

**CITY OF MOAB
PLANNING RESOLUTION # 03-2014**

A RESOLUTION APPROVING A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS FOR THE CONVERSION OF OFFICE SPACES TO THREE SHORT TERM LODGING UNITS TO BE LOCATED AT 133 NORTH MAIN STREET IN THE C-3, COMMERCIAL ZONE

WHEREAS, Mr. James T. Dresslar, Architect, ("Applicant") of 387 Park Lane, Moab, Utah, 84532, representing Cliffview Investments, LLC, has applied for approval of a special exception to the off-street parking regulations for property located at 133 North Main Street in the C-3, Central Commercial Zone; and,

WHEREAS, Applicant provided the City of Moab with the necessary documents, plans and study to complete the application for the requested off-street parking exception of one parking space; and,

WHEREAS, the use of short term rentals is an allowed use in the C-3 Zone as established in Moab Municipal Code (MMC) Chapter 17.24.020; and,

WHEREAS, City Council has allowed special exceptions to the parking regulations found in MMC 17.09.220 (A-P) by adopting MMC Section 17.09.220 (Q); and,

WHEREAS, the Moab Planning Commission ("Commission") reviewed the required documents, plans and study in a public meeting held on February 13, 2014, to review the application; and,

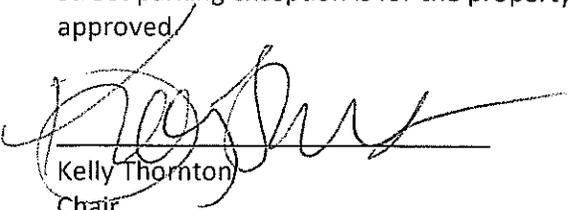
WHEREAS, the Commission, subsequent to a thorough review of the request, adopted Resolution #03-2014, approving the special exception to the off-street parking regulations for the property described above; and,

WHEREAS, having considered the Staff recommendation, and review of the local study, the Moab Planning Commission does hereby find that:

1. A lower than minimum requirement is adequate for the off-street parking needs for the proposed conversion of a portion of the structure at 133 North Main Street;
2. The reduction in required parking for the involved properties is agreeable to the Commission;
3. The local study is acceptable evidence for the Commission to grant the requested special exception of one (1) parking space; and

WHEREAS, the Commission, has determined, and declare, that all applicable provisions of the MMC have or can be met.

NOW, THEREFORE, be it resolved by the Moab Planning Commission that the request for an off-street parking exception is for the property located at 133 North Main Street, Moab, Utah, is hereby approved.



Kelly Thornton
Chair

2-13-14

Date