CITY OF MOAB RESOLUTION NO. 56-2019 APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR THE EXPANSION OF A PARKING LOT FOR THE HAMPTON INN LOCATED AT 488 N. MAIN STREET, MOAB, UT, AS REFERRED TO CITY COUNCIL BY THE PLANNING COMMISSION

The following describe the intent and purpose of this resolution:

a. The Koehler Organization, as the Owner of record ("Owner") of property located at 488 North Main Street has applied through their agent, Jeff Pillus of Set Engineering, for a Hillside Development Permit; and

b. The Hampton Inn is an established use in the Resort Commercial Zone; and

c. UDOT plans to widen Hwy 191 which will remove oversized street parking along the frontage of the property; and

d. The Hillside Permit is being requested to establish an additional parking area, to the rear of the building, to accommodate 24 new parking spaces, 15 of which would accommodate oversized vehicles; and

e. The Hillside Permit is the first step in the process. Prior to any grading or site work commencing on the site, an Amended Site Plan application will have to be approved by the Planning Commission; and

f. The City adopted the Hillside Development regulations in order to promote the health, safety and the general public welfare of the residents of the City by establishing standards for the development and excavation of hillside and slope areas so as to minimize soil and slope instability and erosion and to preserve the visual and aesthetic character of the surrounding hillsides; and,

g. The Moab Planning Commission reviewed the application for a Hillside Development Permit to accommodate additional parking behind the Hampton Inn at 488 N Main Street in a regularly scheduled meeting held on October 24, 2019, and recommends that Council approve the Hillside Development Permit with certain requirements; and,

h. The Moab City Council reviewed the application and considered the Planning Commission recommendation in a public meeting held on November 12, 2019; and

i. Following the consideration of the technical aspects of the pertinent code sections, the Moab City Council, pursuant to Resolution #56-2019, hereby finds, that all applicable provisions of the Moab Municipal Code have or can be met.

NOW, THEREFORE, BE IT RESOLVED BY THE MOAB CITY COUNCIL, the Hillside Development Permit for commercial development of the above described parcel is hereby APPROVED with the following conditions:

1. Prior to any construction or grading occurring on the site, the Planning Commission must review and approve an Amended Site Plan Application. That application will not move forward until all the information currently being requested by the City Engineer and the criteria from 17.55.130 are submitted, reviewed and approved (See Exhibits D and E).
2. Prior to consideration of the Amended Site Plan application by the Planning Commission, the applicant shall submit additional information on the retaining system for the cut slope that will result from the removal of the hill.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on November 12, 2019.

SIGNED: ____________________________
Emily Niehaus, Mayor

ATTEST: ____________________________
Sommar Johnson, Recorder