

**CITY OF MOAB  
PLANNING RESOLUTION #06-2014**

**A RESOLUTION CONDITIONALLY APPROVING THE COMMERCIAL SITE PLAN FOR THE  
LAWRENCE RENTAL UNITS ON PROPERTY LOCATED AT 117 BIRCH AVENUE IN THE C-4  
GENERAL COMMERCIAL ZONING DISTRICT**

**WHEREAS**, Mr. Taylor Lawrence of 487 Doc Allen Drive, Moab, Utah 84532, as the "Owner" of record of a .21-acre parcel of land located in the R-4 Zone at 117 Birch Avenue, Moab, Utah, has applied for the approval of a commercial site plan on said property; and

**WHEREAS**, Owner is proposing to construct four units of short term rentals on the property as allowed in Moab Municipal Code (MMC) Chapter 17.27.020; 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 March 13, 2014; 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 conditions:

1. An extra Honey Locust tree, 3 inches or greater in size, shall be planted to the south of the sidewalk;
2. The applicant shall show that the storm water drainage will be directed toward the landscaped areas for detention;

**NOW, THEREFORE**, be it resolved by the City of Moab Planning Commission, that adoption of Resolution #06-2014 conditionally approves the submitted plan of Lawrence Rental Units.

  
Kelly Thornton  
Chair

3-13-14  
Date