



SEPTEMBER 26, 2019  
PLANNING COMMISSION WORKSHOP 5:00 P.M.

City Council Chambers  
217 East Center Street  
Moab, Utah 84532

1. Planning Commission Workshop - Continued Discussion Of Development Standards For Overnight Accommodations

Documents:

[DEVELOP STANDARDS APPLICABILITY MATRIX.PDF](#)

Development Standard Category	Standard	C-1	C-2	C-2	C-3	C-4	RC	Comments
<b>Energy</b>	Net Zero Building, Leed Silver, or LBC certified							
<b>Water</b>	Rainwater catchment required							
	Waterwise landscaping and only 20% of landscaped area can be turf							
	Bio-retention and bio-infiltration storm water systems							
	Pools shall be indoors or shaded/covered to reduce evapotranspiration							
<b>Transportation</b>	Free Bicycle Storage/bike racks for guests							Bicycle storage should be secure. Based on a ratio to the number of rooms
	Free Shuttle							
	Bus Pull out or shuttle stop							
	Payment in lieu that will support the development of non-motorized trail infrastructure in Moab City							
<b>Mixed Use</b>	20% of gross square footage for first floor commercial							The type of acceptable commercial would be dependent on the zone
	Employee housing on upper levels							
	Ground stories must be occupied by uses other than overnight accommodations that serve the guests of the development							
	Ground stories must be occupied by uses that provide a service to the community							
<b>Civic Space</b>	At least 5% of gross square footage devoted to Civic Uses							Will need to define various acceptable Civic Uses for each zone
	Development of parcels over 5 acres are required to provide a minimum of 5% total lot size as publicly-accessible civic open space. Developer shall work with City to determine the appropriate location of proposed open spaces.							

	Participation in existing or planned civic uses							Will have to develop list of community-wide civic uses
	Fee in lieu							Need to come up with fee
<b>Height</b>	Per current zoning							
	Potential exception for architectural features not to exceed an additional 15% height for no more than 10% of the building footprint							Need to define what we mean, a maximum
	Pedestrian scale stepping required for upper floors							Show examples, come up with minimum step backs and elements to provide pedestrian scale
	Maintain views of the Moab Rim from US 191							
<b>Density, Scale</b>	No 1 building larger than 20,000sf							
	No 1 building larger than 30,000sf							
	No 1 building larger than 40,000sf							
	Total project square footage not to exceed 20,000sf							
	Total project square footage not to exceed 40,000sf							
	Total project square footage not to exceed 60,000sf							Could add a larger number for some zones.
<b>Open Space</b>	Minimum Usable Open Space on site of 30%							Will have to define "usable open space"
	Minimum Usable Open Space of 15% plus participation in Open Space in the area							
<b>Site Configuration</b>	Primary uses must face the fronting roadway							
	All development must fit the property – no mass grading or grading of a flat building envelope (building must step with terrain)							

<b>Building Design</b>	No façade to exceed 60 ft in length							
	More than 5 ft shift in vertical and horizontal façade for each 30 linear feet							
	<p>Building design shall vary between vertical facade divisions and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following:</p> <ul style="list-style-type: none"> <li>• The proportion of recesses and projections.</li> <li>• The location of the entrance and window placement, unless storefronts are utilized.</li> <li>• Roof type, plane, or material, unless otherwise stated in the Building Type requirements.</li> </ul>							
	For uses located on the ground floor facing the primary fronting street, 60% Minimum Ground Story Transparency is required, measured floor to floor. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.							
	Blank Wall Limitations are required on all facades facing the primary street. No rectangular area greater than 30% of a story's facade, as measured from floor to floor may be windowless, and no horizontal segment of a story's facade greater than 15 feet in width may be windowless, unless otherwise approved.							

	A mix of entrance types may be utilized, aligned with the overarching architectural theme or concept. All buildings must have an easily-discernable Principal Entrance located on the primary street side of the principal building or buildings.							
	Since some development areas on the west side of US-191 are located significantly lower than the topography along US-191, the treatment of roofs should be thoughtful and consistent. Air conditioning units and similar mechanical requirements should be avoided on rooftop locations, and fully-screened from view when unavoidable. Parking shall be located to the side or rear of buildings							
<b>Materials and Colors</b>	Primary Facade Materials. 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.							
	Permitted primary building materials will include high quality, durable, natural materials such as stone, brick and adobe-type materials; wood lap siding; fiber cement board lapped, shingled, or panel; metal siding; glass. Other high quality synthetic materials may be approved as part of a unified theme or design concept.							
	Secondary Facade Materials are limited to details and accents. Examples include							

	gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim; and exterior architectural metal panels and cladding. Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only							
	Acceptable Roof Materials include 300 pound or better, dimensional asphalt composite shingles, metal tiles or standing seam, slate, and ceramic tile. Other roof materials may be considered for approval.							
	Color. Main building colors shall be complementary to existing buildings in the area, the surrounding landscape and visual backdrops.							
	Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used throughout the district.							
<b>Window, Awnings, Shutters</b>	Windows - all upper story windows of overnight accommodation, mixed use and associated buildings shall be recessed and double hung.							
	Plastic or vinyl awnings are not permitted. Awning types and colors for each building face shall be coordinated.							
	If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small							

	for complete coverage of the window. Shutters shall be wood.							
Balconies	<ul style="list-style-type: none"> <li>Balconies shall be a minimum of six feet deep and five feet wide.</li> <li>Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.</li> <li>A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.</li> </ul>							
Landscaping	Refer the Landscape Standards in the Code							May want to modify landscape standards based on updated information and approaches.
Parking	Refer to existing parking standards in the code							

