

THE CITY OF
MOAB



EST. 1902

**Site Plan Review Level
II Matrix for Shumway
Mixed-Development
1082 Hwy 191**

Municipal Code Analysis

17.67

Section	Code Provision	Compliance	Rationale
17.67.040A.1	<p>Preliminary Site Plan: Applicants shall submit a preliminary site plan (with requirements as listed below), drawn by an engineer, surveyor, or architect, to a scale of not less than one inch equals fifty feet that shall include:</p> <ul style="list-style-type: none"> * Parcel Boundary Lines, * Drives, Streets, and Rights-of-Way, * Parking and Loading, Access, * Refuse Areas, * Common Open Spaces, Topography, * Use Types, * Public Dedications, Lots or Plots, Adjacent Zoning, Fire Hydrants, Title Block, Vicinity Map, Legal Description of Property. 	Complies	
17.67.040A.2	<p>Floor Plan and Elevations. A floor plan, at a minimum, shall consist of a drawing to scale showing a view from above, of the relationships between rooms, spaces and other physical features at each floor level of a structure. All dimensions shall be drawn between the walls to specify room sizes and wall lengths. The floor plan shall show the physical layout of: Interior Walls and Hallways, Restrooms, Windows, doors, landings, decks, and patios, Plumbing features, Interior Features such as fireplaces, saunas, hot tubs, and whirlpools; Locations of electrical panels and service connections, Planned Uses of Buildings and Rooms, All finished first floor elevations, and Elevation view drawings shall show all side elevations of existing and proposed structures, and shall depict exterior architectural elements and materials, as well as heights of the structure.</p>	Complies	
17.67.040.B	<p>Narrative. The narrative shall describe in reasonable detail the purpose of the proposed development, the types of all land uses that are anticipated, the phasing of development, and information regarding all accessory uses, structures, or major features. Statistical information as to the project area, developed area square footage, number of parking spaces, and the like shall be included.</p>	Complies	
17.67.040.C	<p>Conceptual Master Sign Plan. If signage is anticipated, applicants shall submit a master sign plan showing the location, dimensions, materials, and type of illumination for all signs. All signage shall comply with Chapter 17.93, Sign Code, and is subject to permitting under that process.</p>	Complies	
17.67.040.D	<p>Lighting Plan. The lighting plan shall show number and types of fixtures for walkways, building exterior lighting, and parking areas and comply with the requirements of sections 17.09.060 through 17.09.069.</p>	Complies	

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17.67.040.E	Landscape Plan. The landscape plan shall include size and species of all plantings, an irrigation plan, xeriscape plan, and a care and maintenance plan. All applicable code sections of the Moab Municipal Code must be used to develop the landscape plan, including Chapter 12.24, Tree Stewardship. Proposed erosion control structures and details as to ground cover must also be noted on the landscape plan.	Complies	
17.67.040.F	Wetlands, Riparian Areas, and Floodways. If the development is adjacent to riparian areas, flood zones, probable wetlands, or areas where stream channels may be altered by planned development, a wetlands, riparian areas, and floodway plan drawn by an engineer, surveyor, or other appropriate consultant must be submitted. Probable wetlands shall be described and delineated. All applications shall show compliance with Chapter 15.40, Flood Damage Prevention. Flood zone boundaries and the base flood elevation must be shown. Where the application includes areas which may be subject to flooding the applicant shall show that the elevation of the lowest floor of all structures exceeds the elevation which is above the base flood elevation. All elevations on the plan shall be shown in the most current North American Vertical Datum (NAVD).	NA	
17.67.040.G.1	Water Drainage Plan. This report shall comply with the City of Moab/Grand County Design Criteria for Drainage Studies, as adopted or updated by the City from time to time. The storm water drainage plan shall be reviewed for compliance with other applicable advisory documents. The storm water drainage plan shall include, at a minimum, the following information: Project site , Existing Contours, proposed contours, Benchmark referencing mean sea level, Drainage system shown in plan view with estimated cubic-feet-per-second flow for a one-hundred-year storm event; Location of all natural drainage channels and water bodies; Existing and proposed drainage easements; Type, size, and location of existing and proposed drainage structures such as pipes, culverts, inlets, ditches, swales, retention ponds, detention areas, One -hundred-year event (base) flood areas; any additional information to satisfy FEMA floodplain requirements; Erosion control plans.	Complies	
17.67.040.G.2	Minimum Standards. All structures for drainage and flood control shall be designed, at a minimum, to successfully convey the anticipated one-hundred-year frequency storm event for maximum period of intensity over the entire drainage basin. The applicant shall submit calculations to show that all structures have adequate capacity to accommodate flows expected to result from the designated storm event.	Complies	

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17.67.040.G.3	Water and Sewer System Protection. All storm water facilities shall be designed to avoid or minimize damage to, or infiltration of, culinary water and sanitary sewer facilities.	Complies	
17.67.040.H	Planned Grading. A grading plan for surface drainage (shown by contours and spot elevations) shall be prepared by an engineer or surveyor. It shall show the planned grading and paving of driveways, access roads, and parking areas. Grading and paving shall be shown on plans, profiles, cross sections, and details as necessary to describe new construction. Details of curbs, gutters, sidewalks, drainage structures, and conveyance systems, dimensions of all improvements, size, location, thickness, materials, strengths, and necessary reinforcement can be shown on the site plan in the case of a Level I application, or on a separate drawing based on the complexity of the project.	Complies	
17.67.040.I	Utility Plan. A utility plan shall be prepared by an engineer. It shall show the locations, dimensions, and elevations of all sewer facilities and culinary water facilities needed to serve the site. The utility plan shall specify in reasonable detail the types of equipment and materials to be used, and shall comply with all applicable advisory documents or City engineering requirements. Plans showing the locations of natural gas, electric, and telephone/data lines must also be shown.	Complies	
17.67.040.J	Evidence of Title. A current title insurance commitment, ownership and encumbrance report, or abstract of title prepared by a title insurance company or attorney showing all ownership interests, easements, and encumbrances which apply to the parcel(s) comprising the application must be submitted. If requested, the applicant shall provide copies of all recorded documents which may affect the property subject to the application. If common elements or private use restrictions are anticipated, the applicant must submit draft covenants, conditions, and restrictions (CC&Rs) for review.	Complies	
17.67.040.K	Slopes. If proposed development is likely to result in grading of hillsides, city staff may require submittal of a slope study prepared by an engineer or surveyor. Applications will also be reviewed for compliance with Chapter 17.55, Hillside Developments.	N/A	
17.67.040.L	Surface and Subsurface Soils Report. The application shall include a surface and subsurface soils report establishing soil suitability for the proposed development. The report shall be prepared by a geotechnical engineer or other professional, if approved by city staff. At a minimum, the report shall include: A description of soil types; Locations and characteristics with supporting soil maps; Soil Logs of test pits and bore holes; All other information necessary to determine soil suitability for the scope of the development and constraints on development based on findings; Analysis and evaluation of such information with recommendations regarding structural constraints, erosion control, and requirements for building design.	Complies	

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17.67.040.M	Traffic Study. A traffic study and parking and circulation study are required for projects which will generate in excess of five hundred peak daily trips. The study shall be prepared by an engineer.	Complies	Required.
17.67.040.N	The planning director has discretion to require a traffic study for applications which do not generate the level of trips specified above		
17.67.040.O	Street Design Drawings. The application shall include drawings by an engineer showing the design, grades, widths, and profiles of all streets, sidewalks, curbs, gutters, traffic control devices, traffic signs, and associated public improvements. All street designs shall conform to street classifications and design standards adopted by the City.	N/A	
17.67.040.P	Additional Submittals--Waiver of Certain Submittals. The planning director has discretion to require other or additional submittals where necessary for the review of a particular application, or as required for Level II development under Chapter 17.80. Alternatively, the planning director has discretion to waive or modify any requirement for a particular submittal if it is determined that the document or report is not necessary, or if an alternate submittal is justified for the review of a particular application. Any waiver shall be in a writing labeled as a submittal waiver, shall identify the project by name and application number, and shall be signed and dated by the planning director.		
17.67.040.Q	Conformity with Submittal Standards. All submittals must conform to the land use submittal standards adopted by the City. Submittals which do not clearly or accurately depict elements required for review of the project may be rejected, or staff may require revisions during the review process	Complies	
17.67.060.A	The following criteria govern site plan approval: 1. Compliance with applicable Moab ordinances and building codes; 2. Availability of necessary utilities, including culinary water, sewer, electricity, natural gas, and the like; 3. Consistency of the design with Moab advisory documents; and 4. Accuracy and truthfulness of submittals or representations in the application.	Complies	
17.67.070.A	Will there be a Development Agreement Required?	No	
17.67.070.B	Any Land Dedications?	No	

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17.09.035	Except as otherwise provided for in this title, at least one side of each lot used as a dwelling site shall abut upon a street which has been designated or dedicated to the public for street purposes and the length of such abutting side measured at the setback line shall be at least as great as the width required for dwelling sites in the zone in which such building site is located.	Complies.	Hwy 191
17.09.050	Every part of a required yard shall be open to the sky and unobstructed except for permitted accessory buildings and except for ordinary and customary projection of sills, belt courses, cornices, and other ornamental features and unenclosed steps and unwallied stoops, porches, and carports, which may project up to three feet into a required yard. No projection into a required court which is provided in connection with a court apartment shall be constructed except for customary sills, belt courses, and cornices which may extend into the court not more than sixteen inches.	Complies	
17.09.063	Outdoor lighting – Fully shielded fixture requirements.	Complies	Photometric Plan
17.09.064.A	For commercial developments in the C-1, C-2, C-3, C-4, and RC Zones, the total outdoor light output shall not exceed fifty thousand lumens per developed acre. Such developments shall be permitted a minimum of five thousand lumens regardless of parcel size. lighting per net acre.	Complies	
17.09.066	Outdoor lighting – Color not to exceed 3,000 Kelvins.	Complies	
17.09.067	Parking Lots may not utilize spot lights of flood lighting whether mounted on a post or exterior building wall. Max Height is 25' Setback is equal to two and a half times the height of the pole from a property line. No light can shine outside the parking lot Lights should be fully shielded and pointed downward .	Complies	

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17.09.120	<p>A. No dwelling shall be erected which has a ceiling height of less than seven feet six inches or one story above grade, whichever is greater.</p> <p>B. No fence or wall shall be constructed higher than four feet above the ground in any required front or side yard that fronts on a street, except that in agricultural zones such fences may be constructed to a height of six feet.</p>	Complies	
17.09.140	<p>Surface water from roof tops, lots or irrigation ditches shall not be allowed to drain onto adjacent lots or streets, except after written agreement between the parties involved.</p>	Complies	
17.09.150	<p>In all zones which require a front yard, no obstruction which will obscure the view of automobile drivers shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points forty-five feet from the intersection of the street lines.</p>	Complies	Not on a corner no obstructions.
17.09.160	<p>Wherever a front or side yard is required for a building which building abuts on a proposed street which has not been constructed but which has been designated by the Planning Commission as a future street, the depth of such front or side yard shall be measured from the planned street lines.</p>	N/A	No proposed street
17.09.170	<p>The setback from the street for any dwelling located between two existing dwellings in any residential zone may be the same as the average for said two existing dwellings, provided the existing dwellings are on the same side of the street and are located within one hundred fifty feet of each other.</p>	NA	

Section	Code Provision	Compliance	Rationale
17.09.230	<p>Off-street parking and loading-Number of spaces. Use(s): Retail, Offices, Eating Establishment Required Parking: Retail and Offices 1 space/300 SF Eating Establishment 1 spaces /200 SF</p>	Complies	Parking spaces required– 29.9 Parking spaces provided—30
17.09.270	<p>A. Access driveways shall be provided for ingress to and egress from all parking and loading facilities. Each parking and loading space shall be easily accessible to the intended user.</p> <p>B. Forward travel to and from parking facilities from a dedicated street or alley shall be required for all uses... The parking area shall be adequate to facilitate the turning of vehicles to permit forward travel upon entering a street.</p> <p>C. Access to all off-street parking facilities shall be designed in a manner which will not interfere with the movements of vehicular and pedestrian traffic</p>	Complies	
17.09.280	<p>Circulation within a parking area shall comply with the following requirements:</p> <p>A. Parking area with more than one aisle must be so arranged that a car need not enter the street to reach another aisle within the same parking area.</p> <p>B. Directional signs shall be required to differentiate between entrance and exit access points to the street.</p>	Complies	
17.09.290	<p>Parking and loading facilities may be located any place on the premises except for areas that are required to be landscaped.</p>	Complies	
17.09.330	<p>A. All off-street parking lots shall be bordered by a curb</p> <p>B. For parking lots designed for over five vehicle spaces, shade trees shall be appropriately spaced around the perimeter of parking lots to provide a solid canopy of shade when the trees mature</p> <p>C. For parking lots over four thousand square feet, at least five percent of the interior of the lot shall be landscaped so as to define aisles and limit unbroken rows of parking.</p> <p>D. To provide for a pleasant, pedestrian environment in the central commercial district, a landscaped strip at least ten feet in width shall be provided along the edge of any parking lot adjacent to a public street</p> <p>E. Will the landscape requirements limit the function of the building site?</p>	Complies	
17.09.340	<p>Off-street parking and loading space required for every 5,000 sq ft of building area .</p>	N/A	Not loading goods or materials

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17.10.050.A	<p><i>Zone Boundary Buffering.</i></p> <p>1. Zone boundary buffering shall be installed and maintained along nonresidential zoning district boundaries (other than streets) that abut residential zones. Zone boundary buffering shall consist of, at minimum:</p> <ul style="list-style-type: none"> a. One canopy tree per fifty linear feet. b. One ornamental/evergreen tree per fifty linear feet. c. One shrub per every fifteen linear feet. d. The maximum spacing between plants shall not exceed twenty feet at maturity. e. Screening shall be installed and maintained at eight feet minimum. f. A buffer shall be installed and maintained at ten feet in width. 	Complies	8-foot screening element on Southern Boundary that abuts GC Small Lot Residential
17.09.700	<p>Residential short-term rentals prohibited.</p>	Complies	None are proposed

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17.27.020.A.	Permitted Uses Regulations		
11.	Eating Establishment	Complies	Listed as permitted
27.	Professional Offices	Complies	Listed as permitted
33.	Retail Establishments	Complies	Listed as permitted
17.27.030	<p>Area, width and location requirements.</p> <p>All buildings shall have a minimum front yard setback of twenty-five feet and may be constructed to a zero side and rear lot line setback in accordance with the adopted building code. Convenience stores with gasoline pumps shall be set back at least twenty-five feet from any public street or side or rear lot line. No area and width requirements shall apply to residential uses located above the ground floor when said ground floor is devoted exclusively to a commercial use permitted in this zone. Lot coverage of the principal use shall not exceed fifty percent of the total lot area.</p>	Complies	<p>Front Setback: 25 feet Side Setback: 11 feet Rear Setback: 57 feet</p> <p>Lot Coverage: 11%</p>
17.27.040	<p>Special Provisions.</p> <p>A. A strip of land at least fifteen feet in width adjacent to all public streets shall be landscaped in accordance with the provisions located in Chapter 17.10 (Landscaping Standards).</p> <p>B. No dust, odor, smoke, vibration, directed illumination, or intermittent glare or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.</p> <p>C. Storage of all merchandise, material and products shall be carried on within a building or within an area enclosed with a sight obscuring fence or wall, except for vehicles in running order.</p> <p>D. All off-street parking shall be hard-surfaced</p>	Complies	<p>A. 15 foot land scaped strip is at least 25% live plant material</p> <p>B. Buffering and MOLO regulations observed</p> <p>C. Trash is behind an enclosure</p> <p>D. Hard-surfaced</p>

Section	Code Provision	Compliance	Rationale
	Pre-Annexation Agreement		
5.	Zoning Upon Annexation. It is agreed that upon the issuance of a Certificate of Annexation by Lieutenant Governor that the Property shall be placed in the “C-4 General Commercial Zone,”	Complies	Zoned C-4
6. 1	Site Plan. The Property Owner shall develop a mixed-use commercial project as set forth in the attached site plan attached hereto as Exhibit B (hereinafter the “Project”).	Complies	Reasonably matches the site plan attached to Pre-Annexation Agreement
6.2	Restrictive Covenant Agreement. Upon completion of the Project and during its operation, the Property Owner shall execute a <u>restrictive covenant agreement</u> to be recorded against the Property that shall require one hundred (100) percent of the Project’s residential units, if any, be leased to (i) “Active Employment Households” (“AEH”) as that term is defined in Section 17.06.020 of the Moab Municipal Code or applicable successor ordinance or (ii) to students, faculty, or long-term visitors (more than 30 days) of any institution of higher education that is listed with the U.S. Department of Education eligible to participate in the Title IV federal student aid programs where the person attends the institution from within Grand County (“Title IV Program”). The restrictive covenant agreement shall have a term of fifty (50) years and shall be in substantially the same form as set forth Exhibit C, the Restrictive Covenant Agreement. If the owner of record of the Property provides the City with written evidence showing that a lender has foreclosed upon and acquired the Property, the City shall execute all documents that may be needed to terminate the restrictive covenant agreement.	N/A	No residential units proposed
6.3	Sustainability Requirements. The Parties agree that any annexation of the Property the City may approve shall be subject to the express condition that the Property apply LEED standards in construction to meet sustainability requirements as attached hereto in Exhibit D (hereafter “Sustainability Requirements”) which shall provide bicycle facilities, electric vehicle charging stations, rainwater management, heat island reduction, light pollution reduction, outdoor water use reduction, indoor water use reduction, dedicated location for recycling containers, and bird safety glass.	Complies	8 space bike rack