

MOAB CITY RESOLUTION 14-2025

A RESOLUTION GRANTING AN EXCEPTION TO THE SIDEWALK REQUIREMENT AS SET FORTH IN THE MOAB MUNICIPAL CODE SECTION 12.08.060 ALLOWING A FEE-IN-LIEU FOR A WAIVER OF THE REQUIREMENT TO CONSTRUCT SIDEWALK, CURB, AND GUTTER ALONG ALL STREET FRONTAGES FOR THE CHP COMMERCIAL SITE PLAN

WHEREAS, Moab Municipal Code Section 12.08.060 provides that sidewalks, curbs and gutters are required at time of construction and that sidewalks, curbs and gutters shall be installed along all street frontage of any building lot at the time of construction upon that lot; and

WHEREAS, Moab Municipal Code Section 12.08.060 also provides that the City Council may grant an exception to this requirement if it determines that all exception criteria are met and the applicant pays a fee-in-lieu; and

WHEREAS, the Moab Development Review Team is reviewing the Level 2 Site Plan for an Industrial building at 1053 West 400 North, which has triggered Moab Municipal Code Section 12.08.060; and

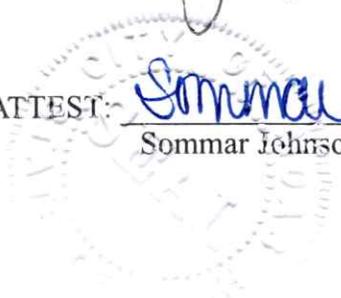
WHEREAS, City staff have not recommended granting of this exception based on the property not satisfying all exception criteria; and

NOW THEREFORE, WE THE GOVERNING BODY OF THE CITY OF MOAB do hereby resolve to approve Moab City Resolution 14-2025 an exception to Moab Municipal Code Section 12. 08. 060 allowing the CHP development to forego construction of approximately 415 linear feet of sidewalk, curb, and gutter along Stewart Lane and 400 N, provided that a fee-in-lieu of an amount determined by the Moab City Engineering Department be paid to the City of Moab.

PASSED AND APPROVED in an open meeting of the Moab City Council by a majority vote of the Governing Body of Moab City Council this 9th day of December 2025.

SIGNED: 
Joette Langianese, Mayor

ATTEST: 
Sommar Johnson, Recorder

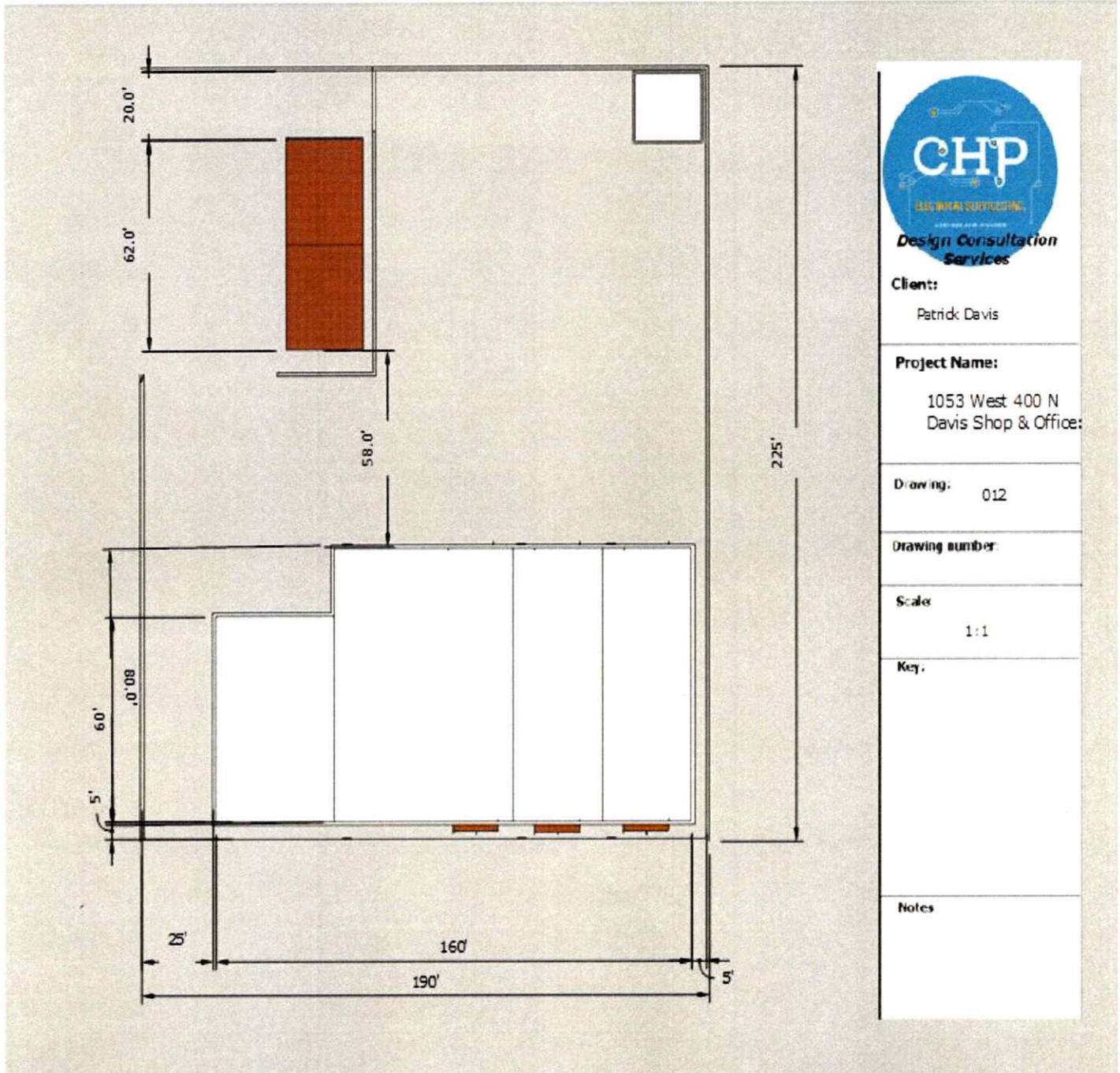




Site Plan Proposal 1053 W 400 N Davis Shop & Office.

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1.

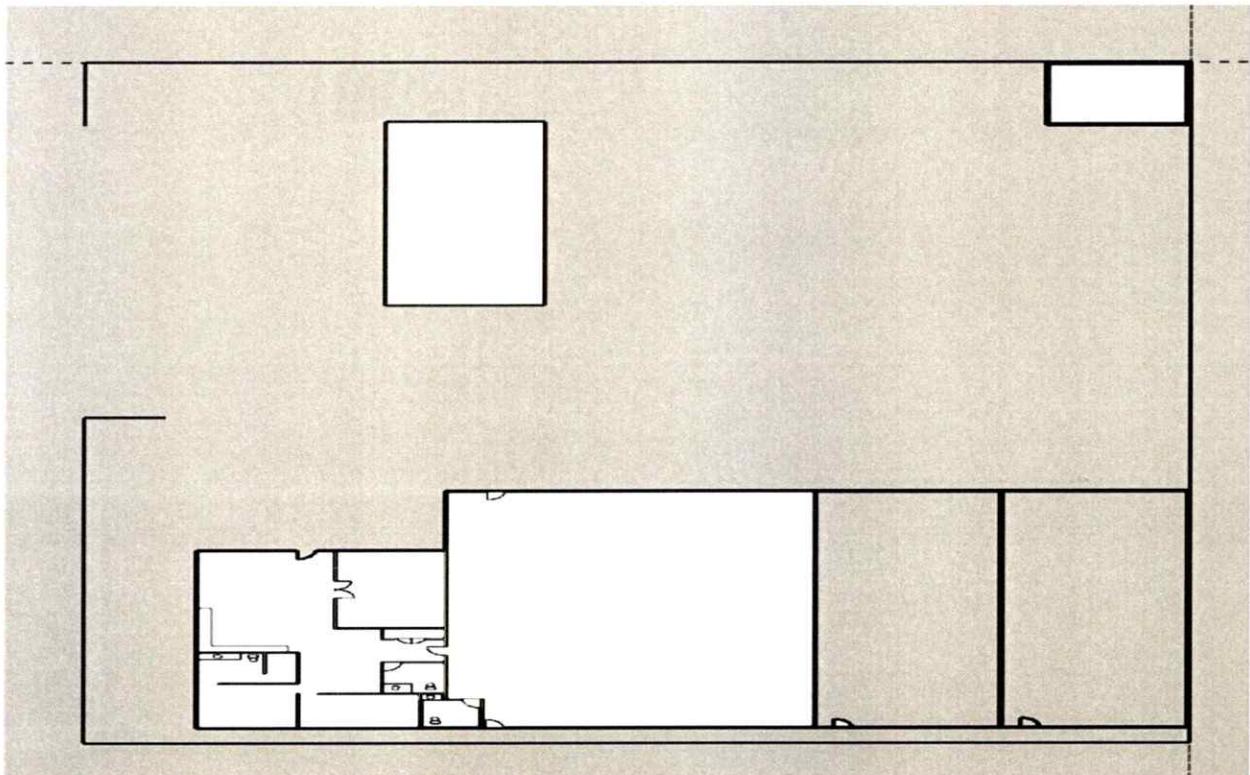


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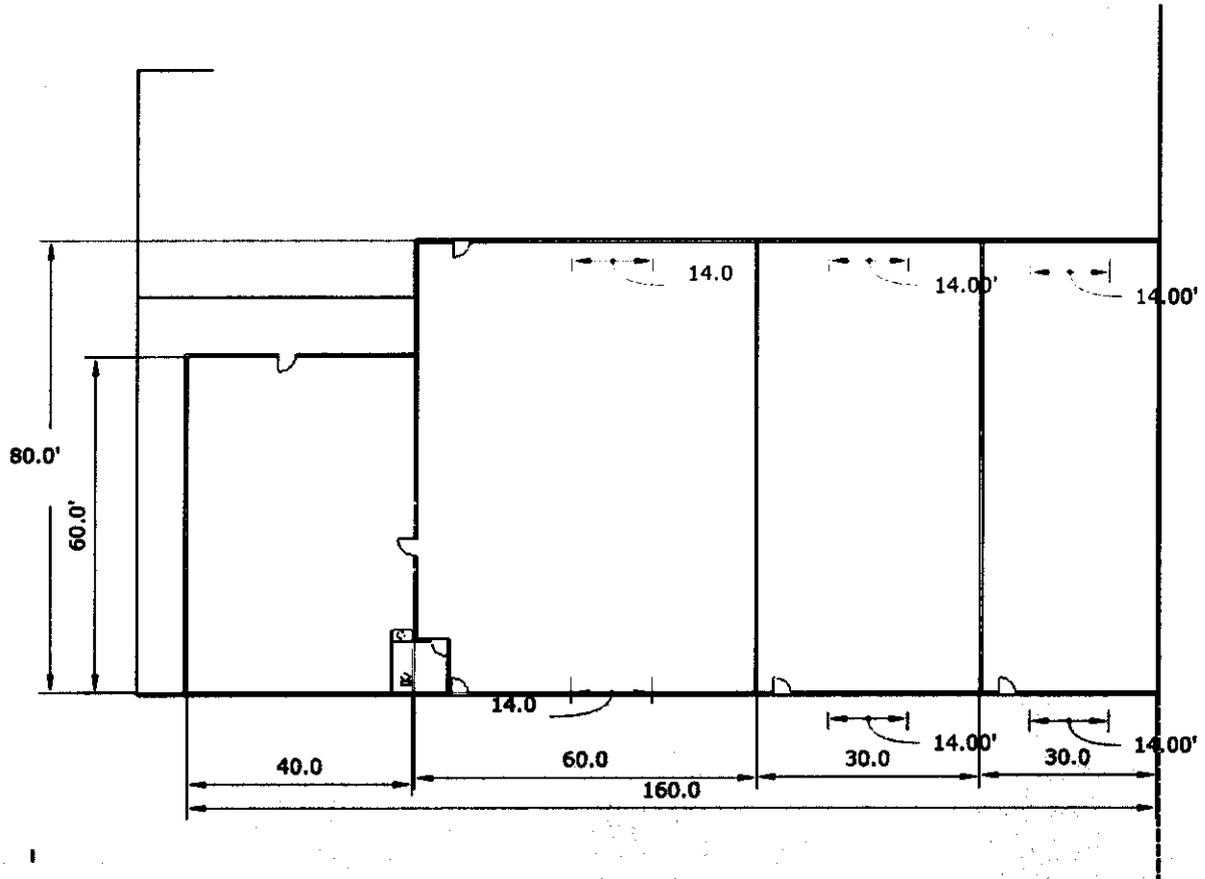
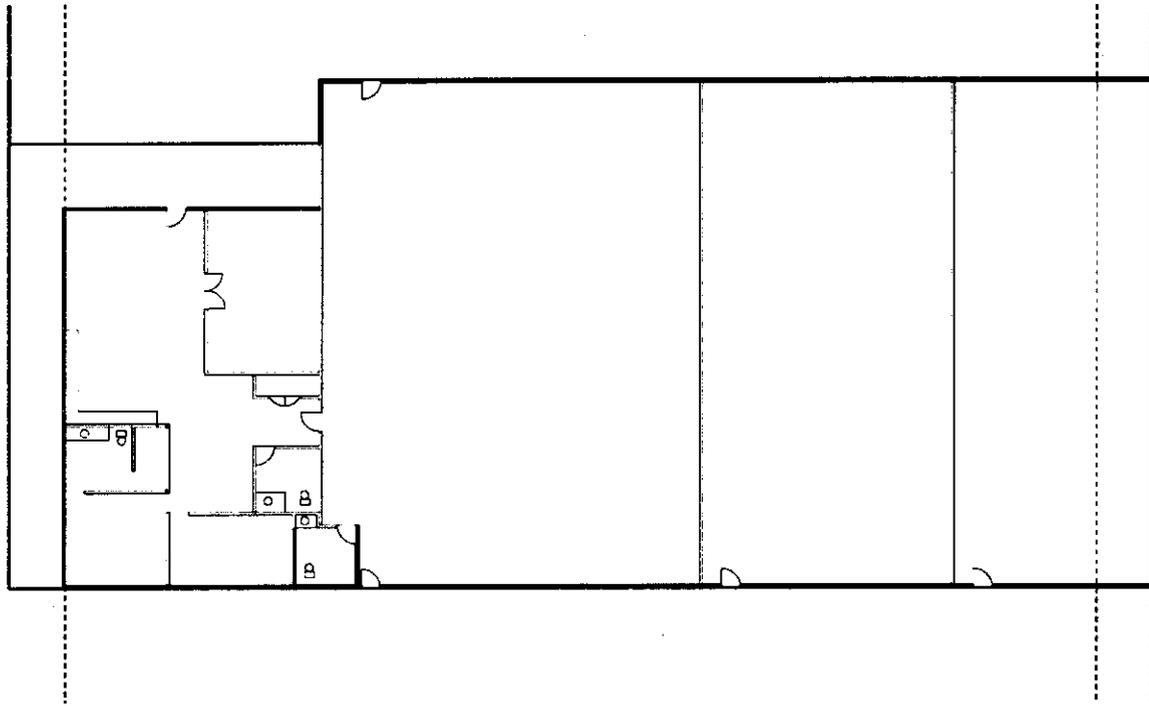
A regional or vicinity map shall accompany the submitted application to indicate the location of the project: Survey Attached

2. The legal description of the property: BEG NW COR NE1/4 SEC 2 T26S R21E; N 89°54'E 242.14 FT; S 208.71 FT; S 89°54'W 242.14 FT; N 208.71 FT TO POB. 1.16 AC

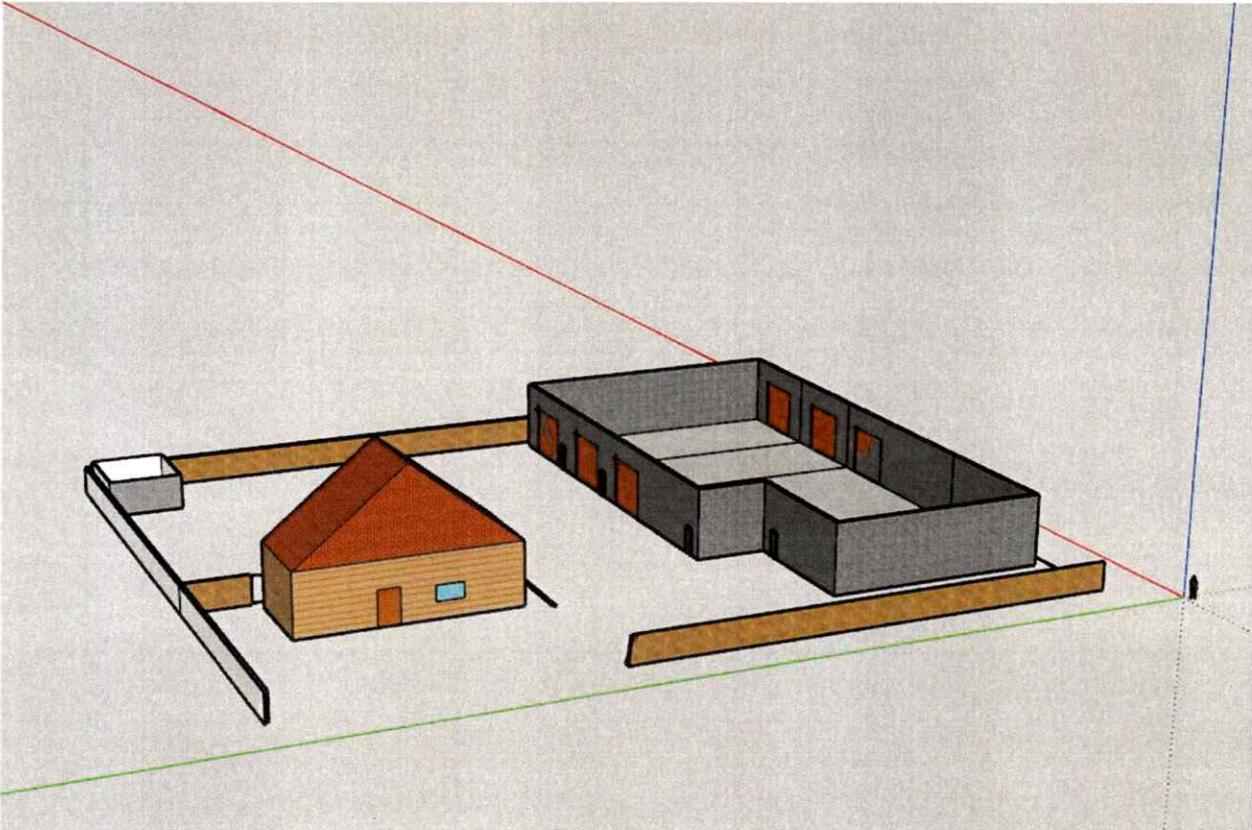
2. Floor Plan and Elevations



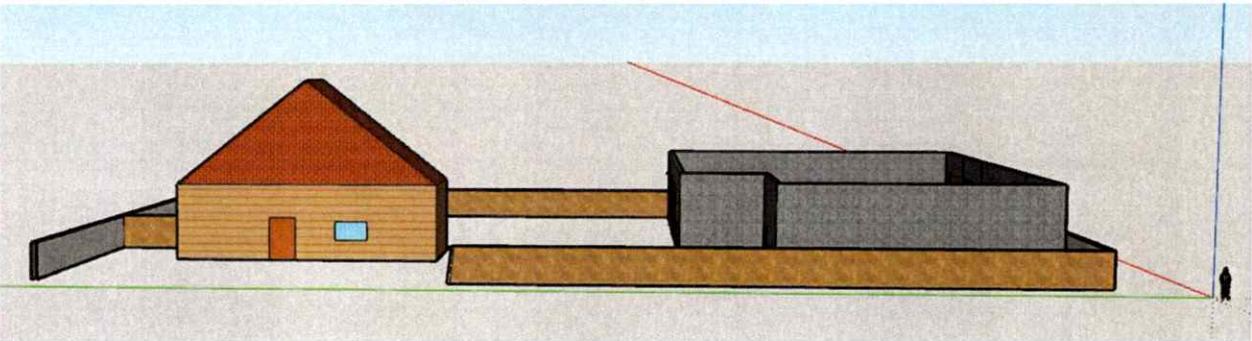
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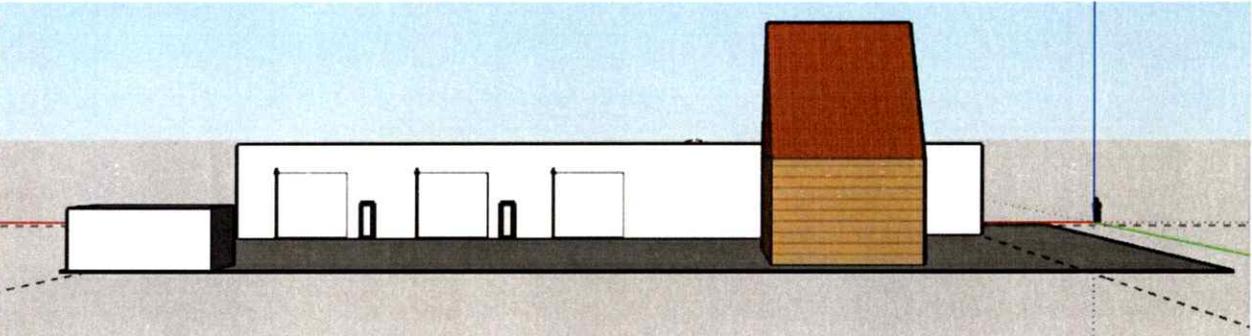
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400 North View:

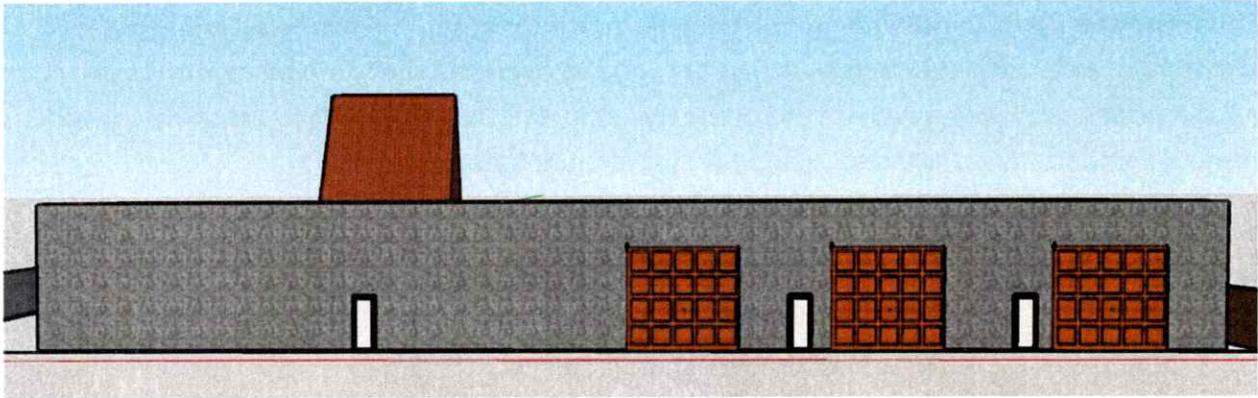


Moab Bit & Tool View:

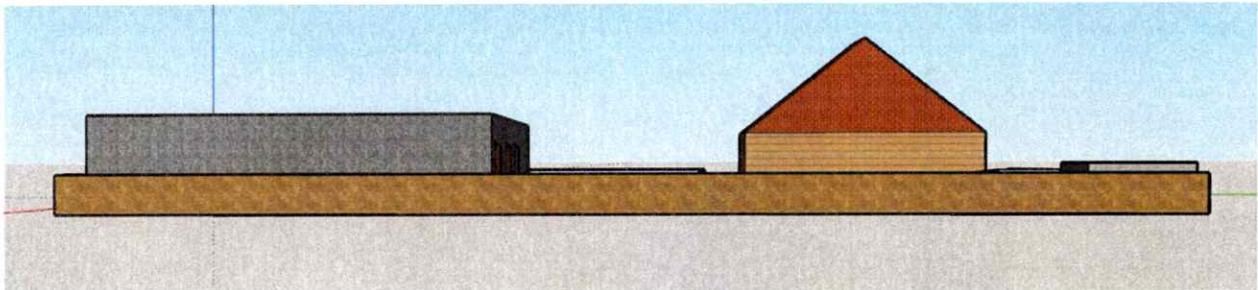


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Stewart Lane View:



South View:



B. Narrative.

This building will provide much needed space for the company currently operating at this location as well as provide space for future business' to establish a place of operations. This opportunity will benefit the local economy and workforce in Moab. This project aligns with the City's vision for sustainable growth and employment opportunities.

Overview: Total building length from North to South would be 160ft, allowing for proper setbacks according to code. Building width from East to West would be 40ft. on the north side, and 80ft. on the south side. The north end of the building will provide space for employee breakroom, meeting space and restrooms. The large bay in the center of the structure will be used to store construction equipment. The two smaller bays on the south end of the structure will be future use determined by the city codes of businesses in need of operating space. Our intent is to rent this space to industrial or construction based tenants.

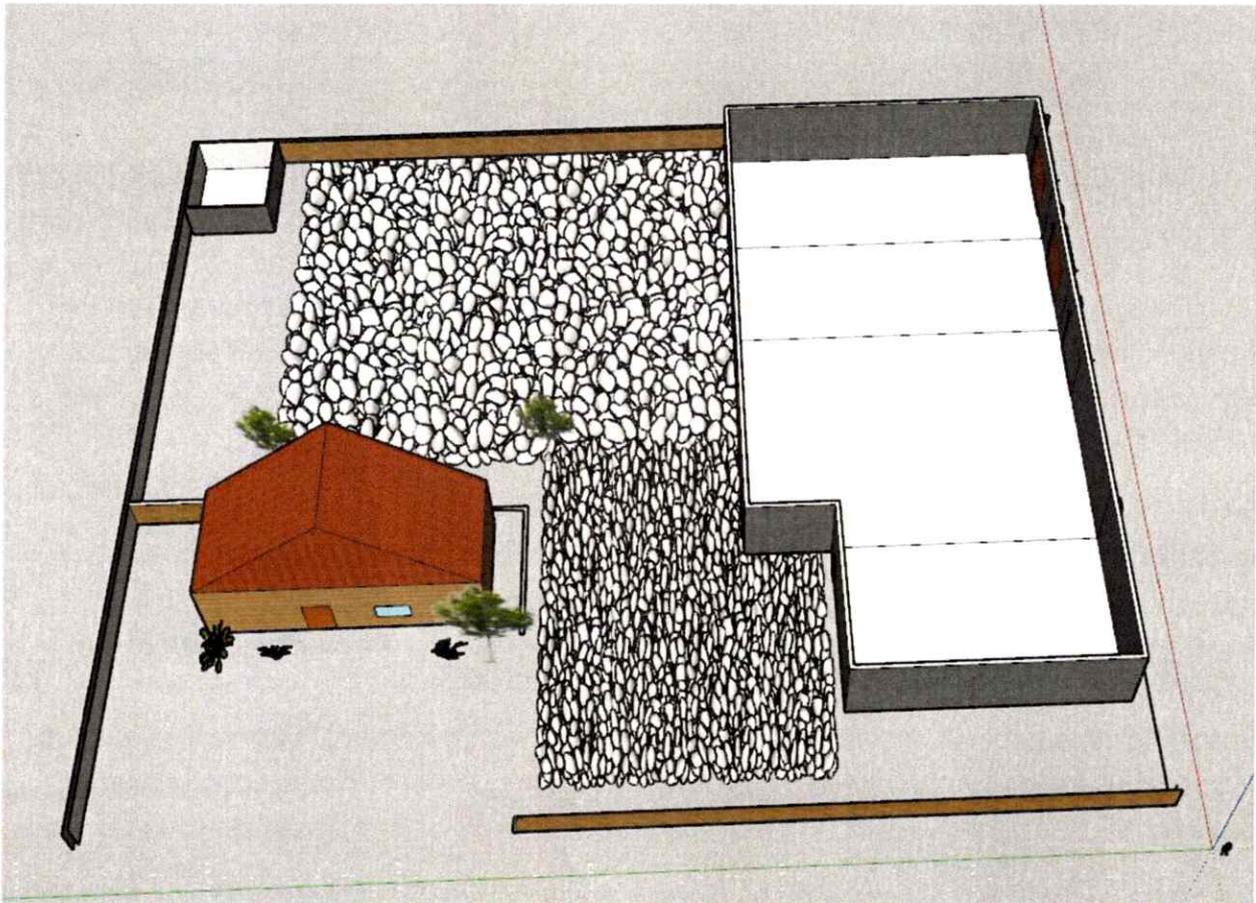
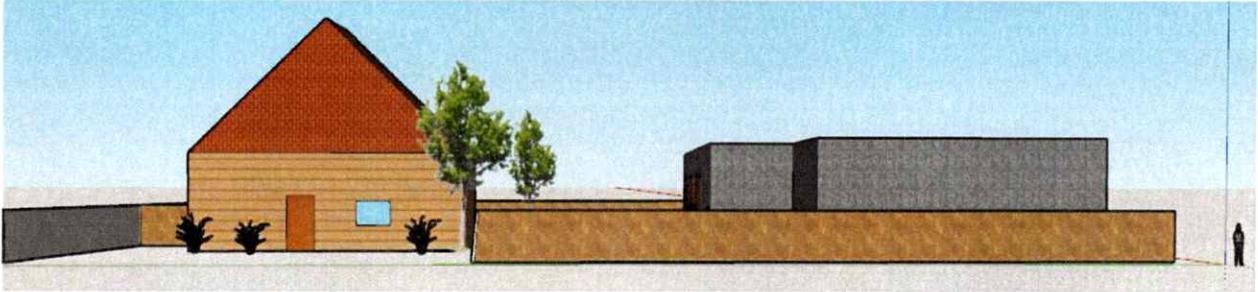
The proposed building will maintain a cohesive environment with the surrounding buildings while also providing fencing to increase aesthetics to neighboring facilities. Currently the property is visible to all who drive by, fencing is needed to increase the street appeal.

C. Conceptual Master Sign Plan: There will be no signage.

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D. Lighting Plan. See Attached

E. Landscape Plan: Landscaping will correlate with the City's vision of waterwise plants and conservation. Landscaping will largely consist of gravel, there are currently three existing trees that will remain on the property. All previously established grass has been removed and replaced with zero scape and artificial plants.



F. Wetlands, Riparian Areas, and Floodways

G. Drainage Plan: See Attached

Site Plan Proposal 1053 W 400 N Davis Shop & Office.

H. Planned Grading: See Attached

I. Utility Plan: See Attached

J. Evidence of Title: See Attached

K. Slopes: See Drainage

L. Surface and Subsurface Soils Report: Awaiting Report

M. Traffic Study.: This building will not generate in excess of five hundred peak daily trips.