

**CITY OF MOAB  
PLANNING COMMISSION  
PUBLIC HEARING**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, October 8, 2015 at approximately 7:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah.

The purpose of this Public Hearing is to solicit public input on the proposed preliminary plat for Valley View Subdivision located at approximately 900 and 930 Millcreek Drive.

The proposed subdivision preliminary plat is available for public review at the Moab City Planning Office located at 217 East Center Street and on the website at [www.moabcity.org](http://www.moabcity.org). Written public comment may be directed to the Planning Department at the listed address. To ensure that the Planning Commission has the opportunity to review written comments prior to the meeting, written comments will only be accepted until 5 pm the day prior to the public hearing.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5129 at least three (3) working days prior to the meeting.

/s/ Sommar Johnson  
Zoning Administrator

Published in the Times Independent, September 24 and October 1, 2015.

VALLEY VIEW SUBDIVISION  
PROJECT NARRATIVE  
Sept. 15, 2015

Valley View Subdivision preliminary plat represents a residential development of the properties known as 900 & 930 Spanish Valley Drive, Moab. The applicants, Route 46, LLC, propose to subdivide said lands, commonly known as “the old drive-in theater property”, into 23 single family lots and 5 twin lots (total of ten units) of two family dwellings, totaling 33 units of residential property.

The pre-development lands consist of some 5.3 acres of relatively flat, gently sloping lands, fronting on Mill Creek Drive and the stub of Bonita Street (built in the first phase of the failed “The Haciendas” development). The applicant proposes to route the remainder of the Bonita Street alignment and Valley View Court in a nearly identical manner as was previously approved in The Haciendas project.

The retention basin demonstrated on the preliminary plat was designed and built to accommodate the entire post development run-off of the parent property. This system, consisting of nearly 300 linear ft. of subterranean infiltration and corresponding surface storage, was designed, built and approved by Moab City during the initial phase of The Haciendas development. The current applicant proposes to utilize that improvement for the handling of their generated run-off quantities as well.

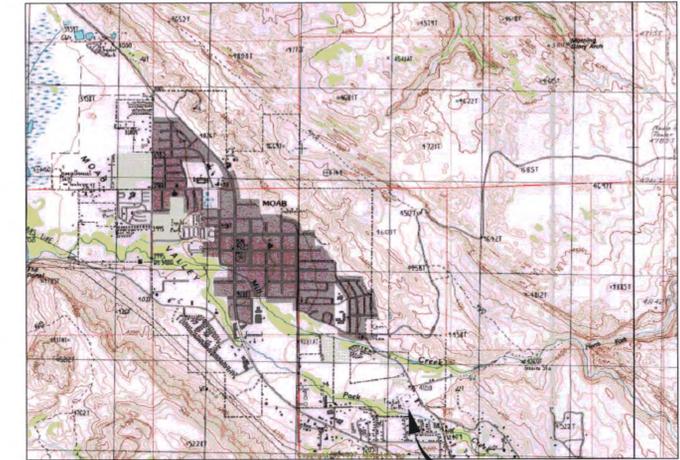
This development proposes a Phase I consisting of a two twin home (4 units of housing) and 9 single family lots. Phase I infrastructure/improvements are slated for fall & winter of 2015 with construction of residences forecast to begin in the spring of 2016. Platting of the remaining lands, Phase II, is projected for the fall of 2017.

**RECEIVED**  
SEP 21 2015  
CITY OF MOAB

# LEGAL DESCRIPTION OF PROPOSED SUBDIVISION LANDS

A DESCRIPTION OF LANDS WITHIN SECTION 7, T 26 S, R 22 E, SLM, MOAB CITY, GRAND COUNTY, UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT WHICH BEARS N 79°46'00"W 1667.34 FT. FROM THE EAST 1/4 CORNER OF SECTION 7, T 26 S, R 22 E, SLM, AND PROCEEDING THENCE N 61°03'00"E 482.48 FT., THENCE S 28°57'30"E 94.50 FT., THENCE S 61°03'00"W 119.21 FT., THENCE S 28°57'30"E 50.00 FT., THENCE N 61°02'30"E 227.41 FT., THENCE S 84°46'20"E 13.11 FT., THENCE S 28°32'00"E 125.25 FT., THENCE S 65°49'00"W 245.88 FT., THENCE S 23°33'00"E 253.30 FT., THENCE S 68°56'00"W 124.40 FT., THENCE S 19°09'00"E 90.00 FT., THENCE S 68°56'00"W 125.00 FT., THENCE N 19°09'00"W 90.00 FT., THENCE S 89°49'00"W 95.00 FT., THENCE N 51°14'35"W 50.37 FT. (RECORD=N 51°49'00"W 50.00 FT.), THENCE N 45°54'00"W 75.00 FT., THENCE N 21°41'30"W 313.00 FT. TO THE POINT OF BEGINNING.

# VICINITY MAP



THIS SUBDIVISION

# DEVELOPMENT NOTES

- 1- THIS DEVELOPMENT CONSISTS OF 33 UNITS OF HOUSING OF WHICH 10 UNITS ARE TWIN HOMES (5 BUILDINGS) AND THE REMAINING 23 UNITS ARE INDIVIDUAL, SINGLE FAMILY HOME LOTS.
- 2- THAT RETENTION SYSTEM SHOWN HEREON WAS BUILT DURING PHASE I OF THE FAILED "THE HACIENDAS SUBDIVISION". SAID SYSTEM WAS DESIGNED AND BUILT TO ACCOMMODATE DRAINAGE FOR THE ENTIRE PROPERTY, WAS BUILT TO MOAB CITY STANDARDS AND APPROVAL AND WAS SUBSEQUENTLY ACCEPTED BY MOAB CITY.
- 3- THESE LOTS WILL BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS TO BE FILED CONCURRENT WITH THE FINAL PLAT(S) FOR THE SUBDIVISION. SAID C.C.&R'S WILL ALSO INCLUDE DESIGNATION OF AN ARCHITECTURAL CONTROL AUTHORITY TO ASSURE COMPLIANCE.
- 4- THE LANDS COMPRISING THIS PROPOSED SUBDIVISION ARE MOAB CITY ZONED R-2 IN THEIR ENTIRETY.
- 5- LOT 29 HEREON SHALL BE RESTRICTED TO ACCESS ONTO BONITA STREET ONLY.
- 6- WATER & SEWER MAINS WILL MAINTAIN MINIMUM OF 10 FT. OF HORIZONTAL SEPERATION.

SEP 21 2015  
 CITY OF MOAB

# A PRELIMINARY PLAT OF VALLEY VIEW SUBDIVISION

A RESIDENTIAL DEVELOPMENT WITHIN THE NE1/4 SECTION 7, T 26 S, R 22 E, SLM, MOAB CITY, GRAND COUNTY, UTAH GRAND COUNTY TAX PARCELS 28.17 & 28.15.1, COMPRISING 5.3 ACRES

ROUTE 46, LLC, OWNER/DEVELOPER  
 BOX 396  
 MOAB, UTAH 84532  
 BILL WINFIELD, MANAGER/MEMBER  
 775-690-0550  
 TIM KEOGH, MANAGER/MEMBER  
 435-220-1135

DESIGNED & DRAWN BY: BILL WINFIELD SEPT. 15, 2015  
 BOX 116, MOAB, UTAH, 84532  
 PHONE & FAX: 775-690-0550  
 EMAIL: AWCONSTRUCTION15@GMAIL.COM

# LEGEND

- FOUND U.S. G.L.O. BRASS CAP MONUMENT
- 6" CASED WELL
- EXISTING 8" SANITARY SEWER MAIN / MANHOLE
- EXISTING 8" WATER MAIN / VALVE
- PROPOSED 8" SANITARY SEWER MAIN / MANHOLE
- PROPOSED 8" WATER MAIN / VALVE
- EXISTING STORM COLLECTION SYSTEM
- EXISTING SIDEWALK, CURB & GUTTER

CONTOURS SHOWN HEREON ARE 1 FT. INTERVAL AND ARE NAVD 1988 DATUM.

# GRAPHIC SCALE

