

**CITY OF MOAB
PLANNING RESOLUTION # 02-2014**

**A RESOLUTION CONDITIONALLY APPROVING A COMMERCIAL SITE PLAN FOR
THE CONSTRUCTION OF A TEN-UNIT LODGING ESTABLISHMENT TO BE LOCATED
AT 236 N 100 W IN THE C-3, COMMERCIAL ZONE**

WHEREAS, Mr. Kajor Kulp (“Applicant”) of 1931 W. Highland Drive, Moab, Utah, 84532, representing Entrada Dogs, Inc. with offices at 72 South 100 E, Moab, Utah 84532, has applied for the approval of a commercial site plan to construct a ten-unit short term lodging establishment on property located at 236 N 100 W in the C-3, Commercial Zone; and,

WHEREAS, Applicant provided the City of Moab with the necessary documents, plans and drawings to complete the site plan application for the construction of ten units 291 square feet in size with various amenities as required under Moab Municipal Code Chapter 17.09.660; and,

WHEREAS, the proposed project with the required improvements meets the pertinent requirements of Title 17.0, *Zoning*, in the Moab Municipal Code (MMC); and,

WHEREAS, the Moab Planning Commission (“Commission”) reviewed the required documents and the submitted site plan and elevations in a public meeting held on January 9, 2014, to review the proposal; and,

WHEREAS, the Commission, subsequent to a thorough review of the project, adopted Resolution #02-2014, approving, with conditions, the commercial site plan on the property described above; and,

WHEREAS, having considered 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 MMC have or can be met.

NOW, THEREFORE, be it resolved by the Moab Planning Commission of the City of Moab, Utah that the commercial site plan for the construction of a ten-unit lodging establishment on property located at 236 N 100 W, Moab, Utah, is hereby approved with the following conditions:

1. The applicant must obtain Council approval to relinquish the sewer easement;
2. A vacation of the boundary line between the two properties must be approved by Council prior to issuance of a building permit;
3. The applicant shall continue working with staff to provide an acceptable sanitary sewer system;
and
4. The applicant shall continue working with staff to provide an acceptable landscaping plan.


Kelly Thornton
Chair

1-9-14
Date