

Moab City Planning Department Zoning and Planning Report

Staff: Cory P. Shurtleff, Planning Director
Jessica Thacker, Assistant Planner

Subject: DRT Comment Response to #22-0016 Jailhouse Café Expansion Site Plan Application

Date: Sent to Applicant 05/27/2022

Date Submitted: April 14, 2022

Date Sent to DRT: April 20, 2022

DRT Meeting: May 4, 2022 and May 18, 2022

Property Owner: William Petty

Applicant: Eric Tscherter – Chamberlin Architects

Location: 101 North Main Street, Moab UT 84532

Parcel: 01-0B25-0001 (6969.6 sf); 01-0B25-0002 (871.2 sf); 01-0B25-0020 (2178.0 sf) – Total 0.24 acres

Zoning: C3 Central Commercial Zone

Existing Use: Commercial Eating Establishment

Proposed Use: Expanded Commercial Eating Establishment & Above ground-floor dwelling units of a nonresidential structure

Project Size: 16,128 sf

Height Limit: C3: 40' Max

Proposed Parking: 3 parking spaces w/ parking exemption requested

1. #22-0016; Jailhouse Café Expansion Site Plan Application;
 - a. Dominion
 - i. We have two (2) existing service lines to this property. Prior to construction the applicant will need to reach out and schedule service line changes. A gas main extension will also need to be completed. We will need a PUE and the Dominion Energy Note and Signature Block.
 - b. Health Department
 - i. The Applicant will need to provide a full set of engineered plans for the kitchen.
 - c. Building
 - i. The Applicant will need to provide more information on exits.
 - d. Public Works
 - i. The Applicant will need to provide a Utility Plan.
 - e. Planning

- i. Requires Site Plan Application-Level II Submittal and Payment. MMC 17.67.
 - ii. Requires Sign Permit Application and Payment. All signage must be Dark Sky compliant. MMC 17.09.470
 - iii. Lighting Plan is required per MMC 17.67.040(D). Use
 - iv. Landscaping Plan is required per MMC 17.67.040 (E). Use MMC 17.09.360 through 17.09.420 for design allowances.
 - v. Lighting Plan is required per MMC 17.67.040(D). Must comply with the requirements of Sections 17.09.060 through 17.09.069.
 - vi. Refuse area needs to be more clearly defined. MMC 17.67.040(A)(1)(e)
 - vii. All three (3) lots need to be consolidated into a single parcel.
 - viii. Basement elevation is not illustrated, unable to determine building height.
 - ix. Parking Calculation Required, considerations of available options*, please contact City of Moab Planning Department.
- f. Wastewater Reclamation Facility
 - i. The existing sewer from the property to the northeast can be joined with the sewer from the Jailhouse property. It will need to run separately all the way to the main.
 - ii. Plans show a pump station. Its location and details need to be illustrated.
 - iii. Groundwater is likely to be encountered. Groundwater pumped out of the basement cannot be put into the sanitary sewer. It must go into a storm drain.
 - iv. If the existing grease trap remains in place, a testing manhole will need to be installed.
- g. Engineering
 - i. There are multiple service lines on the site and these utilities serve adjacent properties. Have the adjacent property owners been informed about the proposed service line changes? Is there an existing easement for these utilities?
 - ii. A 4" sewer line service line of Lot 01-B25-0017 is under the proposed building. What is the plan if this line requires maintenance? Is the Applicant going to grant an easement for this line?
 - iii. Each lot needs its own service line. Proposed plan shows the 4" sewer service line will be shared with the neighbor. Further discussion with the Applicant will be needed.
 - iv. FYI: Sewer impact fee will be recalculated.
 - v. The Applicant will need to submit detail for the proposed sidewalk chases.
 - vi. A permit will be required from the Health Department for collecting rainwater.

- vii. Please provide the calculation of runoff and the hydrograph of the model.
What is the total runoff from each outlet from the site?