

**CITY OF MOAB  
PLANNING RESOLUTION # 13-2013**

**A RESOLUTION CONDITIONALLY APPROVING A COMMERCIAL SITE PLAN FOR THE CONSTRUCTION OF  
A HOTEL, RESTAURANT, CONFERENCE AREA, AND EMPLOYEE HOUSING AT 100 WEST AND WILLIAMS  
WAY IN THE C-3 ZONE AND GRANTING A PARKING EXCEPTION**

**WHEREAS**, Red Rock Partners, LLC (Owner), represented by the "Applicants", Mike Bynum at 7000 Walk About Ranch Road, Moab, UT 84532, and Mike Hogan of Hogan and Associates Construction at 940 N 1250 W, Centerville, UT, 84532, have applied for approval of a commercial site plan to construct a 115 room hotel, restaurant, conference rooms, and employee housing on a 7.2- acre property located at 100 W and Williams Way; and,

**WHEREAS**, the Applicants provided the City of Moab with the necessary documents, plans and drawings to complete the site plan application for the construction of said hotel, pool, landscaping, restaurant, employee housing, and amenities as required under Moab Municipal Code Chapter 17.09.660; and,

**WHEREAS**, the proposed project meets the pertinent requirements of Title 17.0, *Zoning*, in the Moab Municipal Code; and,

**WHEREAS**, Applicants have requested a parking exception to the number of required off-street parking spaces that is supported by a study completed in July, 2013 that uses Urban Land Institute information for conference areas; and

**WHEREAS**, Applicants have proposed a shared parking arrangement for all of the various uses on the property; and

**WHEREAS**, the Moab Planning Commission ("Commission") reviewed the application in a public meeting held on September 26, 2013, to review said application; and,

**WHEREAS**, the Commission adopted Resolution #13-2013, approving the commercial site plan on the property described above; and,

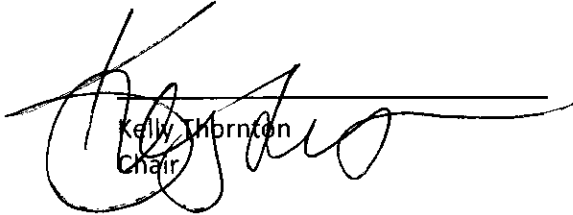
**WHEREAS**, having considered Staff recommendations, and discussion of the pertinent aspects of the development, the Moab Planning Commission does hereby find, determine, and declare, that all applicable provisions of the Moab Municipal Code (MMC) have or can be met;

**NOW, THEREFORE**, be it resolved by the Moab Planning Commission of the City of Moab, Utah that the commercial site plan for the property at 100 West and Williams Way is hereby conditionally approved.

1. At the appropriate time, Phase Two shall be submitted to the Planning Commission for review and approval;
2. The property line separating the employee housing from the hotel lot shall be vacated by an action of the City Council.
3. The restaurant and architectural design shall be coordinated to the satisfaction of City Staff, the Moab Fire Department, and the Building Inspector's office.

4. The project shall be constructed in conformance with the approved plan sheets from:
  - a. architects, AEURBIA, dated September 9, 2013 and including plan sheets A100, A202-204, and A301-303;
  - b. Set Engineering dated September 5, 2013 and including plan sheets C-102-C-106;
  - c. Landscapers, Three Men and a Shovel, dated September 3, 2013 and including plan sheets L100 and L200-L202; and
5. Signs shall be subject to a separate review and permitting process as established in MMC Chapter 15.44; and
6. Prior to the approval of Phase 2, the parking shall be reassessed and, if necessary, appropriate remedies will be incorporated into the plan.

**AND, FURTHERMORE**, the request for the off-street parking exception is approved with the proposed shared parking arrangement between the uses.

  
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Kelly Thornton  
Chair

9-20-13  
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Date