

**CITY OF MOAB
PLANNING RESOLUTION NO. 06-2009**

**A RESOLUTION APPROVING THE COMMERCIAL SITE PLAN FOR THE MOAB REGIONAL
MEDICAL CENTER LOCATED AT APPROXIMATELY 174 SOUTH 100 WEST IN THE C-3
COMMERCIAL ZONE**

WHEREAS, Mr. Roy Barraclough, CEO for Allen Memorial Hospital, 719 West 400 North, Moab, Utah, 84532, on behalf of the Moab Valley Healthcare, Inc. has submitted a site plan for the construction of a new hospital to be located on a 12.3-acre parcel at 450 West Williams Way in the C-2 Zone; and,

WHEREAS, the proposal involves the construction of a single story 17-bed acute care hospital 55,000 square feet in size and a medical office building about 12,000 square feet in size; and,

WHEREAS, the use is an allowed use in the C-2 Zone as described in Chapter 17.021.020 of the Moab Municipal Code; and,

WHEREAS, site plans are addressed in Code Chapter 17.09.660 and requires a scaled site plan "whenever there is an intent to construct, enlarge, structurally alter, or move on a building or structure within this jurisdiction."; and,

WHEREAS, Commercial site plans are reviewed by the Planning Commission as the Land Use Authority and may be approved, denied, or approved subject to specific reasonable conditions; and,

WHEREAS, the applicant has provided the City of Moab with the necessary documents, plans and drawings to complete the application for said development as required in Chapter 17.09.660, *Site Plan Required*; and,

WHEREAS, the Commission reviewed the application in a regularly scheduled meeting held on April 23, 2009, to review said application regarding the proposal; and,

WHEREAS, the Commission, having considered public comment, Staff recommendations, and discussion of the pertinent aspects of the development, determined that the proposed development is in compliance with the requirements for commercial development under the character and objectives of the C-2 Commercial Zone.

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Moab, Utah, that adoption of Resolution No. 06-2009 approves, the commercial site plan as represented by Exhibit A and named "Architectural Site Plan Sheet AS 101", for construction of the hospital and Medical Office with the following conditions.

1. The developer/owner shall continue to coordinate with City Public Works and Engineering Staff on proper alignment and connections to existing storm water conveyance systems;
2. All phases of the development shall conform to the MAPS Restrictive Covenants as agreed to by the City of Moab, Grand County, Moab Valley Health Care, Inc., and the Grand County Hospital Service District;
3. Water meters must be provided for each facility and be located as determined by City Staff;
4. The developer/owner and the city shall enter into an agreement to detail construction of various public improvements concerning streets and utilities prior to obtaining a building permit.

Kara Dohrenwend, Chair

Date

