

**CITY OF MOAB
PLANNING RESOLUTION NO. 11-2014**

**A RESOLUTION RECOMMENDING CONDITIONAL APPROVAL OF A CONDITIONAL USE PERMIT
FOR A BED AND BREAKFAST LOCATED ON THE MCELHANEY PROPERTY AT 100 ARCHES
DRIVE IN THE R-2 ZONE**

WHEREAS, Jeramey and Mary McElhaney at 95 Arches Drive, as the Owners of record ("Owners") of a 24,830 square foot (.57 acre) parcel of property also located in the R-2 Zone at 100 Arches drive, have applied for a conditional use permit to establish a bed and breakfast at the described property; and,

WHEREAS, the Owners have provided the City of Moab with the necessary documents, plans and, drawings to complete the application for said use as required under Land Use Code Chapters 17.09.530 and 17.09.531; and,

WHEREAS, the proposed bed and breakfast is allowed in the R-2 Zone only if the Owner is granted a conditional use permit as provided in Chapter 17.09.530; and,

WHEREAS, the Planning Commission reviewed the application in a duly advertised public hearing held on September 11, 2014, to review said application regarding the bed and breakfast; and,

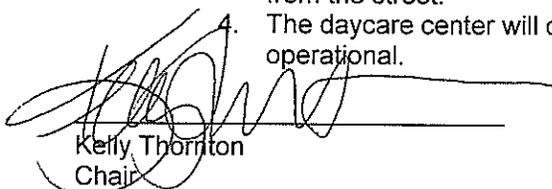
WHEREAS, the Commission adopted Resolution No. 11-2014, at said hearing, recommending approval of the bed and breakfast on the property; and,

WHEREAS, the Commission determined that the proposal appears to be in compliance with the requirements of the applicable chapters of the Title 17.00, Moab Land Use Code for a conditional use permit; and

WHEREAS, having considered public comment, Staff recommendations, and discussion of the pertinent aspects of the development, the Moab Planning Commission does hereby find, determine, and declare, that all applicable provisions of the Moab Municipal Code have or can be met;

NOW, THEREFORE, be it resolved by the Moab Planning Commission of The City of Moab, Utah that the conditional use of a bed and breakfast on the above described property is favorably recommended to Council for approval with the following conditions:

1. The bed and breakfast shall be reviewed each year for code compliance.
2. All lighting shall be downward directed and full cutoff as required in MMC section 17.09.660, H, Lighting Plan.
3. Fencing and/or landscaping shall be used to buffer the parking area and the entrance from the street.
4. The daycare center will discontinue operations once the bed and breakfast facility is operational.



Kelly Thornton
Chair

Date

9/25/14