CITY OF MOAB PLANNING RESOLUTION NO. 01-2020

A RESOLUTION APPROVING A LEVEL II SITE PLAN FOR THE FOUR CORNERS COMMUNITY BEHAVIORAL HEALTH – MOAB CLINIC AND CLUBHOUSE, A COMMERCIAL DEVELOPMENT ON PROPERTY LOCATED AT 300 NORTH 46 EAST, MOAB, UTAH 84532, IN THE C-5, NEIGHBORHOOD COMMERCIAL ZONE.

WHEREAS, the following describes the intent and purpose of this resolution:

a. Four Corners Community Behavioral Health, as the Owner of record and ("Owner") of property located at 300 North 46 East, Moab, Utah 84532, has applied through their agent, MHTN Architects – Curtis Leetham, AIA, 420 E South Temple, Salt Lake City, Utah, for a Level II Site Plan Approval; and

b. Applicant has furnished a site plan and description of the property located at 300 North 46 East Moab Utah, 84532; Parcel 01-0001-0063; Tax ID 26-21-1-81; Entry 523201; and

c. The City adopted Site Plan Review regulations in order to promote the health, safety and the general public welfare of the residents of the City by establishing standards for development in zones including the C-5 Neighborhood Commercial Zone; and

d. The Moab Planning Commission reviewed the application for Level II Site Plan for commercial development on property located at 300 North 46 East, Moab, Utah in a regularly scheduled meeting held on February 13, 2020; and

e. Substantial evidence provided by the applicant proved that a lower than minimum requirement is adequate for the off-street parking needs of the development; and

f. The number of parking spaces being proposed as (35) spaces, will be recognized as the required amount of parking upon approval; and

g. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission, pursuant to Moab Resolution #09-2020, hereby finds, that all applicable provisions of the Moab Municipal Code have or can be met.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB PLANNING COMMISSION, the application for The Four Corners Community Behavioral Health – Moab Clinic and Clubhouse is hereby APPROVED, with the reduce parking requirement of (35) spaces as approved by the Planning Commission, and with the following condition:

1. All outstanding engineering comments shall be addressed to the satisfaction of the City Engineer as conditions of approval for Planning Resolution #01-2020, and satisfied prior to the issuance of a grading permit and/or building permit.
   a. Conditions of Approval include:
      i. General notes number 3 refers to APWA Standard Plans and Specifications 2012 edition which is an old edition. It should refer to Utah APWA most recent version.
      ii. Future main water construction may not be built in time frame to serve proposed clinic building. Please design your water service line to be connected to water main on 300 N (Nob Hill).
      iii. We received a legal description of the drainage easement on Mr. & Mrs Tuttle property. Please submit the signed agreement between the parties or the recorded documents.
iv. Our previous comment regarding culinary water and sanitary sewer system impact studies has not been addressed: 9/3/2019 - Please contact the City culinary water consultant Hansen Allen & Luce Inc (attention Ben Miner) and sanitary sewer consultant Bowen Collins & Associates (attention Jeff Beckman) for system impact study of new development. Provide a letter or memo from the consultants about the new development’s impact on culinary water and sanitary sewer systems.

v. Plat Comments:
   1. Please extend easement line to boundary & label distance from intersection to boundary corner to east.
   2. Please correct the call out "15' Water Easement" to "15' Utility Easement".
   3. Please show the bearings of Southwest corner jog-out where the sewer stub will be located.


SIGNED: ______________________________
         Kya Marienfield, Chair

ATTEST: ______________________________
         Sommar Johnson, Recorder