

**CITY OF MOAB
PLANNING COMMISSION
PUBLIC HEARING**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, January 27, 2011 at approximately 7:00 p.m. in the Council Chambers of the Moab City Offices at 217 East Center Street, Moab, Utah.

The purpose of this Public Hearing is to solicit public input on the proposed Moab Valley Healthcare Subdivision located at approximately 450 W. Williams Way.

The proposed subdivision is available for public review at the Moab City Planning Office located at 217 East Center Street and on the website at www.moabcity.org. Written public comment may be directed to the Planning Department at the listed address. To ensure that the Planning Commission has the opportunity to review written comments prior to the meeting, written comments will only be accepted until 5 pm the day prior to the public hearing.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5129 at least three (3) working days prior to the meeting.

/s/ Sommar Johnson
Zoning Administrator

Published in the Times Independent, January 13 and January 20, 2011.

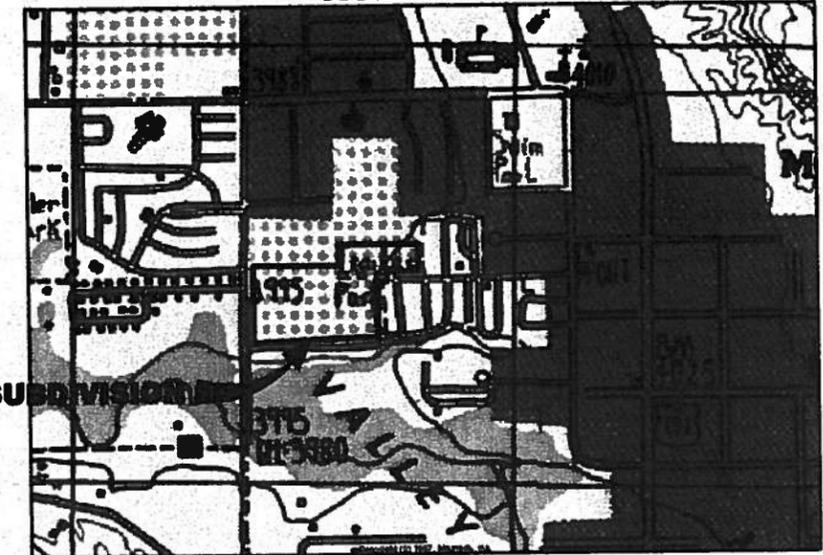
DESCRIPTION OF PROJECT

EXECUTIVE SUMMARY

Moab Valley Healthcare, Inc. and Canyonlands Health Care Special Services District respectfully petitions the City of Moab for approval to subdivide 15.67 acres +/- of property located at the corner of Williams Way and 500 East in Moab for the purposes of continuing the development of the aforementioned parcel into a complex to accommodate the delivery of various levels of health services to the community and its contiguous area. In addition to the construction of a new hospital and long-term care center, both of which projects are close to being completed, the proposed project will facilitate the sale of 1.6 acres of the parcel to the family practice clinic of Dr.'s Williams and Munger. The remaining 1.87 acres will remain undeveloped by Moab Valley Healthcare, Inc. until specific uses for the parcels are determined, consistent with MVHI's strategic long-range plan. The acreage, however, will be maintained to mitigate the unwanted products of untended open land.

It is believed that this subdivision request, if approved, will facilitate both short- and long-term objectives for the expansion and ongoing improvement of health care services, both in Moab and in Grand County. Accordingly, Moab Valley Healthcare, Inc. and Canyonlands Health Care Special Services District respectfully request a favorable decision to this proposal. Questions and comments may be directed to Mike Bynum, Chairman of the Board, or Roy Barraclough, CEO/ Administrator at the convenience of the party. Thank you.

VICINITY MAP



THIS SUBDIVISION

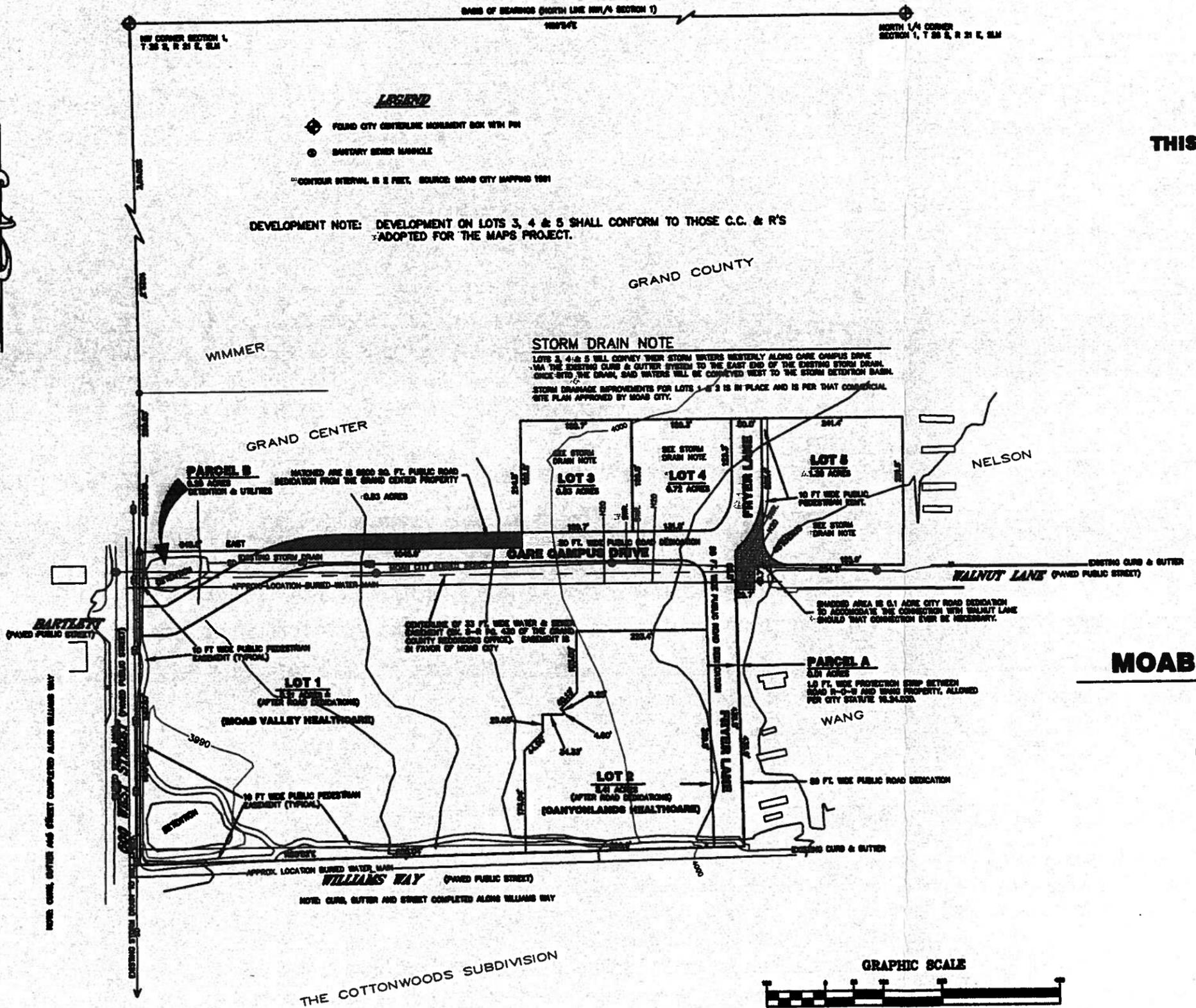
BASE OF BEARINGS (SOUTH LINE NW1/4 SECTION 1)
 189°34'21"
 NW CORNER SECTION 1, T 26 S, R 21 E, SLM
 NORTH 1/4 CORNER SECTION 1, T 26 S, R 21 E, SLM

LEGEND

- ◆ FOUND CITY CENTERLINE MARKING BOX WITH PIN
- BOUNDARY BEYOND MARKING
- CONTOUR INTERVAL IS 2 FEET. SOURCE: MOAB CITY MAPPING 1991

DEVELOPMENT NOTE: DEVELOPMENT ON LOTS 3, 4 & 5 SHALL CONFORM TO THOSE C.C. & R'S ADOPTED FOR THE MAPS PROJECT.

STORM DRAIN NOTE
 LOTS 3, 4 & 5 WILL CONVEY THEIR STORM WATERS WESTERLY ALONG CARE CAMPUS DRIVE VIA THE EXISTING CURB & GUTTER SYSTEM TO THE EAST END OF THE EXISTING STORM DRAIN. SINCE THE DRAIN, GAD WATERS WILL BE COMPLETED WEST TO THE STORM DETENTION BASIN. STORM DRAINAGE IMPROVEMENTS FOR LOTS 1 & 2 IS IN PLACE AND IS PER THAT COMMERCIAL SITE PLAN APPROVED BY MOAB CITY.



A PRELIMINARY PLAT OF
MOAB VALLEY HEALTHCARE SUBDIVISION

WITHIN THE NW1/4 SECTION 1, T 26 S, R 21 E, SLM, MOAB CITY, GRAND COUNTY, UTAH

FOR INSPECTION & REVIEW ONLY - NOT FOR RECORDATION

PREPARED FOR
MOAB VALLEY HEALTHCARE

460 West Williams Way
 Moab, Utah, 84432
 Contact: Mr. Roy Barroclough 435-250-8765



KEOGH LAND SURVEYING		
45 EAST CENTER STREET		MOAB, UTAH, 84432
DATE: 11-22-10	DRAWN BY: TMK	CHECKED BY: TMK
SCALE: 1"=100'	F.B.# FC48	MAPS.DWG