

**CITY OF MOAB  
PLANNING COMMISSION  
PUBLIC HEARING  
PROPOSED ZONE CHANGE APPLICATION**

The City of Moab Planning Commission will hold a Public Hearing on Thursday, February 24, 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 a proposed zone change from R-4 Residential and C-2 Commercial Residential to C-3 Central Commercial for 5.64 acres located at approximately 61 North 100 West owned by Red Rock Partners, LLC.

The proposed zone change application 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](http://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, February 10 and February 17, 2011.

## I. INTRODUCTION

Red Rock Partners, LLC. (Owners) are the current owners of the 7.22 acre parcel of land bordered by 100 West, Williams Way and Walnut Lane. This parcel is currently zoned R-4, C-2 and C-3. The Owners seek to rezone those portions of the subject property currently zoned R-4 and C-2 to C-3 zoning consistent with the C-3 zoning of the front (east) portion of the site, to allow the future development of a hotel/resort with associated commercial uses.

### *17.24.010 Objectives and characteristics.*

*The C-3 central commercial zone has been established as a district in which the primary use of the land is for business purposes. The area covered by this zone is now and it is intended that it shall continue to be the dominant shopping and financial center of the city and surrounding territory. For this reason the zone has been located in the central part of the city where the street pattern makes the business buildings readily accessible to all parts of the city and surrounding region and where business and shopping activities can be carried on with maximum convenience. The C-3 zone is characterized by wide, clean, well-lighted streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Attractive, inviting and well-maintained shops, stores, offices and other buildings are also characteristic of this zone.*

*Representative of the uses in this zone are banks, hotels, office buildings, theaters, and a wide variety of retail outlets. In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the regulations set out in this chapter shall apply in the C-3 zone.*

The proposal of a hotel/resort/spa with associated commercial space precisely fits the purpose and the intent of the C-3 zone district. This parcel of land, located just one block off Main Street and in the central part of the city lends itself well to this type of development by keeping hotel and commercial uses in the central core and within easy, convenient distance from existing commercial core activities.

