

NICHOLS NAYLOR ARCHITECTS

10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN UT, 84095
(801) 487-3330



1-20-2026

Moab City Planning Commission

Commissioners,

The following narrative is in conjunction with the attached Special Exception application for phase II of the Red Rock Flats apartments.

1. The proposed project will provide an additional 60 units of market rate apartments along with the agreed amount of AEH units outlined in the annexation agreement.
2. The proposed use is consistent with the current zoning district surrounded by other housing that will be part of USU and with its location in between the existing single family residences will provide a buffer to the busy highway.
3. The proposed site is ideal for the use with its proximity to Highway 191, USU extension, and location at the outer edges of Moab city.
4. The use will emit minimal noise, glare, dust, pollutants, or odor as it is in the best interest of the residence for all of these to be at a minimum.
5. These are residences which do not have hours of operation. The leasing office which will be located on phase 1 but utilized by both phases would employ 2-3 employees during regular business hours.
6. The exception we are seeking is to the buffer and screening requirements. Along the south boundary which abuts residential we will be installing a concrete retaining wall that will sufficiently screen the property to the South. The grade transition of the existing topography ranges from 17'-0" high at the East to 6'0" high at the west and will be topped by a 6'-0" decorative metal fence that will tie to phase 1. The limited spacing between the retaining wall and the building along with the steep grades do not make this area amenable to planting trees. We are proposing native seeding above the retaining wall. At the West boundary which also abuts residential, there is a natural wash that will act as a buffer. We do not wish to screen our project from this natural feature. The change in grade from the edge of our parking lot varies from 5'-0" high at the south west corner to 13'-0" high at the northwest corner. This also limits the spacing for landscaping or trees to be planted. The east boundary is with phase 1 of the same development. The two phases will function as 1 contiguous development so providing screening and landscape buffer between the two parts should not be required. It is our owner's intention to eliminate this property line at a future date, but this cannot be accomplished until the second phase buildings are constructed. Buffering should not be required along the North property as that abuts a street.

Thank you

Handwritten signature of Ryan Naylor in blue ink, written over the printed name.

Ryan Naylor

Nichols Naylor Architects



EXISTING SITE AERIAL PHOTO