A RESOLUTION CONDITIONALLY APPROVING THE COMMERCIAL SITE PLAN FOR THE MOAB WORLDMARK DEVELOPMENT ON PROPERTY LOCATED AT 1431 NORTH MAIN STREET IN THE RC, RESORT COMMERCIAL ZONE

WHEREAS, John Gardiner of Gardiner Properties with offices at 1075 Est 2100 South, Salt Lake City, Utah 84106, as “Owner” of a parcel approximately 19 acres in size located in the RC Resort Commercial Zone at 1431 North Main Street, Moab, Utah 84532 has applied for approval of a commercial site plan on said property that is more particularly described as follows:

Parcel 1:
Beginning at a point from whence the Northeast corner of Section 35, Township 25 South, Range 21 East, Salt Lake Base and Meridian, Grand County, Utah bears South 85°34' East a distance of 1,822.5 feet (South 140.8 feet and East 1817.1 feet); thence running South 78°18' West 1,608.2 feet; thence North 11°42' West 500.0 feet; thence North 78°18' East 972.2 feet; thence South 11°42' East 177.0 feet; thence North 78°18' East 400.0 feet; thence South 47°51' East 400.0 feet (along U.S. Highway 160 right of way) to the place of beginning.

Parcel 2:
Beginning at a corner at the Southwest right of way fence, U.S. Highway 163, which bears North 610.6 feet and West 2,336.1 feet from the Southeast corner of Section 26, Township 25 South, Range 21 East, Salt Lake Base and Meridian, Grand County, Utah, and proceeding thence with Highway right of way South 47°51' East 300.0 feet to a corner; thence South 78°18' West 400.0 feet to a corner; thence North 11°42' West 177.0 feet to a corner; thence South 78°18' West 972.2 feet to a corner; thence North 75°11' East 1197.0 feet to the point of beginning.

ALSO:
Beginning at a corner at the Southwest right of way fence, U.S. Highway 163, which bears North 610.6 feet and West 2,336.1 feet from the Southeast corner of Section 26, Township 25 South, Range 21 East, Salt Lake Base and Meridian; and proceeding thence South 75°11' West 1,049.5 feet to a corner; thence North 39°54' East 157.5 feet to a corner; thence North 75°39' East 866.4 feet to a corner at Highway 163 right of way fence; thence South 47°51' East 100.0 feet with said fence to point of beginning.

WHEREAS, Owner is proposing to construct one hundred fifty nine time share units with accessory uses of a reception center, maintenance and housekeeping facilities, a pool, and adequate parking as proposed on the submitted drawings, plans and specifications kept on file in the Planning Department; and

WHEREAS, Owner provided the City of Moab with the necessary documents, plans and drawings to complete the application for review of the site plan as required in Code Chapter 17.67 and other pertinent code sections; and

WHEREAS, the City of Moab Planning Commission (“Commission”) reviewed the development in a regularly scheduled public meeting for compliance with the requirements of applicable MMC chapters on February 22, 2018; and

WHEREAS, the Commission, having discussed the pertinent aspects of the development and considered Staff and other agency recommendations, found that the proposal has met or can meet the requirements of Title 17 of the Moab Municipal Code.
NOW, THEREFORE, be it resolved by the City of Moab Planning Commission, that adoption of Planning Resolution #05-2018 conditionally approves the submitted commercial site plan of the Moab Worldmark timeshare development with the following conditions.

1. Easements shall be dedicated as needed for water and sewer mains and extensions;
2. Fire lines will be the responsibility of the development and are subject to annual inspection by the Moab Water Department.
3. A final complete set of approved plans shall be submitted by the developer to the city and kept on file in the Planning Department.

_________________________________________  ________________________________
Jeanette Kopell                                    Date
Acting Chair