

Moab My Place Hotel RC Code Compliance 7.18.2019

	Code Section	subsection	Standard	Proposed	Comments
OK	17.31.020	Permitted Uses		Lodging	Permitted Use in the RC Zone (already in process at the time of the moratorium on new lodging uses)
OK	17.31.030 Area, width, location	Minimum lot area	10, 890 sf	7.02 acres	
OK		Setbacks	Front: 0 Side: 25 Interior side: 10 Rear: 10	Front: 50 feet Side: >25 feet Rear: >10 feet	
OK		Building Height	40	36 feet with a parapet maximum of 43.6	Additional height is allowed under Section 17.12.180
OK	17.31.040 Special Provisions	Building Design	Slab on Grade	Slab on Grade	
OK			Indigenous materials, style	natural stone, cement board lap siding, asphalt shingles	Compatible with other structures in the area
OK			Façade variation – at least 4	6 façade shifts	
OK			Color – medium to dark earth tones	Beige, medium brown, natural stone, grey lap siding accent	
COA		Outdoor Lighting		Will have to comply	Condition of approval
OK		Site Design	Parking – 80% side and rear	All parking in rear	
OK			Trails and Sidewalks	Maintaining or replacing existing frontage concrete path	

OK			Meaningful open space 25%	Outdoor pool and recreation area proposed, 18% pervious area	Hillside area cannot be disturbed per Hillside Permit
OK			Minimize access points	1 access onto Hwy 191	UDOT conditional access permit granted
OK		Landscaping	Parking lot barrier		Condition of approval
COA			Parking lot landscaping interior	Unbroken row of spaces longer than the max 150 ft	Condition of approval
COA			ROW landscaping	Not proposed at this time.	Road widening may impact ROW. Condition of approval
COA		Signage		New monument sign, 1 wall sign proposed	To be addressed in a separate permit