

**CITY OF MOAB
PLANNING RESOLUTION #13-2012**

**A RESOLUTION CONDITIONALLY APPROVING A COMMERCIAL SITE PLAN FOR A ZIP LINE
BUSINESS OFFICE AND ACCESS TRAIL ON PROPERTY LOCATED IN THE C-4 CENTRAL
COMMERCIAL ZONING DISTRICT AT APPROXIMATELY 900 NORTH MAIN STREET**

WHEREAS, Mr. Casey Bynum ("Applicant"), of 716 Pear Tree Lane, Moab, Utah 84532 representing MiVida Enterprises, Inc., P.O. Box 1523, Longmont, CO 80502, as "Owner" of a .26.34-acre parcel located in the C-4, General Commercial Zone, and located at approximately 900 North Main Street, Moab, Utah 84532 has applied to the City of Moab ("City") for approval of a commercial site plan; and

WHEREAS, the applicant provided the City with the necessary documents, plans and drawings to complete the application for a site plan as required in Moab Municipal Code (MMC) Chapter 17.09.660; and

WHEREAS, the City of Moab Planning Commission ("Commission") reviewed said commercial site plan in a public meeting held on September 27, 2012; and,

WHEREAS, the applicant is desiring to construct a 394 square foot structure to serve as the business office for a zip line recreational operational; and

WHEREAS, the proposal consists of a single structure with a patio/deck, sanitation facilities for patrons, vehicular parking areas, storage, and landscaping, and other improvements as described on the submitted engineering plans labeled 1 of 4, through 4 of 4 and the architectural plans labeled A1.0, A2.2, A2.3, A2.4, L1.0, and L1.1; and

WHEREAS, the proposed parking and business office uses are allowed in the C-4, General Commercial Zone; and

WHEREAS, the Commission, having considered city staff recommendations, and discussed the pertinent aspects of the development, found that:

1. The proposed access trail does not require a Hillside Development Permit but meets the standards of the requirements for hillside development to:
 - Minimize soil and slope instability
 - Minimize erosion of the slopes
 - Minimize the negative effects associated with construction in geologic hazard zones
 - Preserve the visual and aesthetic character of the hillside
2. Curb and gutter are not required because of the future further development of this portion of Highway 191 by UDOT.
3. The parking and landscaping designs satisfy the minimum requirements of the code.
4. The submitted elements of the commercial site plan for the construction of the office front, satisfies the requirements of MMC, Title 17.0
5. The bike/pedestrian path adjacent to Hwy 191 will serve as the required sidewalk

NOW, THEREFORE, be it resolved by the City of Moab Planning Commission, that adoption of Resolution #13-2012 hereby approves the submitted Commercial Site Plan and access trail for *Moab Zipline Adventure* as planned and to be located at 900 North Main Street, Moab, Utah, with the following conditions:

1. Signage. The trail shall be adequately posted to keep the general public from using the trail.
2. If necessary, gates or other appropriate devices shall be utilized to enforce the limited use of the trail.
3. An easement for the access trail extension through City property to the starting station for the zip line must be approved by Council.
4. The trail shall be constructed in accordance with the recommendations proposed by Huddleston-Berry as per attached letter dated August 10, 2012.
5. Those portions of the landscaping within the UDOT right-of-way must be relocated on the property.
6. The bike/pedestrian path adjacent to Hwy 191 shall be extended within the UDOT right-of-way and shall serve as the required sidewalk. All plans shall be reviewed by UDOT for compliance.
7. A review of the business signage is required under a separate permitting process.



Kelly Thornton
Chair

9/27/12
Date



Huddleston-Berry
Engineering & Testing, LLC

640 White Avenue
Grand Junction, CO 81501
Phone: 970-255-8005
Fax: 970-255-6818
HuddlestonBerry@hbc-man.net
www.HBET-GJ.com

August 10, 2012
Project#01158-0001

Bynum Design Build, LLC
983 Cherryvale Road
Boulder, Colorado 80303

Attention: Mr. Casey Bynum

Subject: Geotechnical Evaluation
Proposed Zip Lines Course
Moab, Utah

Reference: Plans titled *Moab Zip Line, Trail Plan and Profile* by Souder, Miller & Associates, July 17, 2012.

Dear Mr. Bynum,

At your request, Huddleston-Berry Engineering & Testing, LLC (HBET) conducted an engineering evaluation for a trail proposed as part of a zip lines project in Moab, Utah. The purpose of our work was to evaluate the suitability of using 1H:1V cut and fill slopes for the trail construction.

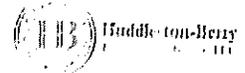
In order to evaluate the conditions at the site, HBET walked the entire proposed trail alignment on August 9th, 2012. Along most of the alignment, sandstone and shale bedrock outcroppings were observed. In many areas, the existing slopes were nearly vertical. Significant colluvium was present where bedrock was not outcropping.

At the time of our reconnaissance, HBET did not observe any evidence of large-scale instabilities in the slopes along the proposed trail alignment. As a result, HBET believes that 1H:1V cut and fill slopes are feasible for the proposed trail. However, the bedrock observed at the site was highly fractured and moderately to highly weathered at the surface. As a result, depending on the condition of the bedrock in cut areas, it may be necessary to use shotcrete, with or without tieback anchors, in some areas to provide stability of the rock face.

With regard to the fill slopes, based upon our observations at the site, the bedrock excavation is likely to yield very coarse material and it is unlikely that these materials will be stable at 1H:1V on their own. As a result, it is recommended that the fill slopes be reinforced with geogrid. Detailed specifications for the reinforcement of the fill slopes will be developed by HBET as the design progresses.

Overall, based upon our observations at the site, the largest risk to the proposed trail is colluvial material (i.e. rockfall) from above the trail. It may be necessary to remove some boulders or install rockfall protection measures to limit the potential for colluvial materials to fall onto the trail.

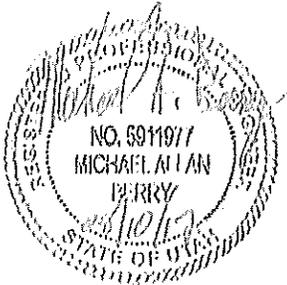
Zip Lines Trail
#01158-0001
08/10/12



In general, HBET did not observe any evidence to suggest that 1H:1V cut and fill slopes could not be used. However, it is strongly recommended that HBET be contracted to provide engineering oversight during construction. HBET can identify areas where additional support such as shotcrete, tieback anchors, etc. will be required. In addition, HBET can identify areas where there is a significant risk of colluvial materials impacting the trail.

We are pleased to be of service to your project. Please contact us if you have any questions or comments regarding the contents of this letter.

Respectfully Submitted:
Huddleston-Berry Engineering and Testing, LLC



Michael A. Berry, P.E.
Vice President of Engineering