

We here by are applying for a zone change from current R-3 to a C4. Property address 545 Kane Creek Blvd.

As the Moab valley continues to expand, we have seen new growth trends and the need for developmental transitions. We foresee the need for more commercial services to fulfill not only the needs of its citizens but also the ever more growing population of visitors. The property in question here abuts other commercial lots with Burger King to the south and the movie theater diagonally across the street and Bighorn lodge behind to the west. Therefore we fill the zone change requested is compatible with the surrounding area.

One of the Goals of the Moab General Plan is to consider zone changes and commercial adjustments that balance property right and community benefits. And to work with property owners and businesses to create more appealing commercial areas for residents.

Also, a goal for economic development is to promote a vibrant local economy that supports the unique quality of life and character of Moab. We want to continue to promote Moab City as a whole to provide businesses that serve the community of residents and visitors. This can be done by modifying zoning to promote a quantity and distribution of the City's area for commercial businesses.

The Land Use Code states, "It is important to continually modify the land use codes to reflect the changing needs of the community and promote best land use practices. Flexibility in the land use regulations can be an essential component for encouraging desirable projects that add community assets and opportunities."

We hope the Commission can too see our vision for the request of this zone change so that we are able to add another business asset to this great town of Moab we all reside in.

Sincerely,

Robert Ward

Kelly Ward