22

Sidewalk Chase Detail

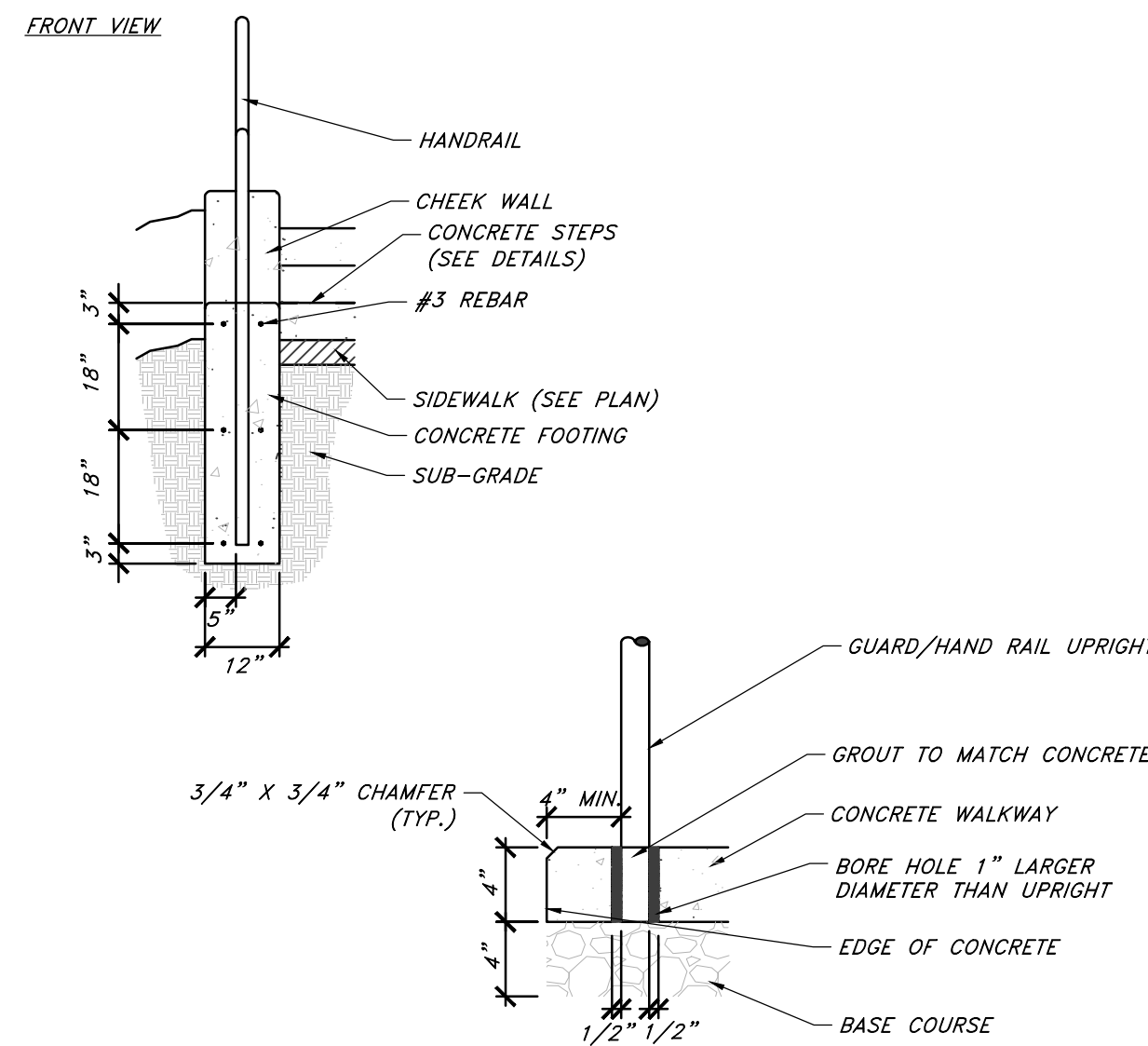
Not to Scale



23

STAIR TYPICAL HANDRAIL

NOT TO SCALE



27

ANCHORING DETAIL

NOT TO SCALE

Call before you Dig

Avoid cutting underground utility lines. It's costly.



1-800-662-4111

2024-01-15	City Review Response
2023-10-05	CNSA Revisions
2023-10-03	Permit and Pricing Set
DATE	DESCRIPTION



GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)321-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

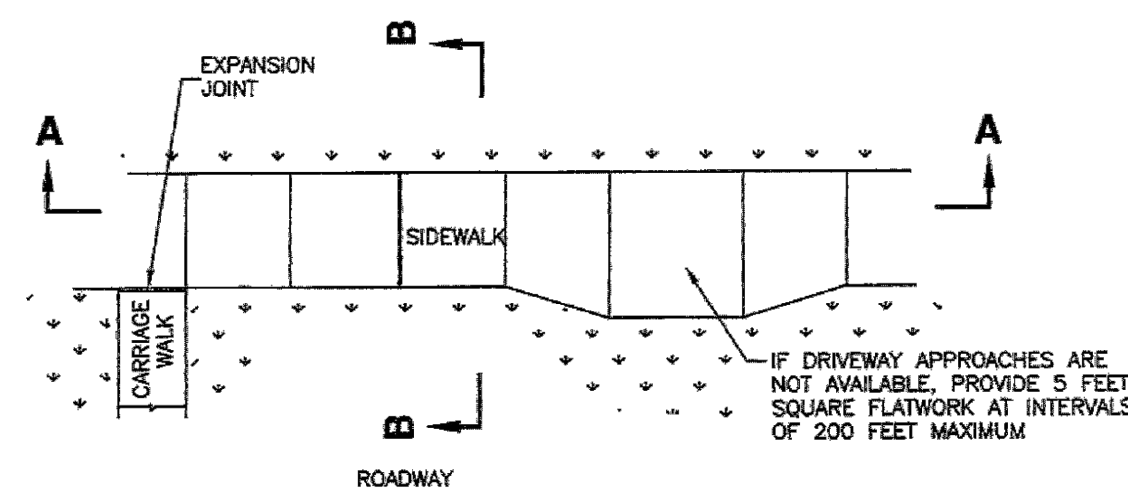
C501 Site Details
Jasper at Mill Creek-PH1
Meab City, Grand County, Utah
Located in the Northwest Quarter of Section 17, Township 26 South,
Range 22 East, Salt Lake Base and Meridian

2024-01-15

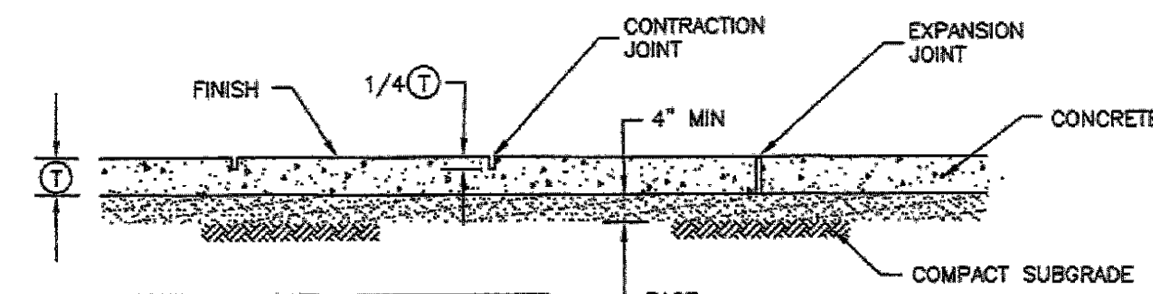
SHEET NO.

C501

22N310



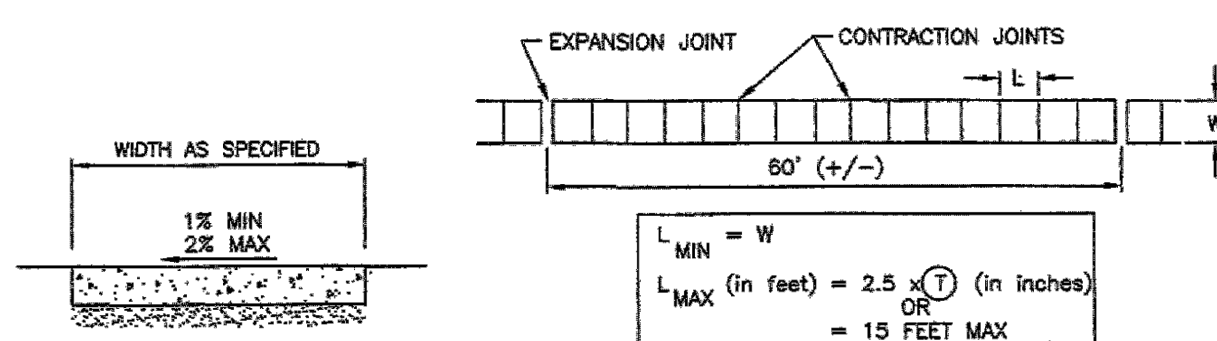
PLAN



STREET TYPE	(1)
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	6"
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



SECTION B-B

SIDEWALK JOINT DETAIL



Sidewalk

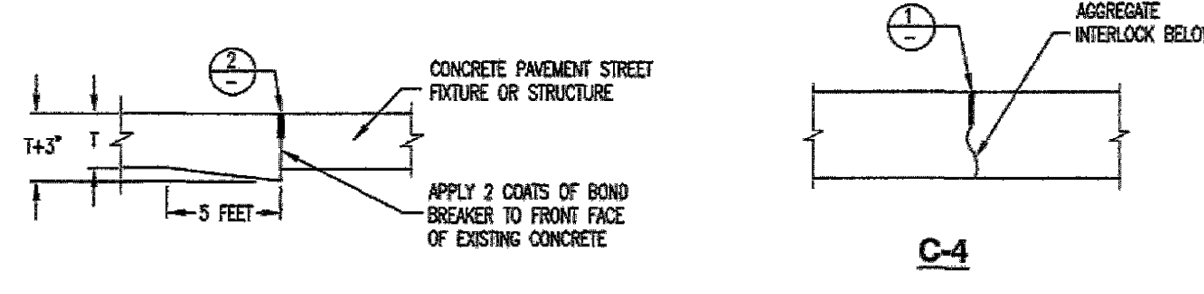
Plan
231
March 2009

CONTACT JOINTS



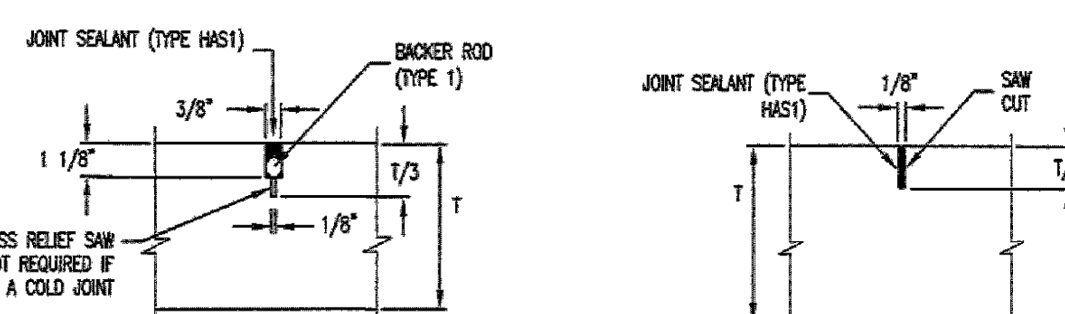
C-1

C-3



C-2

C-4



BACKER ROD DETAIL (1)

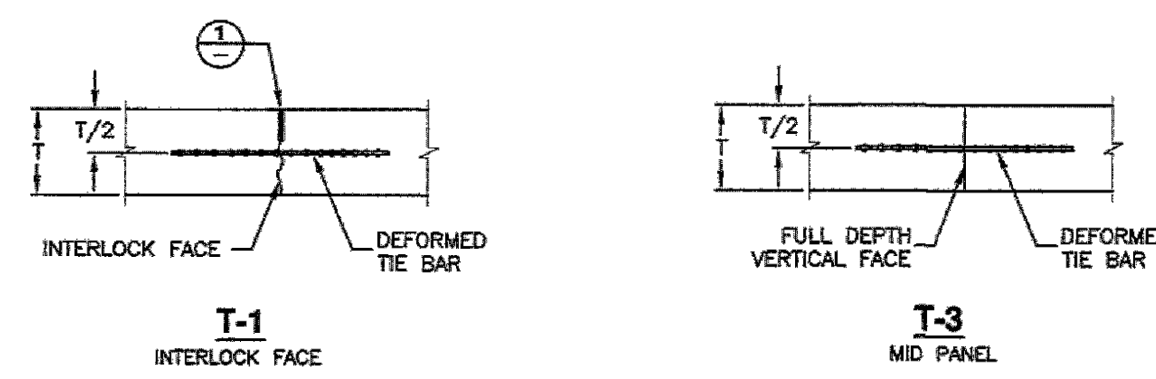
STRESS CUT DETAIL (2)



Concrete pavement joints

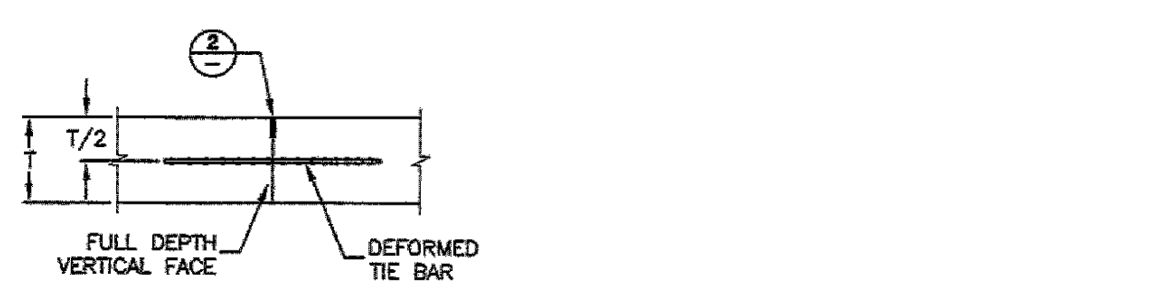
Plan
261.1
May 2016

TIE-BAR JOINTS



T-1

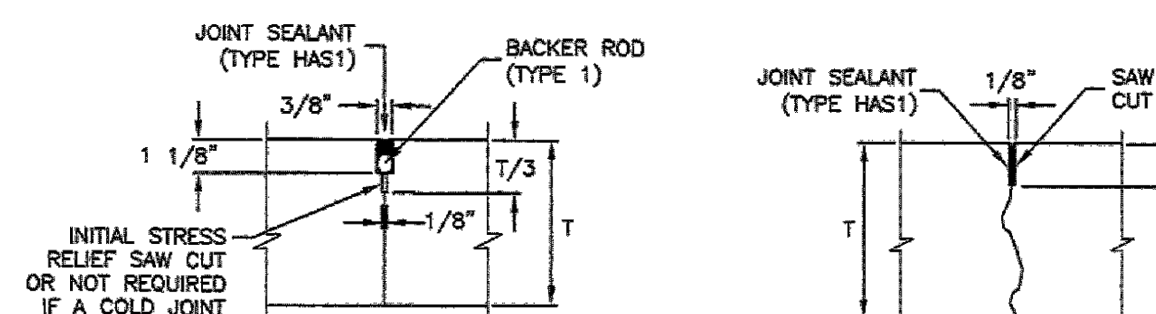
T-3



T-2

JOINT TYPE	PANEL LOCATION	TIE BAR DIAMETER	LENGTH	SPACING O.C.
TB-1	INTERLOCK FACE	5/8"	30"	30"
TB-2	VERTICAL FACE	5/8"	30"	15"
TB-3	MID PANEL	1.25"	18"	12"

O.C. = ON CENTER



BACKER ROD DETAIL (1)

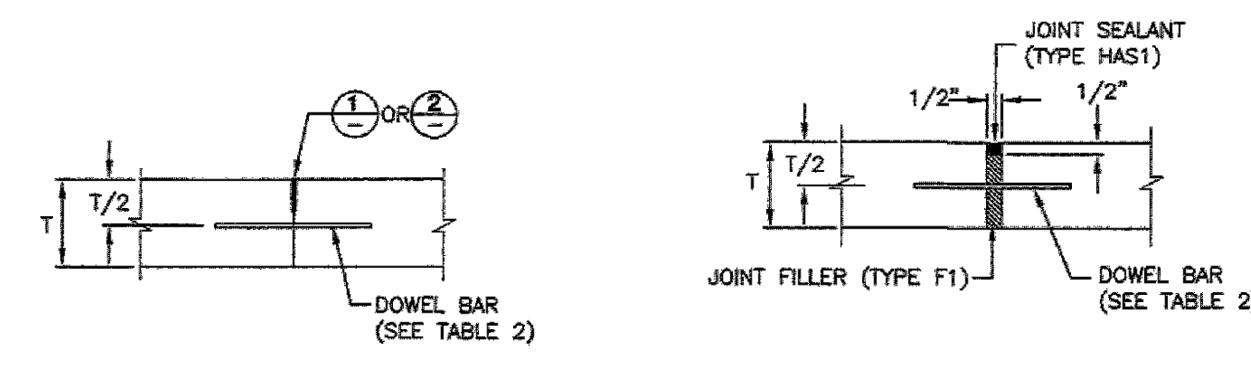
STRESS CUT DETAIL (2)



Concrete pavement joints

Plan
261.2
July 2016

DOWEL JOINTS

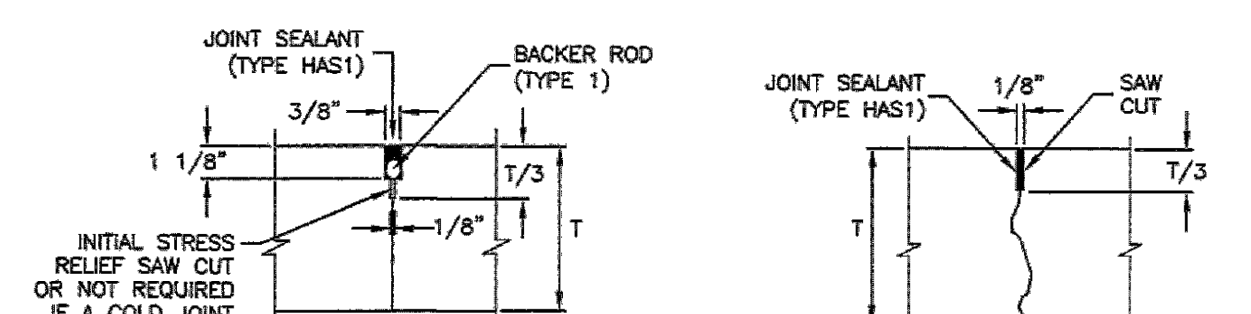


D-1

D-2

PAVEMENT THICKNESS (T)	DOWEL DIAMETER	LENGTH	SPACING O.C.
LESS THAN 9"	1"	18"	12"
≥ 9" AND < 11"	1.25"	18"	12"
11" OR GREATER	1.5"	18"	12"

O.C. = ON CENTER



BACKER ROD DETAIL (1)

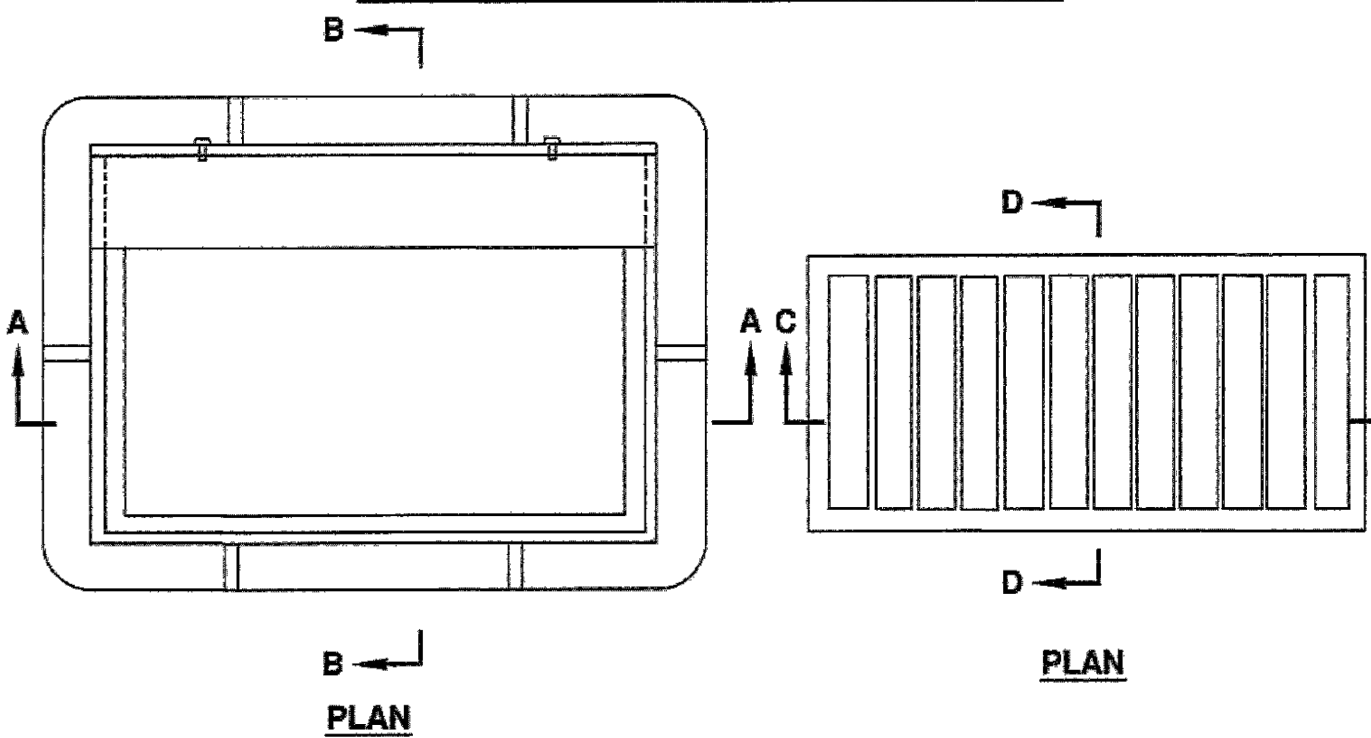
STRESS CUT DETAIL (2)



Concrete pavement joints

Plan
261.3
July 2016

CURB OPENING FRAME AND GRATE



PLAN

PLAN

SECTION A-A

SECTION C-C

SECTION B-B

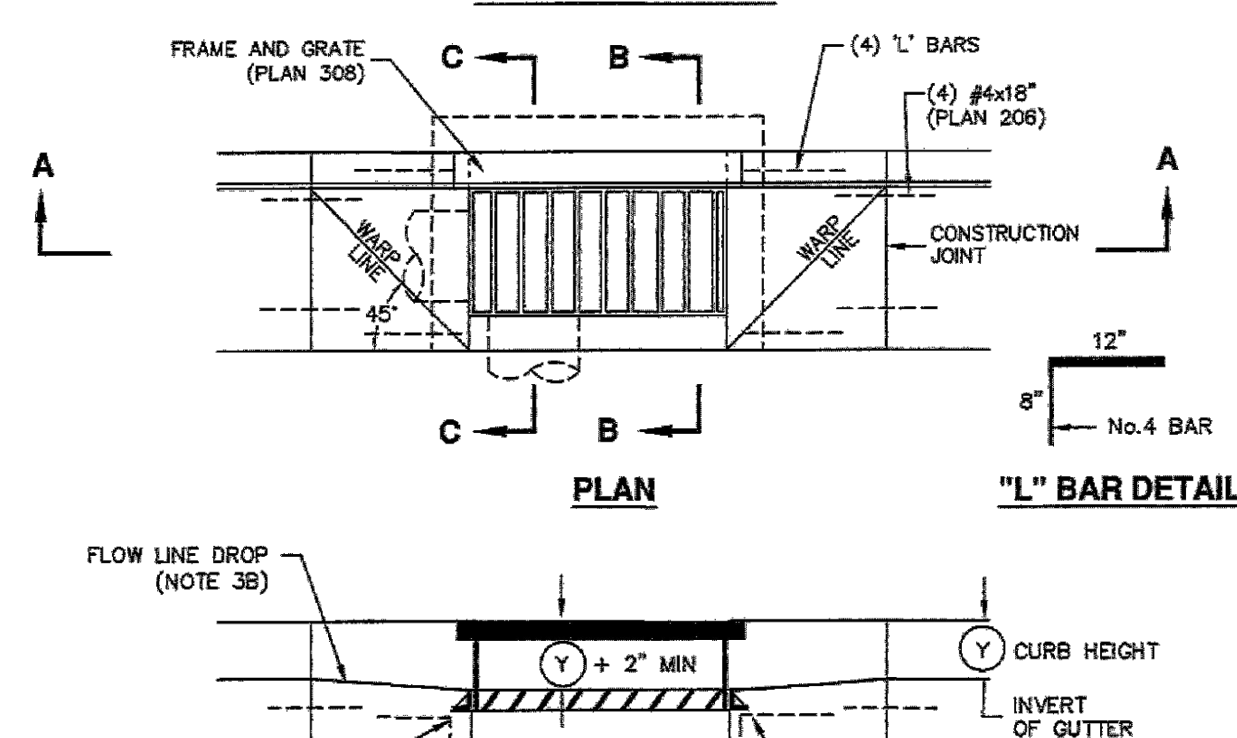
SECTION D-D



35 1/2" Grate and frame

Plan
308
January 1999

SINGLE GRADE



PLAN

SECTION A-A

SECTION B-B

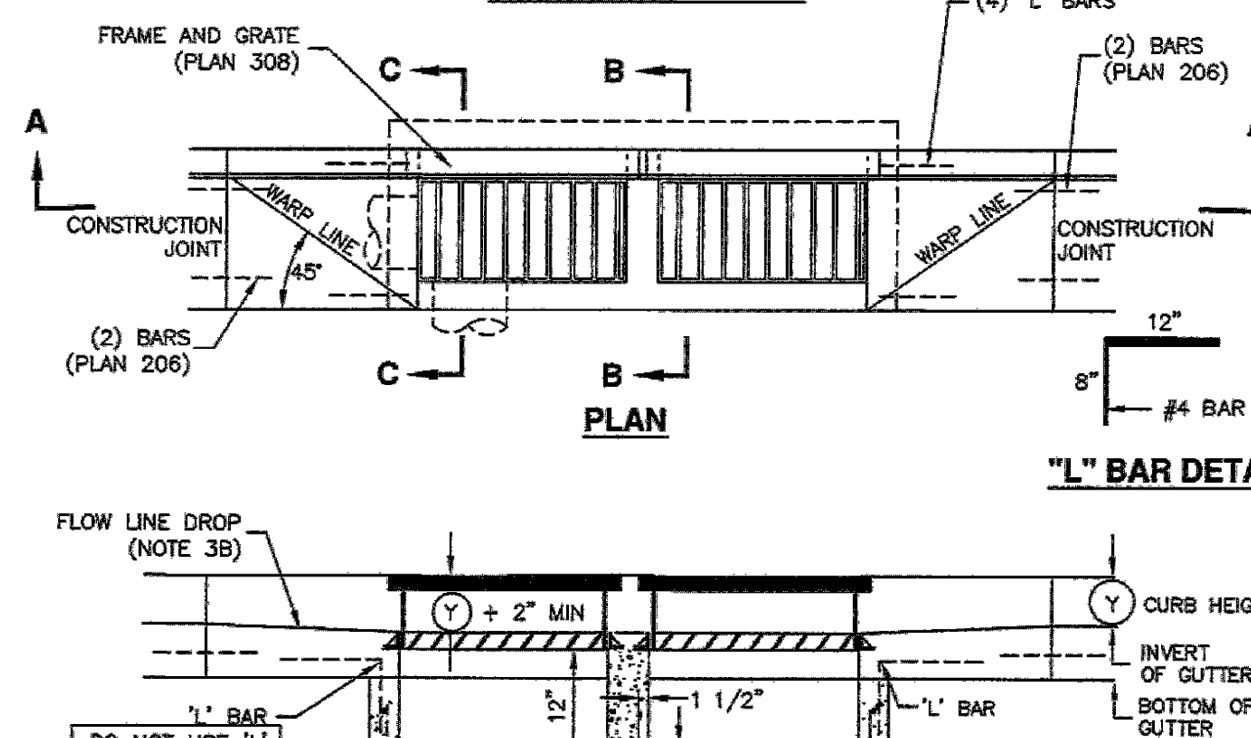
SECTION C-C



Catch basin

Plan
315.1
September 2010

DOUBLE GRADE



PLAN

SECTION A-A

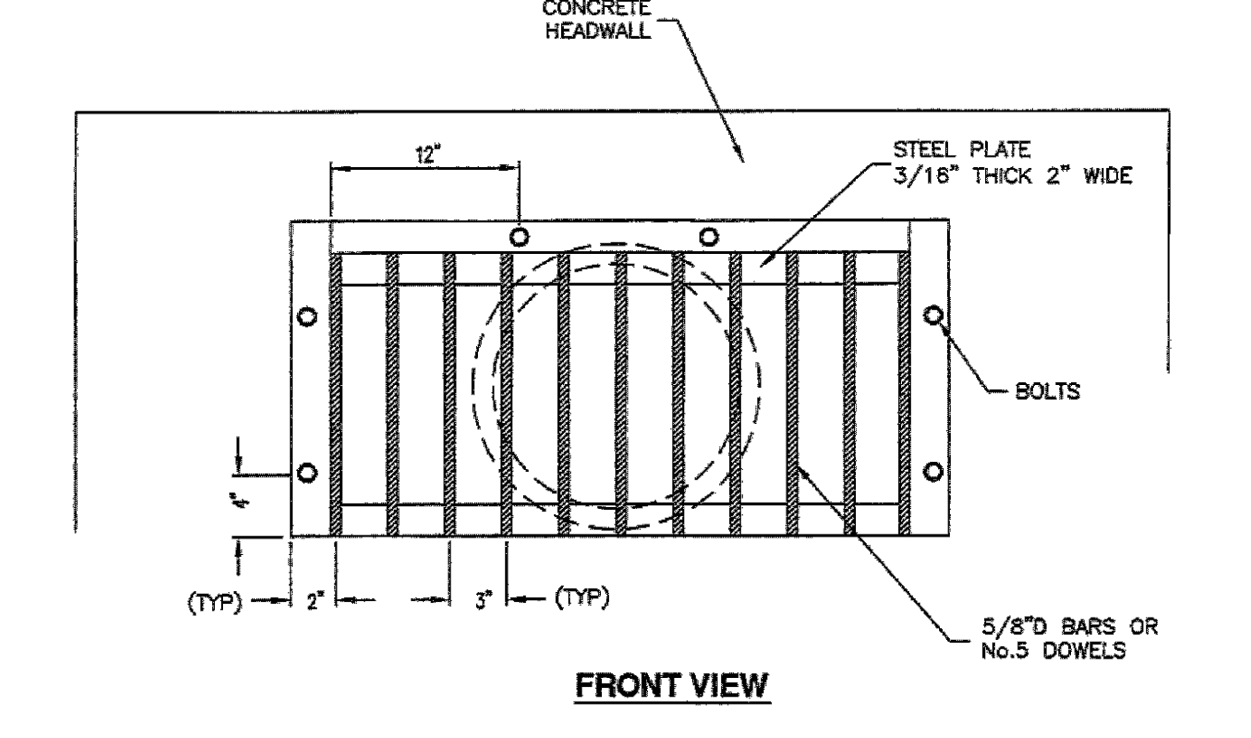
SECTION B-B

SECTION C-C



Catch basin

Plan
315.2
September 2010



FRONT VIEW

RIGHT SIDE VIEW



Debris grate inlet

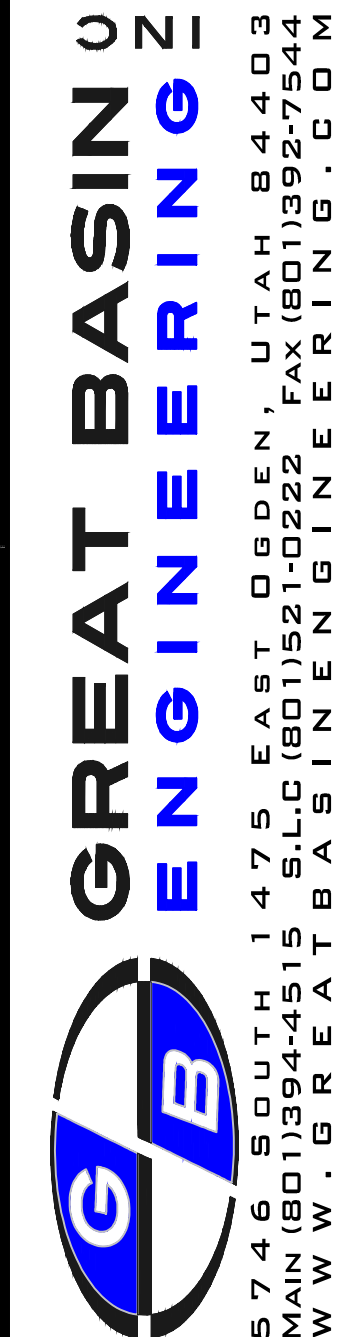
Plan
320
April 1997

Call before you Dig

Avoid cutting underground utility lines. It's costly.



1-800-662-4111



C502 APWA Details
Jasper at Mill Creek-PH1
Moab City, Grand County, Utah
Located in the Northwest Quarter of Section 17, Township 26 South, Range 22 East, Salt Lake Base and Meridian

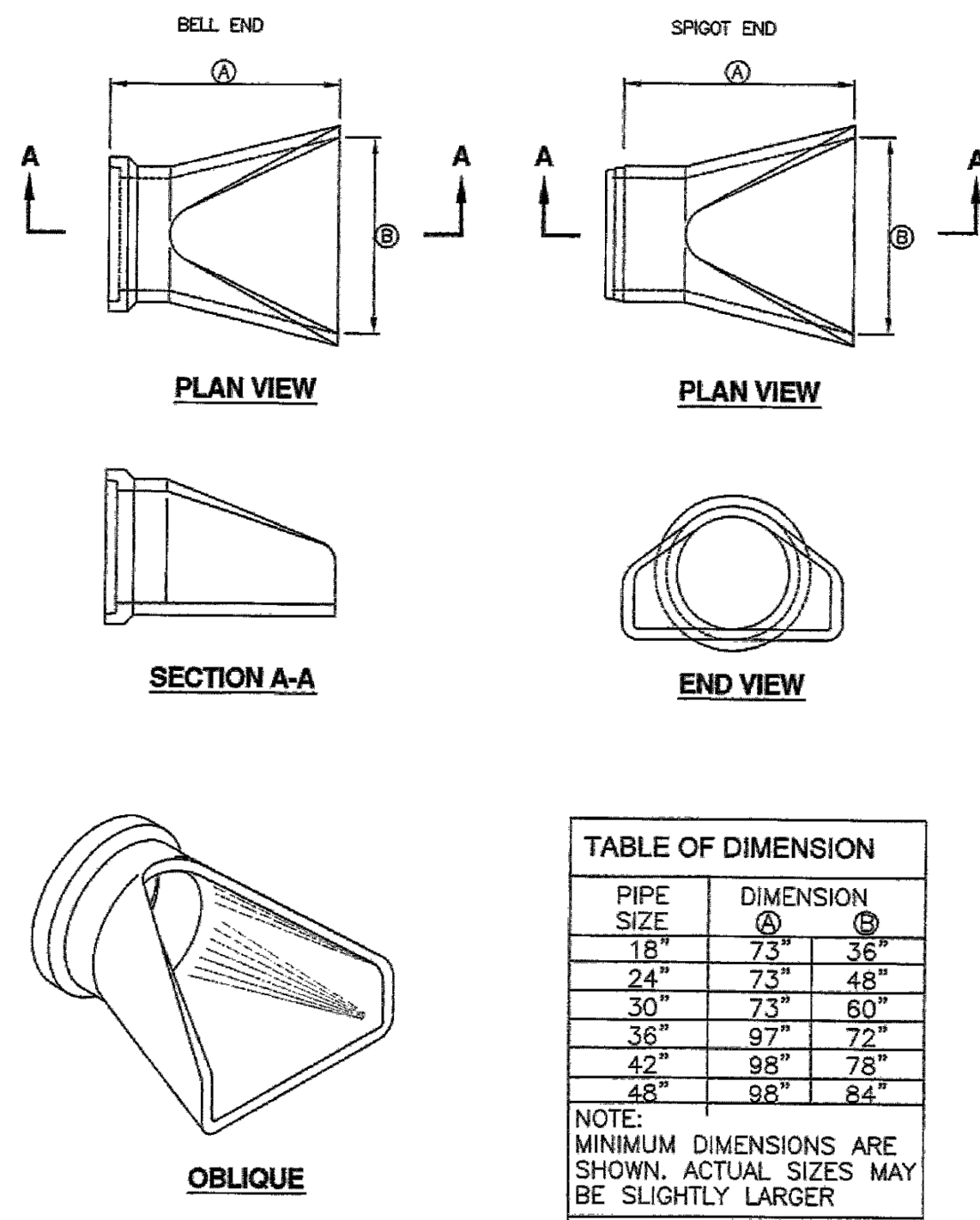
2024-01-15

SHEET NO.

C502

22N310

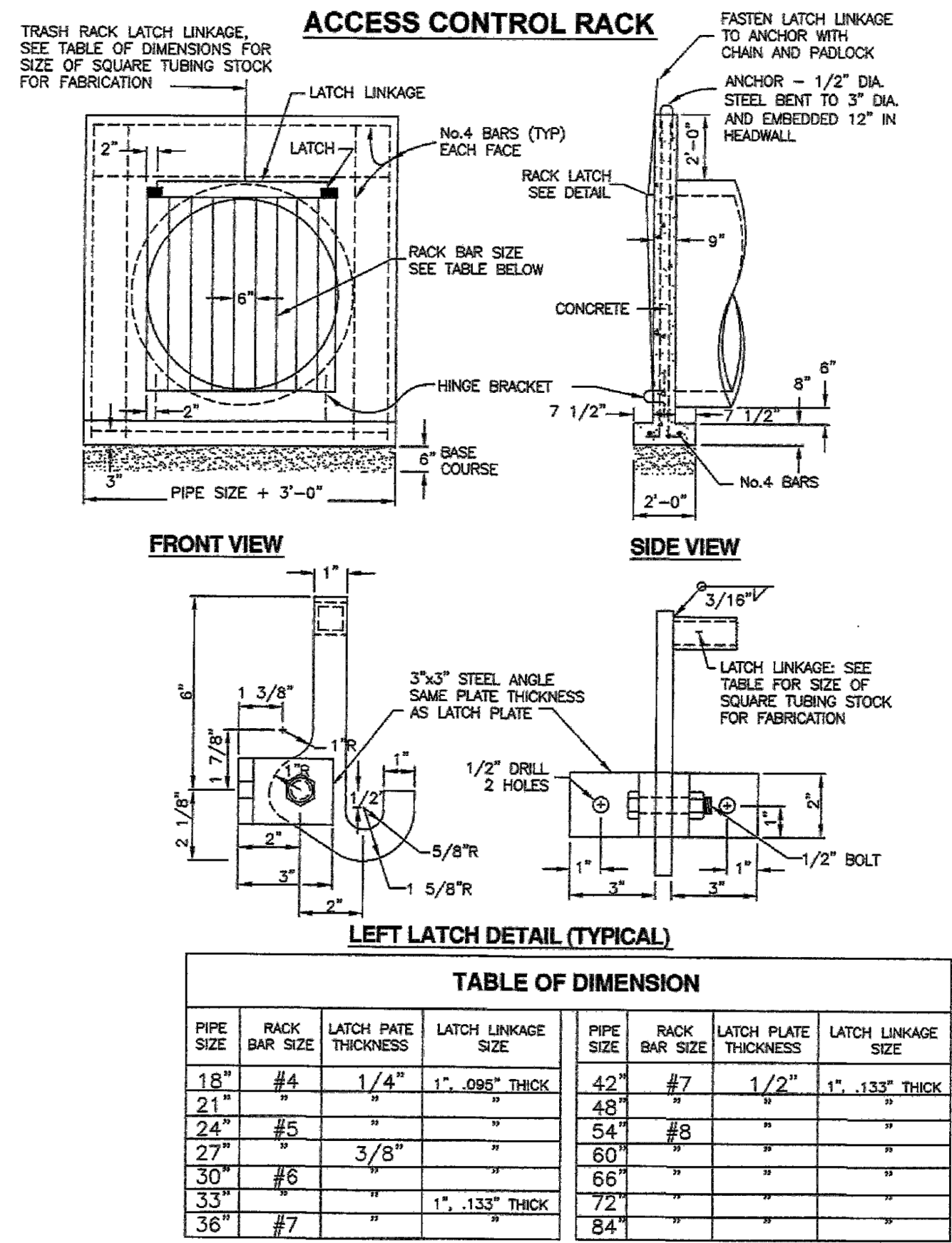
ROUND WITH FLARE



Pipe outfall

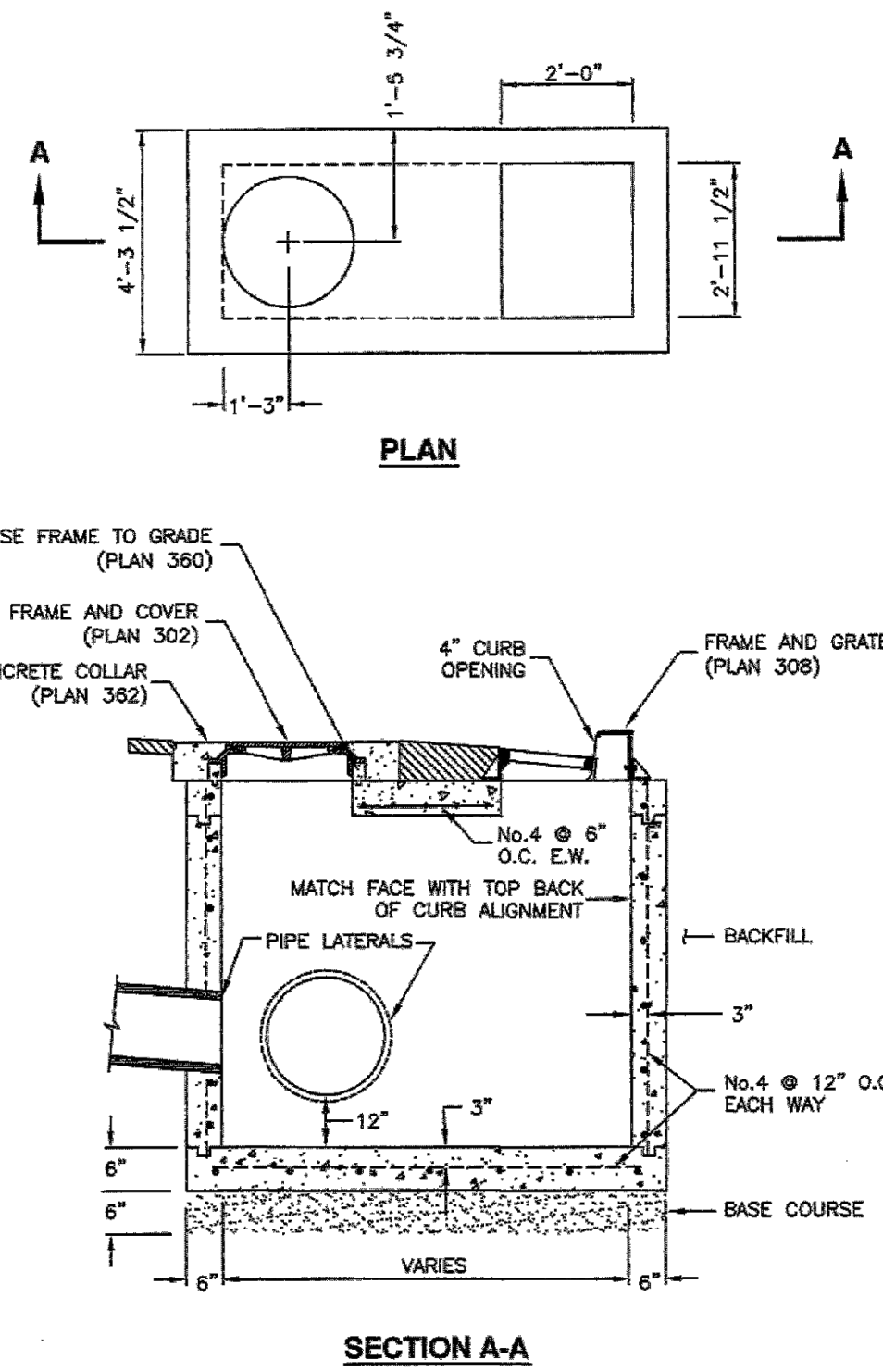
Plan 323.1
November 2010

ACCESS CONTROL RACK



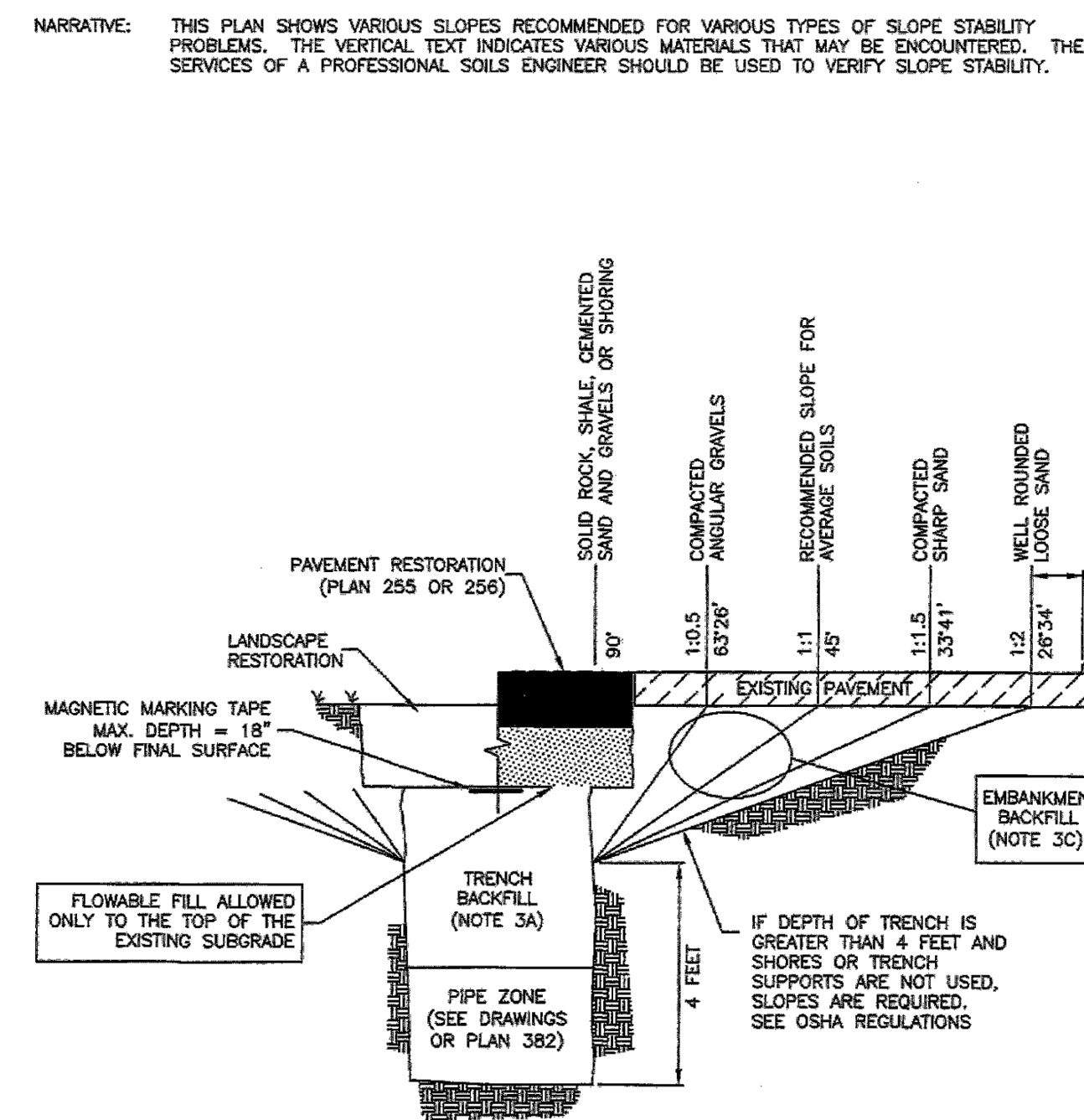
Pipe outfall

Plan 323.3
April 1997



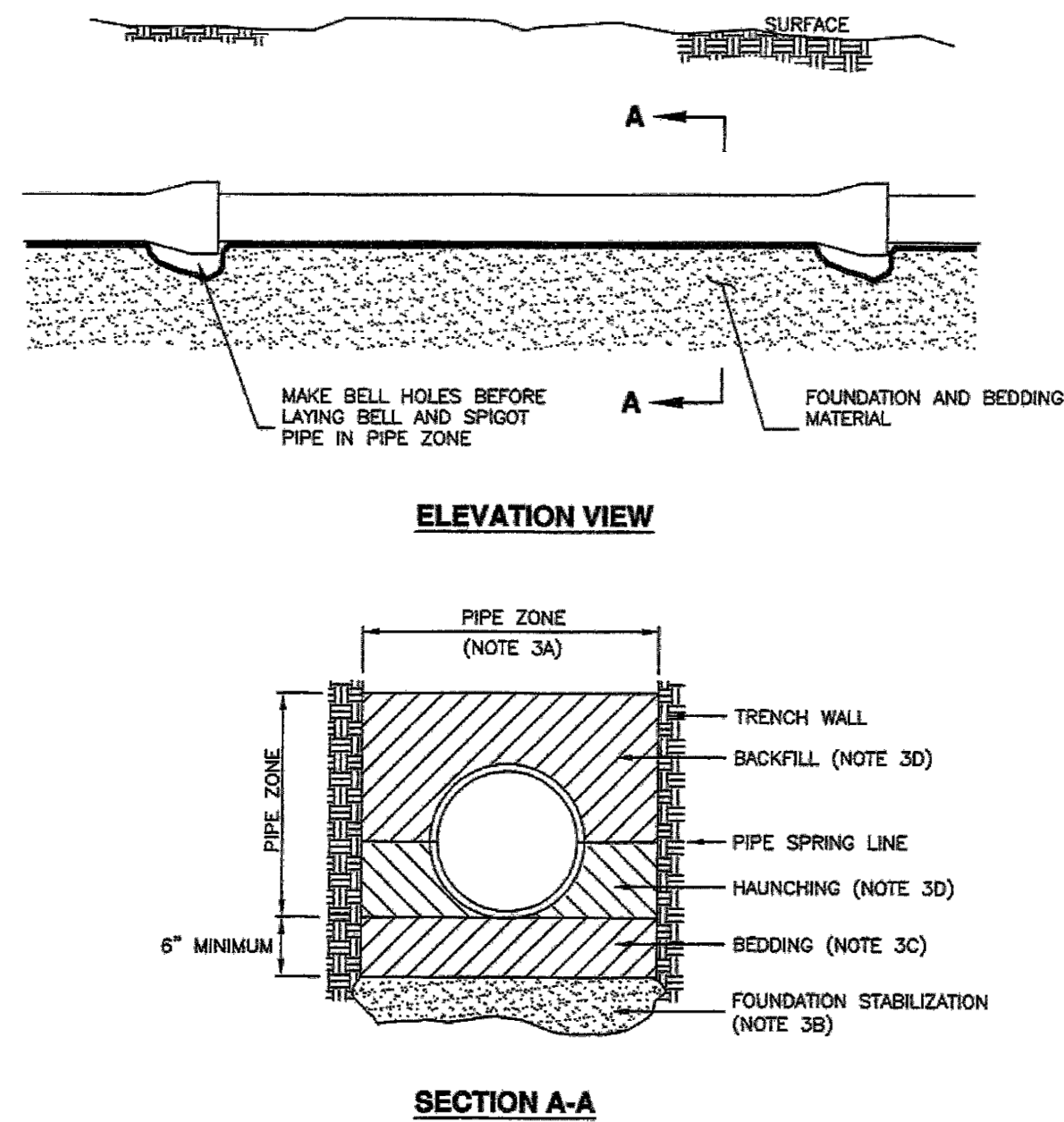
Combination catch basin and cleanout box

Plan 316
March 2011



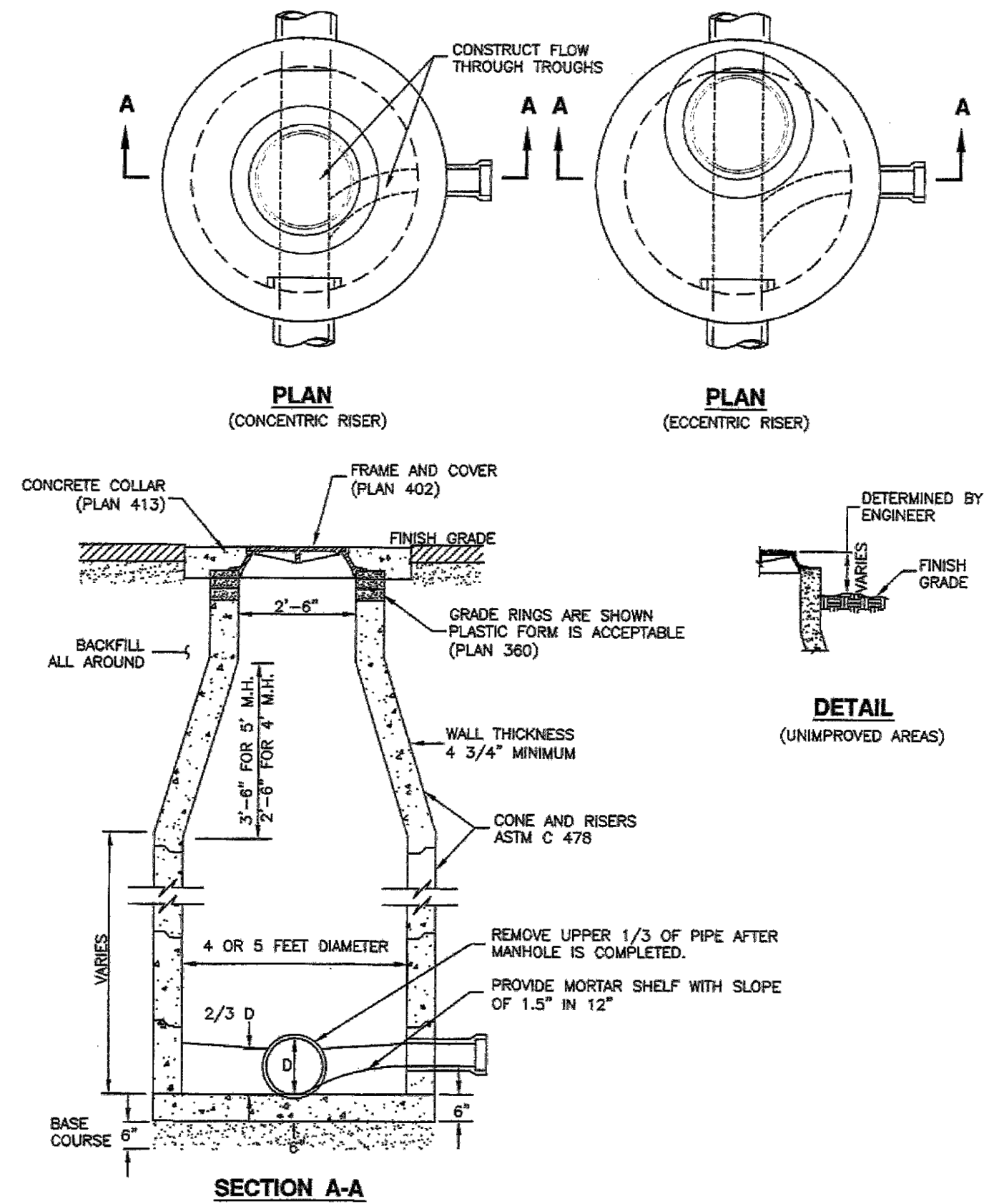
Trench backfill

Plan 381
July 2016



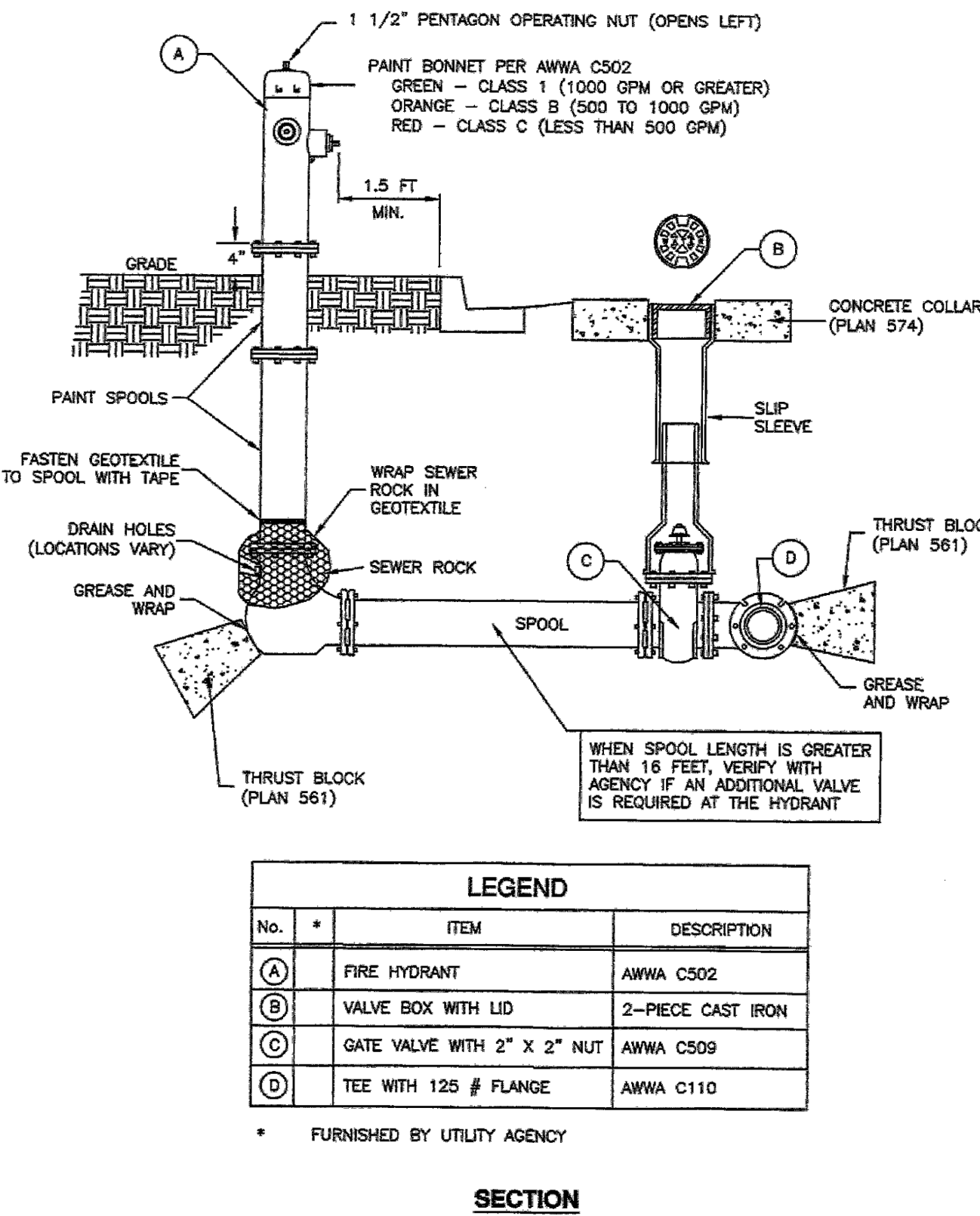
Pipe zone backfill

Plan 382
January 2011



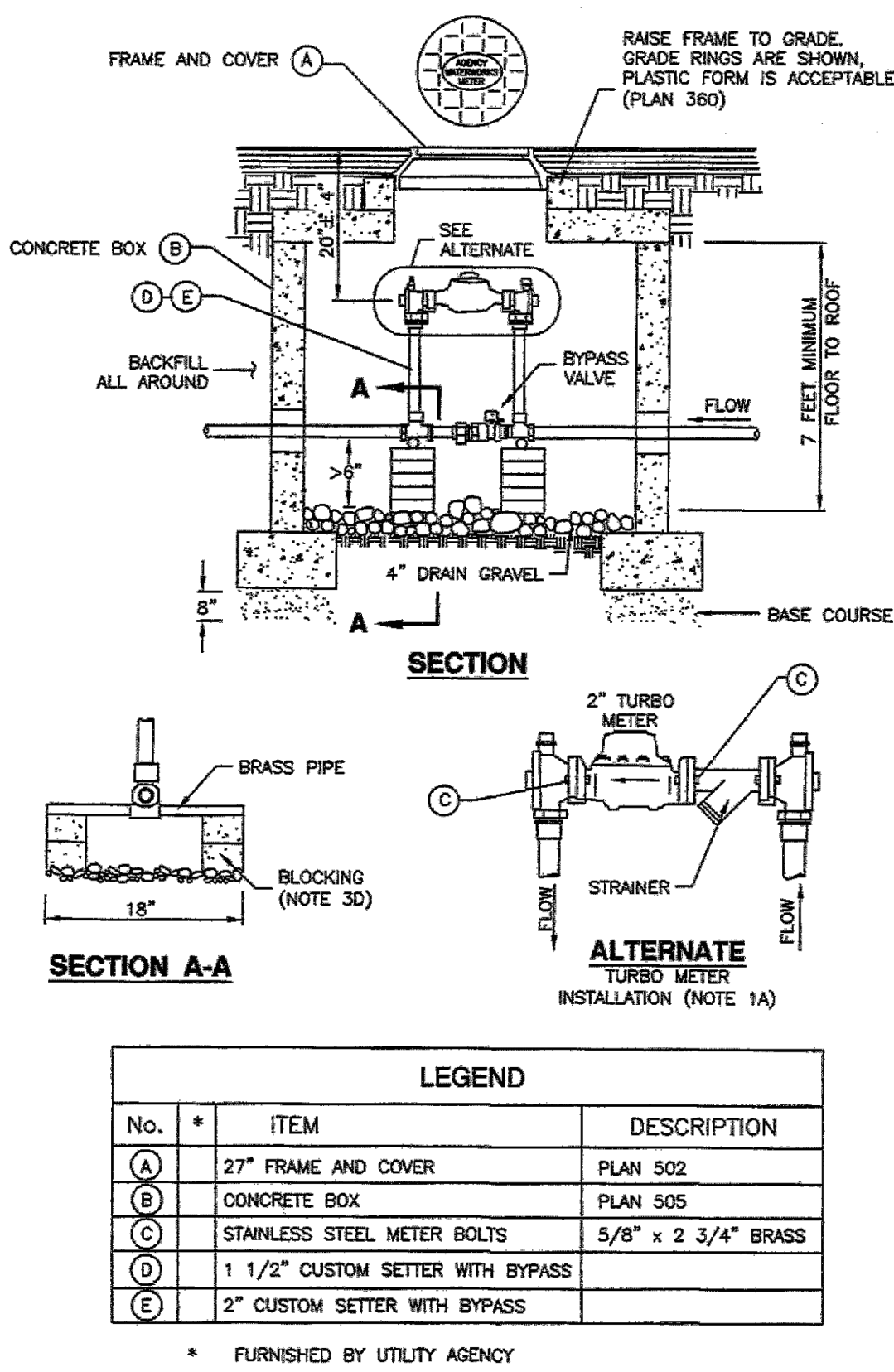
Sanitary sewer manhole

Plan 411
April 2011



Fire hydrant with valve

Plan 511
February 2011



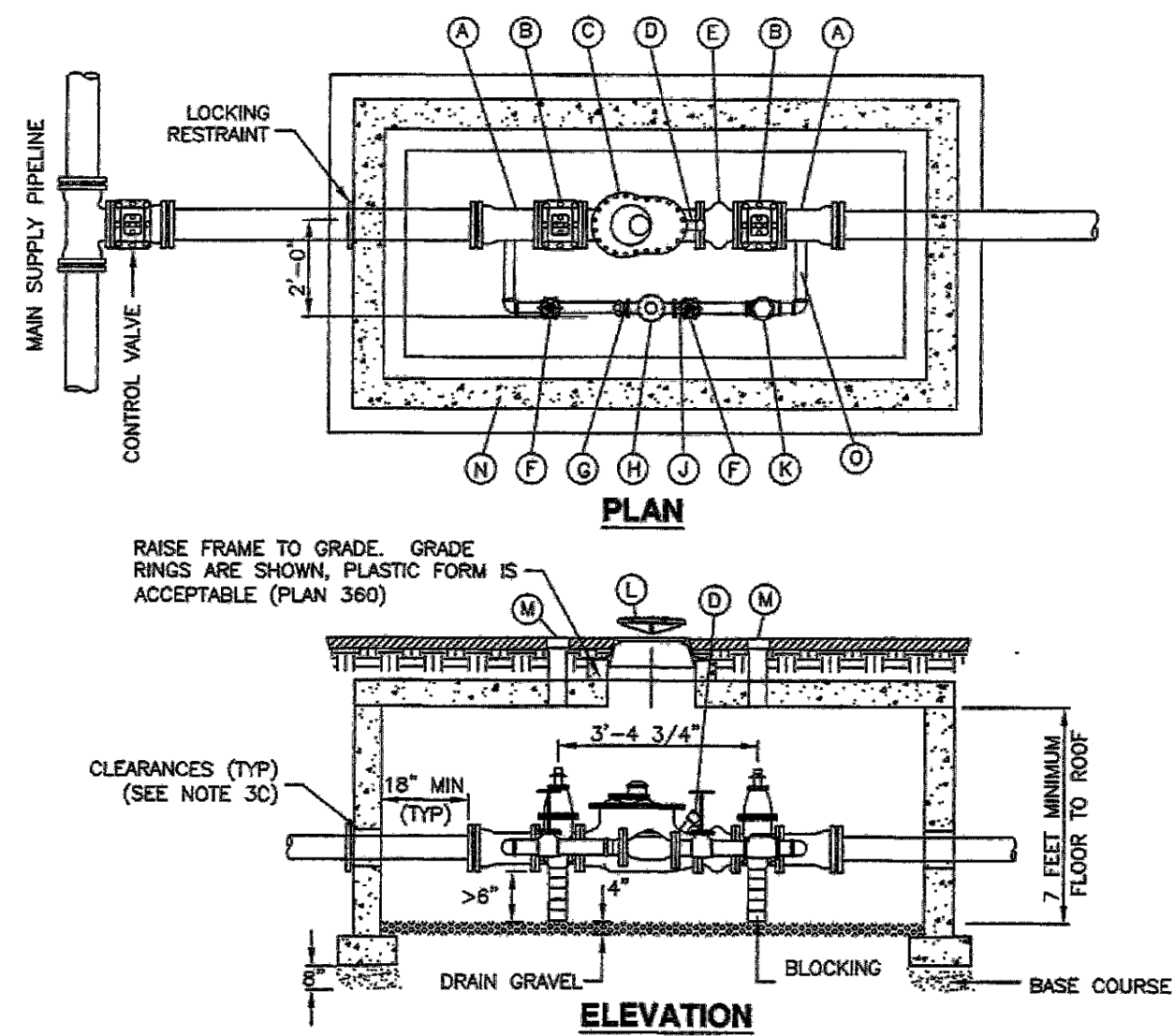
1 1/2" and 2" meter

Plan 522
August 2001

APWA Utah Chapter



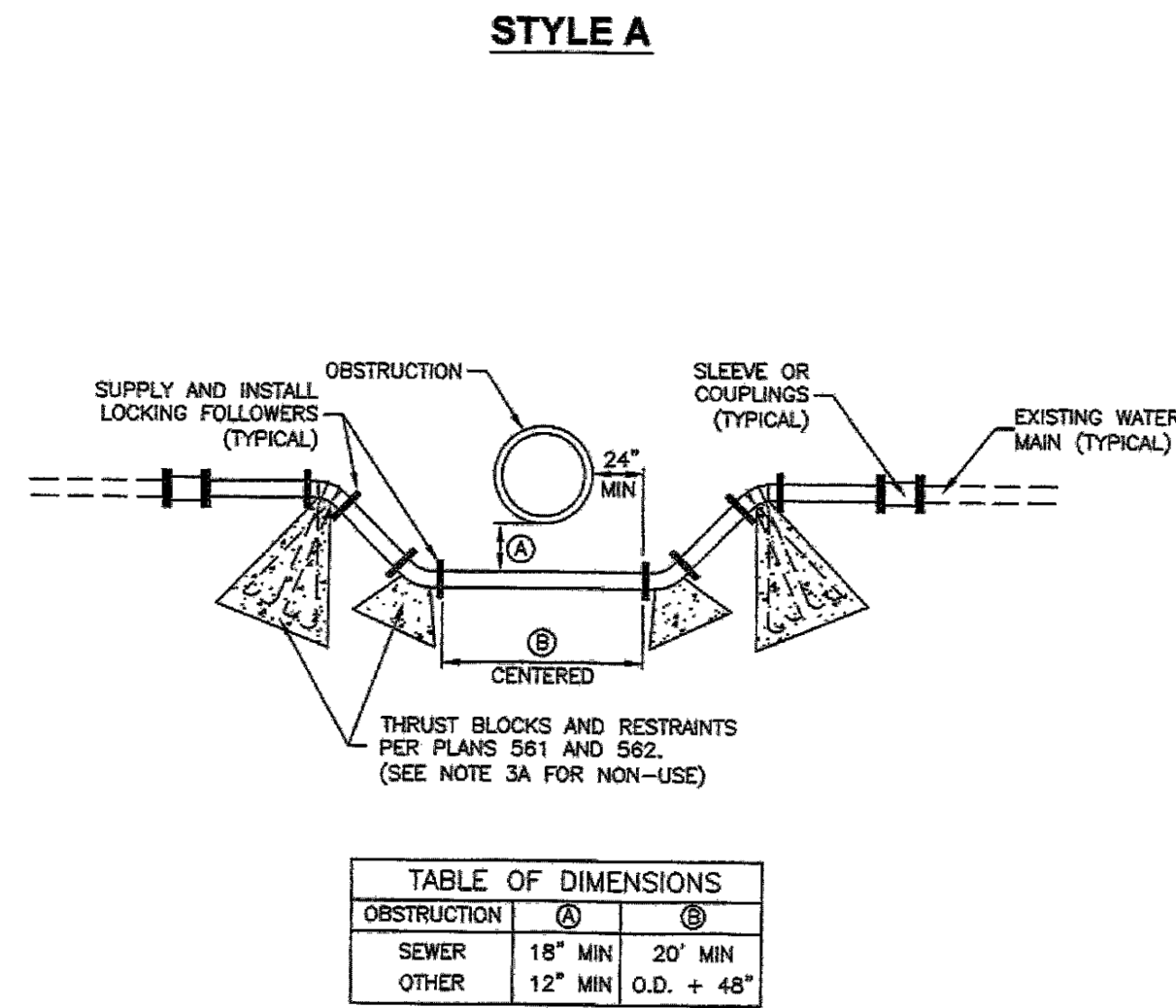
1-800-662-4111



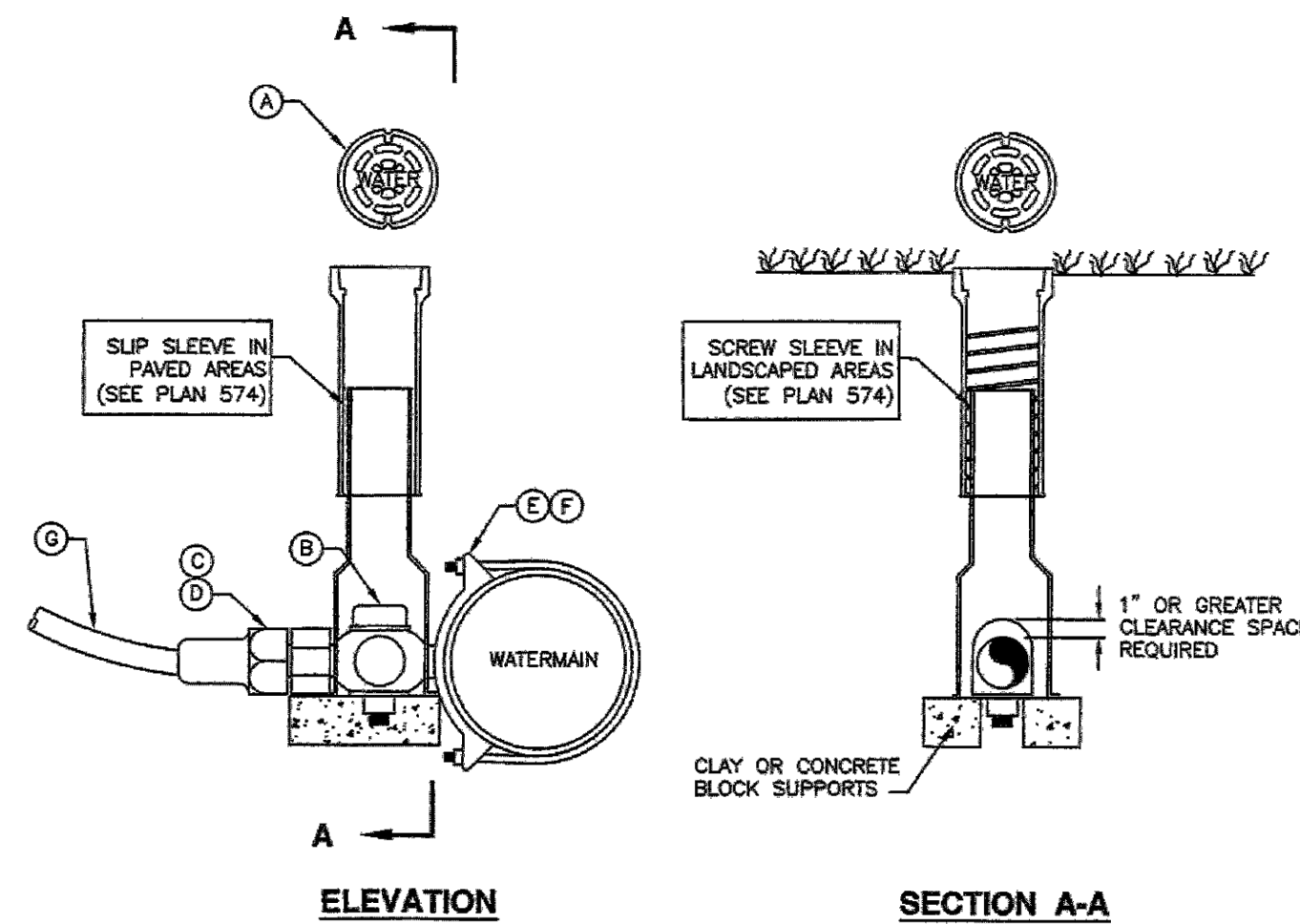
LEGEND		
No.	* ITEM	DESCRIPTION
(A)	3" OR 4" FLANGE X M.J. ADAPTER	
(B)	3" OR 4" GATE VALVE WITH 2"x2" OPERATING NUT	
(C)	3" OR 4" COMPOUND METER	
(D)	2" TEST ASSEMBLY	
(E)	3" OR 4" CHECK VALVE	
(F)	2" GATE VALVE	
(G)	2" METER FLANGE	
(H)	2" DISPLACEMENT METER	
(I)	2" MALE METER FLANGE	
(J)	2" CHECK VALVE	
(K)	27" FRAME AND COVER	PLAN 502
(L)	TOP SECTION OF VALVE BOX WITH LID	PLAN 574
(M)	CONCRETE BOX	PLAN 505
(N)	COPPER PIPING	

* FURNISHED BY AGENCY

APWA Utah Chapter **3" and 4" Compound meter with 2" bypass** **Plan 523**
August 2001



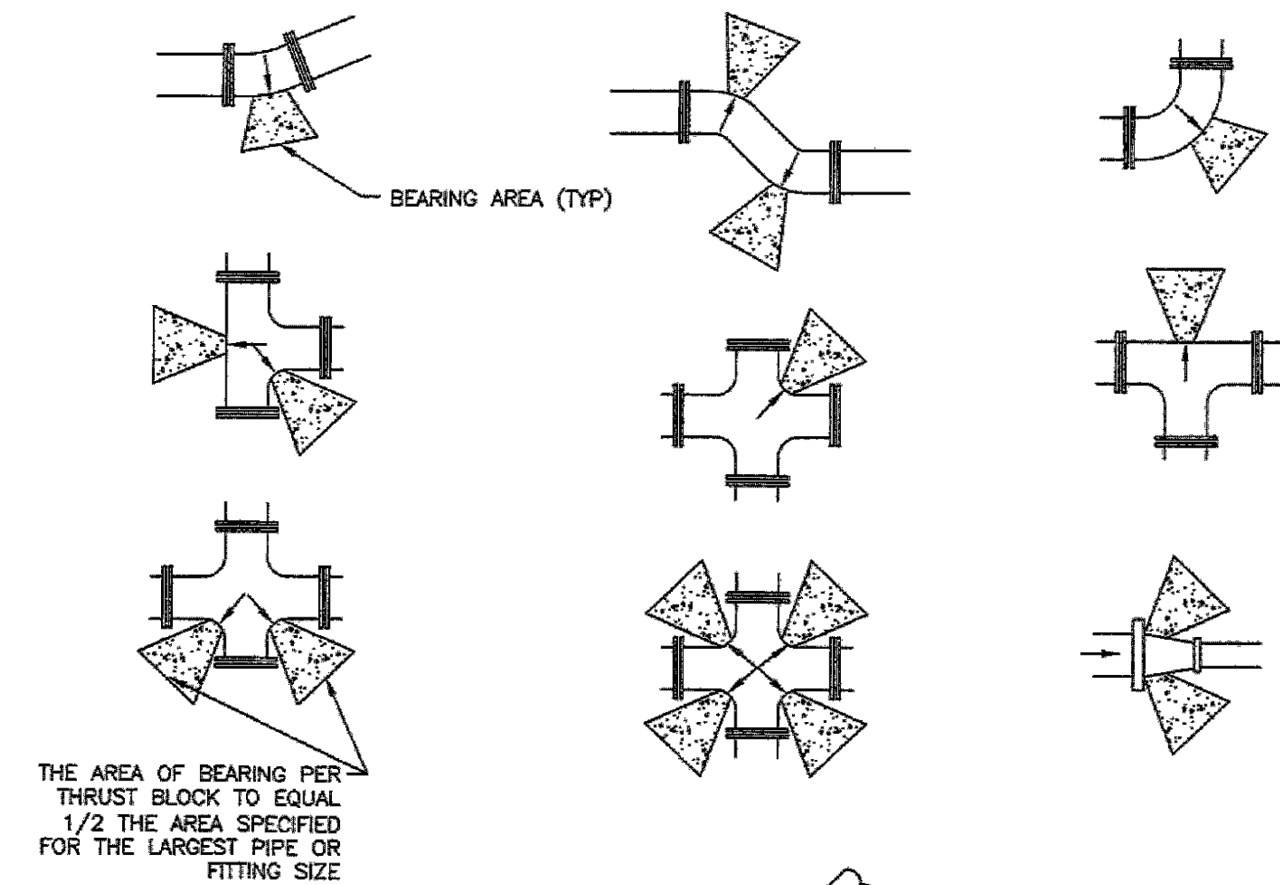
APWA Utah Chapter **Water main line loop** **Plan 543.1**
March 2011



LEGEND		
No.	* ITEM	DESCRIPTION
(A)	VALVE BOX WITH LID	2 PIECE CAST IRON
(B)	CORPORATION STOP	BRASS
(C)	COPPER ADAPTER	
(D)	FLARE OR PACK JOINT COPPER ADAPTER	
(E)	SERVICE SADDLE CLAMP	D.I., A.C., C.I.
(F)	SERVICE SADDLE CLAMP	P.V.C.
(G)	COPPER PIPE (SERVICE LINE)	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

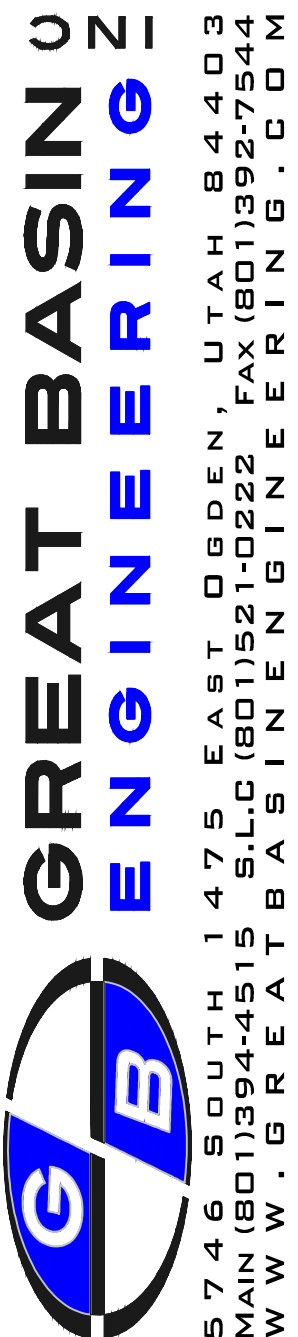
APWA Utah Chapter **1 1/2" and 2" Service taps** **Plan 552**
August 2001



APWA Utah Chapter **Direct bearing thrust block** **Plan 561**
August 2010



1-800-662-4111



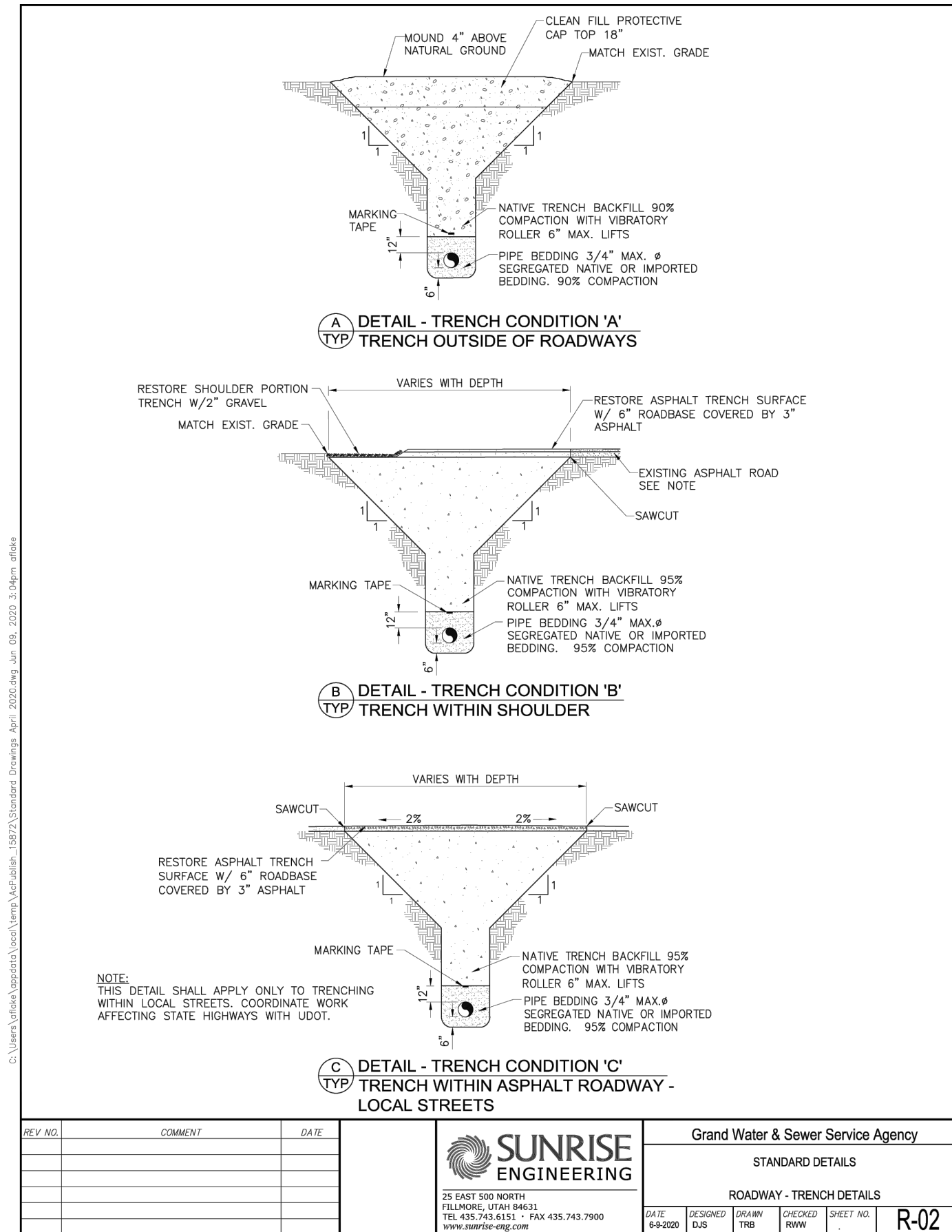
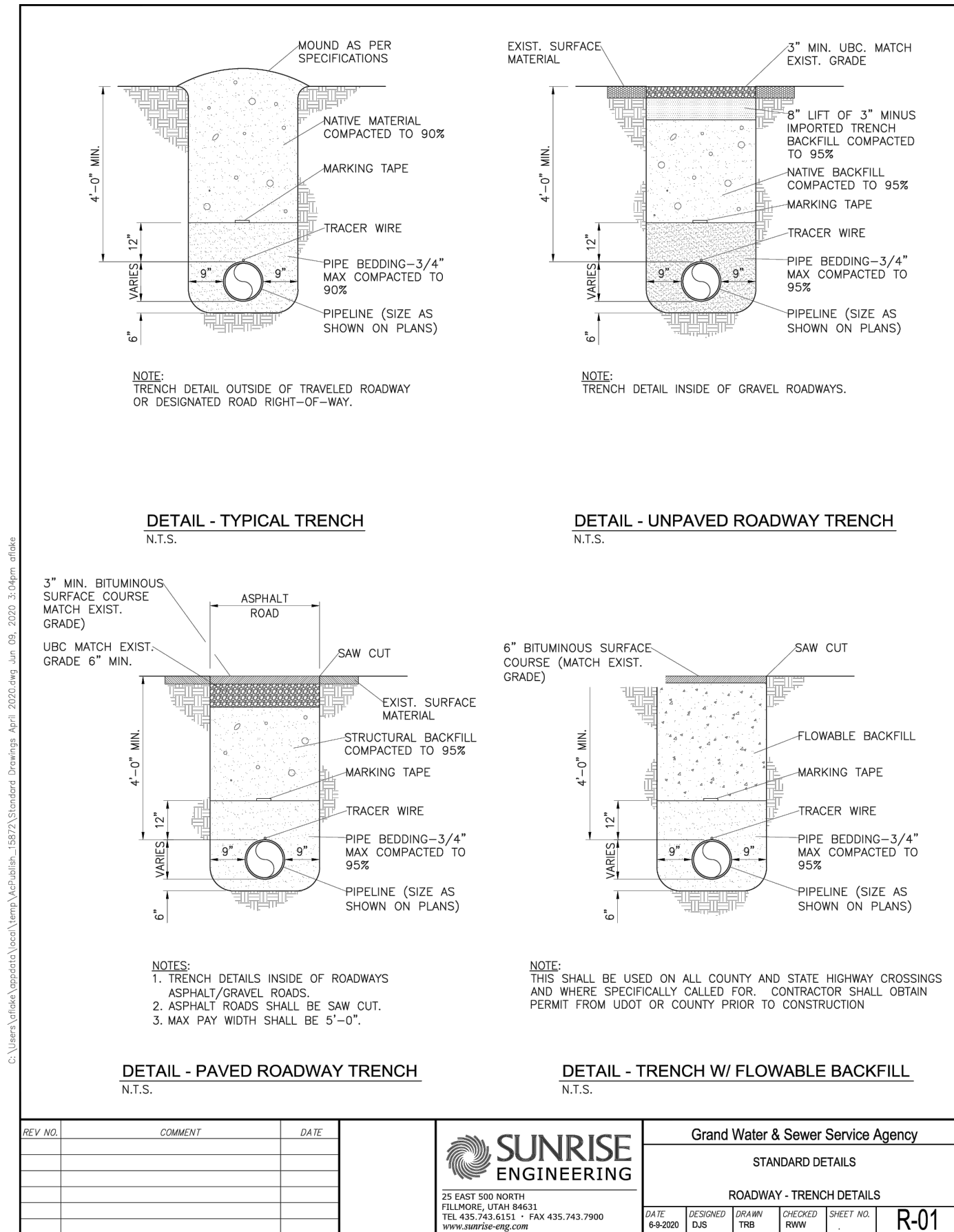
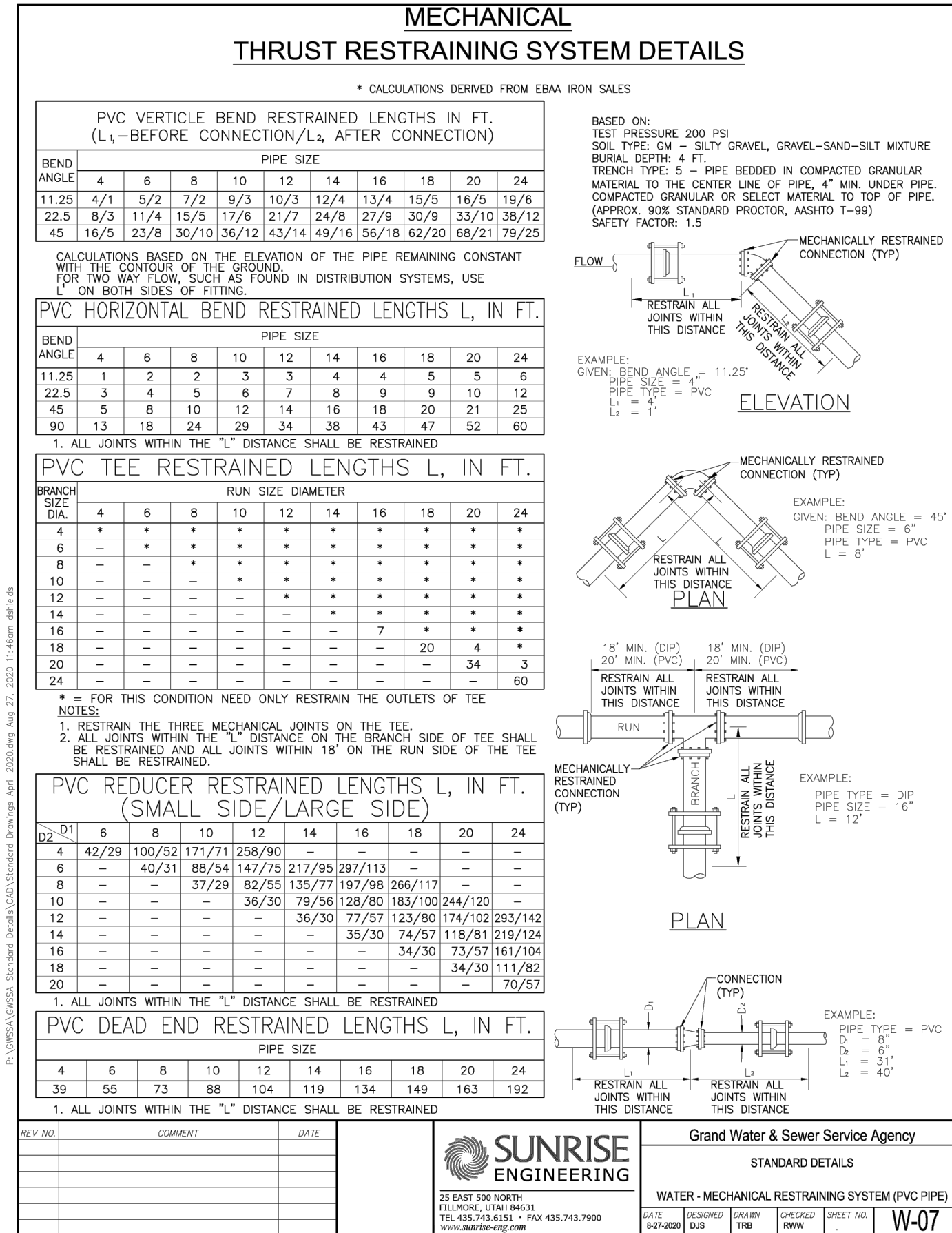
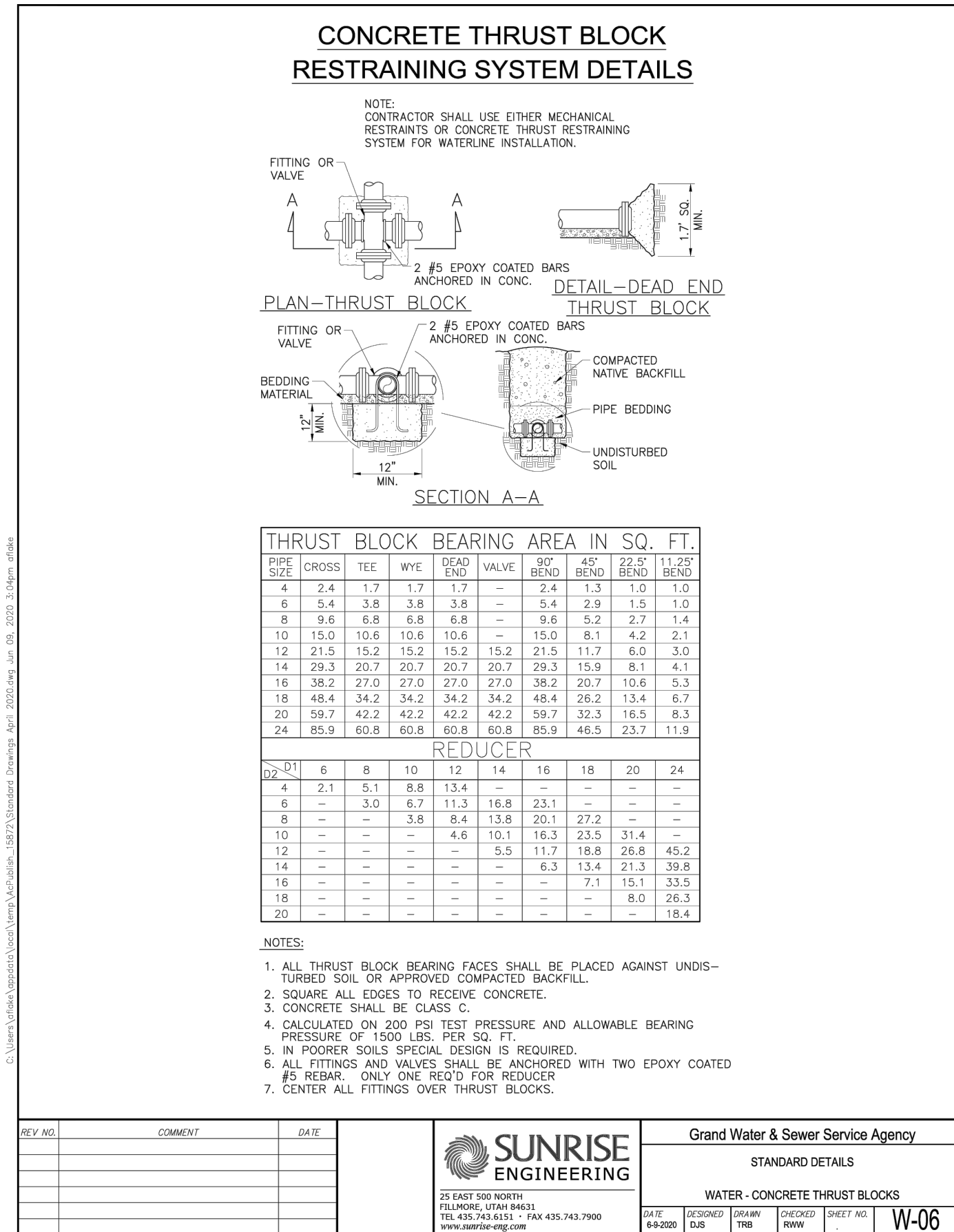
C504 APWA Details
Jasper at Mill Creek-PH1
Moab City, Grand County, Utah
Located in the Northwest Quarter of Section 17, Township 26 South,
Range 22 East, Salt Lake Base and Meridian

2024-01-15

SHEET NO.

C504

22N310



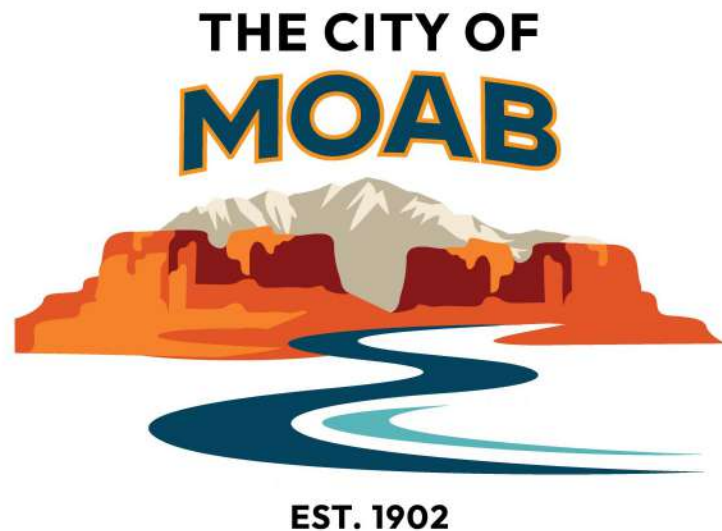
REV. NO.	COMMENT	DATE	 SUNRISE ENGINEERING 25 EAST 300 NORTH LITTLE ROCK, AR 72640 TEL. 501.743.6321 • FAX 501.743.7900 www.sunrise-eng.com	Grand Water & Sewer Service Agency				
				STANDARD DETAILS				
				ROADWAY - TRENCH DETAILS				
DATE 6-8-2020	DESIGNED CJS	DRAWN TRB	CHECKED RWB	SHEET NO.	R-03			

REV NO.	COMMENT	DATE	 SUNRISE ENGINEERING		Grand Water & Sewer Service Agency			
					STANDARD DETAILS			
			25 EAST 500 NORTH FILLMORE, UTAH 84631 TEL 435-742-6151 • FAX 435-742-7900 WWW.SUNRISE-ENG.COM		SANTARY SEWER- STANDARD MANHOLE			
					DATE 6-6-2020	DESIGNED JCS	DRAWN TMS	CHECKED RWW
					S-01			

REV NO	COMMENT	DATE	 SUNRISE ENGINEERING 25 EAST 500 NORTH FRIEMORE, UTAH 84631 TEL 435.743.4311 • FAX 435.743.7990 WWW.SUNRISE-ENG.COM	Grand Water & Sewer Service Agency			
				STANDARD DETAILS			
				SANITARY SEWER: STANDARD SERVICE CONNECTION			
				DATE 6-20-2020	DESIGNED CJL	CHECKED JTB	DATE 6-20-2020

REV NO.	COMMENT	DATE	 SUNRISE ENGINEERING 25 EAST 500 NORTH PLEASANT, UTAH 84651 TEL. 435.743.4151 • FAX 435.743.7990 WWW.SUNRISE-ENG.COM	Grand Water & Sewer Service Agency				
				STANDARD DETAILS				
				WATER - WATER AND SEWER SEPARATION				
				DATE 6-20-2021	DESIGNED GJW/AV	CHECKED BN	SHEET # M-01	

REV. NO.	COMMENT	DATE	 SUNRISE ENGINEERING 25 EAST 500 NORTH TELLER, UTAH 84331 TEL 435.743.6151 • FAX 435.743.7100 WWW.SUNRISE-ENG.COM	Grand Water & Sewer Service Agency					
				STANDARD DETAILS					
				MISC. - SERVICE LOCATION STAMP					
				DATE	DESIGNED	DRAWN	CHECKED	SHEET NO.	M-02



Supplementary Requirements Matrix for Jasper @ Millcreek

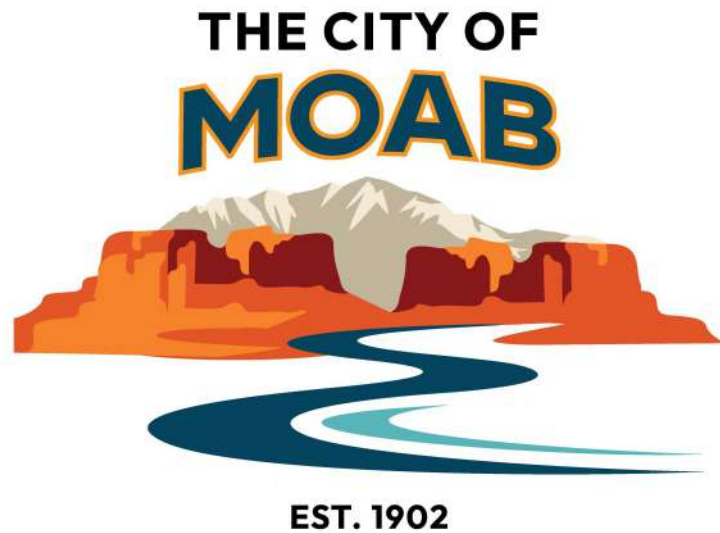
Moab Municipal Code Analysis for Supplementary Requirements
and Procedures Applicable Within Zones 17.09

Section	Code Provision	Compliance	Rationale
17.09.035	Except as otherwise provided for in this title, at least one side of each lot used as a dwelling site shall abut upon a street which has been designated or dedicated to the public for street purposes and the length of such abutting side measured at the setback line shall be at least as great as the width required for dwelling sites in the zone in which such building site is located.	Complies	There are no minimum lot width requirements in the C-4 zone
17.09.050	Every part of a required yard shall be open to the sky and unobstructed except for permitted accessory buildings and except for ordinary and customary projection of sills, belt courses, cornices, and other ornamental features and unenclosed steps and unwallled stoops, porches, and carports, which may project up to three feet into a required yard. No projection into a required court which is provided in connection with a court apartment shall be constructed except for customary sills, belt courses, and cornices which may extend into the court not more than sixteen inches.	Complies	There are not obstructions in the required yard areas.
17.09.063	Outdoor lighting – Fully shielded fixture requirements.	Complies	All proposed lighting is fully shielded.
17.09.064.A	Commercial. Total outdoor light output shall not exceed fifty thousand lumens per developed acre.	NA	This is a residential project.
17.09.064.B	Residential. Total outdoor light output shall not exceed ten thousand lumens of lighting for parcels one-half acre, or larger, in size. Parcels smaller than one-half acre shall be permitted five thousand lumens of lighting regardless of parcel size. Total outdoor light output of any apartment development shall not exceed twenty thousand lumens of lighting per net acre.	Does not comply	Lumens allowed for a 6.329 acre lot is 126,580. The project is proposing to put in 163072 lumens. The lumen count is over what is allowed per this section for apartments
.17.09.065	Outdoor lighting – Lighting hours are till 10:00 , unless the business is open later, then one hour after close.	NA	This is a residential development.
17.09.066	Outdoor lighting – Color not to exceed 3,000 Kelvins.	Complies	All proposed fixtures are 3,000 or under in Kelvins.
17.09.067	Parking Lots may not utilize spot lights of flood lighting whether mounted on a post or exterior building wall. Max Height is 25' Setback is equal to two and a half times the height of the pole from a property line. No light can shine outside the parking lot Lights should be fully shielded and pointed downward .	Does not comply	The proposed lighting are not flood lighting. All proposed light poles are 25' in height. Please verify that the light poles are a minimum of 62.5 feet from the property line. The proposed lighting appears to be facing downward and are fully shielded.

Section	Code Provision	Compliance	Rationale
17.09.120	A. No dwelling shall be erected which has a ceiling height of less than seven feet six inches or one story above grade, whichever is greater. B. No fence or wall shall be constructed higher than four feet above the ground in any required front or side yard that fronts on a street, except that in agricultural zones such fences may be constructed to a height of six feet.	Complies	All proposed ground floor elevation plans are 10 feet or greater in height.
17.09.140	Surface water from roof tops, lots or irrigation ditches shall not be allowed to drain onto adjacent lots or streets, except after written agreement between the parties involved.	Complies with conditions	The retaining wall and retention pond will need to meet all of Engineering requirements for drainage.
17.09.150	In all zones which require a front yard, no obstruction which will obscure the view of automobile drivers shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points forty-five feet from the intersection of the street lines.	NA	Proposed development is not on a corner lot.
17.09.160	Wherever a front or side yard is required for a building which building abuts on a proposed street which has not been constructed but which has been designated by the Planning Commission as a future street, the depth of such front or side yard shall be measured from the planned street lines.	NA	All streets for the development are existing.
17.09.170	The setback from the street for any dwelling located between two existing dwellings in any residential zone may be the same as the average for said two existing dwellings, provided the existing dwellings are on the same side of the street and are located within one hundred fifty feet of each other.	NA	Setback is outlined in chapter 17.27.020.A.7 of the MMC.
17.09.190	Where domestic sewage disposal facilities are used in connection with the construction of buildings which buildings are not connected to a public sewer, approval of such facilities shall be obtained from the health department before a building permit shall be issued therefore	NA	The development is proposing to use existing sewer and water connections.

Section	Code Provision	Compliance	Rationale
17.09.230	Off-street parking and loading-Number of spaces. Use(s): Multi-family Required Parking: 1.5 spaces per unit	Complies	156 multi-family unit X 1.5 is equal to 234 spaces. The project is proposing 237 parking spaces with 8 ADA spaces.
17.09.270	A. Access driveways shall be provided for ingress to and egress from all parking and loading facilities. Each parking and loading space shall be easily accessible to the intended user. B. Forward travel to and from parking facilities from a dedicated street or alley shall be required for all uses. The parking area shall be adequate to facilitate the turning of vehicles to permit forward travel upon entering a street. C. Access to all off-street parking facilities shall be designed in a manner which will not interfere with the movements of vehicular and pedestrian traffic.	Complies	The parking spaces are 19' long with a drive aisle that is 26' in width. Minimum requirements for pulling out of parking spaces will be met along with the length and width of individual parking stalls. The proposed parking will not require a vehicle to back out onto the street. The drive aisles are all located on the property and will not interfere with the movement of street traffic.
17.09.280	Circulation within a parking area shall comply with the following requirements: A. Parking area with more than one aisle must be so arranged that a car need not enter the street to reach another aisle within the same parking area. B. Directional signs shall be required to differentiate between entrance and exit access points to the street.	Complies	A. All parking spaces are accessible within the development. B. There will be directional signs installed along with stop signs and ADA signs.
17.09.290	Parking and loading facilities may be located any place on the premises except for areas that are required to be landscaped.	Complies	No parking or loading areas are proposed in the required landscaping areas.
17.09.320	Off-street parking and loading- Plot plan approval required.	Complies	The parking plot plan meet the minimum requirements.
17.09.330	A. All off-street parking lots shall be bordered by a curb B. For parking lots designed for over five vehicle spaces, shade trees shall be appropriately spaced around the perimeter of parking lots to provide a solid canopy of shade when the trees mature C. For parking lots over four thousand square feet , at least five percent of the interior of the lot shall be landscaped so as to define aisles and limit unbroken rows of parking. D. To provide for a pleasant, pedestrian environment in the central commercial district, a landscaped strip at least ten feet in width shall be provided along the edge of any parking lot adjacent to a public street E. Will the landscape requirements limit the function of the building site?	Complies	A.All parking stalls have a sidewalk or curb adjacent to them. B.The landscape plans show the off-street parking will have adequate shade. C.The proposed landscape plan shows that 18% of the parking area will have landscaping. D.This is not in the Central commercial zone, but there is adequate landscaping in the front yard and park strip area. E.The landscape requirement will not interfere with the buildability of the lot.
17.09.340	Off-street parking and loading space required for every 5,000 sq ft of building area .	NA	

Section	Code Provision	Compliance	Rationale
17.09.360	At least seventy percent of the area contained within a required front or side yard adjacent to a street in any residential or residential-agricultural zone shall be landscaped. Also, other landscaping shall be required in other zones as specified.	Complies	The proposed landscaping in the front yard meets the requirements outlined in the C-4 zoning district.
17.09.400	Where landscaped screening is required, said screening shall consist of evergreen shrubs, walls, berms, opaque fences, or other densely planted shrubs or vegetation, closely spaced and maintained at substantially the specified height of said required screening. When not otherwise specified, natural screening shall be maintained at a height of from four feet to six feet.	Complies	The C-4 zone requires a 15 foot buffer requirement adjacent to lower density residential uses. The proposed project is adjacent to low density residential on the north and east property lines that are located in the County. To help mitigate the impact a high density residential development may have of adjacent neighbors, the project will install a 6' tall fence along the property line.
	A buffer of ten feet of landscaping and an opaque screen or fence shall be installed and maintained along commercial zoning boundaries (other than streets) that abut residential zones. The opaque screen or fence shall have a total height of six feet. Where there is a difference in elevation on the opposite sides of the screen, the height shall be measured from the highest elevation.	Complies	The proposed buffer for high density residential uses in the C-4 zone require a 15' buffer.
	Under special conditions where it has been determined that the development may create unique impacts on an adjoining residential zone, such as in the case of parking lots, extended business hours, or hillside developments, the Zoning Administrator may review and approve other methods of screening.	Complies	The applicant will be providing a 6' opaque screen and the 15' buffer along the parameter of the parcel that is adjacent to residential zones.
	Screening of mechanical equipment , loading areas, dumpsters or structures built to accommodate the storage of trash and garbage shall be required.	Complies	The plans submitted include where dumpster locations will be and the type of screening being used.
17.09.410	Where landscaping is required in this title, a plot plan showing the proposed landscape development, watering system and use of the property shall be submitted to the Zoning Administrator. The same plot plan used to show parking layout or other requirements for the issuance of a building permit may be used to show landscaping, providing all proposed landscaping is detailed adequately on said plot plan.	Complies	The applicant submitted a landscape plan that complies with City ordinance. An irrigation system will need to be installed prior to any building permits are finalized.
17.09.670	Apartments and court apartments that have nine or more dwelling units shall designate twenty-five percent of the lot to be developed into recreation, play or landscaped areas. The designated twenty-five percent shall exclude parking, driveways, dwellings and required setbacks. Apartments and court apartments that have eight or less dwelling units shall designate fifteen percent of the lot to be developed into recreation, play or landscaped areas.	NA	This is an antiquated provision (1993), that was intended to be replaced during later code updates (2018). Current more direct code provisions prevail.
17.09.700	Residential short-term rentals prohibited.	Complies	No short term rentals are proposed.



Site Plan Review Level II

Matrix for Jasper @ Millcreek

Municipal Code Analysis

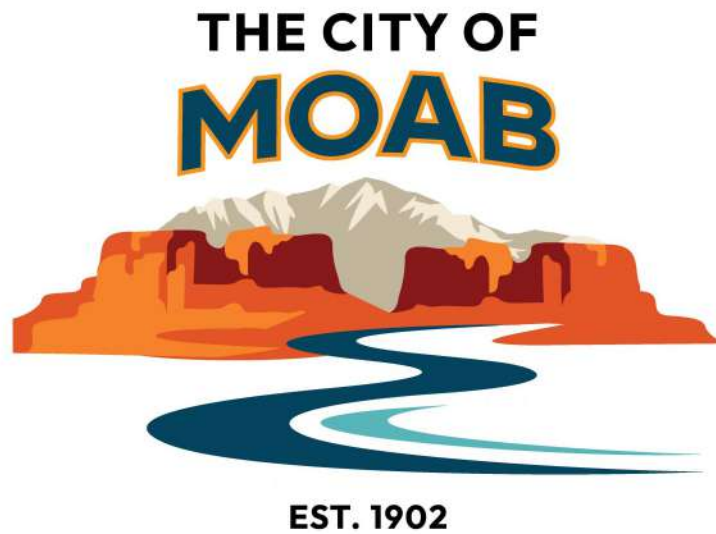
17.67

Section	Code Provision	Compliance	Rationale
17.67.040A.1	Preliminary Site Plan: Applicants shall submit a preliminary site plan (with requirements as listed below), drawn by an engineer, surveyor, or architect, to a scale of not less than one inch equals fifty feet that shall include: * Parcel Boundary Lines, * Drives, Streets, and Rights-of-Way, * Parking and Loading, Access, * Refuse Areas, * Common Open Spaces, Topography, * Use Types, * Public Dedications, Lots or Plots, Adjacent Zoning, Fire Hydrants, Title Block, Vicinity Map, Legal Description of Property.	Complies	Applicant Submitted site plan with the listed requirements.
17.67.040A.2	Floor Plan and Elevations. A floor plan, at a minimum, shall consist of a drawing to scale showing a view from above, of the relationships between rooms, spaces and other physical features at each floor level of a structure. All dimensions shall be drawn between the walls to specify room sizes and wall lengths. The floor plan shall show the physical layout of: Interior Walls and Hallways, Restrooms, Windows, doors, landings, decks, and patios, Plumbing features, Interior Features such as fireplaces, saunas, hot tubs, and whirlpools; Locations of electrical panels and service connections, Planned Uses of Buildings and Rooms, All finished first floor elevations, and Elevation view drawings shall show all side elevations of existing and proposed structures, and shall depict exterior architectural elements and materials, as well as heights of the structure.	Complies	A sample of each floor plan was submitted for the club house, 12-plex (three bedroom units, and 24-plex (1 & 2 bedroom units)
17.67.040.B	Narrative. The narrative shall describe in reasonable detail the purpose of the proposed development, the types of all land uses that are anticipated, the phasing of development, and information regarding all accessory uses, structures, or major features. Statistical information as to the project area, developed area square footage, number of parking spaces, and the like shall be included.	Complies	A narrative with a detailed description of the project was submitted.
17.67.040.C	Conceptual Master Sign Plan. If signage is anticipated, applicants shall submit a master sign plan showing the location, dimensions, materials, and type of illumination for all signs. All signage shall comply with Chapter 17.93, Sign Code, and is subject to permitting under that process.	Complies	The site plan includes handicap, stop signs and a proposed monument sign. Signs will be required to have a separate permit and will be reviewed and approved by building and Planning staff.
17.67.040.D	Lighting Plan. The lighting plan shall show number and types of fixtures for walkways, building exterior lighting, and parking areas and comply with the requirements of sections 17.09.060 through 17.09.069.	Complies	A Lighting plan with the required information has been submitted.

Section	Code Provision	Compliance	Rationale
17.67.040.E	Landscape Plan. The landscape plan shall include size and species of all plantings, an irrigation plan, xeriscape plan, and a care and maintenance plan. All applicable code sections of the Moab Municipal Code must be used to develop the landscape plan, including Chapter 12.24, Tree Stewardship. Proposed erosion control structures and details as to ground cover must also be noted on the landscape plan.	Complies	A Landscape plan has been submitted with the listed materials . The applicant proposed trees in the park strip . Final approval of the right-of-way trees will be made by the Public Works Department.
17.67.040.F	Wetlands, Riparian Areas, and Floodways. If the development is adjacent to riparian areas, flood zones, probable wetlands, or areas where stream channels may be altered by planned development, a wetlands, riparian areas, and floodway plan drawn by an engineer, surveyor, or other appropriate consultant must be submitted. Probable wetlands shall be described and delineated. All applications shall show compliance with Chapter 15.40, Flood Damage Prevention. Flood zone boundaries and the base flood elevation must be shown. Where the application includes areas which may be subject to flooding the applicant shall show that the elevation of the lowest floor of all structures exceeds the elevation which is above the base flood elevation. All elevations on the plan shall be shown in the most current North American Vertical Datum (NAVD).	Complies	Engineering has final approval authority on any development in floodways , wetlands, and riparian areas.
17.67.040.G.1	Water Drainage Plan. This report shall comply with the City of Moab/Grand County Design Criteria for Drainage Studies, as adopted or updated by the City from time to time. The storm water drainage plan shall be reviewed for compliance with other applicable advisory documents. The storm water drainage plan shall include, at a minimum, the following information: Project site , Existing Contours, proposed contours, Benchmark referencing mean sea level, Drainage system shown in plan view with estimated cubic-feet-per-second flow for a one-hundred-year storm event; Location of all natural drainage channels and water bodies; Existing and proposed drainage easements; Type, size, and location of existing and proposed drainage structures such as pipes, culverts, inlets, ditches, swales, retention ponds, detention areas, One-hundred-year event (base) flood areas; any additional information to satisfy FEMA floodplain requirements; Erosion control plans.	Complies	A drainage plan has been submitted showing proposed retention pond, drainage line and an easement over the neighboring property for the storm drain to be located. Engineering give final approval for drainage plans.
17.67.040.G.2	Minimum Standards. All structures for drainage and flood control shall be designed, at a minimum, to successfully convey the anticipated one-hundred-year frequency storm event for maximum period of intensity over the entire drainage basin. The applicant shall submit calculations to show that all structures have adequate capacity to accommodate flows expected to result from the designated storm event.	Complies with Conditions	Engineering will have final approval authority on drainage and flood control for development of the property.

Section	Code Provision	Compliance	Rationale
17.67.040.G.3	Water and Sewer System Protection. All storm water facilities shall be designed to avoid or minimize damage to, or infiltration of, culinary water and sanitary sewer facilities.	Complies with conditions	Final approval will be made by GWSA and City Engineering
17.67.040.H	Planned Grading. A grading plan for surface drainage (shown by contours and spot elevations) shall be prepared by an engineer or surveyor. It shall show the planned grading and paving of driveways, access roads, and parking areas. Grading and paving shall be shown on plans, profiles, cross sections, and details as necessary to describe new construction. Details of curbs, gutters, sidewalks, drainage structures, and conveyance systems, dimensions of all improvements, size, location, thickness, materials, strengths, and necessary reinforcement can be shown on the site plan in the case of a Level I application, or on a separate drawing based on the complexity of the project.	Complies with conditions	A grading plan has been submitted and has been reviewed by the City Engineering department. Any changes required by Engineering must be made before a building permit is issued for the project.
17.67.040.I	Utility Plan. A utility plan shall be prepared by an engineer. It shall show the locations, dimensions, and elevations of all sewer facilities and culinary water facilities needed to serve the site. The utility plan shall specify in reasonable detail the types of equipment and materials to be used, and shall comply with all applicable advisory documents or City engineering requirements. Plans showing the locations of natural gas, electric, and telephone/data lines must also be shown.	Complies with conditions	GWSSA will work with the owner and engineer to find the best possible placement for the services. Efforts will be made to minimize infrastructure duplication for adjacent development.
17.67.040.J	Evidence of Title. A current title insurance commitment, ownership and encumbrance report, or abstract of title prepared by a title insurance company or attorney showing all ownership interests, easements, and encumbrances which apply to the parcel(s) comprising the application must be submitted. If requested, the applicant shall provide copies of all recorded documents which may affect the property subject to the application. If common elements or private use restrictions are anticipated, the applicant must submit draft covenants, conditions, and restrictions (CC&Rs) for review.	Complies	An owner/ Agent Agreement was signed and notarized by the property owner and submitted with the application.
17.67.040.K	Slopes. If proposed development is likely to result in grading of hillsides, city staff may require submittal of a slope study prepared by an engineer or surveyor. Applications will also be reviewed for compliance with Chapter 17.55, Hillside Developments.	Complies	A Hillside Development report is required for this project.
17.67.040.L	Surface and Subsurface Soils Report. The application shall include a surface and subsurface soils report establishing soil suitability for the proposed development. The report shall be prepared by a geotechnical engineer or other professional, if approved by city staff. At a minimum, the report shall include: A description of soil types; Locations and characteristics with supporting soil maps; Soil Logs of test pits and bore holes; All other information necessary to determine soil suitability for the scope of the development and constraints on development based on findings; Analysis and evaluation of such information with recommendations regarding structural constraints, erosion control, and requirements for building design.	Complies	A soils report was submitted and reviewed by Engineering.

Section	Code Provision	Compliance	Rationale
17.67.040.M	Traffic Study. A traffic study and parking and circulation study are required for projects which will generate in excess of five hundred peak daily trips. The study shall be prepared by an engineer.	Complies	A traffic Impact Study has been submitted and reviewed by the Engineering Department.
17.67.040.N	The planning director has discretion to require a traffic study for applications which do not generate the level of trips specified above	NA	
17.67.040.O	Street Design Drawings. The application shall include drawings by an engineer showing the design, grades, widths, and profiles of all streets, sidewalks, curbs, gutters, traffic control devices, traffic signs, and associated public improvements. All street designs shall conform to street classifications and design standards adopted by the City.	Complies with Conditions	The engineering Department will have final approval before a permit is issued for the project.
17.67.040.P	Additional Submittals--Waiver of Certain Submittals. The planning director has discretion to require other or additional submittals where necessary for the review of a particular application, or as required for Level II development under Chapter 17.80. Alternatively, the planning director has discretion to waive or modify any requirement for a particular submittal if it is determined that the document or report is not necessary, or if an alternate submittal is justified for the review of a particular application. Any waiver shall be in a writing labeled as a submittal waiver, shall identify the project by name and application number, and shall be signed and dated by the planning director.	NA	
17.67.040.Q	Conformity with Submittal Standards. All submittals must conform to the land use submittal standards adopted by the City. Submittals which do not clearly or accurately depict elements required for review of the project may be rejected, or staff may require revisions during the review process	Complies	The applicant has submitted adequate materials and drawings for City Staff review.
17.67.060.A	The following criteria govern site plan approval: 1. Compliance with applicable Moab ordinances and building codes; 2. Availability of necessary utilities, including culinary water, sewer, electricity, natural gas, and the like; 3. Consistency of the design with Moab advisory documents; and 4. Accuracy and truthfulness of submittals or representations in the application.	Complies	All materials submitted meet the criteria for site plan approval.
17.67.070.A	Will there be a Development Agreement Required?	NA	No development agreements have been made at this time.
17.67.070.B	Any Land Dedications?	NA	There are no land dedications required for the project at this time.



Zoning Matrix Table for Jasper at Millcreek

Municipal Code Analysis for the C-4 General Commercial Zone

17.27

Section	Code Provision	Compliance	Rationale
17.27.020.A.10	Permitted Uses Regulations		
a	Minimum wall dimensions of the principal structure, excluding garage, shall be twenty-four feet.	Complies	Submitted floor plans meet his requirement. Club house 64'6" X 64'10" 12-Plex 103'7" X 66'5" 24-Plex 148'8" X 64'
b	All principal residential structures shall:	Complies	All criteria are met for section b
i.	Be placed on a slab-on-grade or perimeter foundation as approved by the Building Department;	Complies	All elevation plans meet the requirement of having a perimeter foundation.
ii.	Have a wood, brick or stucco exterior, or a material that looks similar to wood, brick or stucco;	Complies	Has wood, brick, and stucco finishing materials
iii.	Have a minimum four-to-twelve roof pitch and a one-foot overhang (structures constructed in the traditional southwest Spanish style are exempt from this requirement);	Complies	Does not meet the 4/12 roof pitch requirement. However, it meets the finished siding materials requirement. Because the final look of the building satisfy this requirements, the proposed building meets the purpose of this section of the ordinance.
iv.	The combined total area of all primary, secondary, and accessory buildings on a lot may cover not more than seventy-five percent of the lot area;	Complies	All buildings combine cover 21% of the site area.
v	Buffering is required in accordance with other provisions of this chapter;	Complies	Minimum buffer on the north and east property line is 15 feet. A proposed 6' vinyl fence is proposed along the parameter of the project site.
vi.	Setbacks for Residential Use	Complies	Proposed Setbacks
	Front yard: 30 feet		Front Yard: 30'
	Side yard: 15 feet		Side Yards : 15' minimum from parking lot
	Rear yard: 20 feet		Rear Yard: 20'
c	Multi-household dwellings of seven or more units shall be subject to the following additional requirements:		
i	Access. Vehicular access shall be provided to the property in such a way that it does not impede traffic patterns on adjacent streets.	Complies	A traffic study was submitted and reviewed by Engineering staff.
ii	Parking. Off-street parking shall be designed in such a way as to allow vehicles to pull forward into the on-street traffic flow.	Complies	All parking stalls are completely contained on the project site.
iii	Garages or Carports. If provided, garages and carports shall not be located in the front yard and shall be set back from the front wall of the principal structure at least fifteen feet or be accessed from the rear or side of the property.	Complies	No accessory structures are in any yard requirement and are a minimum of 15' from any principal building.

Section	Code Provision	Compliance	Rationale
iv	Landscaping. All off-street parking shall be landscaped and buffered from adjacent uses. A minimum of fifteen percent of the interior of the parking area shall be landscaped to provide shade and break up the expanse of asphalt.	Complies	The proposed parking landscape will provide coverage for 18% of the parking lot.
v	Buffering. All adjacent uses shall be buffered by a distance of not less than fifteen feet and contain berms, shrubs, and other plantings. Buffering may be combined with screens, fences and hedges.	Complies	All buffer requirements have been met. A buffer of 15' along the north and east property lines will be provided and a 6' tall fence will be installed.
vi.	Apartments and court apartments shall designate an open space/ recreation area that is a minimum of two hundred square feet in size to be developed into recreation, play or landscaped areas. The requirement can be met with the construction of a recreation room ("rec room") or club house of a similarly sized area that can be used for residents and their guests for recreation/social activities and/or relaxation.	Complies	The proposed development will have a 3,500 square foot club house.
17.27.030	Lot Coverage less than 50%	Complies	Section 17.27.020.10 allows the lot coverage to be 75% when building a multi-family project.
17.27.040.A	A strip of land at least fifteen feet in width adjacent to all public streets shall be landscaped as set forth in Sections 17.09.360 through 17.09.420 of this title, except for permitted driveways.	Complies	There's a 30' landscape area proposed along Millcreek for this development.
B	No dust, odor, smoke, vibration or intermittent light, glare or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.	Complies	All driveways and parking areas will be hard surfaced. There will be a 15' buffer area to help mitigate and sounds or light created that would affect adjacent properties .
C	Storage of all merchandise, material and products shall be carried on within a building or within an area enclosed with a sight obscuring fence or wall, except for vehicles in running order.	Complies	There is no outdoor storage proposed for this development.
D	All off-street parking shall be hard-surfaced	Complies	All proposed driveways and parking areas will be hard surfaced.