

**CITY OF MOAB  
PLANNING RESOLUTION #07-2015**

**A RESOLUTION CONDITIONALLY APPROVING THE COMMERCIAL SITE PLAN FOR  
THE LARSON AND COMPANY NEW BUSINESS OFFICE ON PROPERTY LOCATED AT 293  
SOUTH 400 EAST IN THE C-5 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT**

**WHEREAS**, Larson and Company, with offices located at 9065 South 1300 East, Salt Lake City, Utah 84094, being the "Owner" of record of a .49-acre (21,344 square feet) parcel of land located in the C-5 Zone at 293 South 400 East, Moab, Utah, through their agent, Eddy Hogan of Hogan Construction 940 North 1250 West, Centerville, Utah 84014, has applied for the approval of a commercial site plan on said property; and

**WHEREAS**, Owner is proposing to construct a two story building of 8,126 square feet with a full basement for a professional office to be used as an accounting business as allowed in Moab Municipal Code (MMC) Chapter 17.30.020; and

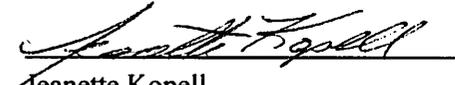
**WHEREAS**, Owner provided the City of Moab with the necessary documents, plans and drawings to complete the application for review of the commercial site plan as required in Code Chapter 17.09.660; and

**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 June 11, 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 condition(s):

1. A ten (10) foot wide landscaped strip shall be incorporated into the site plan along the eastern boundary line to serve as a buffer between the C-5 and R-2 Zones in accordance with MMC 17.09.400 Landscaping--Screening requirements (shrubs);
2. All lighting for the structure shall be in accordance with the lighting regulations of code section 17.09.660 H and be full cutoff, fully shielded, downward directed type of light fixtures.

**NOW, THEREFORE**, be it resolved by the City of Moab Planning Commission, that adoption of Resolution #07-2015 conditionally approves the submitted plan of the Larson and Company business office.

  
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Jeanette Kopell  
Chair

6-29-15  
\_\_\_\_\_  
Date