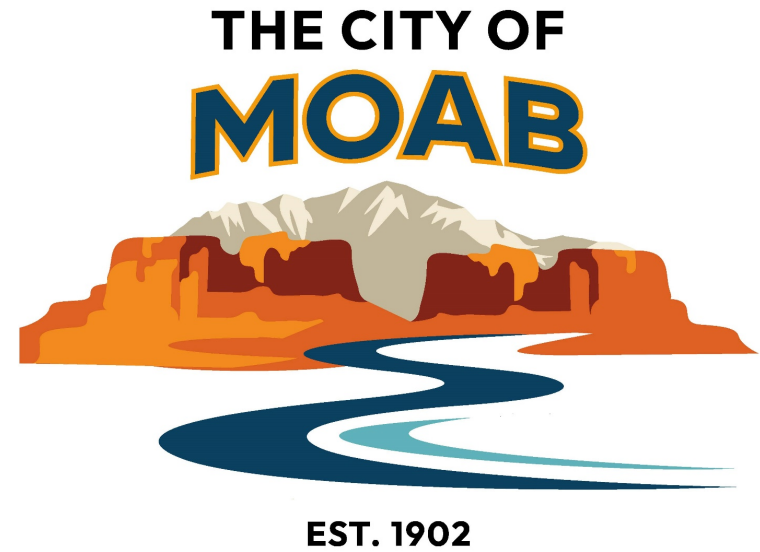


# Planning Commission



SEPTEMBER 25, 2025



# 1581 Mill Creek Drive Site Plan Request

Location: **1581 Mill Creek Drive, Moab, Utah 84532**

Property Owner: **RED ROCK PARTNERS LLC**

Parcel #: **01-0017-0003**

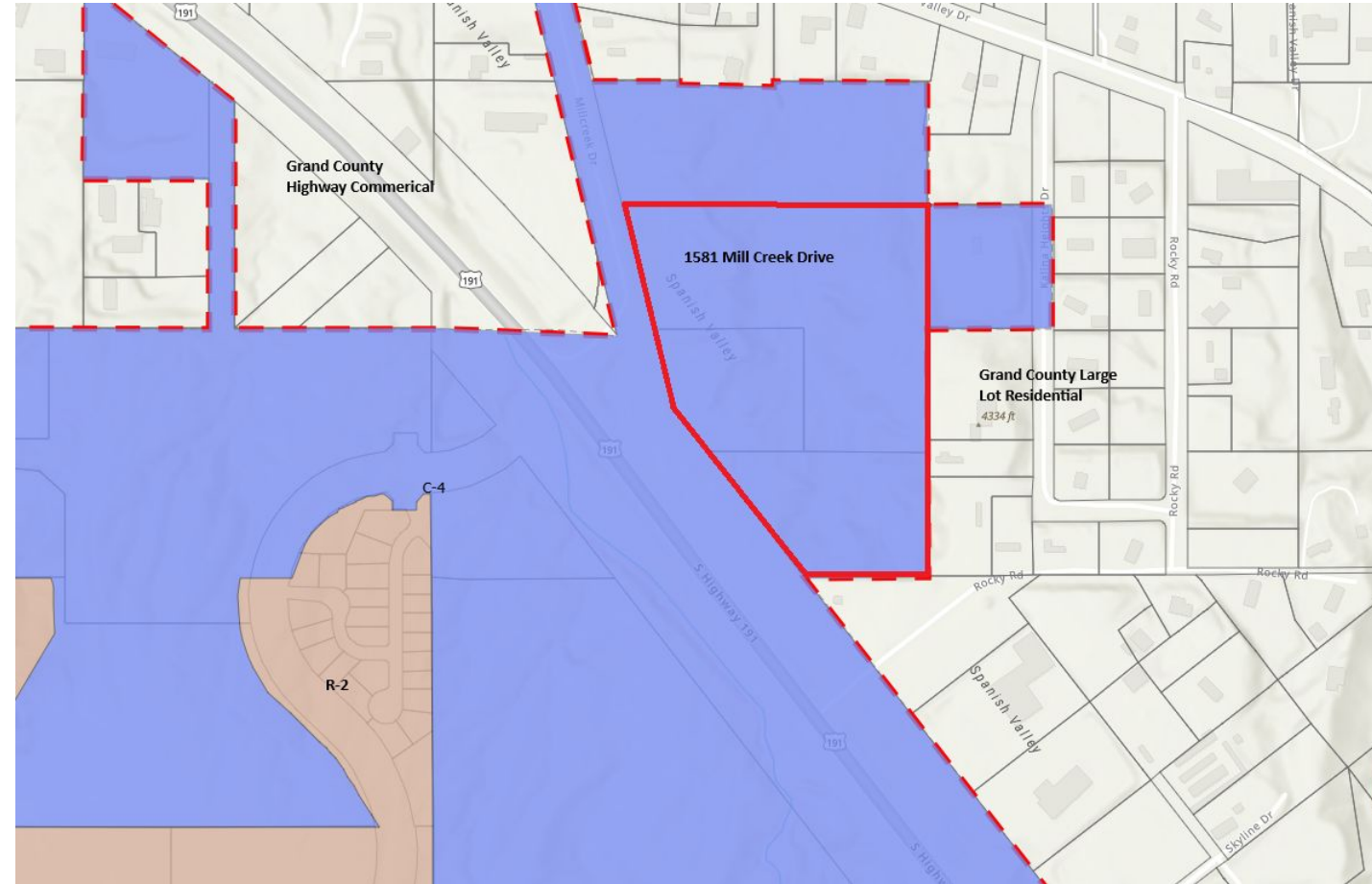
Zone: **C-4 General Commercial**

Applicant: **Jake Williams**

Proposed Use: **Residential Multi-Household Apartments**

Units: **144**

Parking: **216**



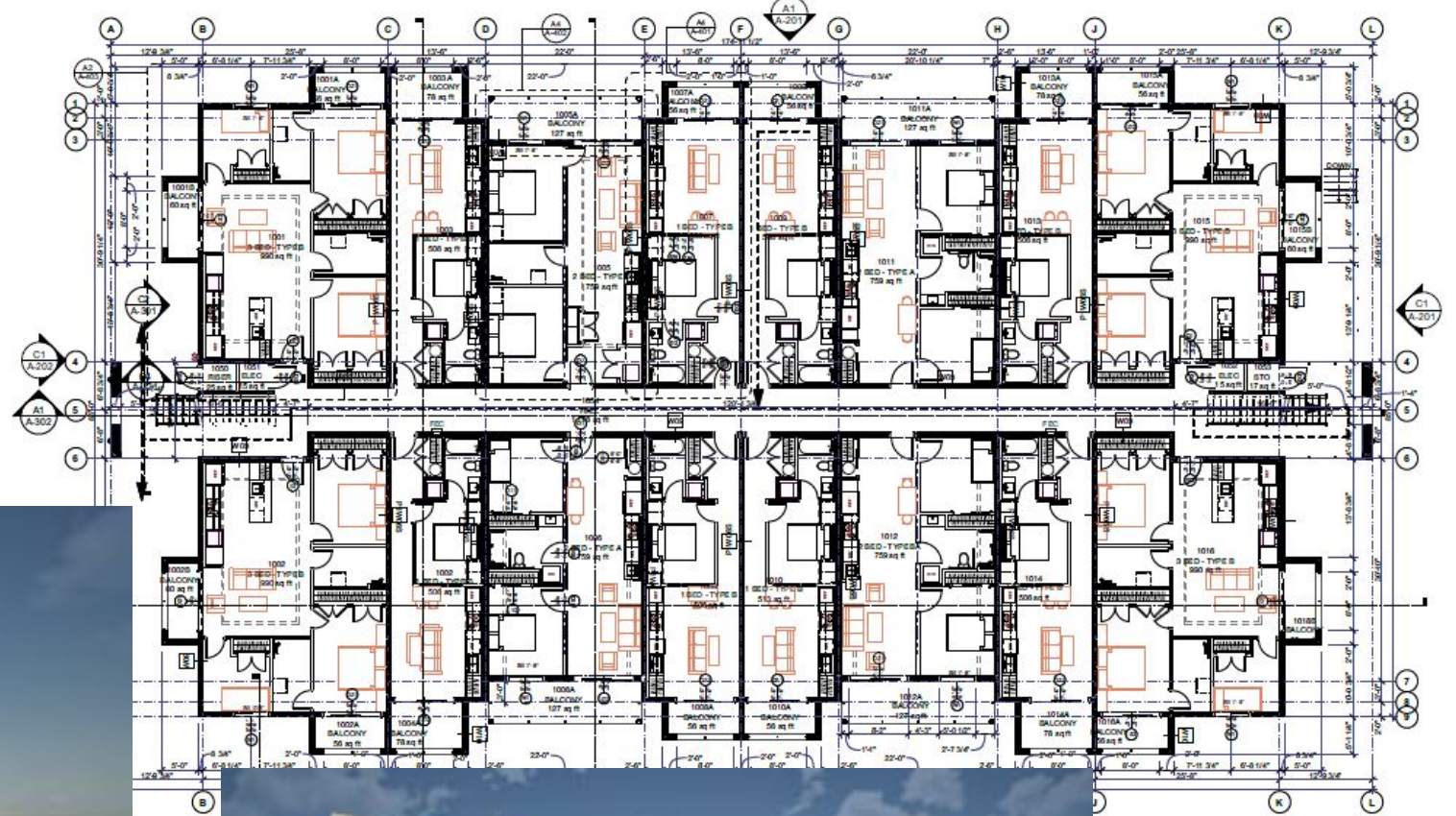
# Background

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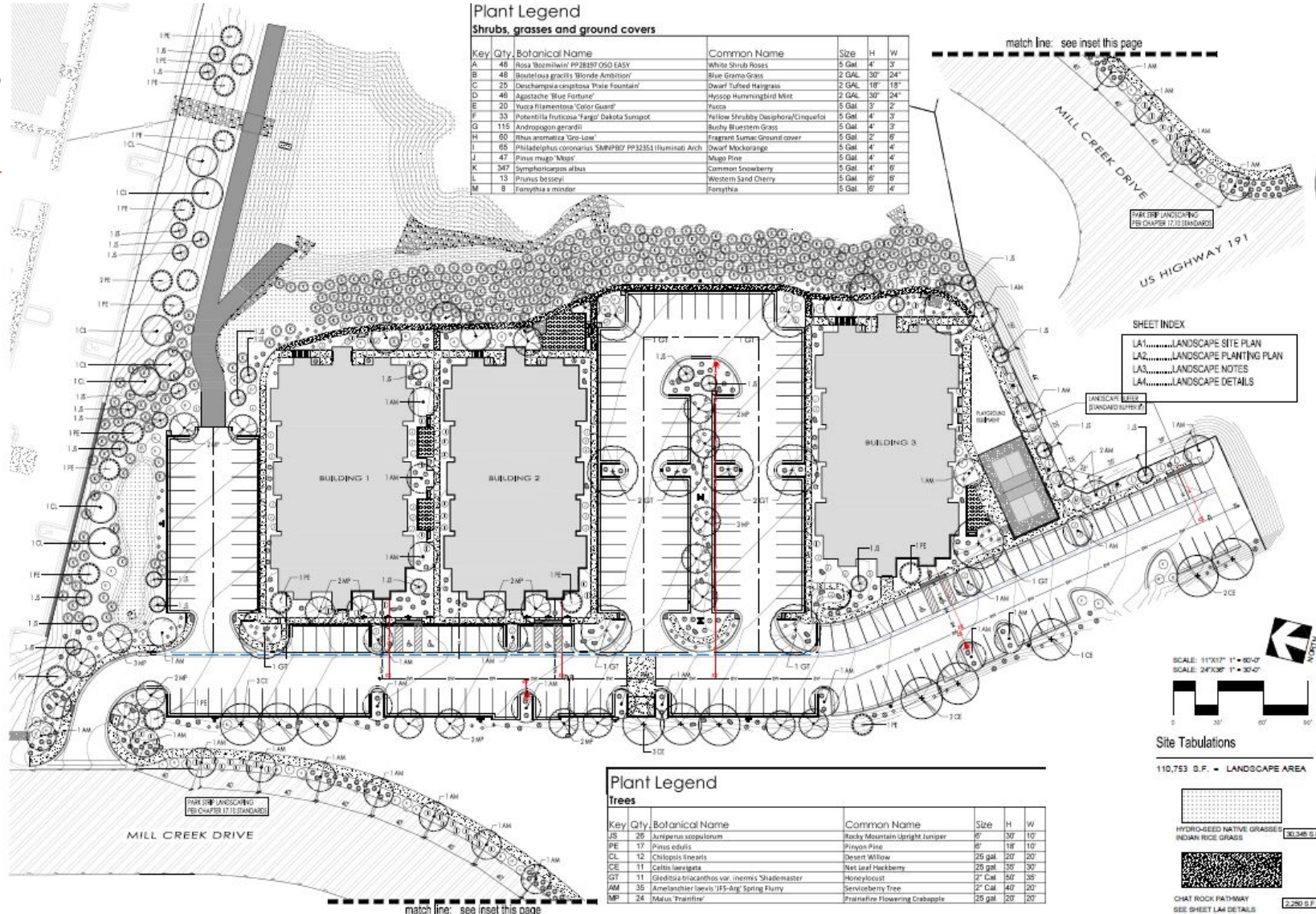
- Jake Williams, the Owner Agent of record, applied for a Level II Site Plan on May 6th, 2025. After 3 rounds of review, the Development Review Team has approved the provided plans with conditions.



# Floor Plan /Rendering



# Landscaping



# Narrative – submitted by applicant

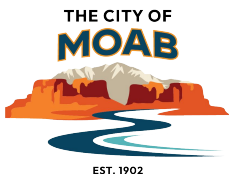
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This letter is written as the narrative description for our tax-credit affordable housing project to be built at 1581 Millcreek Drive in Moab Utah. The project consists of two-three phases with this application representing phase 1 of the project. Phase 1 will 3 buildings and 144 apartment homes including 72 one-bedroom, 36 two-bedroom, 36 3-bedroom units and 216 parking stalls. The floor area is just over 150,000 SF interior space including all three floors and this phase includes 6.56 acres.

The project has been awarded state bond allocation and is qualified for state and federal tax credits and hopes to break ground by September of this year. All of the apartment homes in the project will be rented at or below 60% ami.

Sincerely,

Jake Williams  
Partner & Creative Director



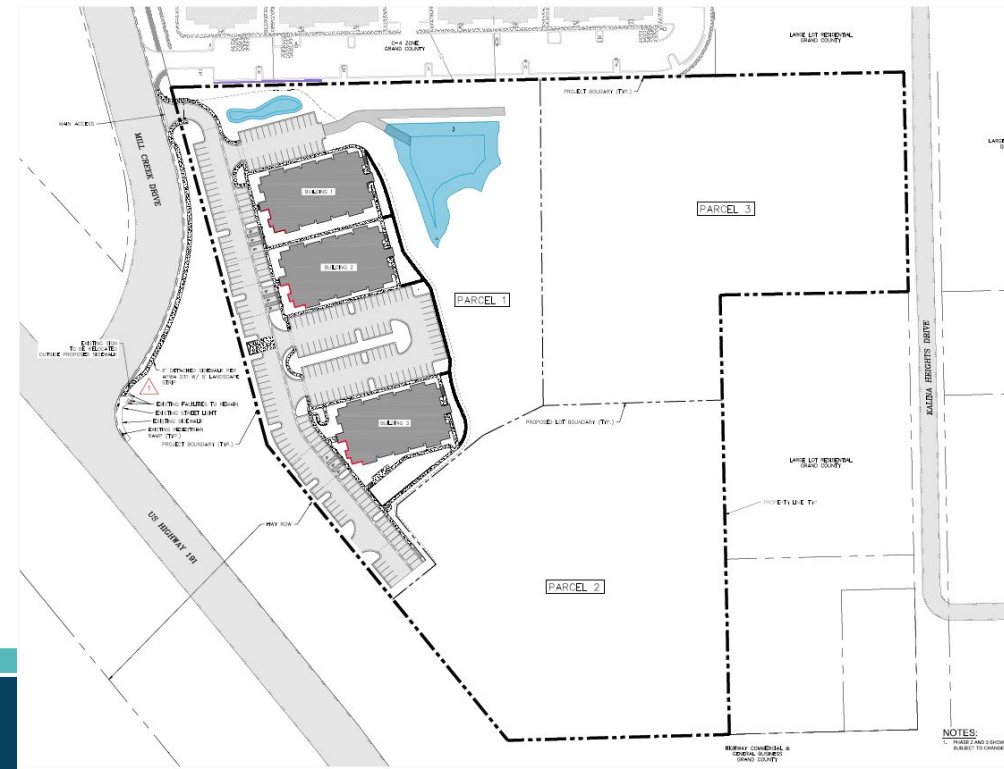
# Analysis

- The Plan meets all Planning standards, see matrix, and has been approved by all DRT departments
- The project decided late in the review process to only pursue Phase 1 due to LIHTC
  - Conditions include a boundary adjustment around Phase 1 and a grading easement agreement

## Current Parcel Boundaries



## Draft Parcel Boundaries After Condition Satisfied



# Motion Options

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**Positive Motion:** I move that the City of Moab Planning Commission Conditionally Approve Planning Resolution No. 14-2025, A Planning Resolution Conditionally Approving the Level II Site Plan for The Cooperative 1581 on property located at 1581 Mill Creek Drive Moab, Utah 84532, with the following conditions:

- a. Boundary Adjustment has been finalized
- b. Grading Easement Agreement has been recorded after the Boundary Adjustment

**Negative Motion:** I move that the City of Moab Planning Commission Deny Approval of Planning Resolution No. 14-2025, A Planning Resolution Conditionally Approving the Level II Site Plan for The Cooperative 1581 on property located at 1581 Mill Creek Drive Moab, Utah 84532.