

Moab City Council

February 9, 2016

Pre-Council Workshop/Presentation

*****6:00 PM*****

REGULAR COUNCIL MEETING

7:00 PM

CITY COUNCIL CHAMBERS

CITY CENTER

(217 East Center Street)

City of Moab

217 East Center Street
Moab, Utah 84532
Main Number (435) 259-5121
Fax Number (435) 259-4135
www.moabcity.org



Moab City Council
Regular Council Meeting

City Council Chambers
Tuesday, February 9, 2016 at 6:00 p.m.

6:00 p.m. PRE COUNCIL WORKSHOP
Annual Open and Public Meetings Act Training

7:00 p.m. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

SECTION 1: APPROVAL OF MINUTES
1-1 January 12, 2016

SECTION 2: CITIZENS TO BE HEARD

SECTION 3: PRESENTATIONS
3-1 None

SECTION 4: PROCLAMATIONS
4-1 None

SECTION 5: PUBLIC HEARING (Approximately 7:15 PM)
5-1 None

SECTION 6: SPECIAL EVENTS/VENDORS/BEER LICENSES
6-1 Approval of Class II Beer License for Jorge Ordonez-Hernandez, d.b.a. El Charro Loco Located at 812 South Main Street
6-2 Granting of Local Consent of a Full Service Restaurant Liquor License for Jorge Ordanez-Hernandez, d.b.a. El Charro Loco Located at 812 South Main Street

SECTION 7: NEW BUSINESS
7-1 Award of the VersaHandler Bid
7-2 Award of the Water Meter Replacement Meters Bid
7-3 Approval of Proposed Resolution #02-2016 – A Resolution Approving the Improvements Agreement for the Michaud Rental Units Located at 165 West Center Street Including Acceptance of Cash-In-Lieu for the Construction of Improvements to Future Curb, Gutter and Sidewalk

SECTION 8: MAYOR AND COUNCIL REPORTS

SECTION 9: READING OF CORRESPONDENCE

SECTION 10: ADMINISTRATIVE REPORTS Page 3 of 22

SECTION 11: REPORT ON CITY/COUNTY COOPERATION

SECTION 12: APPROVAL OF BILLS AGAINST THE CITY OF MOAB

SECTION 13: EXECUTIVE CLOSED SESSION

13-1 An Executive Session to Discuss Pending or Reasonably Imminent Litigation

SECTION 14: ADJOURNMENT

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Recorder's Office at 217 East Center Street, Moab, Utah 84532; or phone (435) 259-5121 at least three (3) working days prior to the meeting. Check our website for updates at: www.moabcity.org

**MOAB CITY COUNCIL
REGULAR MEETING
January 12, 2016**

The Moab City Council held its Regular Meeting on the above date in the Council Chambers at the Moab City Center, located at 217 East Center Street, Moab, Utah.

REGULAR MEETING &
ATTENDANCE

Mayor David Sakrison called the Pre-Council Workshop to order at 6:00 PM. In attendance were Councilmembers Heila Ershadi, Rani Derasary, Kyle Bailey, Tawny Knuteson-Boyd and Kalen Jones. Also in attendance were City Manager Rebecca Davidson, City Recorder/Assistant City Manager Rachel Stenta, City Treasurer Jennie Ross, Planning Director Jeff Reinhart, City Attorney Chris McAnany and City Engineer Phillip Bowman.

PRE COUNCIL WORKSHOP

Mayor Sakrison called the Regular City Council Meeting to order at 7:00 PM and led the pledge of allegiance. Twelve (12) members of the audience and media were present.

REGULAR MEETING CALLED TO
ORDER

Councilmember Ershadi moved to approve the Regular Council Meeting minutes of December 8, 2015. Councilmember Bailey seconded the motion. The motion carried 5-0 aye.

APPROVAL OF MINUTES

There were no Citizens to Be Heard.

CITIZENS TO BE HEARD

Mayor Sakrison presented Nadya Petty with the Mayor's Student Citizenship of the Month Award for January 2016 for Helen M. Knight School.

PRESENTATION OF MAYOR'S
STUDENT OF THE MONTH

Councilmember Bailey moved to approve Proposed Resolution #01-2016-A Resolution Approving a Memorandum of Understanding between Spanish Valley Water & Sewer Improvement District and the City of Moab. Councilmember Ershadi seconded the motion. The motion carried 5-0 aye.

PROPOSED RESOLUTION #01-
2016, APPROVED

Councilmember Jones moved to approve Proposed Resolution #02-2016-A Resolution Approving an Engineering Cost Share Agreement between Utah State University, the City of Moab and School and Institutional

PROPOSED RESOLUTION #02-
2016, APPROVED

Trustlands Administration (SITLA). Councilmember Knuteson-Boyd seconded the motion. The motion carried 5-0 aye.

Councilmember Jones moved to approve a Utah Department of Transportation Federal Aid Application for Transportation Alternatives Program (TAP) funding in the amount of \$550,000. Councilmember Ershadi seconded the motion. The motion carried 5-0 aye.

APPROVAL OF FEDERAL AID APPLICATION FOR TRANSPORTATION ALTERNATIVES PROGRAM

Councilmember Jones moved to approve a Utah Department of Transportation Federal Aid Application for STP Small Urban Project funding in the amount of \$1,107,000. Councilmember Derasary seconded the motion. The motion carried 5-0 aye.

APPROVAL OF FEDERAL AID APPLICATION FOR SMALL URBAN FUNDING

Councilmember Ershadi moved to appoint Councilmember Bailey as the Mayor Pro-Tem for 2016. Councilmember Derasary seconded the motion. The motion carried 5-0 aye.

APPOINTMENT OF MAYOR PRO-TEM 2016

Councilmember Ershadi moved to appoint Councilmember Derasary as the Councilmember responsible for reviewing the bills of the City. Councilmember Bailey seconded the motion. The motion carried 5-0 aye.

APPOINTMENT OF CITY BILL REVIEW 2016

In Mayor and Council Reports a discussion was held concerning moving the next City Council meeting to Monday, January 25, 2016. It was decided to move the meeting due to a number of Councilmembers that would be attending Local Legislature Day in Salt Lake City.

MAYOR AND COUNCIL REPORTS

Mayor Sakrison and four (4) others attended a Legislative Policy Committee meeting and were alerted to an outright assault on Zoning. Mayor Sakrison reported that there was discussion of set-backs, overnight rentals and impact fees may be taken away from local authority.

Mayor Sakrison and City Recorder/Assistant City Manager Stenta reported that they had attended a Rocky Mountain Power meeting concerning the Blue Sky Grant.

Councilmember Ershadi reported that she attended the new City council swearing-in as well as the Conservation District meeting.

Councilmember Ershadi mentioned that she had spoken to Zacharia

Levine who said he would be presenting an Affordable Housing Plan to the Grand County Council and would forward it to anyone that may be interested.

Councilmember Ershadi informed the Council that the Environmental Protection Agency is considering Utah State Haze Plan and an alternative plan and that information is available to anyone that is interested.

City Manager Davidson reported that she had received letters concerning UTV issues.

READING OF
CORRESPONDENCE

City Manager Davidson reported that a letter from citizen Carol Mayer had been received regarding her concerns on up zoning.

ADMINISTRATIVE REPORT

Under Administrative Report, City Manager Davidson gave a written report.

A Report on City/County Cooperation was not given.

REPORT ON CITY/COUNTY
COOPERATION

Councilmember Bailey moved to pay the bills against the City of Moab in the amount of \$755,297.76. Councilmember Derasary seconded the motion. The motion carried 5-0 aye.

APPROVAL OF BILLS

Councilmember Bailey moved to enter an Executive Session at 7:56 pm for the purpose of a Discussion Regarding Pending or Reasonably Imminent Litigation and the Character, Professional Competence or Physical or Mental Health of an Individual. Councilmember Knuteson-Boyd seconded the motion. The motion carried 5-0 aye. Executive Session was entered at 8:00 pm after a four minute break.

EXECUTIVE SESSION ENTERED

Councilmember Bailey moved to close Executive Session at 8:50 pm. Councilmember Ershadi seconded the motion. The motion carried 5-0 aye.

EXECUTIVE SESSION CLOSED

ADJOURNMENT

Councilmember Bailey moved to adjourn the meeting. Councilmember Ershadi seconded the motion. The meeting was adjourned at 8:59 PM.

APPROVED: _____ ATTEST: _____
David L. Sakrison Rachel E. Stenta
Mayor City Recorder



AGENDA SUMMARY
MOAB CITY COUNCIL MEETING
February 9, 2016



Agenda Item
#: 6-1, 6-2

Title: Approval of Class II Beer License for Jorge Ordonez-Hernandez, d.b.a. El Charro Loco Located at 812 South Main Street and Granting of Local Consent for a Full-Service Restaurant Liquor License for Jorge Ordonez-Hernandez, d.b.a. El Charro Loco Located at 812 South Main Street

Fiscal Impact: All applicable fees have been paid by the applicant

Staff Presenter(s): Rachel Stenta, City Recorder/Assistant City Manager

Department: Recorder/Treasurer

Applicant: Jorge Ordonez-Hernandez

Background/Summary:

This location has been previously licensed as a restaurant and has experienced a change in ownership. This application is for a Class II Beer License and Local Consent for a Full-Service Restaurant Liquor License, which entitles the Licensee to sell Beer in the original containers, on the premises for consumption on the premises, in accordance with the State of Utah Liquor Control Act and ordinances of the City of Moab. Staff has determined that a formal background check is not required for this type of license. The Police Chief has reviewed this application and has determined that the application is in order and there are no proximity issues. This location has not been licensed previously.

Options: The City Council may approve, approve with conditions, deny or postpone the item.

Staff Recommendation: City staff recommends approval of this application.

Recommended Motion:

"I move to approve item #6-1 and #6-2"

Attachment(s):

Application materials

CITY OF MOAB
RETAIL BEER* LICENSE APPLICATION
 217 EAST CENTER STREET
 MOAB, UTAH 84532
 (435) 259-5121 / FAX (435) 259-4135

- CLASS I FEE: \$200.00
- CLASS II FEE: \$200.00
- PRIVATE CLUB \$720.00
- CLASS III FEE: \$90.00
- CLASS IV FEE: \$90.00

DATE PAID: 2-2-16
 AMOUNT PAID: 200.⁰⁰
 RECEIPT No.: 170131

PLEASE MAKE CHECKS PAYABLE TO: **CITY OF MOAB**

LICENSE #: _____

APPLICANT'S PERSONAL INFORMATION

FULL NAME: Jorge Ordóñez-Hernández HOME PHONE: _____
 HOME ADDRESS: _____ CITY: Las Vegas STATE: NV ZIP: 89104
 SOCIAL SECURITY NUMBER: _____ DATE OF BIRTH: _____
 DRIVER LICENSE NUMBER & ST: _____

BUSINESS INFORMATION

BUSINESS NAME: El Charro Loco SALES TAX ID #: 14023187-002-5TC
 BUSINESS ADDRESS: 812 S. Main St BUSINESS PHONE: 435-355-054
 BUSINESS MAILING ADDRESS: 812 S. Main St CITY: Moab STATE: UT ZIP: 84532

WARNING!! ALL LICENSES, EXCEPT CLASS III, REQUIRE A STATE LICENSE! STATE APPROVAL COULD TAKE 30 DAYS OR MORE TO PROCESS! CONTACT THE STATE NOW!

THIS APPLICATION IS MADE FOR A LICENSE TO SELL BEER* UNDER THE FOLLOWING LICENSE: (CHECK ONE)

- CLASS I** Retail License shall entitle Licensee to sell Beer only on the premises licensed on draught and in original containers, for consumption on or off the premises, in accordance with the Liquor Control Act and the Ordinances of the City.
- CLASS II** Retail License shall entitle the Licensee to sell Beer in the original containers, on the premises for consumption on the premises, in accordance with the Liquor Control Act and Ordinances of the City, and shall be issued solely to Restaurants, Cafes and other establishments whose primary purpose is the dispensing of food.
- PRIVATE CLUB** Same conditions as Class I and Class II Beer Licenses.
- CLASS III** Retail License shall entitle the Licensee to sell Beer on the premises licensed in original containers, for consumption off the premises in accordance with the Liquor Control Act and the Ordinances of the City.
- CLASS IV** Retail License shall entitle the Licensee to sell Beer on the premises licensed on draught and in original containers, for consumption on the premises in accordance with the Liquor Control Act and the Ordinances of the City limited to the dates specified.

1. Will you also serve liquor, wine or heavy beer (over 3.2% by weight)?
 NO YES (Requires 'Local Consent' approved by City Council prior to State approval.)

2. List brands of beer proposed to be sold by the applicant within the City of Moab:

Modelo, Corona, Pacifico, budweiser, bullight, Das Equis,
Lager, Tecate

*Beer application is for 3.2% by weight only. Also requires a State license.

RETAIL BEER LICENSE APPLICATION

Submit completed application and attachments to the City Treasurer for processing.

The applicant represents that they possess all the qualifications of a licensee as set forth in Section 32, Chapter 4 of the Utah Code Annotated 1953 and that they will faithfully comply with and have faithfully complied with the Utah Liquor Control Act.

This application is submitted to the City of Moab as an inducement for the issuance of a retailer's business beer license in accordance with Section 32, Chapter 4 of the Utah Code Annotated 1953. The undersigned applicant hereby agrees and promises that if such beer license is granted, the applicant will faithfully comply with all provisions of the Utah Liquor Control Act and regulations of the Utah Liquor control Commission adopted pursuant thereto, and the ordinances of the City of Moab, and in particular that they will faithfully comply with Section 32, Chapter 6 of the Utah Code Annotated 1953 relating to reporting and payment of excise tax, and with regulation 4 relating to advertising, regulation 4-A relating to labeling and advertising, and regulation 5 relating to unfair competition and unlawful practice.

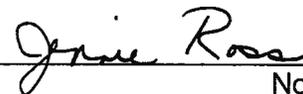


Applicant's Signature

STATE OF UTAH)
 : ss
COUNTY OF GRAND)

Jorge Ordonez-Hernandez, being first duly sworn, on his/her oath deposes and says: That he/she is the applicant above named; that he /she has read the foregoing application, and knows and understands the contents thereof; that the same is true to his/her own knowledge.

Subscribed and sworn to before me on this 2 day of February, 2016.



Notary Public

FULL-SERVICE RESTAURANT LIQUOR LICENSE

Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission (1) to issue an on-premise alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant; and (2) to authorize a variance reducing the proximity requirements

AUTHORITY: Utah Code 32B-1-202; 32B-5-201 through 203; 32B-5-205 and -206

Moadb

Local business license authority

City Town County

hereby grants its consent to the issuance of a full-service restaurant liquor license to:

Business Name (DBA): El Charro Loco

Applicant Entity/Business Owner: Jorge Ordonez-Hernandez

Location Address: 812 S. Main st

Authorized Signature

Name/Title

Date

LOCAL CONSENT FOR PROXIMITY VARIANCE

In accordance with Utah Code 32B-1-202, the local authority also grants consent to a variance regarding the proximity of this establishment relative to a public or private school, church, public library, public playground, or park.

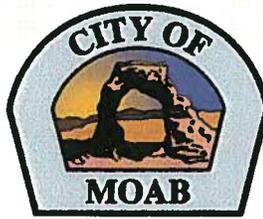
Authorized Signature

Name/Title

Date

This is a suggested format. A locally produced city, town, or county form is acceptable. Local consent may be faxed to the DABC at 801-977-6889 or mailed to: Department of Alcoholic Beverage Control, PO Box 30408, Salt Lake City, UT 84130-0408
DABC Local Consent 1/2012

City of Moab
217 East Center Street
Moab, Utah 84532-2534
Main Number (435) 259-5121
Fax Number (435) 259-4135



Mayor: David L. Sakrison
Council: Kyle Bailey
Rani Derasary
Heila Ershadi
Kalen Jones
Tawny Knuteson-Boyd

INTEROFFICE MEMORANDUM

Date: January 22, 2016

To: Rachel Stenta – City Recorder/Assistant City Manager

From: Kelly Day – Lead Mechanic/Motor pool

Subject: V417-Cab VersaHandler Bid Award

We have completed the Bid process for the V417-Cab VersaHandler and received 6 bids. It is my recommendation that we accept H&E Equipment Service, Inc for the VersaHandler at \$55691.00.

We also received the following bids:

United Rentals	\$70,505.10
All Around Access	\$65,600.50
Welch Equipment	\$64,136.10
Bobcat of the Rockies	\$60,920.00 / \$56,051.00 (submitted alternate bid)
Intermountain Bobcat	\$62,000.00

Thank you

Kelly Day
Lead Mechanic/Motor pool

TELESCOPIC TOOL CARRIER

1/4/16 2:30 PM

	Name	Amount
1	Welch GQ	\$ 64,136.10
2	Bobcat - Grand Junction - (of the Rockies)	\$ 60,920. —
3	Intermountain Bobcat -	\$ 62,000. —
4	H + E Equipment 9/14/15	\$ 55,713. —
5	H + E Equipment 11/25/15	\$ 55,691. —
6	United Rentals	\$ 70,505.10
7	Bobcat of Rockies	\$ 56,051. —
8	All Around Access LLC	\$ 65,600.50
9		
10		
11		
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19		
20		

Present at Bid Opening:

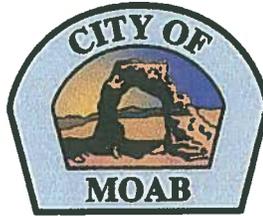
Name:

Danielle Guerren
Carmella Galley
Bobbie Day

Signature:

Danielle Guerren
Carmella Galley
Bobbie Day

City of Moab
217 East Center Street
Moab, Utah 84532-2534
Main Number (435) 259-5121
Fax Number (435) 259-4135



Mayor: David L. Sakrison
Council: Kyle Bailey
Rani Derasary
Heila Ershadi
Kalen Jones
Tawny Knuteson-Boyd

INTEROFFICE MEMORANDUM

Date: January 26, 2016

To: Rachel Stenta – Assistant City Manager, City Recorder

From: Jeff Foster, Public Works Director 

Subject: Capital Projects – Bid Opening for Water Meter Replacement Project

On January 14, 2016 the City conducted a bid opening for the Water Meter Replacement Project. There was only one bid received from Meterworks Inc., from Centerville, UT. The total amount of the Bid which included several different meters and meter modules was \$128,074.25. As there were no other bids presented prior to the deadline of the bid opening, I recommend that the Bid be awarded to Meterworks Inc., for the full list of meters and modules.

MOAB CITY BID SPEC SHEET

CITY OF MOAB
 CITY RECORDER'S OFFICE
 217 EAST CENTER STREET
 MOAB, UT 84532

MOAB CITY WATER
 DEPARTMENT
 NEPTUNE ARB METERS
 AND RADIO TRANSMITTERS

*****DEADLINE FOR ALL BIDS IS 2:00 PM THURSDAY, JANUARY 14, 2016*****

IF YOU WISH TO FAX YOUR BID, PLEASE USE THE FOLLOWING FAX
 TELEPHONE
 NUMBER: (435) 259-4951.

ALL BIDS MUST BE TURNED INTO MOAB CITY OFFICES ON THIS BID SHEET.

Neptune ARB meters with pit receptacle compatible with the Advance Meter Reading System.

300	5/8" X 3/4" Meters T-10 Pro Read with R-900i Pit Radio Transmitter	\$ 223.00	Per Meter
3	6" Meters T-10 Pro Read with R-900i Pit Radio Transmitter	\$ 2,431.25	Per Meter
1	16" Meter T-10 Pro Read with R-900i Pit Radio Transmitter	\$ 12" - \$7,749.80	Per Meter
8	4" Compound R-900i Pit Radio Transmitter	\$ 399.40	Per Unit
8	3" Compound R-900i Pit Radio Transmitter	\$ 399.40	Per Unit
16	2" R-900i Pit Radio Transmitter	\$ 199.70	Per Unit
8	1.5" R-900i Pit Radio Transmitter	\$ 199.70	Per Unit
175	3/4" R-900i Pit Radio Transmitter	\$ 199.70	Per Unit

128,074.25

COLD WATER METERS / DISPLACEMENT TYPE MAGNETIC DRIVE 5/8"-2"

METERWORKS

FAX MEMORANDUM

MeterWorks, Inc.
1199 West 850 North
Centerville, UT 84014

TELEPHONE (801) 292-7900
FAX (801) 292-7902

TO Rachel E. Stenta (City Recorder) **CC**

FAX (435) 259-4951 **TEL** (435) 259-5121

FROM Ken Sheffield **DATE** 01/14/16 **PAGE 1 OF 2**

REF Bid for Neptune ARB Meters

**City of Moab - Public Works Dept.
Water meters and Radios**

12/10/2015

Qty		Per Unit	Total	MW Per Unit	Meterworks Total
300	5/8 x 3/4 Pit Meter with Radio	\$ 238.00	\$ 71,400.00	\$ 223.00	\$ 66,900.00
3	6" Pit Meter with Radio	\$ 1,800.00	\$ 5,400.00	\$ 2,431.25	\$ 7,293.75
1	16" Pit Meter with Radio (12" Proposal)	\$ 3,500.00	\$ 3,500.00	\$ 7,749.80	\$ 7,749.80
8	4" Compound Meter Pit Radio Unit	\$ 350.00	\$ 2,800.00	\$ 399.40	\$ 3,195.20
8	3" Compound Meter Pit Radio Unit	\$ 325.00	\$ 2,600.00	\$ 399.40	\$ 3,195.20
16	2" Meter Pit Radio Unit	\$ 250.00	\$ 4,000.00	\$ 199.70	\$ 3,195.20
8	1.5" Meter Pit Radio Unit	\$ 225.00	\$ 1,800.00	\$ 199.70	\$ 1,597.60
175	1" Pit Radio Units	\$ 197.00	\$ 34,475.00	\$ 199.70	\$ 34,947.50
519	TOTAL		\$ 125,975.00		\$ 128,074.25

Budget **\$ 200,000.00**



Agenda Summary
MOAB CITY COUNCIL MEETING
February 9, 2016

PL-16-19

Agenda Item
#: 7-3

Title: Approval of Council Resolution #02-2016 Approving an Improvements Agreement for the Development of Property Located at 165 West Center Street

Staff Presenter(s): Jeff Reinhart, City Planner

Department: Planning and Zoning

Applicant: Tracy Michaud

Background/Summary:

The attached development agreement with Tracy and Shari Michaud is necessary for the issuance of a building permit. The project site plan has been reviewed by staff multiple times and will be presented to the Planning Commission on February 11, 2016. Reference to this development agreement will be made in the approving resolution. A copy of the narrative describing the project is attached for your information.

This development agreement will provide the Michaud obligation in-lieu of the costs of development of West Center Street curb, gutter, and sidewalk when the street is developed.

Staff Recommendation: Staff recommends that the cash in-lieu of construction and the improvements agreement between the city and the applicant for development of a portion of West Center Street be approved.

Recommended Motion: I move to approve Resolution #02-2016, approving the Improvements Agreement between the City and Tracy Michaud as written for the Michaud Rental Units required street improvements.

Attachment(s): Copy of Improvements Agreement
 Copy of Council Resolution #02-2016
 Narrative

j:\agenda draft documents\02-09-2016\pl-16-19 cc michaud agreement memo.docx

**CITY OF MOAB
RESOLUTION #02-2016**

A RESOLUTION APPROVING THE IMPROVEMENTS AGREEMENT FOR THE MICHAUD RENTAL UNITS LOCATED AT 165 WEST CENTER STREET INCLUDING ACCEPTANCE OF CASH-IN-LIEU FOR THE CONSTRUCTION OF IMPROVEMENTS TO FUTURE CURB, GUTTER, AND SIDEWALK

WHEREAS, Tracy and Shari Michaud residing at 559 Sundial Drive Moab, Utah 84532, as the “Owners” of record of a .18 acre (7,781 square feet) parcel of land located in the C-2 (Commercial Residential Zone) at 165 West Center Street, Moab, Utah, has applied for the approval of a commercial site plan on said property; and

WHEREAS, Owners are proposing to construct a new two-unit structure for the intent of a short term rental business with the attendant parking, landscaping, and storm water structures as required by the Moab Municipal Code (MMC).

WHEREAS, the use of short term rentals are a permitted use in the C-2 Zone as established in MMC Chapter 17.21.020; and

WHEREAS, on August 10, 2016, Owners provided the City of Moab with the necessary documents, plans and drawings to complete the application for review of the commercial site plan as required in Code Chapter 17.09.660; and

WHEREAS, the City of Moab Engineering and Public Works Departments, through a review of the required public improvements for the development of said property, determined that the construction of required improvements at this time would be not be in the best interests of the city; and

WHEREAS, Owner has agreed to a cash-in-lieu payment of construction as a preferred means to proceed with the development and will submit payment within thirty days of City Council approval of Resolution #02-2016.

NOW, THEREFORE, be it resolved by the Moab City Council, with the adoption of Resolution #02-2016, hereby approves the submitted Improvements Agreement (attached) for the Michaud Rental Units at 165 West Center Street and the Council directs the Mayor to sign the Agreement.

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on February 9, 2016.

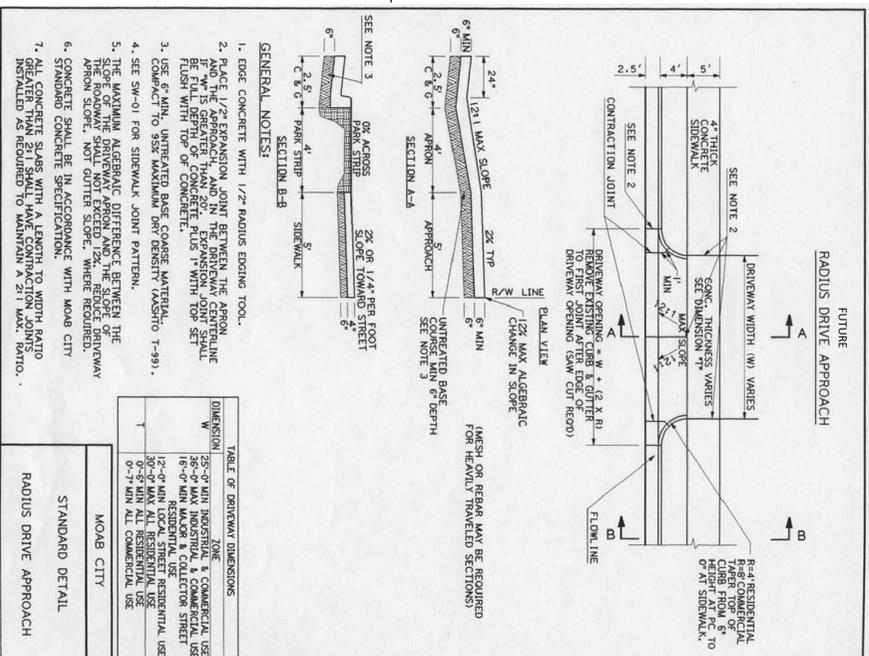
SIGNED:

David L. Sakrison, Mayor

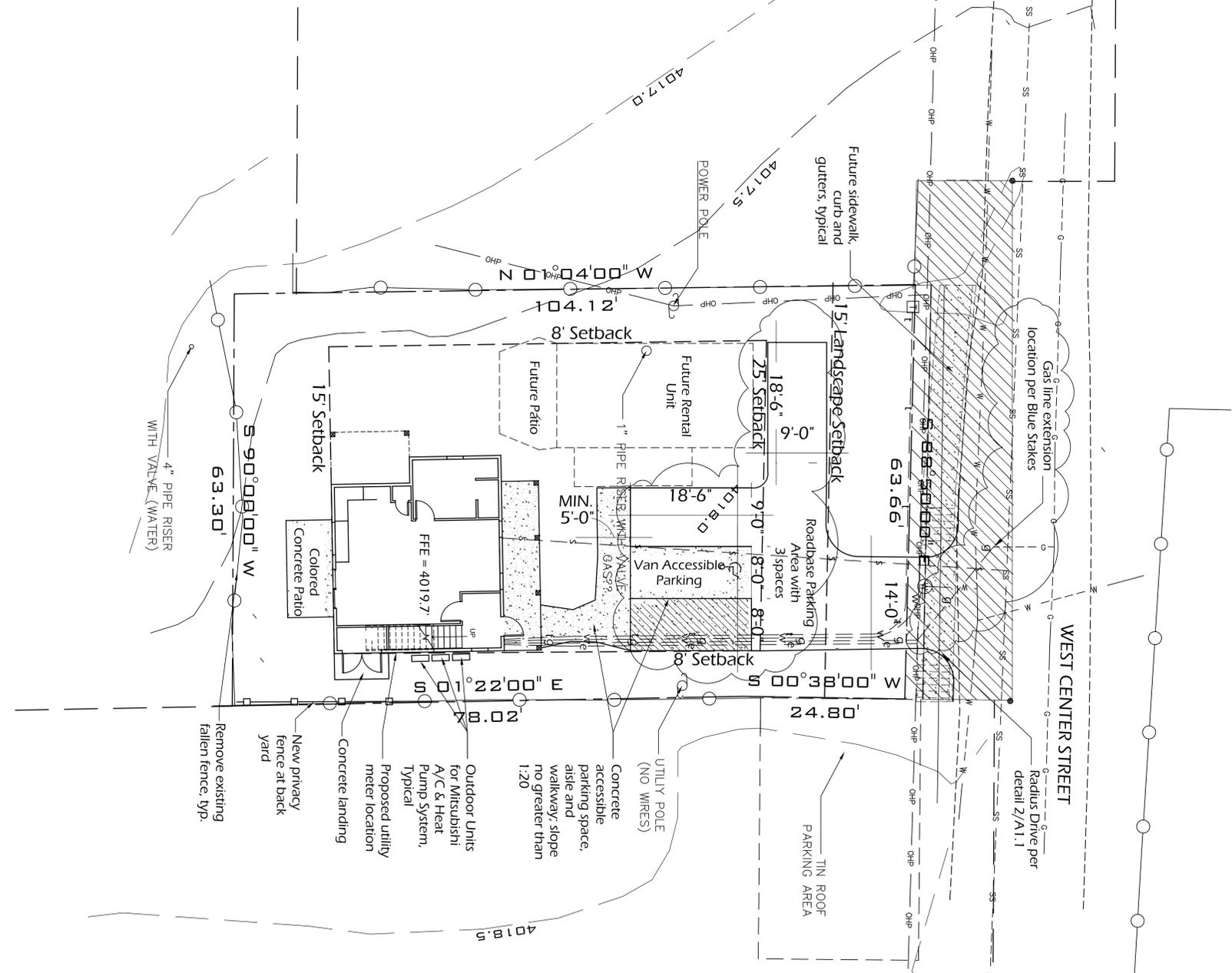
ATTEST:

Rachel Stenta, Recorder

EXISTING SEWER MANHOLE
 RIM = 4017.70
 MEASURE DOWN = -6.50
 INV 8" (E & W) = 4011.10



2 RADIUS DRIVE DETAIL 1"=10'-0"



1 SITE PLAN 1"=10'-0"

NOTES:
 • Refer to A1.2 Landscape Plan for exterior light locations
 • Refer to C1 for grading and drainage

LEGEND

- FOUND 5/8" REBAR AND CAP
- FOUND PK NAIL
- TELEPHONE JUNCTION BOX
- ⊙ WATER MANHOLE
- ⊙ POWER POLE
- ⊙ SEWER MANHOLE



Michaud Rentals Units
 165 West Center Street
 Moab, Utah



RIVERBEND ARCHITECTURE & PLANNING
 P.O. Box 8723, Breckenridge, CO 80424
 (970) 485-0197

Title:
 Site, Parking, and Utilities Plan

Sheet:
A1.1
 Project No:
 21504

Issue Date:
Sept. 24, 2015
August 24, 2015
August 5, 2015
July 25, 2015

Michaud Rental Units
165 West Center Street, Moab, Utah

Site Plan Narrative

We are pleased to submit the proposed Site Plan for the Michaud Rental Units. The project consists of two commercial short-term rental units totaling 1382 square feet. Currently the property is undeveloped.

The Site Plan submittal, we believe, is in conformance with the City Code. Setbacks and lot coverage meet the C-2 Zoning District standards. Project details include:

- 1) Building coverage will be 2536 square feet, constructed on the 7781 sq. ft. lot.
- 2) One access point is provided to the site from West Center Street.
- 3) Three off street parking spaces will be provided on site, one van accessible with an accessible aisle.
- 4) Since the project remains under 5000 gross square feet, we do not anticipate any significant traffic impacts to West Center Street or surrounding intersections.
- 5) Landscaping will be oriented towards West Center Street with additional trees and shrubs planted.
- 6) Lighting will be low level meeting dark skies standards.

We would like to thank you for the opportunity to present this Site Plan for approval, and we look forward to working with city staff in the future to make this a project a reality.