

CITY OF MOAB PLANNING RESOLUTION NO. 03-2022

A RESOLUTION CONDITIONALLY APPROVING THE FINAL PHASE II SITE PLAN FOR THE HOODOO HOTEL PHASE II CASITAS ON PROPERTY LOCATED AT 178 W WILLIAMS WAY, MOAB UT 84532.

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

- a. The Applicant, James Green, SET Engineering, and Mike Bynum, representative for the Owner of record, Hotel Moab II, LLC, for property located at 178 W Williams Way, Moab, Utah 84532, has applied for Final Phase II Site Plan Approval, for the HooDoo Hotel Preliminary Site Plan, Approved through Planning Resolution 13-20213; and
- b. The Applicant has furnished a site plan and description of the property located at 178 W Williams Way, Moab Utah, 84532; Parcel 01-0001-0127 (123051 sf) (2.82 acres); 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-3 Central Commercial Zone; and
- d. The Moab Planning Commission reviewed the application for Final Phase II Site Plan for the HooDoo Hotel development in a regularly scheduled meeting held on April 14, 2022; and
- e. Sufficient evidence provided by the applicant proved that standards of development can meet or exceed the requirements and regulations outlined in the MMC Chapter 17.67 Site Plan Approval; and
- f. The proposed Site Plan Application was officially submitted on September 15, 2021, with sufficient materials submitted February 14, 2022, reviewed by the City of Moab Development Review Team April 6, 2022, providing the outstanding comments be addressed prior to Building Permit Approval; and
- g. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission, pursuant to Planning Resolution #03-2022, 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 HooDoo Hotel Phase II Casitas Site Plan is hereby **CONDITIONALLY APPROVED**, with the following condition:

1. All outstanding comments shall be addressed to the satisfaction of the Moab City Engineer and Planning Director prior to Building Permit Application Approval.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on April 28, 2022.

SIGNED: _____
Kya Marienfield, Chair