Title: Continuation of presentation from Wednesday March 11, 2020 on proposed draft of Overnight Accommodation Development Standards relating to water conservation, use, and reclamation, as well as Resort Commercial Zone Review.

Staff Presenter: Cory P. Shurtleff, Assistant Planner

Attachments:
Exhibit A: Memorandum of City Council Agenda Item; Discussion of Ordinance 2019-30
Exhibit B: Analysis of number of Overnight Accommodations (OAs) currently licensed in the City
Exhibit C: Approved Grand County Ordinance to Revise Overnight Accommodations Development Standards
Exhibit D: RC Zone Developable Land Parcel Map
Exhibit E: Description of RC Parcels
Exhibit F: Ordinance 2019-030 Draft 1.8.2020

Background:
Review of Overnight Accommodation Development Standards history: On February 12, 2019 Moab City Council passed ordinance #2019-06, An ordinance enacting a temporary land use regulation prohibiting, for a period of 180 days, the development of new nightly rental uses, including Hotels/Motels, Bed and Breakfasts, and other Overnight Accommodations pending completion of revision to City Ordinances in Zoning Districts where nightly rentals are allowed.

On July 23, 2019, following the duration of the moratorium on New Overnight Accommodations, Moab City Council passed ordinance #2019-18, an ordinance removing Overnight Accommodations as a permitted use and allowing established overnight accommodations to remain legal uses in the C1, C2, C3, C4, RC, and SAR zones.

Since the initiation of the moratorium, the Moab Planning Commission and Moab City Staff have been working on creating development standards that would accompany an ordinance reinstating Overnight Accommodations as a permitted use in commercial zones. Comments and direction given by the City Council have refined the scope of the proposed ordinance to only include the RC – Resort Commercial Zone, as the first zone to reintroduce Overnight Accommodations as a permitted use.

The proposed draft ordinance #2019-30, an ordinance amending the City of Moab Municipal Code Section 17.31 RC Resort Commercial Zone to allow new Hotel and Motels subject to revised development standards, was presented to the Moab City
Council on January 08, 2020. The City Council has continued this ordinance with direction to the Planning Commission and City Staff to further develop standards.

**Continuation of Presentation:**
At the previous Moab Water Conservation and Drought Management Advisory Board Meeting on Wednesday March 11, 2020, City Staff presenter Cory Shurtleff reviewed the proposed draft Ordinance #2019-30, and the specific provisions relating to water conservation, use, and reclamation. Elaboration on development standards and techniques used by code to address desired results of requirements. Review of what strategies and discussions have been involved in the ordinance design process.

**Presentation Summary:**
For this agenda item Staff will present a short review of material covered at the previous meeting. Then Staff will respond to the requested information by the Moab Water Conservation and Drought Management Advisory Board. This includes: a context map of the Resort Commercial Zone, RC Zone Map with location and descriptions of vacant land. Staff will provide an index of all RC Zone property, with specific parcel descriptions. Discussion of how a project under the new OA Development Standards might look, with adjusted scope and scale.