



NOVEMBER 7, 2019
PLANNING COMMISSION WORKSHOP 5:00 P.M.

City Council Chambers
217 East Center Street
Moab, Utah 84532

1. Continued Discussion On Development Standards For Overnight Accommodations

Documents:

[OA DEV STANDARDS 11.7.2019 AGENDA REPORT.PDF](#)

Moab Planning Commission Agenda Item

Meeting Date: November 7, 2019

Title: Planning Commission Work Session on Development Standards for Overnight Accommodations (OAs)

Disposition: Work Session to gain specific policy direction on proposed Development Standards for new Overnight Accommodations in the RC Resort Commercial and the C-2 Commercial-Residential Zone.

Staff Presenter: Nora Shepard, Planning Director

Background/Summary:

PC/CC Direction

As the result of the adoption of Ordinance 2019-18, the City Staff and Planning Commission have been tasked with drafting of Development Standards so that the City can, one again, accept applications for new Overnight Accommodations in the City. As discussed by the Planning Commission and City Council in a joint work session held on Tuesday, August 13, 2019, the Development Standards that need to be developed shall include:

- Energy Efficiency
- Density and Size
- Aesthetics
 - Height, bulk and scale
 - Façade Variation
 - Color and Materials
 - Viewshed
- Landscaping, buffering
- Mixed Use Requirements
- Water carrying capacity, existing infrastructure capacity
- Contribution to cumulative traffic, connectivity/contribution to non-motorized/micro vehicle transportation network

Where Are We in the Process?

The City and County are working together to develop consistent Development Standards. A spreadsheet was drafted with possible Development Standards. The spreadsheet has been revised several times based on input by both the City and County Planning Commissions and the City and County Councils. The table has been a collaboration between the City and Grand County.

There are still some Development Standards that warrant further discussion and recommendation from the Planning Commission. They are discussed below.

Expectations

- 1 PC WS Draft Development Standards
11.7.2019
Nora Shepard

This effort to modify the regulation of Overnight Accommodations is ambitious. The goal at this time is to be able to accept new applications *somewhere* in Moab. There will be on-going work after the adoption of the Development Standards to include, but not be limited to:

- Development Standards for OAs in all commercial zones
- Standards for redevelopment, remodels and expansions
- Refinement of Standards based on the initial roll-out
- Revised landscape and irrigation standards

At this time, staff is working on developing standards for the RC Resort Commercial Zone and the C-2 Commercial-Residential Zone.

Purpose of Work Session:

Staff is preparing the actual code amendments. Additional feedback from the Planning Commission is needed on the following items:

1. Specific direction on mass, scale, setbacks and height for new OA projects (especially as they may apply in the RC Zone).
2. Is there a desire to meter new OA development?
3. Transportation Standards
4. Open space/civic use and mixed use by zone
5. Building height and incentives
6. Materials and Color Standards

Draft Revised Development Standards:

In reviewing and revising the Development Standards, the staff considered the following:

Energy

- It is unlikely that a motel/hotel can practically meet net zero for their project. Net Zero means that the project generates as much energy as it uses. The Net Zero standard has been modified so that 80% of the energy needs are produced on site. The balance of the energy should be provided by purchasing renewable energy credits.
- Alternately, if a developer chooses to use an energy certification program such as Leeds or Community Building/Living Challenge, they would be able to do so.

Water

- A rainwater catchment system will be required and used on site for beneficial uses. The language of the Development Standard currently reads:
OA developments shall install the maximum feasible rainwater catchment system and use the water for beneficial on-site uses, such as reducing the use of culinary water for landscaping irrigation. If necessary, Applicant shall apply for water rights from the State of Utah Division of Water Rights to meet their maximum feasible catchment volume. Applicants will not be required to install systems that would generate more water than is needed to satisfy a development's outdoor water/landscaping irrigation needs.

- Maximum of 10% sod or non-native grass
- All new developments will have to use water-wise landscaping and/or xeriscape. In the future, the landscaping requirements in the MMC should be updated.
- Bioretention and bio-infiltration required (if the soil condition will allow it).

Transportation

OA Developments shall incorporate into their subdivision plat or site plan the following transportation infrastructure:

- Space to accommodate a transit or shuttle stop
- Covered, lockable bike storage at a rate of 1 space per 2 lodging units
- Active transportation and non-motorized trail easements dedicated to the public when identified in the Grand County Non-motorized Trails Master Plan or Moab City Trails Plan

As an alternative, OA developments could be required to provide a narrative and transportation solutions that will reduce projected vehicle trips below the ITE Trip Generation Manual by 20%.

Mixed Use, Civic Space, Open Space and Public Art Standards

The concept of civic space has been difficult to define. Staff recommends that there be flexibility on the civic/open space/mixed use to develop functional and usable areas that may be most appropriate for the location and zoning. For example, projects in the Resort Commercial (RC) may want to provide tourist related facilities, such as the open/civic space behind the Aarchway Inn. Projects in the C-2 and C-3 would be required to provide some interface between the public and private realm, or they could provide first floor commercial uses with a street presence.

After much discussion, it has been suggested that we concentrate requiring first floor mixed use requirement in the “in town” zones (C-2, C-3). One of the primary issues that prompted the changes for OAs is that much of the development that has occurred recently in our Commercial Zones has been in the form of OAs and that many commercial uses that benefit the residents and visitors are not being provided currently in Moab. Requiring mixed use for “in-town” OAs would help this situation. In addition, Landmark Design is working on creating code that encourages “commercial nodes” in Moab. That work will move forward as soon as we complete the Development Standards for OAs.

The strategy being discussed at this time is to require a % (10%?) of a lot or building square footage that could be satisfied by providing on or more of the following:

- Usable open space or civic space for guests and residents of Moab
- Commercial Uses that provide services or goods tailored to visitors to decrease the need for vehicle trips into downtown
- Community gardens or gardens for farm to table restaurants
- Space for seasonal sales of produce and other similar items

- Restaurant open to the public
- Employee housing above and beyond what is required by the Assured Workforce Housing Code
- Installation or contribution to public art either on-site or elsewhere in Moab

Height

As discussed by the Planning Commission, height will vary by zone and location. Some of the properties on the west side of Hwy 191 could be allowed flexibility for additional height based on setbacks and views. The view of the Moab Rim is vital to maintain. Projects along Hwy 191 should be stepped so that the areas closest to the road be one-story with additional stories being stepped back. This is to avoid a “wall” along the highway. One strategy could be to allow 2 stories by right, with the ability to increase to 3 stories if:

- Additional employee housing above and beyond the assured workforce housing, either on or off-site
- A minimum of 10% of the building square footage if commercial uses are provided on site (but not necessarily in the same building as the OAs) that provide goods or services for the community and open to the public. Examples include Day Care Centers, Drug Stores and Pharmacies, Grocery Stores, Open Markets and similar uses. This would be above and beyond the requirement for Mixed Use, Civic Space, Open Space or Public Art.

Maximum Building/Project Size

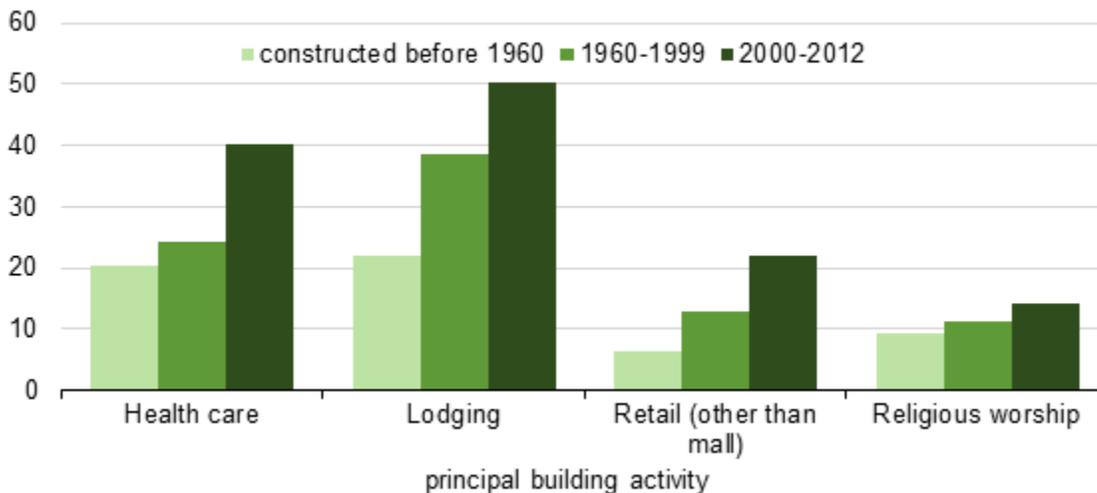
This is an item where staff needs additional direction. Do we want to put a cap on the size of any 1 building, and/or of an entire project? In order to discuss this, the staff has prepared a table of existing and proposed project sizes as a reference:

Project	Total Square Footage (approximately)	# of rooms
Hyatt	74,160 sf (main building)	110 rooms
Homewood Suites	77,500 sf	96 rooms
Hampton Inn	46,000 sf	79 rooms
Sleep Inn	50,700 sf	87 rooms
Wingate	58,000 sf	120 rooms
Moab My Place	29,000 sf	64 rooms
La Quinta		100 rooms
HooDoo Hotel		115 rooms
World Mark	270,000 sf	152 units
Moab Rustic	14,500 sf	35 rooms
Apache	15,500 sf	35 rooms
Bowen	16,350 sf	41 rooms
Aarchway Inn	60,000 sf	97 rooms

There is research that shows that hotel rooms are getting smaller (info collected and provided by Mila Dunbar-Irwin, Community and Economic Development Specialist, Grand County, UT):

- Average hotel rooms are / have been 325 sf, but newer hotels are building at 200sf
- Average US hotel has 115 rooms and requires 48,000sf for the building
- Hotels have been getting bigger and bigger – looks like they used to be a little over 20,000 sf

Average building size by principal activity and vintage
thousand square feet



Source: U.S. Energy Information Administration, 2012 Commercial Buildings Energy Consumption Survey

The Planning Commission is being asked to give a recommendation to the City Council on building size and project size. At a joint work session with the County Planning Commission and Council, it was suggested that maximum building size for Accommodations be no more than 20,000sf with a maximum total square footage 60,000 sf (in the RC Zone and in the County).

The staff is also asking the Planning Commission to make a recommendation on metering. Should there be a cap on the number of rooms per year that can be approved?

Architectural Standards

The proposed standards are fairly common and are not generally difficult to achieve. The balance of getting good design vs cost must be considered. We want more aesthetically pleasing projects, but do not want to make the standards so onerous as to make it impossible for smaller businesses and local developers to move forward. The Code will include schematics to explain the required massing shifts. The standards discussed by the County Planning Commission and Council are as follows:

<p>Site Configuration</p>	<p>All development must fit the property – no mass grading or grading of a flat building envelope (building must step with terrain). Stay out of wetlands, protect major vegetation (existing trees). Primary Uses must face the fronting roadway Primary uses must face the fronting roadway (applicable in the C-2). Will show examples of acceptable and unacceptable site configurations.</p> <p>Ensure development relates to the physical characteristics of the site:</p> <ul style="list-style-type: none"> • Ensure building scale, orientation, and design relates to the surrounding uses and streets; • Creates a cohesive visual identity and an attractive street scene; • Ensure site design for efficient pedestrian, bicycle, transit, and vehicular circulation patterns; • Create a high-quality pedestrian environment; • Promote design environments built to human scale;. • Ensure delivery, trash, and loading facilities are located so as not to impede regular vehicular and pedestrian circulation and access routes; and • Ensure safe and efficient access between buildings and parking areas.
<p>Building Design</p>	<ul style="list-style-type: none"> • All multifamily residential buildings or structures 2,500 square feet or greater in gross floor area shall be composed of at least three visual building masses of differing heights and planes. • No façade or building wall shall exceed 60 linear feet. More than 5 ft shift in vertical and horizontal façade is required for each 30 linear feet. • 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
	<p>For uses located on the ground floor facing the primary fronting street, 60% Minimum Ground Story Transparency is required in the C-2 Zone, and 30% in the RC Zone. measured floor to floor. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.</p>

	<p>Blank wall limitations are required on all facades.</p> <ul style="list-style-type: none"> 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. An exception may be considered if the wall area is to be used as a mural (not a sign).
4-sided Architecture	<p>All facades of the proposed building must comply with the building design requirements</p>
The County is recommending that this section be deleted.	<ul style="list-style-type: none"> 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.
Materials and Colors (Also, See existing building and lot design standards in the RC and RS zone districts of Article 2)	<p>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.</p> <p>Other high quality synthetic materials may be approved as part of a unified theme or design concept. Aside from solar panels or other infrastructure related to energy efficiency and water use/reuse, OA Developments shall utilize non-reflective materials.</p>
Building Materials The County is recommending that this section be deleted	<p>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. 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. Other durable materials will be considered as technologic improvements are made.</p>
Materials and Colors (Also, See existing	<p>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. The County is recommending that this section be deleted.</p>

building and lot design standards in the RC and RS zone districts of Article 2) Window, Awnings, Shutters	<p>Color. OA Developments shall utilize earthtone colors that are complementary to the surrounding landscape and visual backdrops. Exceptions can be made for public art (not signs).</p>
	<p>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.</p>
	<p>Plastic or vinyl awnings are not permitted. Awning types and colors for each building face shall be coordinated.</p>
	<p>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 or other durable material.</p>
Interior Lighting	<p>Interior lighting located in rooms with windows visible from any property line boundary shall have their fixtures directed to the interior of the room as to minimize light pollution.</p>