

CITY OF MOAB PLANNING RESOLUTION NO. 05-2022

A RESOLUTION APPROVING THE LEVEL II SITE PLAN FOR THE WESTERN SPIRIT REDEVELOPMENT ON PROPERTY LOCATED AT 478 EAST MILL CREEK DRIVE, MOAB UT 84532.

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

- a. The Applicant, Courtney Kizer, representative for the Owner of record, Cycling Resources Inc, Ashley Korenblat, for property located at 478 E Mill Creek Drive, Moab, Utah 84532, has applied for Level II Site Plan Approval, for the Western Spirit Redevelopment; and
- b. The Applicant has furnished a site plan and description of the property located at 478 E Mill Creek Drive, Moab Utah, 84532; Parcel 01-0MBO-0055 (22,925 sf) (.52 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-5 Neighborhood Commercial Zone; and
- d. The Moab Planning Commission reviewed the application for Level II Site Plan for the Western Spirit Redevelopment in a regularly scheduled meeting held on May 12, 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 March 31, 2022, with sufficient materials submitted May 9, 2022, reviewed by the City of Moab Development Review Team April 4, 2022; and
- g. Following the consideration of the technical aspects of the pertinent code sections, the Moab Planning Commission, pursuant to Planning Resolution #05-2022, 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 Western Spirit Redevelopment Level II Site Plan is hereby APPROVED.

PASSED AND APPROVED in an open meeting of the Planning Commission by a majority vote of the Governing Body of Moab Planning Commission on May 12, 2022.

SIGNED: _____

Kya Marienfield, Chair