

**CITY OF MOAB  
PLANNING RESOLUTION #07-2014**

**A RESOLUTION APPROVING AN AMENDED COMMERCIAL SITE PLAN FOR MAVERIK SOUTH ON  
PROPERTY LOCATED IN THE C-4 ZONING DISTRICT AT 985 SOUTH HIGHWAY 191**

**WHEREAS**, Mr. Todd Meyers, MPA, Permits Manager for Maverik Stores, with offices located at 880 West Center Street, North Salt Lake, Utah 84054, acting for Maverik C-Store ("Applicant") also at 880 West Center Street, North Salt Lake, Utah 84054, and as the owner of record of property at 985 South Hwy 191, Moab, Utah 84532, in the C-4 Commercial Zone, has applied to the City of Moab (City) for approval of an amended commercial site plan; and

**WHEREAS**, in March 2013, Applicant provided the City with the necessary documents, plans and drawings to complete the development application for a two phase expansion of the Maverik South site with a 325 square foot addition to the northeast corner of the existing convenience store and plans and landscape drawings to develop additional parking areas surrounding the store; and

**WHEREAS**, the City of Moab Planning Commission ("Commission") reviewed, and with the adoption of Planning Resolution #02-2013, conditionally approved said commercial site plan in a public meeting held on March 14, 2013; and,

**WHEREAS**, the Applicant is proposing to modify the approved parking and access area by adding a sanitary dumping station and additional fuel dispensers as evidenced on the submitted site plan (sheet C2), and the Landscaping and Irrigation Plans (sheets L1 and L2); and

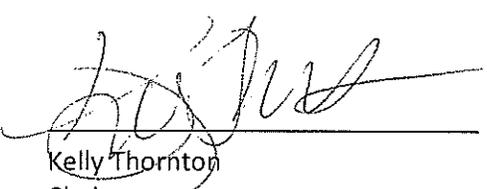
**WHEREAS**, the applicant provided the necessary plans for an amended site plan to the City of Moab Planning Commission ("Commission") for review in a public meeting held on May 22, 2014; and,

**WHEREAS**, the proposed additional landscaping shows intent to meet the code as evidenced on the submitted Landscape Plan (sheet L1); and

**WHEREAS**, the proposed use is an allowed use in the C-4 zoning district; and

**WHEREAS**, the Commission, having considered city staff recommendations, and discussed the pertinent aspects of the development, determined that the expansion of the Maverik retail store on the property described above has met or can meet the requirements of The Moab Municipal Code, Title 17.00.

**NOW, THEREFORE**, be it resolved by the City of Moab Planning and Zoning Commission that adoption of Resolution #07-2014 hereby approves the submitted amended Commercial Site Plan for the Maverik Store located at 985 South Highway 191, Moab, Utah.

  
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Kelly Thornton  
Chair

5-22-14  
Date