

**CITY OF MOAB
PLANNING RESOLUTION #03-2015**

**A RESOLUTION CONDITIONALLY APPROVING THE COMMERCIAL SITE PLAN FOR HOMEWOOD
SUITES HOTEL ON PROPERTY LOCATED AT 132 NORTH MAIN STREET IN THE C-3 CENTRAL
COMMERCIAL ZONING DISTRICT**

WHEREAS, Mr. Justin Mabey of East VH Moab, LLC, with offices at 1001 Cypress Creek Road, #203 Cedar Park, TX 78613, as the "Owner" of record of a .1.49 acres parcel of land located in the R-3 (Central Commercial Zone) at 132 North Main Street, Moab, Utah, has applied for the approval of a commercial site plan on said property; and

WHEREAS, Owner is proposing to construct a 96 room Homewood Suites Hotel and parking as permitted in Moab Municipal Code (MMC) Chapter 17.24; and

WHEREAS, Owner provided the City of Moab with the necessary documents, plans and drawings to complete the application for review of the commercial site plan as required in Code Chapter 17.09.660; and

WHEREAS, the City of Moab Planning Commission ("Commission") reviewed the development in a regularly scheduled public meeting for compliance with the requirements of the pertinent MMC chapters on March 12, 2015; and

WHEREAS, the Commission, having discussed the pertinent aspects of the development and considered Staff recommendations, found that the proposal has met or can meet the requirements of Title 17 of the Moab Municipal Code with the following conditions:

1. 100 East should be gated and used as an emergency access only.
2. The developer shall work with the Urban Forester to develop an acceptable plan for the perimeter landscaping adjacent to the parking area, and
3. The developer shall coordinate with city staff and, if necessary, UDOT to determine the appropriate location of the pedestrian light.

NOW, THEREFORE, be it resolved by the City of Moab Planning Commission, that adoption of Resolution #03-2015 conditionally approves the submitted plan for the 96 room hotel.



Jeanette Kopell
Chair

3-12-15
Date