

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, July 14, 2011 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 a proposed Planned Unit Development located at approximately 1289 Powerhouse Lane in the RA-1 Residential Agricultural Zone.

The proposed Planned Unit Development application 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. 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, June 30 and July 7, 2011.

PROJECT NARRATIVE

MILL CREEK VILLAGE

Mill Creek Village will create a small residential neighborhood that will provide an unparalleled feel of living at the edge. Located at the mouth of Mill Creek Canyon it will allow walking access to the canyons, swimming in the creek or jumping on your bike and being in downtown Moab in just a few minutes.

All building lots are oriented to allow for maximum solar gain and residents will be encouraged to utilize green building techniques and both passive and active solar systems. A gravity flow irrigation system will provide Moab Irrigation Co. water to all lots.

The project will consist of 8.8 acres of land zoned RA-1 which allows residential development under the City PUD ordinance. The PUD will consist of 21 building lots three of which will be twin home lots and two of which will be deed restricted affordable lots, these lots range in size from .4 (14,000 sq. ft.) acres to .1 (4,500 sq. ft.) acres. Mill Creek Village will have over 3.5 acres of shared open space for its residents to enjoy which include approximately 1000' of Mill Creek.

The project will be divided into three phases, phase one will have the infrastructure in place and functional by mid-summer of 2011 allowing property owners to begin constructions at that time.

We feel that this development will enhance the character of the neighborhood as well as the City of Moab as a whole by providing a mix of housing options for a variety of income levels in a tasteful and environmentally conscious manner.

P.U.D. NOTES

VEGETATION CONSISTS OF 0.75 ACRES OF APPLE ORCHARD, 4 ACRES OF SPRING ZONE WITH THE BALANCE IN A MIX OF COTTONWOODS, ELMS, ASH, POPLAR AND LOCUST TREES INTERSPERSED WITH OPEN SPACES OF GRASS AND DOMESTIC SHRUBS.

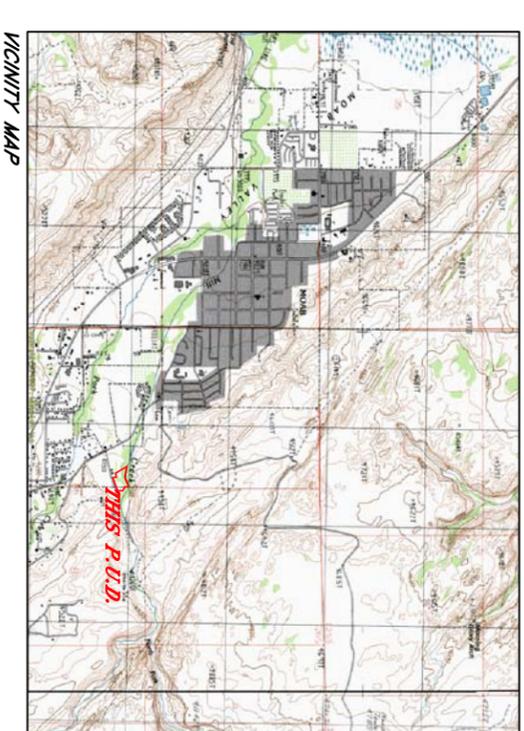
THERE WILL BE AT LEAST 3.53 ACRES OF OPEN SPACE, MOSTLY ALONG THE CREEK CORRIDOR, BUT INCLUDING PATHS THAT PROVIDE ACCESS TO AND FROM OVERSIDE RECREATION AREAS.

SETBACK SCHEDULE

LOT	FRONT	REAR	SIDE
1	15'	5'	5'
2	15'	5'	5'
3	15'	5'	5'
4	15'	5'	5'
5	15'	5'	5'
6	15'	5'	5'
7	15'	5'	5'
8	15'	5'	5'
9	15'	5'	5'
10	15'	5'	5'
11-A	15'	5'	10'
11-B	15'	25'	10'
12	15'	25'	10'
13	15'	10'	10'
14	15'	10'	10'
15	15'	10'	10'
16	15'	10'	10'
17	15'	10'	10'
18	15'	10'	10'
19-A	15'	10'	10'
19-B	15'	10'	10'
20	15'	25'	25'

*** SIDE SETBACK FROM TRAIL POWERHOUSE LANE
 ** SIDE SETBACK FROM COMMON LINE/TRAIL LINE=0'
 * SIDE SETBACK FROM COMMON LINE/TRAIL LINE=0'

HATCHED AREA IS 0.56 ACRE PORTION OF PARCEL 3 OF POWER HOUSE SUBD TO BE ANNEXED TO PARCEL 2 OF POWER HOUSE SUBD. VIA A BOUNDARY LINE ADJUSTMENT PREVIOUS TO PLATTING OF THE P.U.D.



VICINITY MAP

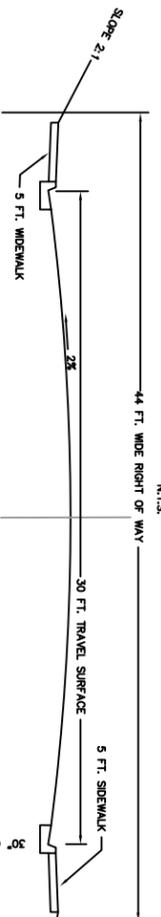
LEGAL DESCRIPTION OF P.U.D.

PARCEL 3 OF POWER HOUSE SUBDIVISION, ADDITION #2.

ACREAGE SUMMARY

- LOTS 1 THROUGH 21 4.44 ACRES
- PARCEL A (OPEN SPACE) 3.49 ACRES
- PARCEL B (DETENTION/OPEN SPACE) 0.13 ACRES
- TOTAL OPEN SPACE=3.62 ACRES (41% OF TOTAL P.U.D.)
- DREAM DRIVE (PRIVATE STREET DEDICATION) 0.76 ACRES
- TOTAL OF P.U.D.=8.82 ACRES

TYPICAL STREET SECTION - DREAM DRIVE



MILL CREEK VILLAGE

A PRELIMINARY PLAT OF
 A PLANNED UNIT DEVELOPMENT WITHIN
 PARCEL 3 OF POWER HOUSE SUBDIVISION, ADDITION #2,
 IN THE NW1/4 OF SECTION 7 & THE NW1/4 SECTION 8, T 26 S, R 22 E,
 SLM, 1289 POWERHOUSE LANE, MOAB CITY, GRAND COUNTY, UTAH

ANDREW RILEY, OWNER/DEVELOPER
 MOAB, UTAH 84532
 435-259-2287

KEOGH LAND SURVEYING

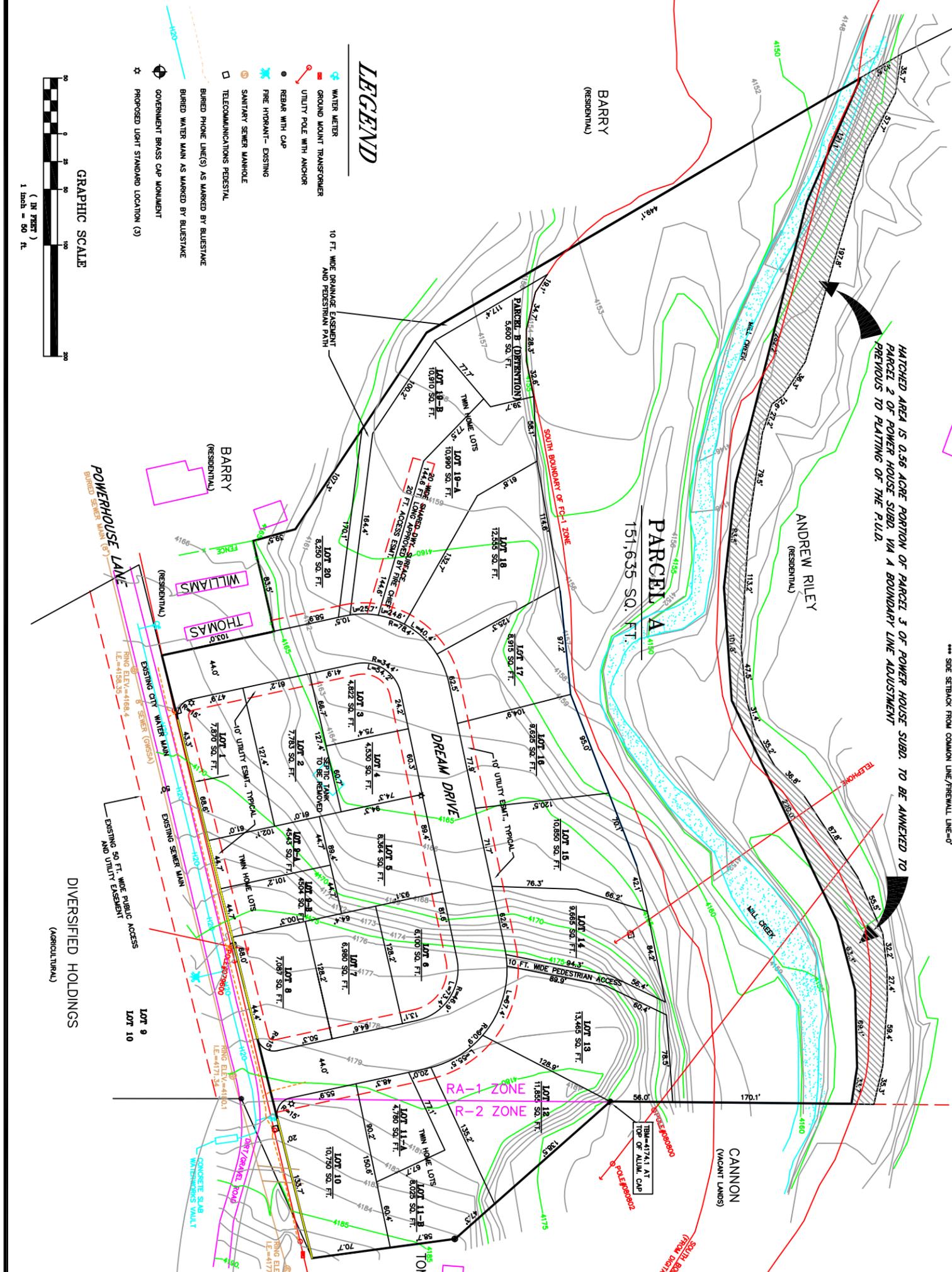
45 EAST CENTER STREET
 MOAB, UTAH 84532

PREPARED BY
 DATE: June 24, 2011
 DRAWN BY: TMK
 CHECKED BY: TMK

LEGEND

- WATER METER
- GROUND MOUNT TRANSFORMER
- UTILITY POLE WITH ANCHOR
- REBAR WITH CAP
- FIRE HYDRANT- EXISTING
- SANITARY SEWER MANHOLE
- TELECOMMUNICATIONS PEDestal
- BURIED PHONE LINE(S) AS MARKED BY BLUESTAKE
- BURIED WATER MAIN AS MARKED BY BLUESTAKE
- GOVERNMENT BRASS CAP MONUMENT
- PROPOSED LIGHT STANDARD LOCATION (3)

GRAPHIC SCALE
 (IN FEET)
 1 Inch = 50 Ft.



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