

CITY OF MOAB PLANNING RESOLUTION NO. 07-2021

A PLANNING RESOLUTION APPROVING AN AMENDMENT TO THE APPROVED SITE PLAN FOR THE MOAB REGIONAL HOSPITAL LOCATED AT 450 WILLIAMS WAY, MOAB UT 84532

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

- a. Jennifer Sadoff, CEO, and Applicant on behalf of Moab Valley Healthcare, Inc. as the Owner of record for property located at 450 Williams Way, Moab, Utah 84532, has applied for the Major Change Amendment to the Approved Site Plan, Planning Resolution #06-2009, with Site Plan Application for the Moab Regional Hospital Expansion, Planning Resolution #07-2021; and
- b. The City of Moab Development Review Team and Staff, with authority of review from Moab Municipal Code (MMC) Section 17.67.050, made the determination that the submitted application materials met the Site Plan Review Requirements; and
- c. The City of Moab Staff is forwarding recommendation of review to the Moab Planning Commission, as the Land Use Authority for Major Change Amendments to the Approved Site Plan, through which the original plan was authorized, as stated in MMC Section 17.67.080; and
- d. The Applicant has submitted Site Plan materials for the proposed development at 450 Williams Way, Moab Utah, 84532, as a part of the Moab Regional Hospital Campus build-out, including MRH Lots 1, 2, 3A, and 5: Parcels #01-0MVH-0001, #01-0MVH-0002, Newly created Lot 3A (#01-0MVH-0003 & #01-0MVH-0004), and #01-0MVH-0005; and
- e. 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-2, Commercial Residential Zone; and
- f. The Moab Planning Commission reviewed the application for the Major Change Amendment to the Approved Site Plan, with Moab Regional Hospital Expansion Planning Resolution #07-2021 in a regularly scheduled meeting held on August 26, 2021; and
- g. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission, pursuant to Moab Planning Resolution #07-2021, 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 Major Amendment to the Approved Site Plan for the Moab Regional Hospital, Planning Resolution #07-2021 is hereby **CONDITIONALLY APPROVED**, subject to the following condition:

1. All Engineering Comments shall be addressed to the satisfaction of the City Engineer prior to Building Permit Application approval, including:
 - a. The Legal description must be corrected: "Southwest corner of Section 1, Township 26 South, Range 21 East.." the corner should be corrected to Northwest to match the drawing.
 - b. Please make sure to call out APWA standards and add the details on the plan set.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on August 26, 2021.

SIGNED: _____
Kya Marienfeld, Chair